Planning Agenda Item #_____

City of Wichita
City Commission Meeting
August 19, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2784 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY DWELLING DISTRICT TO "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED NORTH OF 34TH STREET NORTH IN AN AREA EAST OF RUSHWOOD. (Metropolitan Area Planning Commission)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (7-0 - 1 abstention)

Staff Recommendation: Approve

Background: On July 24, 1986, the MAPC held a public hearing to consider a zone change from "A" to "AA" for the Willowood subdivision located north of 34th Street North and east of Rushwood. As a result of the recent deletion of DP-113, the Planning Commission has initiated a zone change on all lots within Willowood Addition to re-establish the single-family zoning district. When regulated by the provisions of DP-113, Willowood (Parcel 6) was designated for single-family development, despite the duplex zoning district. The duplex district had been granted for all of DP-113 in order to provide for the overall 14.5 dwelling unit per acre density of the entire C.U.P. Four single-family homes are occupied and three others are completed but unoccupied within Willowood. The remaining 46 lots are undeveloped. No one spoke in opposition to the zone change. The Planning Commission unanimously recommended approval.

CPO Council "I" voted 7-0 to recommend approval of the request.

Analysis: Property to the east is zoned "AA" and is proposed to remain as single-family. Land to the south has been approved for "A"; land to the west has been approved for "R-6". To the north is the Brush Creek C.U.P. with single family units being the predominant proposed use adjacent to Willowood. In order to assure that only single family development will occur on the remaining lots in Willowood, the "A" zoning should be changed to "AA".

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the zone change.

Actions: 1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or

2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
7-24-86 MAPC Minutes
CPO Memorandum

(2641) Published in The Daily Record on August 29, 1986

ORDINANCE NO. 39-655

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

CASE NO. Z-2784

Zone Change from the "A" Two-Family Dwelling District to the "AA" One-Family Dwelling District

Lots 1 through 35 inclusive, Block 1 and Lots 1 through 18 inclusive, Block 2, Willowood, an addition to Wichita, Sedgwick County, Kansas. Generally located north of 34th Street North in an area east of Rushwood.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney