Planning Agenda Item #_____

City of Wichita
City Commission Meeting
February 4, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2735 - REQUEST FOR ZONE CHANGE FROM "LC" LIGHT COMMERCIAL AND "R-5" GENERAL RESIDENCE TO "AA" SINGLE FAMILY DWELLING LOCATED ON THE EAST SIDE OF MAIZE ROAD IN AN AREA SOUTH OF YOSEMITE. (Gaylan W. Nett, Sr.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve "AA" (10-0)

Staff Recommendation: Approve "AA"

Background: On January 9, 1986, the MAPC held a public hearing to consider a "down-zoning" request from "LC" and "R-5" to "AA" for three lots in The Park Addition totaling 22.5 acres. The site is undeveloped and the present owner wishes to build single-family homes rather than multi-family dwellings and commercial uses as permitted by the current zoning. In order to assure that only single-family uses will occur, the applicant filed this "down-zoning" request. If approved, the community unit plan for The Park (DP-66) will be adjusted to provide for only single-family development on this site. No property owners in the area appeared at the hearing to speak either for or against the application. The MAPC recommended unanimously that the request be approved, subject to replatting within one year.

CPO Council "A" recommended 7-0 on January 8 that this rezoning request be approved.

Analysis: Yosemite Drive at this location is not yet constructed. Land to the north and northeast is undeveloped but approved for residential development consisting of 1-, 2-, 3-, and 4-family dwellings and townhouses. Land to the south and west is agricultural with a few farmhouses. The Planning Commission found that the character of the neighborhood; the zoning and uses of properties nearby; and the suitability of subject property for the use proposed justified the zone change.

Actions: 1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; instruct the Planning Department to forward the zoning ordinance for first reading when the plat is forwarded to the City Commission; or

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

Attachments: Area map
1-09-86 MAPC Minutes
CPO Memorandum

(407) Published in The Daily Record on March 27, 1987

ORDINANCE NO. 39-734

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-2735

Zone Change from the "LC" Light Commercial District and the "R-5" General Residence District to the "AA" One-Family Dwelling District

Lots 1, 2 and 3, Block 3, The Park, an Addition to Wichita, Sedgwick County, Kansas. (Now platted as Lots 1 through 47, Block A and Lots 1 through 51, Block B, The Nett Park Addition, Wichita, Kansas.) Generally located on the east side of Maize Road, in an area south of Yosemite.

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