

The Planning Commission found 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 development plan and the zone change request.

- Actions:
1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the recommended conditions; instruct the Planning Department to forward the 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  
12-11-86 MAPC Minutes  
CPO Memorandum  
DP-165 site plan

City of Wichita  
City Commission Meeting  
January 6, 1987

Agenda Report # \_\_\_\_\_

TO: Mayor and City Commissioners

SUBJECT: DP-165 - REQUEST FOR APPROVAL OF THE WESTWIND II  
RESIDENTIAL COMMUNITY UNIT PLAN; AND

Z-2820 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY  
DWELLING TO "A" TWO-FAMILY DWELLING (LOCATED EAST OF  
TYLER IN AN AREA SOUTH OF 21ST STREET NORTH).  
(Westwind Associates II)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On December 11, 1986, the MAPC held a public hearing to consider a request for approval of a residential C.U.P. and a zone change. Subject property is a 22.4-acre undeveloped tract of land located east of Tyler in an area south of 21st Street North. The properties in this residential C.U.P. proposal, and in the commercial C.U.P. proposal to the north, were annexed in October 1986. No one spoke in opposition to the requests. The Planning Commission unanimously recommended approval subject to platting.

CPO Council "A" voted 4-1 to recommend approval of the requests.

Analysis: Properties to the south are developed with single-family houses. To the west are single-family houses and an undeveloped tract of land. Golf Park West is a platted addition to the east of this C.U.P. that is as yet undeveloped. The property to the north is undeveloped and is proposed as a commercial C.U.P. that was also approved by the MAPC on December 11, 1986.

The proposed Development Plan now on file divides the site containing 21.7 gross acres (or 20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: single family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-family zoning be changed to "A" Two-family. The maximum number of dwelling units permitted is 224.

( 1504 ) Published in The Daily Record on November 12, 1987

ORDINANCE NO. 40-041

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-2820

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

Reserves A and B and Lots 1 through 38, inclusive, Westwind  
4th Addition, Wichita, Kansas. Generally located at the south-  
east corner of 21st Street North and Tyler Road.

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:

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Mayor

\_\_\_\_\_  
City Clerk

(SEAL)

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Approved as to form City Attorney

PL/7581/5