

annexed, undeveloped property zoned "AA" Single family and "LC" Light Commercial. Across 21st Street North to the south from this property is a church and agricultural land.

The north 78.4-acres of this C.U.P. adjacent to 29th Street North and Ridge is zoned "E" Light Industrial and a concurrent zone change request has been filed for "AA" Single family zoning.

The Residential Development Plan proposes a mixture of housing types amidst an eighteen-hole golf course, lakes and open space (covering a total of 102 acres), and a 6-acre parcel with a clubhouse and related recreational facilities. These recreational facilities and amenities are described in the text of the C.U.P. and will be operated and maintained by the golf course ownership and homeowner associations. A site development plan for the clubhouse and related recreational facilities (excluding the golf course) shall be approved by the Director of Planning prior to the issuance of any building permits on Parcel 17. The plan illustrates a density of 2.42 dwelling units per net acre with 721 single-family and zero lot line housing. Other permitted uses are patio houses, townhouses and apartments with 1393 maximum dwelling units and 4.68 dwelling units per net acre permitted.

At the time of platting, left turn storage lanes and right turn lanes on 21st Street North, 29th Street North, and Ridge Road to serve the intersecting proposed residential streets will be considered and guaranteed, if determined to be necessary. The C.U.P. makes provisions for these platting considerations in the text.

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 and the development plan.

- 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 Council; or
 2. Return the applications to the MAPC for reconsideration stating reasons.

Attachments: Area Map
5/28/87 MAPC Minutes
CPO Memorandum

City of Wichita
City Council Meeting
June 23, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-170 - REQUEST FOR APPROVAL OF REFLECTION RIDGE
RESIDENTIAL COMMUNITY UNIT PLAN; AND

Z-2848 - REQUEST FOR ZONE CHANGE FROM "E" LIGHT
INDUSTRIAL DISTRICT TO THE "AA" SINGLE-FAMILY
DISTRICT (LOCATED ON THE NORTH SIDE OF 21ST NORTH
BETWEEN RIDGE ROAD AND TYLER ROAD).
(Reflection Ridge, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

City Council District: #5

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On May 28, 1987, the MAPC held a public hearing to consider a request for approval of Reflection Ridge Residential Community Unit Plan and an associated zone change request from the "E" Light Industrial district to the "AA" Single-Family district. The subject property contains 310.5-acres of agricultural and undeveloped land located north of 21st Street North between Ridge and Tyler. It was recently annexed by the City (on April 8, 1987) at the owner's request. The property within this residential C.U.P. is the major portion of the applicant's ownership in this section of land, the balance of which are indicated as exceptions on the drawing and are either within the recently submitted preliminary Commercial C.U.P. on the northwest corner of 21st Street North and Ridge or within other areas in which the applicant has recently submitted requests for light commercial and office zoning. No one spoke in opposition to the applications. The Planning Commission unanimously recommended approval subject to platting within one year.

CPO Council 5A voted 7-0 to recommend approval of the requests.

Analysis: Properties to the north are zoned "E" Light Industrial and "R-1" Sub-urban Residential in the County and are mainly in agricultural use. The same "E" and "R-1" zoning is also to the east; however, there are single family houses, the Ritchie Paving Company and sandpit along Ridge Road. South of the C.U.P., but north of 21st Street North, is agricultural land, a single-family house (facing Ridge), a rental business, another single-family house, a church and a bus company/travel agency. West of the C.U.P. property across Tyler is a recently

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:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney

(_____) Published in The Daily Reporter on 4-18-91

ORDINANCE NO. 41-324

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-2848

Zone change from the "E" Light Industrial District to "AA" One Family Dwelling District."

A tract of land described as: the E 1/2 of the NE 1/4 of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT: Beginning at the intersection of the south (75-foot) right-of-way of 29th Street North with the west (75-foot) right-of-way of Ridge Road; thence bearing S0°26'01"W parallel to and 75.00 feet west of the east line of said Section 4, a distance of 175.00; thence bearing S13°36'10"E a distance of 103.08 feet to a point 50.00 feet west of the east line of said Section 4; thence bearing S89°28'38"W a distance of 210.00 feet; thence bearing N37°38'22"W a distance of 105.45 feet; thence bearing N0°26'01"E a distance of 210.00 feet; thence bearing S76°29'12"E a distance of 77.02 feet; thence bearing N89°28'38"E parallel to and 75.00 feet south of the north line of Section 4, a distance of 175.00 feet to the point of beginning. (Now being platted as part of Reflection Ridge 6th Addition to Wichita, Sedgwick County, Kansas.)

Located at the southwest corner of 29th Street North and Ridge Road.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on 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.

FILE COPY