

Planning Agenda Item # _____

City of Wichita
City Council Meeting
November 7, 1989

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2967 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "A" TWO-FAMILY DWELLING DISTRICT, LOCATED AT THE NORTH-EAST CORNER OF PERRY AND MCKEE. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0).

Staff Recommendation: Approve.

CPO Recommendation: Council "5B" recommended approval by a vote of 5-0.

Background: On October 12, 1989, the MAPC held a public hearing to consider a zone change request from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District for a platted lot located at the northeast corner of Perry and McKee. The site is currently developed with a duplex dwelling unit and contains 8,578 square feet of area. The applicants' reason for filing this zone case is two-fold. First of all, the case has been filed to gain a zoning classification that matches the land use existing on the property. Two-family dwelling units are first permitted in the "A" zoning district [28.04.050(A)(2)]. Secondly, the case has been filed in order to set the property up for the filing of a lot split which would permit the construction of a new single-family dwelling on the western portion of the site.

The applicant is advised that if a lot split is applied for after this zone change has been approved, the "A" district requires a minimum of 6,000 square feet of lot area for a duplex and 3,500 square feet of lot area for a one-family residence [28.04.050(c)(4)]. Since the subject lot contains only 8,578 square feet, whereas the "A" district will require 9,500 square feet to accommodate the existing duplex and the planned single-family dwelling, the applicant will need to apply for lot area variances in conjunction with any lot split request. The applicant is advised that any lot split application will need to retain a minimum 6-foot side yard from the west wall of the duplex.

Recommendations/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.

(_____) Published in The Daily Reporter on 11/17/89

ORDINANCE NO. 40-811

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-2967

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

Lot 9, Riverside Court 2nd Addition, Wichita, Sedgwick
County, Kansas. Generally located at the northeast
corner of Perry and McKee.

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.

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