

Agenda Item # _____

City of Wichita
City Council Meeting
December 21, 1999

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3344 – ZONE CHANGE FROM “SF-6” SINGLE-FAMILY TO “MF-29” MULTI-FAMILY ON 7.92 ACRES LOCATED ON THE SOUTH SIDE OF 34TH STREET NORTH, APPROXIMATELY 300 FEET EAST OF RIDGE ROAD. (District #5)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year (12-0).

Staff Recommendation: Approve, subject to platting within 1 year.

CPO Recommendation: Approve (3-2).

Background: The applicant is requesting “MF-29” Multi-Family zoning for a 7.92 acre tract of land located south of 34th Street North approximately 300 feet east of Ridge Road. If approved, a total of 229 apartment units would be allowed in the application area.

The site is located immediately to the south of a large parcel being developed as a medical office complex, and that is proposed to include a future regional medical center for Via Christi (DP-237 Ridgeport North C.U.P.). The site is separated from Ridge Road by a 3.5+ acre tract that is zoned “LC”, but is restricted to “NR” Neighborhood Retail uses plus indoor recreation, funeral homes, motel/hotel, and restaurants except those with drive-in or drive-thru service. Drainage features (lakes) separate the site from single-family development under development to the east and south of the application area. However, with the flat topography, the apartments would be visible in the distance from lower density residential units across the lake. Landscaping and screening, as required per the Landscape Ordinance and the Unified Zoning Code, would soften this view.

The channel of the Big Slough North ran through the application area in the past. The channel was relocated to the southern boundary of this tract as part of the development of this site, the medical site to the north, and the subdivision to the south. The drainage plan

for the area has been approved. It incorporates drainage retention features (lakes) and platted reserves to handle storm water runoff.

At the CPO(5) meeting held November 17, 1999, CPO(5) voted (3-2) to approve the request. There were no citizens present to speak. The concern expressed by one CPO member was that the matter should be delayed until completion of the flood control study for the Cowskin/Calfskin Drainage basin, although it was noted by staff that the property is outside this drainage area.

At the MAPC meeting held November 29, 1999, MAPC voted (12-0) to recommend approval of the request subject to platting. The applicant was present to answer questions. There were no citizens present to speak on the matter

Recommended Action:

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 ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the application to the MAPC for reconsideration

(An override of the Planning Commission's recommendation requires a 2/3 majority vote of the membership of the governing body on the first hearing.)

AFFIDAVIT

STATE OF KANSAS \
- SS.
County of Sedgwick /

Karen Rogers, of lawful age, being first duly sworn, deposeth and saith: That she is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle for

1 consecutive issues - weeks, that the first publication of said notice was made as aforesaid on the 13th day,

November A.D. 2000, with subsequent publications being made on the following dates:

And affiant further says that _____ she has personal knowledge of the statements above set forth and that they are true.

Karen Rogers

Subscribed and sworn to before me this

13th day of November, 2000
Danna M. Cotton

Notary Public Sedgwick County, Kansas
DANNA M. COTTON
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. AUG 21 2004

My Appointment Expires August 21st, 2004

Printer's Fee \$34.68

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LEGAL PUBLICATION

CW
Published in the Wichita Eagle on November 13, 2000 (#1256089)
ORDINANCE NO. 44-808

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3343
Zone change request from "SF-6" Single-Family District to "TF-3" Two-Family Residential District, described as:

Lots 6-23, Block B, Ridge Port North Third Addition, Wichita, Sedgwick County, Kansas; AND

Case No. Z-3344
Zone change request from "SF-6" Single-Family District to "MF-29" Multi-Family Residential District, described as:

Lot 1, Block G, Ridge Port North Third Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of 37th Street North, east of Ridge Road.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes 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 Wichita-Sedgwick County Unified Zoning Code 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, NOVEMBER 7, 2000.

ATTEST:
Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

RECEIVED

NOV 28 2000

METROPOLITAN PLANNING
DATE