Plan ng Agenda Item #_____

City of Wichita
City Commission Meeting
February 4, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2739 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "B" MULTIPLE-FAMILY DWELLING DISTRICT, LOCATED EAST OF GOVERNEOUR IN AN AREA SOUTH OF 29TH STREET NORTH. (Wesley Medical Endowment Foundation)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve "B" (9-0)

Staff Recommendation: Approve "B"

Background: On January 9, 1986, the MAPC held a public hearing to consider a zone change request from "AA" to "B" for a 10-acre unplatted tract of land located east of Governeour Road in an area south of 29th Street North. The site is currently undeveloped and is part of the overall Comotara residential community unit plan. The C.U.P. limits the use of this site to a licensed skilled nursing center. In 1980, "B" zoning was approved for most of this area, subject to platting which has never occurred. The boundaries of the proposed nursing center site have changed slightly, thus the need for a new rezoning request. No one spoke either in support of or in opposition to the application. The MAPC recommended unanimously that the application be approved, subject to platting within one year.

CPO Council "I" reviewed the request on January 7 and recommended unanimously that the rezoning be approved subject to the drainage problems being taken care of. Drainage will be resolved at the time of platting.

Analysis: Property to the north, east and west is all zoned "AA" subject to a C.U.P. and is undeveloped; property to the south is zoned "AA" and developed with single-family homes. The Planning Commission found that the character of the neighborhood; the approved C.U.P.'s which specify uses within this section of land; and the suitability of subject site 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

(2377) Published in The Daily Record on July 23, 1986

ORDINANCE NO. 39-556

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-2739

Zone Change from the "AA" One-Family Dwelling District to the "B" Multiple-Family Dwelling District

A tract of land located in the Northeast Quarter of Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the northwest corner of Lot 1, Block 3, Waterford North, an addition to Wichita, Sedgwick County, Kansas; thence parallel and 45' east of the west line of said Quarter, N 0° 54' 32" W, 345.00 feet; thence N 89° 05' 28" E, 210.00 feet; thence S 74° 37' 52" E, 235.00 feet; thence N 60° 22' 08" E, 90.00 feet; thence N 15° 22' 08" E, 120.00 feet; thence S 74° 37' 52" E, 390.00 feet; thence S 15° 22' 08" W, 143.67 feet; thence S 74° 37' 52" E, 86.48 feet; thence S 15° 22' 08" W, 430.00 feet to a point on the north line of said Waterford North Addition; thence along said north line N 74° 37' 52" W, 880 feet to the point of beginning. (Now platted as part of Lot 1, Block 1 and all of Reserve C, Larksfield Place, an addition to Wichita, Sedgwick County, Kansas.)

Generally located east of Governeour, in an area south of 29th Street North.

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