

City of Wichita
City Council Meeting
January 5, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2885 - ZONE CHANGE FROM "A" TWO-FAMILY DWELLING DISTRICT TO "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED ON THE NORTH SIDE OF PARKMONT BETWEEN DALTON AND WHITE CLIFF (NORTH OF PAWNEE, EAST OF ROCK ROAD).
(District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to recording the associated lot split (L/S-0727) within one year (8-0).

Staff Recommendation: Approve subject to recording the associated lot split (L/S-0727) within one year.

CPO Recommendation: Council "2B" recommends approval (8-0).

Background: On December 10, 1987, the MAPC held a public hearing to consider a zone change from the two-family to the one-family dwelling district for four platted lots which are in the process of being "split" into six building sites. Although each new building site will be adequate in square footage, the width will be reduced to approximately 43 feet. The owner/builder has a house designed to fit the narrow lots. To assure staff and neighbors that only one dwelling unit will be constructed on each 43-foot lot, the owner has submitted this down-zoning request. No one spoke in opposition to the application. The Planning Commission unanimously recommended approval subject to recording the associated lot split.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change subject to the condition of lot splitting; instruct the Planning Department to forward the ordinance for first reading when the lot split has been approved; or
2. Return the application to the MAPC for reconsideration stating reasons.

(235) Published in The Daily ^{Reporter} Record on March 11, 1988

ORDINANCE NO. 40-151

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-2885

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

Lots 9, 10, 11 and 12, Block 3, Fifth Addition to Cherry Creek Hills, Wichita, Sedgwick County, Kansas.

Generally located on the north side of Parkmont between Dalton and White Cliff.

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