

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 27, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2928 - ZONE CHANGE REQUEST FROM "E" LIGHT INDUSTRIAL TO "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED ON THE EAST SIDE OF RIDGE ROAD, 1/2-MILE NORTH OF 21ST STREET NORTH (District #5).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting. (7-0)

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council 5A recommended approval by a vote of 7-0.

Background: On September 1, 1988, the MAPC held a public hearing to consider a zone change request from the "E" Light Industrial District to the "AA" One-Family Dwelling District for a one-acre unplatted tract located on the east side of Ridge Road approximately 1/2-mile north of 21st Street North. The property is in the process of being platted as a portion of a single-family lot. No one spoke in opposition to the zone change.

Recommendations/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 ordinance for first reading when the plat is forwarded to the City Council.
2. Return the application to the MAPC for reconsideration, stating reasons.

ORDINANCE NO. 40-511

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-2928
Zone Change from the "E" Light Industrial District
to the "AA" One-Family Dwelling District

Commencing at the southwest corner of the NW 1/4 of Section 3, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence along the west line of said Section 3 bearing N0°26'01"E a distance of 100.58 feet; thence bearing S89°33'59"E a distance of 40.00 feet to the point of beginning; thence continuing bearing S89°33'59"E a distance of 407.79 feet; thence bearing S66°17'14"E a distance of 69.17 feet; thence bearing S10°30'00"E a distance of 66.82 feet to a point on the south line of said NW 1/4; thence bearing S89°35'56"W a distance of 484.06 feet along the south line of said NW 1/4; thence bearing N0°26'01"E a distance of 100.00 feet to the point of beginning (Now platted as the north 99.85 feet of Lot 2, Block 1, Mere Ridge, an Addition to Wichita, Sedgwick County, Kansas).

Generally located on the east side of Ridge Road
1/2-mile north of 21st Street North.

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.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney