


Planning Agenda Item # _____

City of Wichita
City Council Meeting
February 9, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3082 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL DISTRICT; "R-5" GENERAL RESIDENCE DISTRICT AND THE "BB" OFFICE DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED AT THE NORTHWEST CORNER OF PAWNEE AND WEBB ROAD. (District #3)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting and amendment to the Hedgecliff Community Unit Plan (10-0).

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council "Southeast 3" recommended approval (6-0).

Background: On January 14, 1993, the MAPC held a public hearing to consider a zone change from the "R-5" General Residence, "BB" Office and "LC" Light Commercial Districts to the "AA" One-Family Dwelling District for a 54-acre platted tract northwest of Pawnee and Webb Road. A replat of the applicants' property, Pebblebrook Addition, received final plat approval at the December 17, 1992, Planning Commission meeting. The proposed addition will contain 148 residential lots and one commercial lot.

The property to the north and west is zoned "R-5" General Residence and is developed with single-family residences. The property to the south and east is zoned "LC" Light Commercial, "AA" One-Family Dwelling and "R-1" Suburban Residential and is currently vacant.

The proposed 1992 Comprehensive Plan indicates this area as being with the City's New Growth Area. The Plan indicates office, commercial and high-density residential uses for the property, uses which conform with the current zoning.

The property will access Pawnee and Webb Roads, both two-lane, paved arterials with sufficient amounts of right-of-way. The current Capital Improvement Program contains plans to widen Webb

from Harry to Pawnee to a four-lane arterial with any needed channelization by 1999.

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; or
2. Return the application to the MAPC for reconsideration, stating reasons; or
3. Override the Planning Commission's recommendation by a 2/3rd majority vote of the membership of the governing body.

(_____) Published in The Daily Reporter on ~~4-19-93~~
4-23-93

ORDINANCE NO. 41-957

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-3082

Zone change from the "LC" Light Commercial District "R-5" General Residence District and the "BB" Office District to the "AA" One-family Dwelling District.

Lots 2 and 3, Block 1 and Lot 1, Block 2, Hedgecliff 5th Addition, Wichita, Sedgwick County, Kansas. (Now being platted as part of the Pebblebrook Addition.)

Generally located at the northwest corner of Pawnee and Webb Road.

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