

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 5, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3075 - ZONE CHANGE FROM THE "R-6" GENERAL RESIDENCE AND "C" COMMERCIAL DISTRICTS TO THE "AA" ONE-FAMILY DWELLING DISTRICT LOCATED NORTH OF 29TH STREET NORTH, BETWEEN WELLINGTON AND FAIRVIEW.
(District #6)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting (12-0).

Staff Recommendation: Approve, subject to replatting.

CPO Recommendation: CPO Council "North Central 6" recommended approval (9-0).

Background: On December 3, 1992, the MAPC held a public hearing to consider a zone change from the "R-6" General Residence and "C" Commercial Districts to the "AA" One-Family Dwelling District for a 1.76-acre platted tract north of 29th Street between Fairview and Wellington. The applicant has indicated that single-family residential development is planned for the property utilizing existing vacant lots. Homes donated to Mennonite Housing by a local corporation are to be moved in and located on the vacant lots, thereby creating an infill project. Current zoning would allow the development; however, in order to preserve the integrity of the development, the applicant has requested a change of zoning to single-family.

The property to the north and east is zoned "AA" and is developed with single-family residences. Kansas Lighting is located to the south on property zoned "E" Light Industrial. The property to the west is zoned "C", "R-6" and "AA" and is developed with a residential care facility, a church and single-family residences.

Both the 1978 and the proposed 1992 Comprehensive Plans depict this area for low-density residential development. In addition, the 1992 plan encourages the City of Wichita to pursue rehabilitation of existing structures and infill development in the central area. This rezoning request facilitates both of these goals.

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 11-10-93

ORDINANCE NO. 42-216

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-3075

Zone change from the "R-6" General Residence District
and the "C" Commercial District to the
"AA" One-Family Dwelling District

Lots 1, 2, 3, 4, 5 and 6, Trachtman 2nd Addition,
Wichita, Sedgwick County, Kansas

Generally located north of 29th Street North between
Wellington and Fairview

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) Pat Burnett, Deputy City Clerk Elma Broadfoot, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney