

Planning Agenda Item # _____

City of Wichita
City Council Meeting
February 25, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-206 - LAKE RIDGE RESIDENTIAL COMMUNITY UNIT PLAN,
LOCATED EAST OF 21ST STREET AND RIDGE ROAD.

Z-3050 - ZONE CHANGE FROM THE "E" LIGHT INDUSTRIAL
DISTRICT TO "A" TWO-FAMILY DWELLING DISTRICT.
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions
(8-0 [2 abstentions]).

Staff Recommendation: Approve.

CPO Recommendation: CPO Northwest Neighborhood Council 5
recommended approval (9-0).

Background: On January 30, 1992, the MAPC held a public hearing to consider approval of a residential community unit plan and an associated zone change request on a 61.1-acre tract of land located on the east side of Ridge Road, north of 21st Street. The property is currently unplatted, undeveloped and in agricultural use.

The property is zoned the "E" Light Industrial District. The "E" Light Industrial District and the "F" Heavy Industrial District classifications in the City zoning code do not permit uses first permitted in the residential district classifications. The applicant has, therefore, filed the associated zone change request for the "A" Two-Family Dwelling District to accommodate residential development.

The applicant has also filed a companion C.U.P. request for the approval of a commercial development plan on the adjoining property located on the northeast corner of the Ridge Road/21st Street intersection.

(over)

The applicant proposes to divide the property in this application into four parcels for residential development and open space purposes.

Parcel No. 1, located on the east side of Ridge Road between the commercial development proposed to the south and the Mere Ridge residential development occurring to the north, is proposed for either detached single-family, zero lot line or patio homes at a maximum density of five dwelling units per acre. It is illustrated on the development plan to contain 32 detached single-family homes and a clubhouse swimming pool complex for the development. Churches are also listed as potential uses within the residential parcels.

Parcels 2 and 3, located north of 21st Street and adjacent to the proposed commercial development on the west and the undeveloped property zoned for apartment development on the east, are proposed to contain either detached single-family, patio or zero lot line homes, townhouses, duplexes or apartments at a maximum density of no more than 20 dwelling units per acre if the apartment uses are developed. Parcel No. 2 is illustrated to be developed with 13 single-family residential lots. Parcel No. 3 is illustrated to contain 74 residential lots.

Parcel No. 4 extends through the center of the site and is proposed for open space purposes, including landscaping, gazebos, lighting, walkways, signage, lakes, drainage, drainage structures, pedestrian bridges, entrance structures, swimming pools, playground equipment, picnic facilities, parking and utilities. No structures are illustrated in this parcel on the C.U.P. drawing.

In addition to this parcel for open space purposes, the applicant is proposing a 40-foot-wide open space corridor adjacent to 21st Street extending along the southern boundary of the site.

The overall density of the proposed C.U.P. would not exceed 12.01 dwelling units per acre if the property was developed to the maximum potential proposed by the applicant. If it is developed as it is illustrated on the C.U.P. drawing, the density will be 1.9 dwelling units per acre.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P., subject to the recommended conditions; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the applications to the MAPC for reconsideration, stating reasons.

(_____) Published in The Daily Reporter on 1-14-94

ORDINANCE NO. 42-214

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-3050

Zone Change from the "E" Light Industrial District to the "A" Two-Family Dwelling District.

Lake Ridge 2nd Addition, Wichita, Sedgwick County, Kansas

Generally located north of 21st Street North and east of Ridge 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) Pat Burnett, Deputy City Clerk

Elma Broadfoot, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney