

Agenda Item # _____

City of Wichita
City Council Meeting
March 4, 2003

Agenda Report # _____

TO: Mayor and City Council Members *DM*

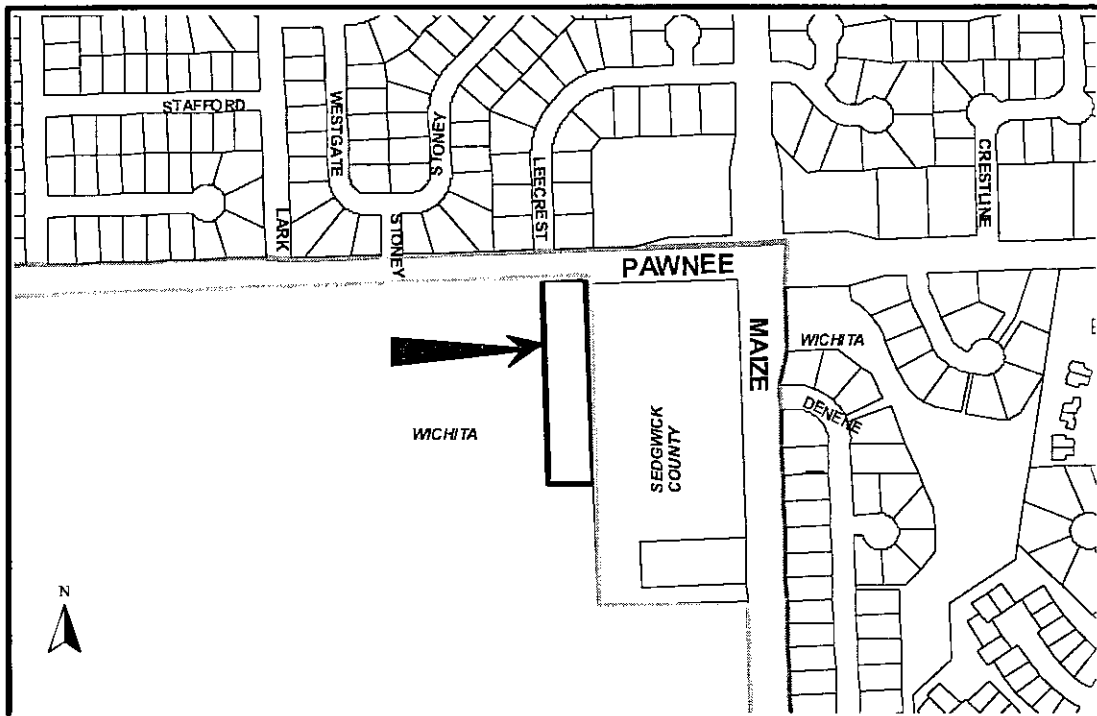
SUBJECT: ZON2002-00071 – Zone change from “LC” Limited Commercial to “SF-5” Single-family Residential. Generally located south of Pawnee and west of Maize Road. District IV

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve. (11-0)

Staff Recommendation: Approve.



BACKGROUND: The applicant requests "SF-5" (Single-Family) zoning on a 1.72-acre site for single-family residential development. The site is part of a larger residential plat, the Southern Ridge Addition, approved by the Wichita City Council on December 17th, 2002. The application area is currently developed with agricultural uses. The site is on the south side of Pawnee, east of the Maize and Pawnee intersection. Property north of the application area is zoned "SF-5" and developed with single-family residences; south and west of the application area is property zoned "SF-5" and platted for single-family residences; east of the application area is the "LC" (Limited Commercial) zoned arterial intersection, also under agricultural use.

The proposed zone change, from "LC" to "SF-5", and the proposed development, would require conformance to all property development standards in the *Unified Zoning Code*.

MAPC heard this request at their regularly scheduled meeting on November 11, 2002. No members of the public chose to speak on the zone change request; MAPC approved the request by a vote of 11-0.

Recommended Action:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on the first reading; or
2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3 majority vote of the membership of the governing body on the first hearing.)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2002-00071

Request for zone change from "LC" Limited Commercial to "SF-5" Single-family Residential on property described as:

That part of Lots 11, 12, 13, 14, 29, 30, 31 and 32, Block A, and that part of Atlanta Cir., Westgate Ct., and Pawnee Ave. in Southern Ridge Addition, Wichita, Sedgwick County, Kansas lying east and north of the following described line: Commencing at the NE corner of the NE 1/4 of Sec. 6, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence S 89 degrees 57'56"W along the north line of said NE 1/4, 600.00 feet for a point of beginning; thence S 00 degrees 18'18"E parallel with the east line of said Block A, 600.00 feet; thence N 89 degrees 57'56"E parallel with the north line of said Block A, 125.00 feet to a point on the east line of said Block A, and there ending. Generally located south of Pawnee and west of Maize Road.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes 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 Wichita -Sedgwick County Unified Zoning Code 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, MAR 18 2003

ATTEST:

Pat Graves
Pat Graves, City Clerk

Bob Knight
Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf
Gary E. Rebenstorf, City Attorney

