

City of Wichita
 City Commission Meeting
 June 24, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2764 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT & "A" TWO-FAMILY TO "R-5" GENERAL RESIDENCE DISTRICT AND "R-6" GENERAL RESIDENCE DISTRICT (AS AMENDED), LOCATED NORTH OF 29TH STREET NORTH IN AN AREA BETWEEN ROCK ROAD AND WEBB ROAD (PARCELS 20C, 20D, 20E AND 20F). (Woodlawn Development Co.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve as amended (6-0)

Staff Recommendation: Approve as amended

Background: On May 29, 1986, the MAPC held a public hearing to consider a zone change from "AA" and "A" to "R-5", "R-6" and "B" for 65.5 acres of land located on the north side of 29th Street North between Rock Road and Webb Road. A portion of the property is platted as part of The Renaissance but all of the application area is undeveloped. The application was amended at the meeting to request "R-6" instead of "B" and "R-5" instead of "R-6". The application consists of four separate parcels with amended rezoning requests as follows:

		Acres	Max. Dwelling Units
Parcel 20C	"AA" & "A" to "R-5"	16.0	278
Parcel 20D	"AA" & "A" to "R-5"	27.8	484
Parcel 20E	"AA" & "A" to "R-6"	12.1	351
Parcel 20F	"AA" to "R-5"	9.6	167

Several property owners in the neighborhood spoke in opposition, even to the amended requests, citing objections to the proposed density and possible rental units. The MAPC unanimously recommended approval of the requests, as amended, subject to platting within two years.

CPO Council "I" deferred action on this case at their special meeting on May 27 but on June 3 they approved the amended requests.

Analysis: These four parcels are now part of a residential community unit plan, DP-112, which is being deleted. That total residential C.U.P. consisted of 150 acres and permitted a maximum of 2,094 dwelling units. The four parcels in this application total 65.5 acres and would permit 1,280 dwelling units if developed to the maximum densities allowed under the amended zoning requests. The balance of the original residential C.U.P. is proposed for office and light industrial development.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject site for the use proposed, and the recommendation of staff justified the zone change.

- 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 Commission; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
5-29-86 MAPC Minutes
CPO Memorandum

ORDINANCE NO. 40-128

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-2764

Zone Change from the "AA" One-Family Dwelling District and the "A" Two-Family Dwelling District to the "R-5" and "R-6" General Residence Districts

"R-5" District

All of Lots 16, 17 and all of Lot 15, except that portion described below, all in Block 1, Mediterranean Plaza, an addition to Wichita, Sedgwick County, Kansas.

Beginning at a point on the west line of the Southeast Quarter of Section 32, Township 26 South, Range 2 East of the 6th P.M., said point being 70.00 feet north of the southwest corner of said Southwest Quarter; thence westerly along the north line of 29th Street North bearing S 89° 07' 40" W, 536.94 feet to the southwest corner of said Lot 15; said line being 70.00 feet north of and parallel with the south line of the Southwest Quarter; thence N 0° 52' 20" W, 655.00 feet; thence N 89° 07' 40" E, 900.00 feet; thence S 0° 52' 20" E, 350.00 feet; thence S 89° 07' 40" W, 100.00 feet; thence S 44° 07' 40" W, 183.85 feet; thence S 0° 52' 20" E, 174.96 feet to a point on the north line of 29th Street North; thence westerly along said north line bearing S 89° 06' 45" W, 133.05 feet parallel and 70.00 feet north of the south line of the Southeast Quarter to the point of beginning.

"R-6" District

That part of Lot 15, Block 1, Mediterranean Plaza, an addition to Wichita, Sedgwick County, Kansas, legally described as follows:

Beginning at a point on the west line of the Southeast Quarter of Section 32, Township 26 South, Range 2 East of the 6th P.M., said point being 70.00 feet north of the southwest corner of said Southeast Quarter; thence westerly along the north line of 29th Street North bearing S 89° 07' 40" W, 536.94 feet to the southwest corner of said Lot 15; said line being 70.00 feet north of and parallel with the south line of the Southwest Quarter; thence N 0° 52' 20" W, 655.00 feet; thence N 89° 07' 40" E, 900.00 feet; thence S 0° 52' 20" E, 350.00 feet; thence S 89° 07' 40" W, 100.00 feet; thence S 44° 07' 40" W, 183.85 feet; thence S 0° 52' 20" E, 174.96 feet to a point on the north line of 29th Street North; thence westerly along said north line bearing S 89° 06' 45" W, 133.05 feet parallel and 70.00 feet north of the south line of the Southeast Quarter to the point of beginning.

Generally located on the north side of 29th Street North, between Rock Road and Webb Road.