

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
April 1, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-67 AMENDMENT #1 - REQUEST FOR AMENDMENT OF A PORTION
OF PARCEL 6 OF THE NORTHBOROUGH COMMUNITY UNIT PLAN, AND
Z-2740 - REQUEST FOR ZONE CHANGE FROM "R-5" GENERAL
RESIDENCE TO "B" MULTIPLE-FAMILY LOCATED SOUTH OF 21ST
STREET NORTH IN AN AREA EAST OF BRAMBLEWOOD.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On March 6, 1986, the MAPC held a public hearing to consider an amendment to a portion of Parcel 6 of the Northborough Community Unit Plan and associated zone change request from "R-5" to "B". This 108-acre commercial and residential C.U.P. has not been amended since it was first approved in 1975. Parcel 6 was granted "R-5" zoning and was approved for development with townhouses and/or clustered detached dwellings having accommodations for 1, 2, 3, or 4 families at a density of 6 d.u.'s per acre (85 d.u.'s total). Parcels 4, 5, 6 and 7 are undeveloped to date, although the entire C.U.P. area has been platted. The owner desires to sell the north 5.12 acres of Parcel 6 to a developer for a nursing home and associated day care center for the elderly. The "B" zoning district is the first district to permit a nursing home. No one appeared in opposition to the zone change or C.U.P. amendment. The Planning Commission recommended approval subject to Parcels 6 and 6A of the amended C.U.P. being replatted prior to issuance of building permits and within one year after City Commission approval of these requests.

CPO Council "I" met on March 11, 1986, but due to lack of a quorum, was unable to make an official recommendation. No area residents were present to speak regarding this matter.

Analysis: Properties to the north across 21st Street are developed with single-family houses. To the east, across a wide drainage easement and K G & E easement, are offices. Land to the south and west is undeveloped. We have been advised that the balance of the undeveloped portion of this C.U.P. will be amended in the near future as soon as a traffic analysis has been completed and reviewed. The 5.12 acre site for the nursing home is being designated as Parcel 6A on the amended C.U.P. The maximum number of beds in the home would be 180. A day care center for the

elderly could be incorporated as part of the nursing center. The balance of the old Parcel 6 would remain, for the time being, as residential permitting the same type and density of development as originally approved. At 6 d.u.'s per acre, 54 units could be built on the remainder of Parcel 6. The MAPC found that the character of the neighborhood and its location on a major street; the zoning and uses of nearby properties, especially those to the east; and the suitability of subject property for the uses proposed, justified the zone change and C.U.P. amendment.

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

Attachments: Area map
3-06-86 MAPC Minutes
DP-67

(2639) Published in The Daily Record on August 29, 1986

ORDINANCE NO. 39-653

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-2740

Zone change from the "R-5" General Residence
District to the "B" Multiple-Family Dwelling District

Lot 1, Block 1, Northborough 2nd Addition, Wichita, Sedgwick
County, Kansas.

Generally located south of 21st Street North, in an area east
of Bramblewood.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney