

Planning Agenda Item # _____

City of Wichita
City Council Meeting
August 11, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3061 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "R-5" GENERAL RESIDENCE DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF 2ND AND ATHENIAN.
(District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve. (8-3)

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "4" recommended disapproval.
(7-2)

Background: On July 16, 1992, the MAPC held a public hearing to consider a zone change from the "A" Two-Family Dwelling District to the "R-5" General Residence District for a 200' x 340' unplatted tract at the southwest corner of 2nd and Athenian (249 N. Athenian), commonly known as the Martinson School. The applicant has indicated that the intended use of the property is to rehabilitate the building to be used as apartments. The "R-5" district is the first district to allow multiple-family uses.

The Martinson School was built in 1910 and served the City of Wichita as a public school until 1973. The property was then sold and served as a private school before being purchased by a private owner. The building has value to the community as an historical place and is worthy of being preserved. The applicants have been advised of the benefits of pursuing historical designation.

The "R-5" district requires a minimum of 2,500 square feet of lot area per multiple family dwelling unit. For this property, the maximum density would be 27 dwelling units. The applicant has indicated that eight to ten apartments are planned for the existing building. The building has been initially inspected by Central Inspection, and their comments are attached for your reference.

Municipal services are available at this location. Additionally, a fire hydrant is located at the northeast corner of the property. Adequate right-of-way exists for the surrounding streets.

Comparing the traffic that may be generated by the proposed use to that which might be generated by the structure at its original use indicates less trips being generated by the proposed use. Trips include all vehicles entering and exiting the property.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading or
2. Return the application to the MAPC for reconsideration, stating reasons; or
3. Override Planning Commission's recommendation by 2/3 majority vote.

(_____) Published in The Daily Reporter on 8/28/92

ORDINANCE NO. 41-817

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-3061

Zone change request from the "A" Two-Family Dwelling District to the "R-5" General Residence District

Beginning at a point 865 feet east of the northwest corner of the Southwest Quarter of Section 19, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence east to the east line of the west half of said Southwest Quarter; thence south 240 feet; thence west to a point 865 feet east of the west line of said Quarter Section; thence north 240 feet to place of beginning, EXCEPT a strip of ground 40 feet wide off of north side to be used as public street; ALSO a strip of ground 40 feet off west side to be used for street; ALSO, a strip of ground 50 feet wide off of east side, the east half of which is to be used for street and the west half for parking, EXCEPT 10 feet of west side for sidewalk; ALSO a Strip of ground 9 feet off of south side, said piece and parcel of ground to be used for public highway.

Generally located at Second and Athenian Streets.

SECTION 2. That upon the taking effect of the 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 Zoning Ordinance as amended.

Z-3061 Ordinance
Page 2

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) City Clerk

Mayor

Approved as to form:

City Attorney