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 Commission; or

2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
10-2-86 MAPC Minutes
CPO Memorandum
DP-162 site plan

Planning Agenda Item #______

City of Wichita
City Commission Meeting
October 28, 1986

Agenda Report #______

TO: Mayor and City Commissioners

SUBJECT: DP-162 - REQUEST FOR APPROVAL OF THE REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-2802 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE NORTHWEST CORNER OF CENTRAL AND WEBB ROAD. (Regency Pointe Joint Venture)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

- -

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On October 2, 1986, the MAPC held a public hearing to consider a request for approval of a commercial C.U.P. proposal for 11.4 acres at the northwest corner of Central and Webb. A zone change application has also been filed for a portion of the C.U.P. site requesting "AA" single-family dwelling to the "LC" Light Commercial District. This corner is presently undeveloped and unplatted. One person spoke in opposition to the applications. The MAPC unanimously recommended approval subject to platting.

CPO Council "H" voted 7-0 to recommend approval of the applications.

Analysis: The properties to the north of this C.U.P. are developed with a school and a County Fire Station. The Beech Aircraft Complex is located to the east and southeast, and to the south are office buildings and single family houses. The Wichita Art Assocition is located to the west.

The proposed Development Plan is divided into two parcels on 11.44 acres. Both parcels propose light commercial uses such as a shopping center, financial institutions, offices, personal services, retail sales, etc., and an associated zone case for that part of Parcel 2, which does not have "LC" Light Commercial zoning, has been filed. Additional information regarding setbacks, access controls, and screening/landscaping, is specified on the plan. The acceleration/deceleration lane along the south line of Parcel 2, and any drainage improvements that may be required shall be guaranteed at the time of platting.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the development plan and the zone change request.

(_____) Published in The Daily Reporter on April 13, 1989

ORDINANCE NO. 40-583

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-2802

Zone change from "AA" One-Family Dwelling to the "LC" Light Commercial District, located on the northwest corner of Central and Webb Road.

Commencing at the southeast corner of the SE 1/4 of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing N89°59'58"W along the south line of said SE 1/4 a distance of 600.00 feet; thence bearing N0°08'48"W a distance of 60.00 feet to the place of beginning; thence continuing bearing N0°08'48"W a distance 540.00 feet; thence bearing S89°59'58"E a distance of 425.00 feet; thence N0°08'48"W a distance of 4.00 feet; thence bearing N89°59'58"W a distance of 804.98 feet; thence bearing S0°08'43"E a distance of 544.00 feet; thence bearing S89°59'58"E a distance of 380.00 feet to the point of beginning.

Generally located north of Centraal in an area west of Webb 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, April 4, 1989

ATTEST:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney