Planning Agenda Item #_____

City of Wichita
City Council Meeting
February 16, 1988

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: REQUEST FOR PLATTING TIME EXTENSION FOR Z-2834 ("AA" to "LC") AND DP-168 - TALLGRASS EAST COMMERCIAL C.U.P. LOCATED AT THE NORTHEAST CORNER OF WEBB AND 21ST STREET NORTH. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

Staff Recommendation: Grant no more than a one-year extension (to March 31, 1989).

Location: Northeast corner of Webb Road and 21st Street North.

Applicant: Slawson Investment Company

Site Size: 19 Acres

Background: On March 31, 1987, the City Council approved the above-referenced C.U.P. and zone change subject to platting the property within one year or the cases be considered denied and closed. The one-year time limit is about to expire and no plat has been submitted for review. The owners have requested a three-year extension of the platting time, citing marketing conditions as the reason development has not proceeded as rapidly as originally anticipated.

The platting of this property should be very routine and can easily occur prior to actual development. Certain design issues such as access controls, building setbacks and numbers of parcels (lots), have already been determined by the C.U.P. In accordance with MAPC Policy Statement #5, when no plat has been submitted for review, the City Council's approval is required for any platting extension.

Recommendations/Action: Grant a one-year extension of the platting time to March 31, 1989, provided however, that should a plat of this property not be recorded by that date, the zone change and development plan shall be considered denied and closed.

cc: Donald K. Cozart, Vice President, Slawson Commercial Development Company, 104 S. Broadway, Wichita, KS 67202

PL/8173/5

(_____) Published in The Daily Reporter on 3/15/89

ORDINANCE NO. 40-561

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-2834

Zone Change form the "AA" One-Family Dwelling District to the "LC" Light Commercial District

A tract of land lying in the SW 1/4, Section 4, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at a point 30.00 feet east of the west line and 600.00 feet north of the south line of said SW 1/4; thence N0°47'16"W, 175.02 feet parallel with the west line of said SW 1/4; thence N88°49'35"E, 1171.13 feet parallel with the south line of said SW 1/4; thence S1°10'25"E, 740.00 feet to a point 40.00 feet north of the south line of said SW 1/4; thence S88°49'35"W, 606.11 feet parallel with the south line of said SW 1/4; thence N0°47'16"W, 600.00 feet north of the south line; thence S88°49'35"W, 600.00 feet west to the point of beginning. (Now being platted as a portion of Lots 3 and 4, Block 1, Tallgrass East Commercial, Wichita, Sedgwick County, Kansas)

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, _____

ATTEST:

_____ _____

(SEAL) City Clerk Mayor

Approved as to form:

_____

City Attorney