Planning Agenda Item #_____

City of Wichita
City Council Meeting
September 26, 1989

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: REQUEST FOR PLATTING TIME EXTENSION FOR Z-2867 - "E" LIGHT INDUSTRIAL TO "LC" LIGHT COMMERCIAL, LOCATED AT SOUTHWEST CORNER OF 29TH ST N & RIDGE RD.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

Staff Recommendation: Grant a one-year extension to September 29, 1990.

Location: Southwest corner of 29th Street North and Ridge Road
Applicant: Reflection Ridge, Inc.
Site Size: 1.6 acres

Background: On September 29, 1987, the City Council unanimously approved the above-captioned zone case subject to platting the property within one year, or the case would be considered denied and closed. On October 18, 1988, the City Manager and the Director of Planning agreed to administratively grant a request for an extension of the platting deadline to September 29, 1989.

The applicant's agent is now requesting an additional year's time to complete the required plat. Council action on this matter is required, as this is the second request for an extension of time for the subject zone case. Existing policy provides that the City Manager and the Director of Planning may grant the first request for an extension.

This property is owned by the Reflection Ridge Corporation, and its development is a part of the master development plan associated with both the Reflection Ridge Commercial and Residential Community Unit Plans. Although this property is not within the perimeter of either C.U.P., its west and south lines are adjacent to a portion of the residential C.U.P. Over the last several years, the applicant has proceeded to plat all the property in the 29.7-acre commercial C.U.P. (DP-171) and 167 acres of the 310.5-acre residential C.U.P. (DP-170). Also, the predominant feature of the overall development, an 18-hole golf course, has been completed.

The applicant's agent has advised that work on preliminary design concepts for the subject site is underway. He cites the need for time to formalize plans for the property and to test their marketability as reasons for this request for more time to complete the required plat. To date, the subject property is a part of an approved preliminary plat, but has not been made a part of a final plat.

Recommendations/Actions: Grant an additional one year's time to September 29, 1990, to complete the platting of all property included in Z-2867, but if the property is not platted by that date, this case shall be considered denied and closed.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

September 27, 1989

Bill Yung Design
ATTN: Rob Hartman
4912 E. 29th St. N., Ste. 1
Wichita, KS 67220

Re: Request for platting time extension for Z-2867 - "E" to "LC". Located at the southwest corner of 29th Street North and Ridge Road.

Dear Mr. Hartman:

On September 26, 1989, the City Council considered a platting time extension for the above-captioned zone case. The action taken by the Council was to grant one year's additional time to complete the required platting of the property, but if the property is not platted by September 29, 1990, the zone case shall be considered denied and closed.

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Senior Planner

FLN:jcm

cc: Reflection Ridge, Inc., 7926 W. 21st St., 67212

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