Recommendations/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 Council; or

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

Planning Agenda Item #_____

City of Wichita
City Council Meeting
December 8, 1987

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: DP-177, STERLING FARMS COMMERCIAL COMMUNITY UNIT PLAN, AND

Z-2881 - ZONE CHANGE FROM "AA" SINGLE-FAMILY DWELLING DISTRICT TO "BB" OFFICE DISTRICT AND "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE NORTHWEST CORNER OF 21ST STREET NORTH AND TYLER ROAD. (District 5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

- -

MAPC Recommendation: Approve subject to conditions (10-0)

Staff Recommendation: Approve subject to conditions.

CPO Recommendation: Council "5A" recommends approval (7-0).

Background: On November 12, 1987, the MAPC held a public hearing to consider a commercial community unit plan and an associated zone change request for a 33-acre unplatted and undeveloped tract of land on the northwest corner of 21st Street North and Tyler. The property within this C.U.P. abuts the proposed Sterling Farms Residential C.U.P. to the north and west.

The C.U.P. proposal is divided into five (5) parcels proposing: 121,000 square feet of gross floor area for offices or 185 apartments on Parcel 1 and 290,000 square feet for light commercial uses on Parcels 2-5.

City water is available in 21st Street North to serve the site; water does not exist in Tyler. Sewer is presently in 21st Street North at the quarter section line between Tyler and Maize, and will have to be extended to serve this property. Twenty-first Street North is an improved four-lane arterial and Tyler is a paved two-lane arterial for only a portion (approximately 300 feet) of the street adjacent to this property. Major street improvements for Tyler and 21st Street North into this property are depicted on the approved Traffic Study Plan dated October 13, 1987 on file with this C.U.P. and are listed in General Provision 5.

No one spoke in opposition to the requests. The Planning Commission unanimously recommended approval of the applications subject to conditions.

PL/1536/2

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

(_____) Published in The Daily Record on 4/28/89

ORDINANCE NO. 40-684

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-2881

Zone change from the "AA" One-Family Dwelling District to the "LC" Light Commercial and the "BB" Office Districts.

"AA" to "LC"

Lots 2 and 3 and a part of lot 4, Block 6, Sterling Farms, an addition to Wichita, Sedgwick County, Kansas.

"AA" to "BB"

Lot 1, Block 6, Sterling Farms, an addition to Wichita, Sedgwick County, Kansas.

Generally located on the north side of 21st Street North, on an area west of Tyler Road.

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.