Planning Agenda Item #_____

City of Wichita
City Council Meeting
February 16, 1988

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: DP-182 - SPENCER GARDENS - BOEING COMMERCIAL COMMUNITY UNIT PLAN, AND

Z-2892 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC"LIGHT COMMERCIAL DISTRICT. (District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve. (9-0)

Staff Recommendation: Approve.

CPO Recommendation: Council 3B recommended approval. (8-0)

Background: On January 21, 1988, the MAPC held a public hearing to consider a commercial community unit plan and associated zone change request for an unplatted tract of land on the northwest corner of Oliver and George Washington Boulevard. The "LC" Light Commercial zoning request is for 4.3 acres of property zoned "AA" One-family Dwelling District within the 16.56-acre site. The CUP proposal is divided into two (2) parcels proposing a total of 250,000 square feet of office use. The existing retail building is to be renovated and converted to offices.

There have been several discussions with the applicant's representative and the Traffic Engineer. The applicant has provided existing traffic counts at the intersection of Oliver and George Washington. There are, at present, 25 percent of the vehicle trips to the site from the south. With the improvements to the major entrances to Oliver and George Washington and the construction of a decel lane to serve the major entrance to Oliver, the approximate 1,000 vehicles expected on site can be handled without other major street improvements. No one spoke in opposition to the request during the public hearing.

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.

PL/8155/5

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 13, 1989

Poe and Associates
Attention: Kenny Hill
434 N. Oliver
Wichita, KS 67208

RE: Z-2892 - "AA" to "LC" and DP-182 - Spencer Gardens - Boeing Commercial Community Unit Plan. Located at the northwest corner of Oliver and George Washington Boulevard.

Dear Mr. Hill:

As you are aware, the deadline for platting the property involved with the above - captioned zoning and C.U.P. cases has passed. We have therefore marked both files "denied" and "closed" pursuant to the action of the City Council on February 16, 1988. Please mark your files accordingly.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:ksk
ENCLOSURE

cc: Karl Solomon, 625 N. Carriage Parkway, Wichita, KS 67208, Monty Robson, Superintendent of Central Inspection

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