At the conclusion of their discussion, the MAPC took action to recommend approval of the C.U.P. proposal and zone change request subject to the conditions listed in the staff report.

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
August 2, 1988

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: DP-176, SUMMERFIELD, III COMMERCIAL COMMUNITY UNIT PLAN

Z-2905 - ZONE CHANGE FROM "AA" SINGLE-FAMILY DWELLING DISTRICT TO "BB" OFFICE DISTRICT AND "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF MAPLE AND MAIZE ROAD. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

- -

MAPC Recommendation: Approve subject to conditions (5-0 - 1 abstention)

Staff Recommendation: Approve subject to conditions

CPO Recommendation: Council "5B" recommends approval (3-2)

Background: On July 7, 1988, the MAPC held a public hearing to consider a request for approval of a commercial community unit plan and an associated zone change request for an unplatted 15.33-acre tract of land on the southwest corner of Maple and Maize Road. The "LC" Light Commercial zoning request is for 2.0 acres of property zoned "AA" One-family Dwelling District within the site. The "BB" Office District zoning request is for a 5.7-acre portion of the site currently zoned the "AA" One-family Dwelling District. The balance of the 15.38-acre site is presently zoned the "LC" Light Commercial District.

The C.U.P. proposes to divide the tract into three parcels for future development. Parcels 1 and 2 are proposed to have a combined maximum gross floor area of 133,350 square feet for retail, financial, office, restaurant, and personal service uses. Parcel No. 3 is proposed to have a maximum gross floor area of 96,800 square feet for professional, medical and dental offices, clincs and laboratories and personal services. An alternate use proposed for Parcel No. 3 includes a nursing and adult day care center.

The property included in the C.U.P. proposal backs on to property to the west and south that is in the process of being reviewed for development purposes. A residential development plan entitled Summerfield III (DP-185) and an associated zone change request (A-2919) have been submitted and were scheduled for concurrent consideration during the July 7, 1988 MAPC meeting.

"AA" to "LC":
Commencing at the northeast corner of the NE 1/4 of Section 30, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N90°00'00"W along the north line of said NE 1/4 a distance of 600.00 feet; thence bearing S0°14'39"W a distance of 50.00 feet to the point of beginning; thence continuing bearing S0°14'39"W a distance of 550.00 feet; thence bearing N90°00'00"W a distance of 74.00 feet; thence bearing N43°43'58"W a distance of 138.40 feet; thence bearing N0°14'39"E a distance of 450.00 feet; thence bearing N90°00'00"E parallel to and 50.00 feet south of the north line of said NE 1/4 a distance of 170.10 feet to the point of beginning (Now platted as the west 170.11 feet of Lot 1, Block 1 and all of Lot 2, Block 1, both of Summerfield III Commercial, an Addition to Wichita, Sedgwick County, Kansas).

Generally located at the southwest corner of Maple Street and Maize 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, July 25, 1989

(SEAL) City Clerk Mayor

Approved as to form:

City Attorney

(_____) Published in The Daily Reporter on August 3, 1989

ORDINANCE NO. 40-729

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-2905

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

"AA" to "BB":
Commencing at the northeast corner of the NE 1/4 of Section 30, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N90°00'00"W along the north line of said NE 1/4 a distance of 770.11 feet; thence bearing S0°14'39"W a distance of 50.00 feet to the point of beginning; thence continuing bearing S0°14'39"W a distance of 450.00 feet; thence bearing N90°00'00"W a distance of 550.00 feet; thence bearing N0°14'39"E a distance of 450.00 feet; thence bearing N90°00'00"E parallel to and 50.00 feet south of the north line of said NE 1/4 a distance of 550.00 feet to the point of beginning (Now platted as Lot 3, Block 1, Summerfield III Commercial, an Addition to Wichita, Sedgwick County, Kansas); AND