

of the property. These improvements included accel/decel and left turn lanes, major entrances and driveways. The traffic study confirms that the four-way stop capacity of the intersection will be exceeded by the full development of the property as proposed in the C.U.P. The traffic study recommends that a signal warrant analysis be undertaken when 70% of the area is built out. City Engineering indicates that further improvement of Maize Road and 21st Street adjoining the property as well as the Maize Road/21st Street intersection is not scheduled within the future six year City Capital Improvement Program. The 21st Street/Maize Road intersection, which is not within the city limits, is scheduled for signalization during 1989 in the currently adopted issue of Sedgwick County's Capital Improvement Program.

- 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.

City of Wichita
City Council Meeting
April 26, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2908 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT AND "OC" OFFICE COMMERCIAL DISTRICT.

DP -184 - PEARSON FARMS COMMERCIAL COMMUNITY UNIT PLAN, LOCATED AT THE SOUTHWEST CORNER OF 21ST STREET NORTH AND MAIZE ROAD. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions (8-0)

Staff Recommendation: Approve subject to conditions

CPO Recommendation: Council "5A" voted 7-0 to recommend approval of the requests.

Background: On March 31, 1988, the MAPC held a public hearing to consider a commercial community unit plan and an associated zone change request for a 16.85 acre tract of land on the southwest corner of 21st Street North and Maize Road. The property is vacant and unplatted and in agricultural use. The property is currently zoned the "AA" One-family Dwelling District. The area proposed for rezoning to "LC" is 14.07 acres in size and the balance of the site (2.78) acres is proposed to be rezoned to "OC" Office Commercial. The applicant proposes to divide the tract into three (3) parcels for office/commercial uses including a dance studio, fitness center and gymnastics academy and three (3) parcels for light commercial uses.

The property is located at the intersection of two major county roadways (21st Street North and Maize Road). The intersection has been improved to major county arterial standards with four moving lanes, left turning lanes and mountable medial on 21st Street and four lanes on Maize Road. These improvements taper to two moving lanes with shoulders and open ditches adjacent to the southern and western one-quarter of the site. The traffic at the intersection is currently controlled by four-way stop signs and overhead flashing red signal lights.

The applicant has provided a traffic study that identifies various improvements that need to be made to accomodate the traffic that will be created by the development

(over)

(844) Published in The Daily Reporter on June 21, 1988

ORDINANCE NO. 40-352

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-2908

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

"AA" to "LC"

Lot 3, except the west 203 feet thereof, and all of Lots 2, 4 and 5, Pearson Farms Addition, Wichita, Kansas.

"AA" to "OC"

The west 203 feet of Lot 3 and all of Lot 1, Pearson Farms Addition, Wichita, Kansas.

Generally located at the southwest corner of 21st Street North
and Maize Road.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney