the commercial and office development north and west of the intersection. The Barrington Corner developers have recognized that their proposed development will contribute to the generation of traffic at the intersection and have specified on the C.U.P. drawing that they will guarantee, at the time of platting, the construction of both temporary and permanent improvements that are considered their responsiblity in general conformance to the recommendations of the Reflection Ridge Traffic Study.

The traffic study did not address improvements that will be needed on Ridge Road south of the 21st Street intersection. Upon review of the Barrington Corner proposal, the City Traffic Engineer has determined that anticipated traffic flow on Ridge Road will require the construction of a deceleration lane from 21st Street south to the Barrington Corner entrance and a left turn lane into the site for northbound Ridge Road traffic. These improvements are also to be guaranteed at the time of platting.

The applicant has agreed to limit the number, height and size of signs on the western portion (860 feet) of the C.U.P. The applicant has also agreed to establish landscape buffers along the western 900 feet of the property as well as the eastern boundary and adjacent to the residentially developed properties adjoining the Ridge Road entryway.

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
May 10, 1988

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: DP-181 - BARRINGTON CORNER COMMERCIAL COMMUNITY UNIT PLAN AND

Z-2911 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED WEST OF RIDGE ROAD ON THE SOUTH SIDE OF 21ST STREET NORTH. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

- -

MAPC Recommendation: Approve subject to conditions (7-0).

Staff Recommendation: Approve subject to conditions.

CPO Recommendation: Council "5A" recommends approval (9-0).

Background: On April 14, 1988, the MAPC held a public hearing to consider a commercial community unit plan and an associated zone change for a 17.075-acre tract of land located west of Ridge Road along the south side of 21st Street North. The property is unplatted and undeveloped and is currently zoned the "LC" Light Commercial District and the "AA" One-family Dwelling District. That portion of the property currently zoned "AA" (13.1 acres) is requested to be rezoned to the "LC" Light Commercial District. The applicant proposes to divide the property into five (5) parcels for retail, office and other related commercial purposes. A neighborhood shopping center is listed with the proposed uses for the largest parcel to be created (Parcel No. 5).

The property is located adjacent to two major County roadways (21st Street North and Ridge Road). 21st Street North has been improved to major county arterial standards with four separated moving lanes, left turn bays and mountable medials. Ridge Road is improved to four lanes at the intersection with 21st Street and tapers back to two lanes at a point approximately 800 feet south of the intersection. The four-lane Ridge Road improvement extends past the point of access to the proposed C.U.P.

The proposed Barrington Corner C.U.P. is across the street on 21st Street North from property that has been approved for commercial and office development in the Reflection Ridge Commercial Community Unit Plan. A traffic study was presented with the Reflection Ridge C.U.P. that identified various improvements to be made to 21st Street and to Ridge Road north of 21st Street to accommodate traffic flow to

(1594) Published in The Daily Record on DECEMBER 7, 1988

ORDINANCE NO. [redacted] 40-508

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-2911

Zone change from the "AA" One-Family Dwelling District to the "LC" Light Commercial District

Commencing at the northeast corner of the NE¼ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing S89°19'27"W along the north line of said NE¼ a distance of 600.00 feet; thence bearing S0°40'33"E a distance of 99.71 feet to the point of beginning; thence bearing S0°14'10"E a distance of 500.29 feet; thence bearing S89°19'27"W a distance of 1140.01 feet; thence bearing N0°28'10"W a distance of 499.99 feet; thence bearing N89°19'27"E parallel to and 100.00 feet south of the north line of said NE¼ a distance of 1139.15 feet; thence bearing N83°36'07"E a distance of 2.91 feet to the point of beginning. Now platted as (Lot 1, Lot 2, Lot 3 except the east 540 feet thereof, and the west 65.01 feet of Lot 4 Barrington Corner an Addition to Wichita, Sedgwick County, Kansas.

Generally located on the south side of 21st Street North in an area west of Ridge 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.

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