

Street and Webb Road to a depth of 50 feet is to be maintained as landscaped open space and a minimum number of perimeter trees is to be provided at a rate of 1 tree for each 50 lineal feet of street frontage. In addition, the proposed C.U.P. specifies that portions of the shelter belt existing along 13th Street will be retained and integrated into the development of the adjacent parcels.

The applicant has also proposed sign controls which limit the number, height and size of signs along 13th Street and Webb Road and prohibit the use of off-site and portable signs on the property.

The property adjoining the C.U.P. site on the north side of 13th Street is zoned "R-1" Suburban Residential and "LC" Light Commercial. The property is unplatted and is developed with a single-family estate-type residence.

The property to the east and northeast of the site on the east side of Webb Road is zoned the "E" Light Industrial District and is the location of Beech Lake and the employee recreational area.

Legal Consideration: No legal protest petitions have been filed.

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
August 16, 1988

TO: Mayor and City Council Members

SUBJECT: DP-186, COUNTRY CLUB PARK COMMERCIAL COMMUNITY UNIT PLAN

Z-2923 - ZONE CHANGE FROM "AA" & "LC" TO "LC" & "BB", LOCATED AT THE
SOUTHWEST CORNER OF 13TH ST. NORTH & WEBB ROAD (District #2).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions (9-0).

Staff Recommendation: Approve subject to conditions.

CPO Recommendation: Council "2B" recommends approval (6-0).

Background: On July 21, 1988, the MAPC held a public hearing to consider a request for the approval of a commercial community unit plan and an associated zone change request for an unplatted 15-acre tract of land on the southwest corner of the 13th Street North/Webb Road intersection. The rezoning request is to reconfigure the 600' x 600' square of "LC" Light Commercial existing on the southwest corner of the 13th Street/Webb Road intersection into an irregular shape that matches the proposed parcel boundaries. This reconfiguration will result in 6.71 net acres of "LC" zoning, which is slightly less than the 6.87 acres of "LC" zoning now existing on the site. The balance of the site (7.72 net acres) is requested to be zoned the "BB" Office District and is currently zoned the "LC" Light Commercial and the "AA" One-Family Dwelling District.

The applicant proposes to divide the tract into three parcels for future development. Parcels 1 and 3 are proposed for office uses with a combined gross maximum floor area of 134,525 square feet with a maximum of 5 buildings. These parcels have alternate use proposals of detached and attached single-family residences not to exceed 62 units at a maximum density of 8 dwelling units per acre.

Parcel No. 2 is proposed for retail and office uses limited to a maximum gross floor area of 116,900 square feet in a maximum number of 5 buildings. No individual retail commercial use is to exceed 60,000 square feet of gross floor area.

The property within the proposed C.U.P. adjoins property to the west and south that is under the ownership of Wichita Collegiate School. The applicant has proposed a landscaped buffer and/or a screening wall adjacent to the school property. The applicant is also proposing to retain at least 10 percent of each parcel in water surface area and/or landscaped open space. Thirty percent of the frontage along 13th

tangent to said curve, 140 feet to the P.C. of a curve to the right, having a radius of 50 feet and a central angle of 90° ; thence along said curve, 78.54 feet to the P.T. of said curve; thence $N47^{\circ}34'W$, tangent to said curve, 295 feet to the P.C. of a curve to the right, having a radius of 90 feet and a central angle of 90° ; thence along said curve, 141.37 feet to the P.T. of said curve; thence $N42^{\circ}26'E$, tangent to said curve, 257.23 feet to the P.C. of a curve to the left, having a radius of 167.15 feet and a central angle of $42^{\circ}30'$; thence along said curve, 123.98 feet to the P.T. of said curve; thence $N00^{\circ}04'W$, tangent to said curve, 84.14 feet to a point 30 feet south of the north line of said NE $1/4$; thence $S89^{\circ}56'W$, 388.40 feet; thence $S00^{\circ}12'57"E$, 863.76 feet; thence $N89^{\circ}56'E$, 750.18 feet to a point 75 feet west of the east line of said NE $1/4$; thence $N00^{\circ}00'09"W$, 293.75 feet to the point of beginning (Now platted as Lot 2, Country Club Park Addition, Wichita, Kansas).

Generally located at the southwest corner of 13th Street North and Webb 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, _____

ATTEST:

(SEAL)

City Clerk

Mayor

Approved as to form:

City Attorney

(1743) Published in The Daily Reporter on January 16, 1989

ORDINANCE NO. 40-536

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-2923

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

"AA" & "LC" to "LC" commencing at the northeast corner of NE 1/4 of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence S89°56'W, along the north line of said NE 1/4, 60 feet; thence S00°00'09"E, parallel with the east line of said NE 1/4, 30 feet for a point of beginning; thence S00°00'09"E, 269.24 feet; thence S89°59'51"W, 15 feet; thence S00°00'09"E, 300.78 feet; thence S89°56'W, 110 feet to the P.C. of a curve to the left, having a radius of 113.63 feet and a central angle of 47°30'; thence along said curve, 94.21 feet to the P.T. of said curve; thence S42°26'W, tangent to said curve, 140 feet to the P.C. of a curve to the right, having a radius of 50 feet and a central angle of 90°; thence along said curve, 78.54 feet to the P.T. of said curve; thence 47°34'W, tangent to said curve, 295 feet to the P.C. of a curve to the right, having a radius of 90 feet and a central angle of 90°; thence along said curve, 141.37 feet to the P.T. of said curve; thence N42°26'E, tangent to said curve, 257.23 feet to the P.C. of a curve to the left, having a radius of 167.15 feet and a central angle of 42°30'; thence along said curve, 123.98 feet to the P.T. of said curve; thence N00°04'W, tangent to said curve, 84.14 feet to a point 30 feet south of the north line of said NE 1/4; thence N89°45'E, 380 feet to the point of beginning; (Now Platted as Lot 1, Country Club Park Addition, Wichita, Kansas) AND

"AA" & "LC" to "BB": commencing at the northeast corner of the NE 1/4 of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence S00°00'09"E, along the east line of said NE 1/4, 600 feet; thence S89°56'W, parallel with the north line of said NE 1/4, 75 feet for a point of beginning; thence S89°56'W, 110 feet to the P.C. of a curve to the left, having a radius of 113.63 feet and a central angle of 47°30'; thence along said curve, 94.21 feet to the P.T. of said curve; thence S42°26'W,