Planning Agenda Item #_____

City of Wichita
City Council Meeting

October 4, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: DP-215 - APPROVAL OF C.C.R. COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-3146 - ZONE CHANGE FROM "BB" OFFICE DISTRICT TO "LC" LIGHT COMMERCIAL AND "C" COMMERCIAL DISTRICTS, LOCATED 1/2 MILE NORTH OF 13TH STREET NORTH ON THE WEST SIDE OF ROCK ROAD. **(District #2)**

INITIATED BY: Metropolitan Area Planning Department MKraft

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to conditions (10-0).

Staff Recommendation: Approve, subject to conditions.

CPO Recommendation: CPO Council East "2" voted 7-0-1 to recommend approval of the requests.

Background: On September 8, 1994, the MAPC considered a request for a commercial community unit plan for an 11.7 acre site, generally located ½ mile north of 13th Street North on the west side of Rock Road. The site is currently undeveloped. The subject property is bordered by the St. Louis & San Francisco Railroad and an existing residential subdivision and office development to the north. The site is also bordered by Coleman Middle School on the west, Security Self-Storage to the south, and agricultural property on the east side of Rock Road.

The proposed CUP would include 3 parcels, which would permit as many as 13 commercial buildings, with a maximum building coverage of 179,295 and a maximum gross floor area of 199,860 square feet. The applicant also filed an associated zone change from the "BB" Office District to the "LC" Light Commercial District for a portion of Parcel 1 (approximately 4.4 acres located 240 feet west of Rock Road) and the "C" Commercial District for Parcel 3 of the CUP (approximately 4.7 acres in the western portion of the site).

The primary user of Parcel 1 would be a retail furniture and/or appliance store and an associated warehouse. A smaller pad site is also proposed for the Rock Road frontage (Parcel 2). Uses proposed for the pad site may include financial institutions, offices, restaurants, retail shops, medical and dental clinics, and other uses permitted by the "LC" Light Commercial zoning district. Parcel 3 may be developed with either commercial uses or with residential uses, such as garden apartments or nursing home and day care for the elderly. If the western portion of the site develops with residential uses, it would permit a maximum of 100 apartment dwelling units or 160 beds for a nursing home. If Parcel 3 develops with nonresidential uses, the applicant proposes the following as permitted uses: offices, health and fitness club limited to 30,000 square feet, office/warehouse, light manufacturing (with less than 10 employees), gymnastic school, residential storage units, business or commercial school, medical and dental clinics, pharmacy, day care center, print shop, laundry and dry cleaning, churches, and/or wholesaling and service establishments with limited retail sales (provided the maximum floor area devoted to retail sales does not exceed 20% of the total floor area for each individual use or tenant).

The proposed plan would permit 3 openings to Rock Road, with complete access control on the north 100 feet of the CUP. Although we would normally recommend no more than 2 openings along this amount of frontage, City Engineering indicates they do not object to 3 openings in this case because the owner has petitioned for improvements to Rock Road. Traffic Engineering indicates that the north 120 feet of the CUP (south of the railroad tracks) should have complete access control. Although this increases the acreage of commercial zoning along a congested raodway, the use limitations in the CUP actually reduce the potential traffic generation in comparison to the potential traffic if the site developed under the current zoning classifications.

The MAPC voted unanimously to recommend approval of the request, subject to several added conditions recommended by staff, which include similar architectural character, color, texture, the same predominate exterior building materials, and consistent lighting fixtures for Parcels 1 and 2 along Rock Road. The MAPC also recommended a pedestrian walk system for the site and a 6-8 foot masonry wall along the north side of the CUP, since the property will have access to and significant visibility from the future recreation corridor along the north property line. The recommended condition would permit the north side of the proposed building in Parcel 1 to serve as part of the wall requirement, and also a continuous landscape screen of at least 6 feet in height to be substituted for the masonry wall requirement on the eastern portion of Parcel 1, located south of nonresidential zoning.

( ) Published in The ily Reporter on _____

ORDINANCE NO. 42-589

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-3146

Zone change from the "BB" Office District to the "C" Commercial District and "LC" Light Commercial District

"BB" to "C". Lot 3, Block 1, C.C.R. 2nd Addition to Wichita, Sedgwick County, Kansas

"BB" to "LC". Lot 1, Block 1, C. C. R. 2nd Addition to Wichita, Sedgwick County, Kansas

Generally located 1/3 mile north of 13th Street North on the West Side of Rock 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) Pat Burnett, Deputy City Clerk Elma Broadfoot, Mayor

Approved as to form:

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Gary E. Rebenstorf, City Attorney