Planning Agenda Item #_____

City of Wichita
City Council Meeting
June 10, 1997

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: DP-228 - APPROVAL OF THE WOODLAWN POWER CENTER COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-3229 - ZONE CHANGE REQUEST FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "LC" LIMITED COMMERCIAL, LOCATED NORTH AND SOUTH OF K-96, EAST OF WOODLAWN.

(DISTRICT #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to conditions. (11-1).

Staff Recommendation: Approve, subject to conditions.

CPO Recommendation: Deny (6-2).

Background: The applicant proposes to develop the Woodlawn Power Center Commercial Community Unit Plan on two tracts, totaling 15.1 acres, located to the north and south of K-96 on the east side of Woodlawn. The proposed development includes 6 parcels ranging in size from 0.84 acres to 6 acres.

As submitted, the proposed CUP could allow a maximum gross floor area of approximately 197,327 square feet and would permit the following "LC" Limited Commercial uses: automatic teller machine, animal care (limited), bed and breakfast inn, bank or financial institution, car wash, construction sales and service, convenience store, hotel or motel, marine facility (recreational), medical service, office (general), parking area (accessory and commercial), personal care service, personal improvement service, printing and copying (limited), recreation and entertainment (indoor), retail (general), restaurant, service station, vehicle repair (limited).

The southern portion of the CUP (Parcels 1 through 4) is located between K-96 and the Fantasea parking lot. The CUP shows one access opening to Parcel 1 and another access point serving the remaining parcels within this portion of the CUP. The northern portion of the CUP (Parcels 5 and 6) is located between K-96 and 34th Street North and will have one opening to Woodlawn. Properties to the north and south are zoned "LC" and "GC", respectively, and are developed with commercial uses. Property across Woodlawn to the southwest is zoned "SF-6" and is part of the Chisholm Creek Park and property to the northwest is zoned "SF-6" and developed with single-family homes and a private park. East of Parcel 6 is undeveloped property zoned "MF-29". The K-96 Expressway bisects the CUP, removing approximately 10 acres from the original site.

As requested, signage for the entire CUP is as follows: Parcel 1 shall have 100 sq. ft., Parcel 2 shall have 75 sq. ft., Parcel 3 shall have 75 sq. ft., Parcel 4 shall have 250 sq. ft. along Woodlawn with an additional 300 sq. ft. along K-96, Parcel 5 shall have 100 sq. ft., and Parcel 6 shall have 150 sq. ft. along Woodlawn and an additional 250 sq. ft. along K-96. The CUP also includes special lighting restrictions, screening for roof top equipment and trash receptacles, landscape buffers, and screening walls.

During the MAPC discussion of this matter, questions concerning the land uses surrounding the application area were asked by several Commissioners. The agent for the applicant agreed to limit maximum building height for Parcels 4 and 6 to 40 feet, while asking that the signs permitted along K-96 each be allowed 175 square feet in stead of the recommended 150 square feet. After discussion, the MAPC voted 11-1 to approve the request as recommended by staff, including the changes made during the MAPC hearing.

Recommendation:

1. During the MAPC discussion of this matter, questions concerning the land uses surrounding the application area were asked by several Commissioners. The agent for the applicant agreed to limit maximum building height for Parcels 4 and 6 to 40 feet, while asking that the signs permitted along K-96 each be allowed 175 square feet in stead of the recommended 150 square feet. After discussion, the MAPC voted 11-1 to approve the request as recommended by staff, including the changes made during the MAPC hearing.

2. Return the application to the MAPC for reconsideration.

   (An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

dept.

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. 43-975

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3229

and

DP-228, Woodlawn Power Center Community Unit Plan

Zone change request from "SF-6" Single-Family Residential District to "LC" Limited Commercial District, described as:

> Lots 1, 2, and 3, Reserve A, and Drainage Reserve, all in Block 1, Cornejo North Addition, Sedgwick County, Kansas. Generally located north of K-96, east of Woodlawn.

SECTION 2. That upon the taking effect of this 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 Wichita -Sedgwick County Unified Zoning Code 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:

Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney