Planning Agenda Item #_____

City of Wichita
City Council Meeting
August 28, 1990

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: DP-197 - GREYSTONE COMMERCIAL COMMUNITY UNIT PLAN, AND

Z-3003 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL DISTRICT AND "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE SOUTHEAST CORNER OF 21ST STREET NORTH AND MAIZE ROAD. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "5A" recommends approval (8-0).

Background: On August 2, 1990, the MAPC held a public hearing to consider approval of an amendment to the Greystone Commercial Community Unit Plan. The applicant proposes to divide the 12.58-acre site into 4 parcels for future commercial development. The applicant is requesting a zone change on 6.67 acres of the property from the "AA" One-Family Dwelling District to the "LC" Light Commercial District. A maximum of 121,802 square feet of gross floor area is proposed for the largest parcel (Parcel No. 1) and a total of 42,596 square feet of maximum gross floor area is divided among the other 3 parcels. The largest parcel (Parcel No. 1) and the smallest parcel (Parcel No. 2) at the 21st Street/Maize Road intersection are limited to 1 building each. Parcels 3 and 4 are limited to 2 and 3 buildings, respectively. Continuous accel/decel lanes are to be constructed along 21st Street and Maize Road. The medial on 21st Street will be reconstructed to provide for left turns into Parcels 1 and 4. A 6- to 8-foot-high masonry wall will be constructed to screen the commercial development from the residential districts to the south and east. A 10-foot planting strip is proposed along the 21st Street frontage to soften the effect of commercial development on the residential zoning district existing along the north side of 21st Street.

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.

(_____) Published in The Daily Reporter on 10-06-92

ORDINANCE NO. 41-825

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-3003

Zone Change from the "AA" One-family District to the "LC" Light Commercial District

A tract in the Northwest Quarter of Section 8, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as commencing at the northwest corner thereof; thence S 02°03'20" E, along the west line of said Northwest Quarter, 120 feet; thence N 86°30'23" E, parallel with the north line of said Northwest Quarter, 75.02 feet for a place of beginning; thence N 86°30'23" E, 977.32 feet; thence S 02°50'33" E, 344.39 feet; thence S 34°30'23" W, 343.86 feet; thence S 86°30'23" W, 281.23 feet; thence N 49°29'37" W, 109.41 feet; thence S86°30'23"W, 440.33 feet; thence N02°03'20"W, 159.50 feet; thence N 04°00'03" E, 236.95 feet; thence N 02°03'20"W, 145 feet to the place of beginning. (Now being platted as Lots 17 and 18, Block 1, and part of Lots 13 and 16, Block 1, Timber Ridge 2nd Addition, Wichita, Sedgwick County, Kansas).

Generally located at the S. E. Corner of Maize Road and 21st St. North.

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