

Planning Agenda Item # _____

City of Wichita
City Council Meeting
April 9, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-146 (AMENDMENT #2) - FAIRFIELD RESIDENTIAL COMMUNITY
UNIT PLAN

Z-3020 - ZONE CHANGE REQUEST FROM "R-6" GENERAL
RESIDENCE DISTRICT TO "BB" OFFICE DISTRICT, LOCATED ON
THE WEST SIDE OF ROCK ROAD SOUTH OF POLO STREET
(District #2)

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: CPO Council "2A" recommended approval by a
vote of 7-0.

Background: On March 14, 1991, the MAPC held a public hearing to consider an amendment to the Fairfield Residential Community Unit Plan by expanding the proposed use list of Parcel No. 4 to include churches, offices and medical and dental clinics with associated apothecaries and laboratories. The applicant is requesting a zone change to the "BB" Office District to accommodate the proposed expansion of the use list of Parcel No. 4. In addition, if offices are developed, the applicant proposed to exclude Parcel No. 4 from a current provision of the approved C.U.P. that provides for a screening wall not less than six feet in height along Rock Road. The proposed use list for Parcel No. 4 is currently limited to garden apartments and associated community facilities at a maximum density of 26 dwelling units per acre, or 247 dwelling units. The applicant proposes to limit any future office development to a maximum gross floor area of 120,000 square feet with a maximum building coverage on the parcel of no more than 120,000 square feet. Access control on the parcel is to remain the same, with one opening to Rock Road. All other provisions of the C.U.P. are to remain unchanged.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the recommended conditions; place the ordinance establishing the zone change on first reading; or
2. Return the applications to MAPC for reconsideration stating reasons.

The associated zoning request for 3.8 acres represents an increase in the number of acres of commercial uses anticipated by the Comprehensive Plan for this area. Approval of this zoning request would increase the amount of commercial zoning at the 21st Street North/Webb Road intersection to 34 acres. Traffic from the additional acreage proposed for commercial uses was added to the volumes projected at this intersection in the year 2020, and the street system was found able to accommodate the volumes at an acceptable level of service.

On September 8, 1994, the MAPC held an additional hearing and reconsidered the requests. At that meeting, the MAPC was unable to reach a consensus.

Recommendations/Actions:

1. 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. Deny the request, stating reasons.

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ORDINANCE NO. 41-359

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. DP-146 AMENDMENT #2
and ASSOCIATED ZONE CASE NO. Z-3020

Zone change request from "R-6" General Residence District to "BB" Office District.

Lot 18, Block 10, Fairfield Estates Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Rock Road south of Polo Street.

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.

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