Planning Agenda Item #_____

City of Wichita
City Commission Meeting
June 24, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2762 -REQUEST FOR ZONE CHANGE FROM "AA" ONE FAMILY DWELLING DISTRICT AND "BB" OFFICE DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT (PARCEL 9B) AND

DP-157 - REQUEST FOR APPROVAL OF W.D.C. PARCEL 9B COMMERCIAL COMMUNITY UNIT PLAN, LOCATED ON THE WEST SIDE OF ROCK ROAD IN AN AREA SOUTH OF 34TH STREET NORTH. (Killarney Investments, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

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MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On May 29, 1986, the MAPC held a public hearing to consider a zone change from "AA" and "BB" to "LC" and approval of a commercial C.U.P. for a 14.2-acre tract of land which is partially platted but undeveloped. The platted portion is part of DP-121 which is being amended to delete all but the commercial parcel north of 36th Street. No one spoke in opposition to this application. The MAPC unanimously recommended approval of these requests subject to dedicating the necessary right-of-way for the Northeast Circumferential within 90 days after the alignment is finalized and subject to platting the property within two years.

CPO Council "I" unanimously recommended approval of these requests.

Analysis: Land to the north is zoned "AA" and "BB" but undeveloped; to the east are residential storage warehouses in the "E" district; to the south and west is undeveloped land in the "AA" district. The west 270± feet of the application area is unplatted with the balance being platted into one lot in the Comotara Office Center Addition. The current C.U.P. permits all "BB" uses on this parcel except residences.

The proposed commercial C.U.P. is divided into two parcels with a total gross floor area potential of 208,278 square feet (assuming the highway is constructed). A maximum of seven buildings is proposed with a building height restriction of 80 feet. Uses include all uses permitted in the "LC" district with the exception of food locker plants, mortuaries and residences. The 35-foot building setback from Rock Road and from 34th Street is proposed.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject site for the use proposed and the recommendation of staff justified the zone change.

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 Commission; or

2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
5-29-86 MAPC Minutes
CPO Memorandum (see Z-2757)

(R958) Published in The Daily Record on 8/23/88

ORDINANCE NO. 40-367

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-2762

Zone Change from the "AA" One-Family Dwelling District and the "BB" Office District to the "LC" Light Commercial District

Lots 2 and 3, Block 2, Killarney Plaza Second Addition, an addition to Wichita, Sedgwick County, Kansas.

Generally located on the west side of Rock Road, between 32nd Street North and 34th Street North.

corrected ordinance taken to Dale Rea 8-19-88

SECTION 2. That upon the taking effect of the 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 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, July 19, 1988

ATTEST:

_____ Mayor

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(SEAL) City Clerk

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Approved as to form City Attorney