

City of Wichita
City Council Meeting
September 15, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-174, SMITHMOOR COMMERCIAL AND RESIDENTIAL COMMUNITY
UNIT PLAN

Z-2860 - ZONE CHANGE FROM "AA" SINGLE-FAMILY DWELLING
DISTRICT TO "R-6" GENERAL RESIDENCE DISTRICT AND "LC"
LIGHT COMMERCIAL DISTRICT, LOCATED AT THE SOUTHWEST
CORNER OF HARRY AND GREENWICH.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions (8-0)

Staff Recommendation: Approve subject to conditions.

CPO Recommendation: Council "2B" recommends approval (6-0).

Background: On August 20, 1987, the MAPC held a public hearing to consider a commercial and residential Community Unit Plan proposal and rezoning request for a 43.5 net acre tract of land. The unplatted and undeveloped property is proposed to be divided into three parcels - two parcels are proposed for 228,345 square feet of light commercial uses and one parcel, containing 26 acres, is proposed for 676 garden apartments. One person spoke in opposition to the plan and raised questions about drainage and the availability of sewer to serve the site. It was discussed that sewer, water and drainage considerations will be addressed at the time of platting. The property is in the County Four-mile Creek Sanitary Sewer District and required improvements are under construction. The Planning Commission unanimously recommended approval subject to conditions "a" through "e" on page 6, minutes of August 20, 1987.

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.

AUGUST 20, 1987

STAFF REPORT

CASE NUMBER: DP-174 and Z-2860
OWNER/APPLICANT/AGENT: Smith and Company, Inc., & Ron Smith (owner)
Professional Engineering Consultants (agent)

REQUEST: Approval of Smithmoor Commercial and Residential Community Unit Plan and zone change request from the "AA" Single-family Dwelling District to the "R-6" General Residence District and the "LC" Light Commercial District

CURRENT ZONING: "AA" Single-family Dwelling District and "LC" Light Commercial

SITE SIZE: 43.5 acres

LOCATION: Southwest corner of Harry and Greenwich

PROPOSED USE: Light Commercial uses and Garden Apartments

