

City of Wichita
City Council Meeting
January 9, 1990

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-156 (AMENDMENT #1) - AMENDMENT TO THE W.D.C. PARCEL II B & C COMMERCIAL C.U.P. - (KILLARNEY WEST COMMERCIAL C.U.P.)

Z-2980 - ZONE CHANGE REQUEST FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE EAST SIDE OF WOODLAWN BETWEEN 32ND ST. NORTH & 35TH ST. NORTH (District #2).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-0).

Staff Recommendation: Approve subject to platting.

CPO Recommendation: CPO Council 2A recommended approval (7-0).

Background: The applicant is requesting the approval of an amendment to the W.D.C Parcel II B & C Commercial Community Unit Plan (DP-156) and an associated zone change from "AA" One-Family Dwelling District (which has been approved for "R-6" General Residence District) to the "LC" Light Commercial District.

The applicant proposes to change the name of the C.U.P. to Killarney West and to increase the size of the C.U.P. from 22 to 31 gross acres. The right-of-way for the new K-96 freeway and its interchange with Woodlawn runs through the center of the C.U.P. Excluding this right-of-way and the right-of-way required for the relocation of Willowood Street will result in a net site size of approximately 20 acres. The applicant proposes to rezone an additional 6.5 acres of property for light commercial purposes. Although the applicant proposes to increase the amount of property zoned the "LC" Light Commercial District, the total gross floor area to be constructed on the site is to be reduced from 252,300 square feet, which is allowed on the approved C.U.P., to 220,100 square feet. The applicant is also excluding grocery stores (one of the more common high traffic generating type uses) from the list of establishments permitted on the larger parcels of the C.U.P. Other uses proposed for the site include furniture stores, department stores, restaurants, offices, medical and dental clinics, convenience stores, service stations, financial institutions and other similar shopping center type uses. The uses proposed are not inconsistent with the development pattern generally observed to occur at freeway interchange locations. The proposed commercial and office development faces public park property along the west side of Woodlawn. It adjoins a commercial recreational area on the south and is buffered from the single-family residential area to the east by intervening properties that are approved for higher density residential development.

Staff believes that the controls offered by the amended C.U.P. will help assure that the future development will be compatible with adjacent residential and public park properties.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the amended C.U.P. and associated zone change, 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 application to the MAPC for reconsideration, stating reasons.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

March 12, 1994

TO: Pat Burnett, Deputy City Clerk

FROM: Kevin Kokes, Associate Planner, Current Plans Division

SUBJECT: Z-2980 - Zone change request from "AA" to "LC", generally located
on the east side of Woodlawn between 32nd Street North and 35th
Street North

On February 8, 1994, the Wichita City Council approved the plat of VALENTINE
ADDITION and placed on first reading the associated zone change ordinance.
Publication of the zoning ordinance was to be withheld until the plat was recorded.

The plat of VALENTINE ADDITION was recorded with the Register of Deeds on
March 3, 1994, and therefore, the Ordinance establishing the zone change may
now be published.

() Published in The Daily Reporter on _____

ORDINANCE NO. _____

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-2980

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

Lot 1, Lot 2 and Reserve A, Block 1, Valentine Addition, Wichita, Sedgwick County,
Kansas

Generally located on the east side of Woodlawn between 32nd Street North and 35th Street 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) Pat Burnett, Deputy City Clerk

Elma Broadfoot, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney

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STAFF REPORT

CASE NUMBER: DP-156, Amendment #1 & Z-2980

OWNER/APPLICANT/AGENT: Woodlawn Development Co. (owner/applicant)
Bill G. Yung Design (agent)

REQUEST: Approval of amendment to the W.D.C. Parcel II B & C Commercial C.U.P. (DP-156) and associated zone change to "LC" Light Commercial (Z-2980).

CURRENT ZONING: "AA" One-Family Dwelling District (approved for "LC" Light Commercial and "R-6" General Residence District).

SITE SIZE: 31 acres

LOCATION: On the east side of Woodlawn, north of 32nd St. N.

PROPOSED USE: Shopping center uses, such as furniture stores; department stores; restaurants; retail uses; offices; medical and dental clinics; financial institutions; tire, battery and accessory stores and service station, but not including supermarket grocery stores.

