

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.

City of Wichita
City Council Meeting
September 29, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2864 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT.

Z-2865 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "BB" OFFICE DISTRICT.

DP-171 - REFLECTION RIDGE COMMERCIAL COMMUNITY UNIT PLAN, LOCATED AT THE NORTHWEST CORNER OF 21ST STREET NORTH AND RIDGE ROAD.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions (6-0)

Staff Recommendation: Approve subject to conditions.

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

Background: On September 3, 1987, the MAPC held a public hearing to consider a commercial community unit plan and two associated zone change requests for a 29.7-acre unplatted and undeveloped tract of land on the northwest corner of 21st Street North and Ridge. The C.U.P. proposal is divided into 5 parcels proposing: 185,000 square feet of gross floor area for offices or 238 apartments on Parcel 1; 177,000 square feet for commercial uses on Parcels 3 and 4; and on Parcel 5, 85,500 square feet for commercial uses or 108 apartments.

The property within this C.U.P. backs into the golf course proposed in the Reflection Ridge Residential C.U.P. The wall requirement along the north lines of Parcels 1 and 2 and the west lines of Parcel 3 and 5 adjacent to the golf course is proposed to be waived unless the storage area, service area or rear of the building(s) face directly onto the residential district. Also, the building setbacks to the golf course from Parcels 1 and 2 are proposed to be 10 feet, and 25 feet from Parcels 3 and 5 due to the open space nature of the golf course.

No one spoke in opposition to these applications.

(533) Published in The Daily Record on April 8, 1988

ORDINANCE NO. 40-166

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-2865

Zone Change from the "AA" One-Family Dwelling District
to the "BB" Office District

Reserves A, B, C, D and E, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 2, and Lots 1 and 2, Block 1, all in Reflection Ridge Commercial, an addition to Wichita, Sedgwick County, Kansas.

Generally located on the north side of 21st Street North, in
an area west of Ridge Road.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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, March 29, 1988

ATTEST:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney