

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 11, 1989

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-92 - TALLGRASS COMMERCIAL AND OFFICE PARK C.U.P.
and
Z-2955 - ZONE CHANGE REQUEST FROM THE "AA" ONE-FAMILY AND "BB" OFFICE DISTRICTS TO THE "BB" OFFICE DISTRICT, BOTH LOCATED ON THE NORTH SIDE OF 21ST ST. N. AND EAST OF ROCK ROAD (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 8-0.

Background: On June 8, 1989, the MAPC held a hearing to consider a request for the approval of an amendment to the existing Tallgrass Commercial and Office Park C.U.P. (DP-92) and an associated zone change request from the "AA" One-Family Dwelling District to the "BB" Office District.

The amended development plan proposes to remove the three areas requested for "BB" Office zoning from the Tallgrass Residential C.U.P., DP-96, and add those areas (7.76 acres) to the Tallgrass Commercial and Office C.U.P., DP-92, for office development and the expansion of the Inn at Tallgrass. There are presently 40 units at the Inn and this amendment will permit a total of 100 units on Parcel 7. On the original C.U.P., 270 units were permitted on Parcel 6. With the additional acreage, Parcel 6 on the existing C.U.P. will be reconfigured into two parcels. Parcel 7 will contain the existing Inn at Tallgrass development and the reconfigured Parcel 6 will surround Parcel 7 on the north, south and west with office type development as permitted by the "BB" Office District. Old Parcel 6 in the existing commercial C.U.P. is currently zoned the "BB" Office District; however, it is restricted to residential purposes, including apartments for rent by the day, week or month (the Inn at Tallgrass development). The uses permitted in Parcel 7 will continue to be apartments for rent by the day, week or month and the sale of incidental goods, including the vending of food and beverages to apartment residents.

The areas to be added to the reconfigured Parcel 6 are currently approved in the residential C.U.P. for residential purposes, including garden apartments at a density not to exceed 28 dwelling units per acre and for clubhouse and related recreational facilities. For that area of new Parcel 6 that is east of Tara Circle, 113 residential units were originally authorized, whereas only offices are now proposed.

The reconfigured Parcel No. 6 will be 12.85 acres in size and be limited to a maximum of 12 buildings containing no more than 220,000 square feet of gross floor area for office purposes. Parcel No. 7 is proposed to be 2.7 acres in size.

The amended development plan proposes to limit the height of structures to one story along the east 120 feet of new Parcel 6 adjacent to the single-family residential structures to the east. The plan also proposes to substitute a 10-foot-wide landscape buffer for a solid screening wall along the east line of Parcel 6 to accommodate and blend with rear yard fences constructed by residential property owners to the east.

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.

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. 40-831

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-2955

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

An unplatted tract of land lying in the Southwest Quarter, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of Reserve B, SUMMERFIELD, an Addition to Wichita, Sedgwick County, Kansas: thence S89°06'26"W, 525.84 feet parallel with the south line of said southwest quarter to a point on the east line of Tara; thence along said east line, N1°01'02"W, 284.90 feet to a point on a curve to the right; thence along said curve 100.38 feet, said curve having a central angle of 32°40'44", a radius of 176.00 feet, and a long chord of 99.03 feet, bearing N15°19'20"E to a point on a curve to the left; thence along said curve 123.60 feet, said curve having a central angle of 141°38'31", a radius of 50.00 feet, and a long chord of 94.45 feet, bearing N39°30'54"E, to the southwest corner of TALLGRASS INN, an addition to Wichita, Sedgwick County Kansas; thence N88°58'59"E, 436.60 feet along the south line of said TALLGRASS INN ADDITION to a point on the west line of SUMMERFIELD ADDITION; thence S1°01'03"E, 452.86 feet along said West line to the point of beginning, said tract containing 5.29 acres more or less, (Now platted as all of Lots 7, 8, 9 and 10, and parts of Lots 6, 11, and 12, Block 1, Tallgrass Commercial 5th Addition Wichita, Sedgwick County, Kansas) AND

A tract of land lying in the southwest quarter, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeasterly corner of TALLGRASS INN, an addition to Wichita, Sedgwick County, Kansas, said point also lying on the west line of SUMMERFIELD, an addition to Wichita, Sedgwick County, Kansas; thence $N75^{\circ}51'24''W$, 230.55 feet along a northerly line of said TALLGRASS INN ADDITION; thence $N14^{\circ}08'36''E$, 205.75 feet along an easterly line of said TALLGRASS INN ADDITION; thence $N88^{\circ}58'58''E$, 30.05 feet; thence $S14^{\circ}08'36''W$, 90.26 feet; thence $S75^{\circ}51'24''E$, 248.60 feet; thence $S45^{\circ}53'34''E$, 36.15 feet to a point on the Boundary of said SUMMERFIELD ADDITION; thence following said Boundary, $S57^{\circ}25'42''W$, 121.08 feet; thence $S1^{\circ}01'02''E$, 17.77 feet to the point of beginning, said tract containing 0.81 acres more or less, (Now platted as a part of Lot 13, Block 1, Tallgrass Commercial 5th Addition, Wichita, Sedgwick County, Kansas) AND

A tract of land lying in the southwest quarter, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeasterly corner of EXECUTIVE PARK AT TALLGRASS, an addition to Wichita, Sedgwick County, Kansas; thence $N89^{\circ}06'46''E$, 187.31 feet; thence $S1^{\circ}01'02''E$, 168.92 feet; thence $N88^{\circ}58'58''E$, 90.00 feet; thence $S1^{\circ}01'02''E$, 146.65 feet to the northeast corner of TALLGRASS INN, an addition to Wichita, Sedgwick County, Kansas; thence $S88^{\circ}58'58''W$, 278.00 feet along the north line of said TALLGRASS INN ADDITION, to a corner of said EXECUTIVE PARK AT TALLGRASS ADDITION; thence $N0^{\circ}53'34''W$, 316.00 feet along the east line of said EXECUTIVE PART AT TALLGRASS to the point of beginning, said tract containing 1.66 acres more or less (Now platted as Lot 1 and part of Lot 2, Block 1; Tallgrass Commercial 5th Addition, Wichita, Sedgwick County, Kansas).

Generally located on the north side of 21st Street North in an area east of Rock Road.

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.