

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 22, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-184 - AMENDMENT TO THE PEARSON FARMS COMMERCIAL
COMMUNITY UNIT PLAN

Z-3064 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL
DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED ON THE
SOUTHWEST CORNER OF 21ST STREET NORTH AND MAIZE ROAD.
(District #5)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions. (12-0)

Staff Recommendation: Approve subject to conditions.

CPO Recommendation: CPO Council "Northwest 5" recommended
approval. (5-2)

Background: On August 27, 1992, the MAPC held a public hearing to consider approval of an amendment to the Pearson Farms Commercial Community Unit Plan and an associated zone change request from the "LC" Light Commercial District to the "C" Commercial District on a 4.44-acre portion of the 16.78-acre C.U.P. site. The C.U.P. is located on the southwest corner of the 21st and Maize Road intersection. The existing C.U.P. contains six parcels that are zoned the "OC" Office Commercial and "LC" Light Commercial Districts. These parcels have been approved for development of a variety of retail, office and personal service uses. The applicants propose to reconfigure the C.U.P. to create an additional (seventh) parcel. The parcel is proposed to be used for self-storage facilities, including the outdoor storage of vehicles, boats, recreational vehicles (R.V.s) and equipment. The outdoor storage is to be covered and limited to the rear 300 feet of the parcel. All storage is to be screened by masonry walls at least six feet high. Outdoor storage of this type is first permitted in the "C" Commercial zoning district. The applicants have, therefore, filed an associated zone change request from the "LC" Light Commercial to the "C" Commercial District.

In addition to reconfiguring the parcels within the C.U.P., the applicants are proposing to increase by one the number of access points along 21st Street (from five to six). The City Traffic

Engineer is not opposed to an additional access point for the proposed development along 21st Street. Self-service storage facilities such as those proposed by the applicants have a very low traffic generation rate in comparison to the general retail sales and service establishments that are currently approved for development within the existing C.U.P.

In keeping with the intent and purpose of the City's C.U.P. provisions to provide well planned and well organized non-residential development areas, the applicants have added a clause to the general provisions of the C.U.P. document which specify that future buildings on the parcels remaining to be developed shall share similar architectural character and have the same predominant exterior building material.

Protest petitions have been submitted and the results will be announced at the City Council meeting.

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.
3. Override the Planning Commission's recommendation by a 2/3 majority vote of the membership of the governing body.

(_____) Published in The Daily Reporter on 1-28-93

ORDINANCE NO. 41-931
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-3064

Zone change from the "LC" Light Commercial District to the "C" Commercial District

Lot 2, Pearson Farms 3rd Addition, Wichita, Sedgwick County, Kansas

Generally located at the southwest corner of Maize Road and 21st 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) _____ City Clerk

Mayor

Approved as to form:

City Attorney