

Planning Agenda Item # _____

City of Wichita
City Council Meeting
August 27, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-175 - BOARDWALK COMMERCIAL COMMUNITY UNIT PLAN,
LOCATED AT THE NORTHWEST CORNER OF 29TH STREET NORTH
AND WOODLAWN

Z-3030 - ZONE CHANGE REQUEST FROM "AA" ONE-FAMILY
DWELLING TO THE "LC" LIGHT COMMERCIAL DISTRICT LOCATED
ON THE NORTH SIDE OF 29TH STREET NORTH BETWEEN OLIVER
AND WOODLAWN (District #1)

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 "1" recommended approval (6-1).

Background: On August 1, 1991, the MAPC held a public hearing to consider amendment of the Boardwalk Commercial Community Unit Plan to reflect an additional potential use to which the largest parcel of the development plan (Parcel #1) may be devoted, a regional wildlife center, and reconfigure the remainder of the site to create an additional parcel for commercial development along 29th Street North. Associated with the amendment is a request to change the zoning on approximately one acre of property in Parcel No. 1 to the "LC" Light Commercial District. The property for which the zone change is requested is currently zoned the "AA" One-Family Dwelling District, which has been approved for the "BB" Office District within the original community unit plan.

In addition to the changes noted above, the proposed amendment will reduce the amount and intensity of possible development by reducing the maximum gross floor area permitted on the C.U.P. from 215,306 square feet to 123,080 square feet, reducing the total number of buildings permitted on Parcels 2, 4 and 5 from 5 to 3 and removing "neighborhood shopping center, including grocery, furniture and theaters" from the proposed use lists of Parcels 2, 4 and 5 and removing "apartments" from the proposed use list of Parcel 1. No changes are proposed for Parcel 3, which is under separate ownership and is being developed with a Quik Trip convenience store.

The number of access points (4 to 29th Street and 3 to Woodlawn) and their approximate location also remain basically unchanged on the amended C.U.P. drawing.

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.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

October 3, 1995

TO: Janice McKinney, Park & Recreation Department
FROM: Kevin Kokes, Senior Planner, Current Plans Division
SUBJECT: Zone changes and plat northwest of 29th Street North and Woodlawn.

In 1987, the Wichita Park Board requested a Community Unit Plan (CUP) and a zone change from 'AA' One Family Dwelling District and 'LC' Light Commercial to 'BB' Office District and 'LQ' Light Commercial for a 14.7 acre tract of land located northwest of 29th Street North and Woodlawn. These requests were approved by the Wichita City Council, subject to platting. Our records indicate that a preliminary plat (S/D 87-89 The Boardwalk Addition) was approved by the Subdivision Committee of the Metropolitan Area Planning Commission on September 24, 1987. However, the plat never proceeded any further and was never considered by the Wichita City Council.

Over the years, the City Council has granted time extensions to the platting requirement, and those extensions expired on September 29, 1995. We understand that the City of Wichita and the federal government still own the subject property, except for the tract platted as the Quik-Trip 3rd Addition. We also understand that the Park Board and federal government have no plans to develop office or commercial uses in the area. Therefore, we will mark the zoning case files "closed due to failure to plat." We will also make the same notation on the CUP. However, the CUP and its restrictions will be retained for that portion of the CUP platted as the Quik-Trip 3rd Addition (Parcel 3). Please let me know if you have any questions concerning this matter.

cc: Kurt Schroeder, Superintendent of Central Inspection