

Planning Agenda Item # _____

City of Wichita
City Council Meeting

September 21, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP 211 AND Z-3101 - YMCA COMMERCIAL COMMUNITY UNIT PLAN AND ASSOCIATED ZONE CHANGE FROM THE "BB" OFFICE DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED 500 FEET WEST OF WEBB ROAD ON THE SOUTH SIDE OF DOUGLAS. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (13-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO East "2" voted 7-0-2 to recommend approval.

Background: On August 26, 1993, the MAPC considered a commercial Community Unit Plan and an associated zone change from the "BB" Office District to the "C" Commercial district for a 13.7 acre parcel generally located 500 feet west of Webb Road on the south side of Douglas. The "C" Commercial district is the first district to allow outdoor recreational uses. The application area is currently vacant. The proposed development will be limited to 60,000 square feet of floor area for 1 main building and 8,000 square feet of floor area in a maximum of 4 accessory buildings.

Surrounding property to the north is zoned "AA" Single Family and is currently developed with single family residential uses. Pizza Hut's World Headquarters exist to the west on property zoned "BB" Office. Surrounding property to the east and south is currently zoned "LC" Light Commercial and is developed with a Post Office substation, a Marriott Hotel and the Corporate Hills Office Complex.

The proposed development includes only one parcel with uses limited to indoor and outdoor recreational uses for the Y.M.C.A. or any other non-profit organization. Firing ranges, motorized vehicle tracks, driving ranges, water slides and amusement parks are

prohibited. The C.U.P. currently indicates 4 little league diamonds and 3 soccer fields in addition to the Y.M.C.A. facility.

The C.U.P. provides for 30 foot setbacks on all sides except for the north property line where a 125 foot setback is indicated. Within the 125 foot setback, landscaping and berming is proposed and lighting is prohibited. A landscape plan is required for approval prior to any building permits being issued. A drainage plan and guarantees for any required drainage improvements will be obtained during platting.

One monument ground sign with a maximum of 100 square feet is allowed. Flashing, rotating, moving signs or signs with the illusion of movement, portable, off-site and back lighted signs are prohibited. The plan indicates 1 access point to Douglas.

The intersection of Webb and Douglas is designed to handle approximately 29,000 trips per day. The current traffic counts indicate 16,572 trips through the intersection. Compared to retail uses, which generate approximately 166 trips per thousand square feet of leasable area, office uses (24 per 1,000 square feet of leasable area) and parks (36 per acre) generate minimal amounts of traffic. Therefore, the proposed development is not anticipated to have any significant impact on traffic.

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 application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first reading).

() Published in The Daily Reporter on 10-21-94

ORDINANCE NO. 42-512

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-3101

Zone Change from the "BB" Office District to the "C" Commercial District

The east 470 feet of Lot 1, PHI Addition, Wichita, Sedgwick County, Kansas. Now replatted as Lot 2, PHI 2nd Addition, Wichita, Sedgwick County, Kansas.

Generally located on the south side of Douglas in an area west of Webb 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.

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

FILED OCT 21 1994