

Planning Agenda Item # _____

City of Wichita
City Council Meeting
October 21, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-191 - AMENDMENT #6 - WILSON ESTATES, C/O GEORGE E. LAHAM, II (APPLICANT/PROPERTY OWNER); ROB HARTMAN; (AGENT) REQUEST AMENDMENT TO THE WILSON PROPERTY COMMERCIAL COMMUNITY UNIT PLAN; AND

DP-201 - AMENDMENT #3 - WILSON ESTATES, C/O GEORGE E. LAHAM, II (APPLICANT/PROPERTY OWNER); ROB HARTMAN; (AGENT) REQUEST AMENDMENT TO THE WILSON RESIDENTIAL/OFFICE COMMUNITY UNIT PLAN; AND

Z-3252 - ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL AND "GO" GENERAL OFFICE TO "GO" GENERAL OFFICE AND "LC" LIGHT COMMERCIAL, LOCATED SOUTH OF BRADLEY FAIR PARKWAY ON THE EAST SIDE OF ROCK ROAD.

(DISTRICT #2)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve C.U.P. amendments and zone change, subject to conditions (11-0).

CPO Recommendation: Approve C.U.P. amendments and zone change, subject to conditions (8-0).

Staff Recommendation: Approve C.U.P. amendments and zone change, subject to conditions.

Background: The applicant proposes to amend both the Wilson Property Commercial C.U.P. (DP-191) and the Wilson Estates Residential/Office C.U.P. (DP-201) to increase office and commercial zoning south of Bradley Fair Parkway, as well as reconfigure parcel boundaries.

The applicant requests an amendment to Parcel 9 of the Wilson Estates Commercial Community Unit Plan and Parcel 4 of the Wilson Estates Residential/Office Community Unit Plan, and an associated zone change to "GO" General Office and "LC" Limited Commercial, for additional office and commercial development. The amendment will add 6.43 ± acres to Parcel 9 of DP-191 from Parcel 4 of DP-201, located east of Rock Road and south of Bradley Fair Parkway. Parcel 9 of DP-191 is 3.44 acres approved for "GO" (General Office) zoning and limited to 20,000 square feet in floor area and building coverage by the C.U.P. The zoning was approved for "GO" General Office zoning by the City Council on November 7, 1995 as part of a larger rezoning, but has never been platted. As proposed, DP-191 will be reconfigured to show a 3.30 acre commercial tract (new Parcel 8) located at the southeast corner of Rock Road and Bradley Fair Parkway, with a 6.57 acre office tract (new Parcel 9) surrounding it to the east and south. Parcel 8 will allow the following permitted uses: financial institutions, restaurants, retail stores, clothing stores, offices, pharmacies, dry cleaning, laundry, barber shops, beauty shops, tailors, studios, shoe stores, small animal clinics, hardware stores, appliance stores, furniture stores, day care, and fitness centers. Parcel 9 will allow the following permitted uses: office, medical and dental clinic, or hotel.

In addition to the use restrictions, Parcel 8 is limited to a floor area ratio of 0.083 and a maximum gross floor area of 12,000 square feet, while Parcel 9 is limited to a floor area ratio of 0.157 and a maximum gross floor area of 45,000 square feet. The request will not increase the number of access openings, but will add one sign with 24 square feet for the new Parcel 9. The C.U.P. shows a 100 foot easement/building setback along the southern portion of Parcel 9 and a 100 foot building setback along the eastern portion of Parcel 9 for two-story buildings (35 foot building setback if limited to one-story). There will also be a 35 foot landscape buffer along the east property line in Parcel 9. A site plan also submitted by the applicant shows access to the site from Bradley Fair Parkway, with no direct access to Rock Road. Both parcels' access drives are in line with the Macaroni Grill's and Bradley Fair's access drives to the north. The illustration also shows a pond located in the southeast corner of Parcel 9, with a two-story office building fronting Rock Road with parking to the east. Parcel 8 shows a retail structure fronting Rock Road, again with parking to the east.

After limited discussion of this matter, the MAPC voted (11-0) to approve the request as recommended by staff.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P. amendments, 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 the first hearing.)

() Publish in the Daily Reporter on _____

Corrected ORDINANCE NO 44-673

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3308 and Z-3252

Zone change request from "SF-6" Single-Family Residential District to "LC" Limited Commercial District, described as:

Bradley Fair Fourth Addition, Wichita, Sedgwick County Kansas.

Generally located at the southeast corner of Bradley Fair Parkway and Rock Road.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes 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 Wichita -Sedgwick County Unified Zoning Code 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:

Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney