

DR 66-6 - Amendment to City Zoning Ordinance re: Community Unit Plan Regulations.

ACTION

DATE

COMMITTEE

M.A.P.C.

Approve

3-17-66

4-19-66

~~B.C.C.~~

Approve

closed 4-20-66

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 11, 1973

TO Board of City Commissioners
FROM Robert A. Lakin, Director of Planning *RAL*

SUBJECT Community Unit Plan

The Community Unit Plan provisions in the City's zoning ordinance are really a very early version of what is now known as the Planned Unit Development concept. The CUP provisions, however, were developed primarily for commercial purposes, where Planned Unit Developments throughout the United States are largely reserved to residential developments.

Original CUP Provisions

It was in the early 1950's that the CUP provisions were developed for the City of Wichita ordinance. They were, basically, an overlay type of concept rather than the development of a separate and distinct zoning district in and by itself. In general terms, it was an optional device which the developer could choose to submit more specific plans in order to either (1) overcome the individual lot and block restrictions of the district in which he was located, and/or (2) convince the Commissions that more than the traditional six acres of light commercial zoning (adopted policy of the City Planning Commission and Board of City Commissioners) should be granted.

The first specific case was the request for zoning for Eastgate. Shortly after that, Lambsdale (southeast corner of 13th and Oliver) and Westway Shopping Centers were approved under the CUP. As a part of this adoption procedure, and as a part of the justification for the extra zoning, a specific site plan showing the location of buildings and dimensions thereof had to be submitted. Traffic studies by traffic engineering firms were required to be submitted to show both external traffic handling characteristics of the site and to provide a specific internal circulation plan, including layout of parking spaces, aisles, etc. Also required were economic base studies which showed that there was a potential for the amount of square footage requested to be granted, that there was sufficient dollar volume in the community, either existing or through future growth, that would justify a shopping center (earlier policies indicated no "major" shopping center should be located within three miles of one another). Landscape plans were required showing the location of plant material and the identification of such material, its size and quality. After approval of these plans by the Planning Commission, they were required to be recorded with the Register of Deeds and any amendment procedures would require re-

tracing the entire approval process. In addition to the aforementioned items, the Planning Commission also required the developer to agree to a time schedule for development, which should he fail to meet, the approval would be withdrawn and held void.

Over the next ten years there was considerable complaint by owners of the shopping centers under those Community Unit Plans. In nearly every instance, the shopping center had been requested for approval based on what a marketing person or an architect thought could be developed. When it came down to signing leases with tenants, buildings were either not located to satisfy the tenant or the size was inadequate by a few feet or the major tenants insisted on a complete redesign of the center from an L-center to a mall, etc. The changes, even though they might be for just a few feet in the width of a building, required several weeks, and sometimes months, in order to run back through the approval process. Also, there was major complaint against the time schedules for development. In every instance where requested, the time schedules were modified and extended. In other words, no one was held to what they said they could do.

1964 Amendments to CUP

Following this general period of discontent and prior to the approval of some additional major centers, including what is now known to be the Kellogg Mall, the Planning Commission instructed the Planning Department to prepare an amendment to the zoning ordinance pertaining to the Community Unit Plan provisions. The principal objectives of such a revision were to clarify the requirements for an economic study (which resulted in its elimination) and to remove the requirement of the time schedule for the proposed project. The MAPC further suggested that the Community Unit Plan not be limited to shopping center development, but include all major sized commercial developments in both the "LC" and "C" zoning districts. They also suggested that requirements for precise information regarding size, shape, location and use of structures should be relaxed so that only generalized information would be required in the future. As a result of this direction, the ordinance was amended with the general requirement that any tract larger than six acres (which related to the establishment of 6-acre "LC" squares at the corner of section line roads) when held in single ownership or control, be required to submit a community unit plan rather than have it as an option.

Until 1966, the approval procedures for Community Unit Plans involved only the MAPC, with a right of appeal to the governing body. In 1966, the City Commission was established as the approval authority, with the Planning Commission recommending on CUP's in the same fashion as they do on zoning change requests.

Also at this time, a provision for notice on community unit plans was added, which expanded the original 200-foot notice that was carried as per the normal zoning case. At this time the ordinance was changed to allow the Planning Commission to set by policy the notification radius. They established a sliding scale which is as follows:

6 to 15 acres	-	500 foot notification radius
15 to 25 acres	-	750 feet
Over 25 acres	-	1,000 feet

Residential CUP

Currently, the City ordinance provides for two types of planned community unit plans. The first is the residential district, which is an optional district requiring that an owner have 20 acres or more in order to utilize the district. It is an overlay concept and provides that the density for the CUP may not exceed the basic allowable density of the underlying zoning districts, unless such density is further restricted as a part of the CUP approval.

Also, it provides for the establishment of the general relationships of buildings and structures on the land, allows any type of housing (garden apartment, duplex, etc.) within the density constraints and allows deviation from the normal lot-envelope setback and bulk control standards. In addition, the Commission may require screening and buffering on the project and have in the past also required a higher ratio for parking than the standard requirement in the zoning ordinance. The zoning ordinance requires, before the Planning Commission may grant approval of the residential CUP, that four conditions be found to exist. These four conditions are as follows:

1. That the value of buildings and character of the property adjoining the area included in such plan will not be adversely affected.
2. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety and morals and general welfare.
3. That the building shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "IC" district can be established through the regular channels.
4. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.

The Planning Commission, in approving a residential CUP, shall set forth its reasons for approval of the application and specific evidence and facts showing that the plan meets the above conditions.

Commercial CUP

The second Community Unit Plan provision is for Planned Commercial Districts and as indicated above is required to be applied to any tract six acres or more in size zoned "LC" or "C" which is held in single ownership or under single control. The ordinance requires that, although specific building locations not be shown, that setback lines, maximum ground coverage, maximum gross floor area, maximum height, location and means of ingress and egress to the streets and publicways, drainage facilities and intended general use, i.e., offices, shopping center, recreation center, hotel and highway uses, etc., be specified. In addition, billboards are prohibited in the plan. Where there is mixed development, such as with offices or apartments, the development plan shall indicate those areas, including the type of use, and provide for screening or buffering to protect these areas from any adverse affect from the commercial areas. Minimum standards provide that no setback shall be less than 35 feet from any street, that next to a residential district there shall be no less than a 35-foot setback and that no more than 30% of the site shall be covered with buildings. Provisions for solid or semi-solid type walls are required to separate residential from commercial property when abutting each other. Waivers have often been granted in recent years. When across the street from residential property, a landscaped area (not tall screening) may be required. In general, no guarantees were required of the developer at the time of approval inasmuch as it is assumed that the Superintendent of Central Inspection will not issue building permits unless permits are taken out for all of the improvements as required under the plan. Paving, drainage and other similar improvements are handled at the time of platting.

Adoption Procedures

The adoption procedures are similar to the ones for changing zoning districts. An applicant files his development plan with the Planning Department, together with an application indicating ownership and accompanied by an ownership list meeting the prescribed policy provisions of the MAPC. The basic filing fee is \$400 for residential plans or amendments thereto, and \$400 for any amendment to a commercial plan.

No fee is required for an original approval of a commercial area inasmuch as it is a requirement of the zoning ordinance. The Community Unit Plan is advertised for a public hearing under the same time limits as regular zoning cases. These notices

appear in the official City paper. In addition, written notices of the public hearing are mailed to all property owners within the notification radius which relates to the size of the tract involved. All persons wishing to be heard may be heard at the Planning Commission public hearing. The record of such hearing in the form of minutes is furnished the City Commission, at which time the City Commission may approve, modify, deny or return the application to MAPC for further evaluation and hearing. As this is not a change in zoning district, the City Commission may take such action as it deems appropriate at their first hearing by a majority of the Commission. As the Community Unit Plans are not approved by ordinance, a simple majority of a quorum would be sufficient to approve an original plan or amendments thereto. There are no protest provisions provided for under the existing City ordinances inasmuch as this is not a change in zoning, but a modification to a zoning district through the use of overlay and site plan techniques. This is not to say that protests cannot be entered and registered with the Commission. They would, however, under existing ordinances and statutes, not require an extraordinary majority in order to approve or make changes.

Amendments

Amendments to the plan are processed in the same fashion as the original application is filed. There have been cases, such as on the 160-acre Kellogg Mall tract (under earlier approval) where amendments were requested affecting only a single parcel on a single corner or edge of the tract. Notices were not required to be sent out on the 1,000-foot radius, but on a smaller radius commensurate with the size and area of the Community Unit Plan proposed to be changed. Where there is any doubt in terms of the affect on the overall area, the full notification radius is required of the developer. There is no time element between which amendments may be considered as the City zoning ordinance has (one year separation). However, this has generally not been a problem. Most developers attempt not to amend their plans any more often than necessary.

Problem

Probably the biggest single deficiency in the Community Unit Plan as currently proposed is that approvals are given when the developer is basically speculating on future development without a firm knowledge or solid marketing grasp of what the potential is for a tract or what may be the requirements of his lessees. It was this basic problem which resulted in the 1964 amendment to loosen the requirements. Until the actual site plans are developed and there is knowledge as to where and how the buildings will be sited, where the service areas will be, such additional refinements as to make the Community Unit Plan worthwhile are not possible. Such additional information would allow appropriate buffers and landscaping areas to be established, lighting patterns to be established, signs to be located and

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April 11, 1973

internal circulation plans to be developed and evaluated. The earlier approval, such as we now have, would allow establishment of the range of uses, the major setbacks and major access points as related to the street system. Although I am sure it will not be agreed on by many, the lack of justification for the many large shopping center areas over the last 10 years has not been to the City's advantage. In all probability, the lack of requirement of a traffic survey and evaluation has operated neither to the interest of the developer or the City. One additional item that has been of some hindrance has been the failure to provide adequate notice to buyers that they are under such a Community Unit Plan, since the plans are no longer filed with the Register of Deeds, but only with the City Clerk, Central Inspection and the Planning Department. A developer could purchase the land, not being aware that he is bound by some other requirements of the Community Unit Plan approval. There has also been some reluctance to require of Community Unit Plans specific screening plans. Many times a developer will install what I believe to be inferior plant materials and landscaping. Even when installed, their failure to maintain plant material and even fences over a period of time results in the intent of the ordinance being to some degree subverted. This is largely an inspection problem, although it should be noted that it is a difficult item to enforce from a maintenance standpoint.

Between the new basic zoning districts which are in the new ordinance and which require landscaping and buffer requirements between commercial and residential districts as a standard item, and the new Planned Unit Development proposals which are being re-examined to be resubmitted to this Commission, many of the above faults can be overcome. Other items, such as the lack of policy on location of shopping centers is precisely a policy problem and the zoning ordinance, either the old or the new, will not overcome this deficiency.

RAL:ber

cc: Ralph Wulz
City Manager

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE April 2, 1973



TO Robert A. Lakin, Director of Planning

FROM Robert G. Finch, Executive Assistant to the City Manager

SUBJECT Discussions of the CUP Concept

As per our telephone conversation the date for City Commission consideration of the above subject has been changed from April 3, 1973, to April 24, 1973, as requested by Commissioner Porter.

As requested in the memo from the City Manager dated March 20, 1973, please provide nine (9) copies of the background material for review by the Commissioners. This material should be provided by April 19, 1973.

As you suggested, this office will advise the Wichita Home Builders Association, the Board of Realtors and Oblinger-Smith of consideration of the matter on that date.

RGF/kmp



THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE March 20, 1973



TO Robert A. Lakin, Director of Planning


FROM Ralph Wulz, City Manager

SUBJECT Discussions of the CUP Concept

Commissioner Porter has requested that the CUP concept be placed on the City Commission agenda for discussion.

The matter is scheduled for the meeting of April 3, 1973.

Please provide this office with nine (9) copies of background material regarding the Community Unit Plan for review by the Commissioners prior to the meeting.


Ralph Wulz
City Manager

RW:fjh



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

INSTRUCTIONS

Application for Community Unit Plan (Planned Development)
For Property Located Within the Limits of the
City of Wichita, Kansas

RESIDENTIAL PLANNED DEVELOPMENT

The owner or owners of any tract of land comprising an area of not less than twenty (20) acres may submit to the Superintendent of Central Inspection of the City of Wichita, a Plan for the use and development of all such tracts of land for residential purposes. Such Development Plan shall be referred to the Planning Commission for study, public hearing and report to the Board of City Commissioners, and the Board of Commissioners may approve or disapprove the Development Plan. (Section 28.04.190 of the City Zoning Ordinance)

COMMERCIAL PLANNED DEVELOPMENT

On all lands zoned "LC" Light Commercial or "C" Commercial which are held in single ownership or under single control and which are six (6) acres or more in size, a planned commercial development plan shall be submitted under the Community Unit Plan provisions of the Zoning Ordinance. (Section 28.04.190 of the City Zoning Ordinance)

1. All applicants submitting a Development Plan under the Community Unit Plan provisions of the Ordinance should consult the Planning Department prior to submitting a formal application. The purpose of the consultation is to advise the applicant of his rights and responsibilities in submitting such a Plan.
2. An application for a Community Unit Plan must be signed by all property owners or by the authorized agent(s) of such owner(s).
3. In order for any application to be considered by the Commission, the following items must be submitted to the Planning Office:
 - a. Application Form: All blanks must be completely filled in with either the information requested or the notation - N/A (Not Applicable). INCOMPLETE APPLICATION FORMS WILL NOT BE ACCEPTED for processing.
 - b. A current abstractor's certificate shall be submitted containing a legal description of the area included in the application and shall also include the names and mailing addresses of all property owners within the following prescribed distance:
 1. 6-15 acres - 500 feet.
 2. 15-25 acres - 750 feet.
 3. Over 25 acres - 1000 feet.
 - c. The appropriate fee as established in the Zoning Code of the City of Wichita, Kansas. This fee is to help defray processing, filing, and publication costs. The following are the fees for CUP applications:

Community Unit Plan - Residential (original)	\$400
Community Unit Plan - Residential (amendment)	\$400
Community Unit Plan - Planned Commercial Development (original as required by ordinance)	None
Community Unit Plan - Planned Commercial Development (amendments)	\$400

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____
- b. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on property zoned _____ and legally described as Lot(s) _____, Block(s) _____, _____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

II.B There are _____ acres (round to nearest tenth) in the above described property.

4. The applicant shall file at least five copies of the proposed Community Unit Plan with the Planning Department for their comments and shall allow a maximum of two weeks for their review. One copy of the Plan will be returned to the applicant along with the Planning Department comments and the applicant shall then prepare a revised copy of the Plan and shall submit twelve (12) copies of the Plan to the Planning Department so that the Plan can be set for hearing by the Metropolitan Area Planning Commission.
5. The Wichita-Sedgwick County Metropolitan Area Planning Commission will meet to consider Community Unit Plan requests on the second and fourth Thursdays of each month at 1:30 p.m., in room 401, City Building Annex, 104 South Main, Wichita, Kansas. An application for a Community Unit Plan, accompanied by appropriate documents as listed above, must be filed with the Planning Department before 5:00 p.m. on the closing date established by the Metropolitan Area Planning Commission.
6. It is the policy of the Planning Commission that any request for a deferral of the hearing of this Plan shall be submitted to the Secretary, 104 South Main, Wichita, Kansas, at least seven (7) days prior to the meeting. If, in the discretion of the Chairman and Secretary, such deferral is to be granted, notices of such deferral and of the next hearing date will be mailed to those who received original notice of the hearing. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.
7. It is the policy of the Planning Commission to not consider more than nine (9) new zoning and C.U.P. applications at any regular meeting.

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

a. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

b. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

c. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on property zoned _____ and legally described as Lot(s)

_____, Block(s) _____,

_____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

II.B There are _____ acres (round to nearest tenth) in the above described property.

III. This property is located at (address) _____.

The general location is (use appropriate section)

a. at the _____ corner of _____
and _____; or

b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By _____ Authorized Agent (if any) By _____ Authorized Agent (if any)

By _____ Authorized Agent (if any) By _____ Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at _____ (AM, PM) on _____ (Day, Month, Year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$_____.

Name

Title

History -

1954 - Shopping Center
large residential -

- Specific site / blocks
- Traffic Studies
- Economic Studies
- Exchange Rates
- Revised Reg of Plots
- Time Schedules

overlay districts

Explicit

1962-64 -

Kilroy's mall area

Staff directed to review

eliminate studies

time schedules

6A + C + ~~UCC~~

loose & flexible

1966

add BCC

+ notice as per PMA PC Schedules

Current: optional

Res 20A +

overlay

committee stay on the basic district

limits schedules

general building pattern

4 conditions

modify fully setback
with lot controls
recessive screening
& tree planting

Comm - mandatory

6A & C + C

Setbacks, limit use, & steps back
control limited buffer.

still look review at permit time

Admin.

Overlay to basic zone.

- Require publication notice
- mail notice on

500'
750'
1000'

Notice on revision - Some zoning already established - notify on basis of general effect of plan -

Admin adjustments

↳ - mail set back -

Denial - S Kellough

- ~~Byron Stout~~ - Schofield

Zoning 4/5TH on 200' only -

ORDINANCE NO. 28-670

AN ORDINANCE AMENDING SECTION 28.04.190 OF THE CODE OF THE CITY OF WICHITA, KANSAS, RELATING TO COMMUNITY UNIT PLAN REGULATIONS, AND REPEALING SAID SECTION 28.04.190 OF THE CODE OF THE CITY OF WICHITA, KANSAS; AND AMENDING ORDINANCE NO. 28-354 OF THE CITY OF WICHITA, KANSAS, RELATING TO CHANGES IN ZONING CLASSIFICATIONS OR DISTRICTS, AND REPEALING SAID ORDINANCE NO. 28-354 OF THE CITY OF WICHITA, KANSAS:

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. Community Unit Plan Regulations

A. RESIDENTIAL

The owner or owners of any tract of land comprising an area of not less than twenty acres may submit to the Superintendent of Central Inspection of the City a plan for the use and development of all such tracts of land for residential purposes. Such development plan shall be referred to the Planning Commission for study, public hearing and report to the Board of Commissioners, and the Board of Commissioners may approve or disapprove the development plan. If the Board of Commissioners approves the development plan, the Board of Commissioners may authorize the issuance of building permits and certificates of occupancy therefor even though the use of the land and the use and location of the structures, including the yards and open spaces required by this chapter do not conform in all respects to the regulations contained in other sections of this chapter. The Planning Commission shall make a report to the Board of Commissioners setting forth its reasons for approval of the application and specific evidence and facts showing that the proposed community unit plan meets the following conditions:

1. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
2. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
3. That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
4. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.

B. PLANNED COMMERCIAL DEVELOPMENT

The intent and purpose of this section is to promote well-planned and well-organized developments of commercial areas which are held in single ownership or under single control and which are six (6) acres or more in size; to protect the public safety, convenience, health and general welfare through standards and provisions which establish requirements as to lot coverage, height, setback and screening which permit review of the size, shape and location of such facilities with due regard to the tract as a whole so as to ensure the development of commercial facilities with proper ingress and egress, parking, drainage facilities, screening, sign control, environmental control and other requirements and amenities. The character of the commercial development should be appropriate to the neighborhood and conditions and safeguards should be provided to ensure that the development will minimize any diminution, if any, in value of surrounding residential property.

1. Planned Commercial Development Provision to be Applied to Certain Lands.

The regulations of this section shall apply to development or construction on those contiguous lands held in a single ownership by one firm, company, individual, partnership, joint venture or corporation or under single control, which are six (6) acres or more in size, and which are now or hereafter zoned either "LC" Light Commercial or "C" Commercial, or a combination thereof.

2. Materials to be Submitted with Zoning Applications.

a. When "LC" or "C" Commercial District zoning is requested which meets the criteria in B.1 above, the applicants shall submit to the Planning Commission, with their zoning application, a preliminary development plan covering the entire tract proposed for development, indicating existing conditions, existing and proposed development. The actual form of proposed buildings need not be shown; however, it shall be necessary to show through use of setback lines or other means of delineation, that area within which the buildings will be located, the maximum ground coverage area, maximum gross floor area, maximum height, the location and means of ingress and egress to streets and public ways, drainage facilities and intended general use (i.e., offices, shopping center, recreation center, motel and highway uses, etc.) for the development.

b. The preliminary development plan shall be drawn to scale of not less than one hundred (100) feet to the inch, shall indicate topography at two (2) foot contour intervals, and shall show existing streams or other significant natural features.

3. On lands already zoned "LC" or "C", or a combination thereof, meeting the conditions and criteria of Subsection B.1 of this Section, there shall be submitted for

approval by the Planning Commission a preliminary development plan as required in Subsection 2 prior to any building permit being issued and no building permit shall be issued until a preliminary development plan has been approved.

4. Permitted Principal Uses and Structures.

a. All uses permitted in the commercial zoning classification in which the development is proposed shall be permitted.

b. Advertising signs, relating to the proposed development, the stores and shops and products sold therein are permitted. No billboards shall be permitted.

c. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures and which do not involve operations or structures not in keeping with the character of the district.

d. In cases where community unit plan development proposes a mixture of commercial uses and more restrictive uses, such as multiple-family dwellings, offices and other uses permitted in "AA", "A", "RB", "B" and "BB" zones, the development plan shall indicate the proposed areas and their proposed general type of use (four-plex, garden apartments, care home, etc.) and the provisions made for screening and buffering to protect these areas from adverse affects, if any, from commercial areas. The requirements such as lot area, setbacks, uses and height for uses not first permitted in "LC" or "C" shall be the same as the district in which such use is first permitted.

5. Minimum Yard Requirements.

The grouping of building and parking areas shall be designed to protect residential areas, and screening from noise and light shall be provided where necessary; provided, however, that in no case shall the proposed design provide less than the following standards:

a. All main buildings or structures shall set back from all street right-of-way lines a distance of not less than thirty-five (35) feet.

b. Where the proposed development abuts a residential district, no building shall be constructed less than thirty-five (35) feet from such district line.

c. There shall be a rear yard, alley, service drive or combination thereof of not less than thirty (30) feet.

6. Maximum Lot Coverage.

Buildings shall cover not more than thirty (30) percent of the site on which the development is proposed.

7. Height Regulations.

As regulated in "LC" or "C" Commercial districts except as provided in Sub-item 4.

8. Screening and Landscaping.

a. A solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry, architectural tile or other similar material (not including wood, woven wire) at least five (5) feet but not more than eight (8) feet high shall be constructed:

- 1) Along the property line when an "AA", "A", "RB" or "B" District abuts the planned development area and is not separated by any public way, alley or street. Such wall shall be reduced to three (3) feet in height from the side yard or front yard setback line of said abutting property to the property line adjoining any public street (see Fig. 1).

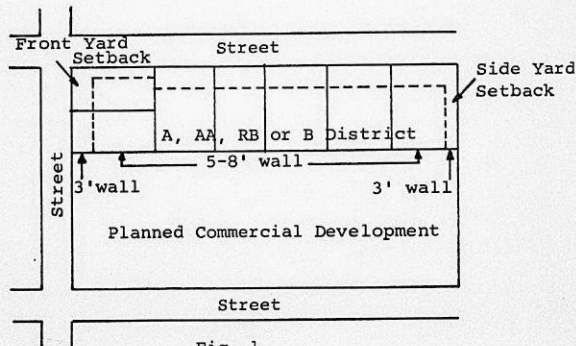


Fig. 1

- 2) Along the property line when adjacent to a residential district and separated by a public way, street or alley if the storage area, service area or rear of the building(s) face directly such "AA", "A", "RB" or "B" District.

- 3) When a part of the property on which there is a planned commercial development includes "B" or "BB" District as a buffer between adjacent "AA", "A" or "RB" District and the commercial development, then the wall shall be constructed at the boundary between the buffer and said "AA", "A", or "RB" District. (See Fig. 2)

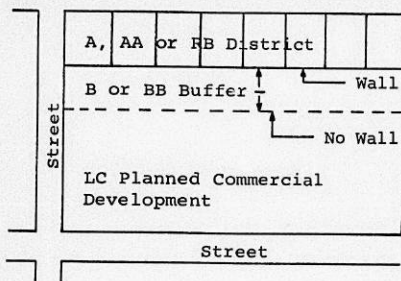


Fig. 2

b. Low shrubbery not less than ten (10) feet in width shall be provided on the perimeter of the planned commercial development when such area is adjacent to an "AA", "A", "RB" or "B" District and separated by a street and not under the provision of 8.a above. Said shrubbery shall be a type and maintained in such manner as to not constitute a traffic hazard.

9. The Commission or governing body may, in unusual situations where the objectives of the Master Plan and good planning practices are furthered, alter the foregoing requirements, including the modification of all or any part of the foregoing requirements; provided, however, that the Commission must set forth specific reasons in writing as to the manner in which such modification meets the above criteria.

10. Administration.

a. The Commission, in a public hearing, shall review the preliminary development plan for compliance with the requirements of this section. In the course of such review, the Commission or governing body may require changes in the preliminary development plan as a condition for approval of zoning. The Commission may, but shall not be required to secure initial review and recommendation of said plan by its Subdivision Committee.

b. If the Commission shall approve said plan, it shall cause said plan to be filed with the Director of Planning and with the official charged with the enforcement of zoning. After receiving the recommendation of the Commission, the governing body may approve, disapprove or amend, by motion, the plan subject to changes, special conditions and safeguards as may be deemed by either the Commission or governing body to be in the public interest.

c. All amendments to any plan approved hereunder or under previous procedures shall follow the same procedure as for the hearing and approval of an original development plan.

d. No building permit shall be issued on lands meeting the conditions and criteria under B.1.a of this Section unless a development plan shall have been approved in accordance with provisions herein.

e. After a plan has been submitted and approved for tracts as one unit, development in compliance with the plan may proceed on parts of a unit.

f. Any substantial deviation as determined by the Superintendent of Central Inspection from the plans submitted shall constitute a violation of the building permit authorizing construction of the proposed development. No building permit shall be issued for any construction which is not in conformity with an approved development plan.

g. Notice of hearing of the plan shall be given by publication in a newspaper of general circulation in the City for one publication not less than twenty (20) days in advance of hearing, and by notice by mail to adjoining property owners as may be determined necessary under adopted policies of the Commission.

SECTION 2. Changes in Zoning Classifications or Districts - General Procedure.

1.1 Changes in the zoning classification or district of any lot, tract or parcel of land located in the City, shall be made by ordinance of the Board of Commissioners of the City, upon recommendation by the Planning Commission after notice and hearing as by law provided, that every such ordinance shall legally describe the particular lot, tract or parcel of land and the change being made in its zoning classification or district; providing one ordinance may contain more than one change of zoning.

1.2 Upon the adoption by the Board of Commissioners of an ordinance effecting a change in the zoning classification or district of any lot, tract or parcel of land in the City, the Director of Planning shall cause the particular sectional zoning map embracing the lot, tract or parcel involved to be changed accordingly so that such sectional zoning map shall at all times reflect the current zoning classification or district of every lot, tract or parcel of land in the City.

2. Changes in zoning classification or districts by the Board of Commissioners.

2.1 The Board of Commissioners of the City of Wichita, may from time to time amend, supplement or change the boundaries or regulations contained, prescribed and set forth in this Chapter,

provided such proposed change first be submitted to the Planning Commission for its recommendation and report; and provided further, that no less than twenty (20) days' notice of such proposed change shall first be published in the official paper of the City and a hearing by the Planning Commission be granted to any person interested, at a time and place specified in such notice. Such hearing may be adjourned from time to time and at the conclusion of the same, the Planning Commission shall prepare its recommendations and shall, by an affirmative vote of a majority of the total membership of the Commission, adopt the same and shall submit the same, together with the accurate written summary of the hearing thereon, to the Board of Commissioners of the City of Wichita. The Board of Commissioners of the City of Wichita may, if it approves the same, adopt such proposed ordinance or may resubmit the same to the Planning Commission for further consideration, together with a statement specifying their basis for disapproval or disagreement. The Planning Commission, after reconsidering the same, may resubmit its original recommendation, giving the reasons therefore or after notice and public hearing as provided for the original recommendation, submit new and amended recommendations. Upon the receipt of such recommendations, the Board of Commissioners may adopt or may revise or amend and adopt such recommendations by ordinance. If, however, a protest against such amendment, supplement or change be filed in the Office of the City Clerk within fourteen (14) days after the conclusion of the public hearing pursuant to said publication notice, duly signed and acknowledged by the owners of twenty percent (20% of the total area, excepting public streets and ways, located within two hundred (200) feet of the property proposed to be rezoned, such amendment shall not be passed except by at least three-fourths (3/4) vote of all of the members of the Board of Commissioners.

3. Changes by other individuals or groups.

3.1 A proposal for an amendment or change in zoning may be initiated by the governing body, the Planning Commission or upon application of the owner of the property affected. The application shall be filed with the Planning Commission upon forms and accompanied by such data and information as may be prescribed by the Planning Commission, so as to assure the fullest practicable presentation of facts for the permanent record.

3.2 For the purpose of defraying costs of proceedings described herein, filing and publication fees shall be paid upon the filing of each application for a change of district boundaries or classification as follows:

Classification	Fee
"AA" - One-family dwelling district	\$ 35
"A" - Two-family dwelling district	\$ 35
"RB" - Four-Family dwelling district	\$ 35
"G" - Mobile home district	\$ 70
"B" - Multiple-family dwelling district	\$ 70
"BB" - Office district	\$ 70

"LC" - Light commercial district (6 acres and under)	\$100
"LC" - Light commercial district (over 6 acres)	\$200
"C" - Commercial district (6 acres and under)	\$100
"C" - Commercial district (over 6 acres)	\$200
"D" - Central business district (6 acres and under)	\$100
"D" - Central business district (over 6 acres)	\$200
"E" - Light industrial district (6 acres and under)	\$100
"E" - Light industrial district (over 6 acres)	\$200
"F" - Heavy industrial district (6 acres and under)	\$100
"F" - Heavy industrial district (over 6 acres)	\$200
Community Unit Plan - Residential (original)	\$200
Community Unit Plan - Residential (amendment)	\$200
Community Unit Plan - Planned Commer- cial Development (original as required by ordinance)	None
Community Unit Plan - Planned Commer- cial Development (amendments)	\$200

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in such a manner as prescribed by law. No fee shall be required when said application is submitted by any department of the City, County, State or Federal Government.

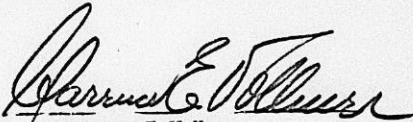
3.3 No application for any change of zoning classification shall be filed within one (1) year following a previous application on the same property or portion thereof; provided, however, the Zoning Committee of the Planning Commission, upon petition by the applicant, may permit a refiling of said application after six (6) months of the original publication date, when significant physical, economic or land use changes have taken place within the immediate vicinity or a significant zoning ordinance text change has been adopted, or when the reapplication is for a change of zoning classification more restrictive than the original request. The applicant shall submit a statement in detail, setting out those changes which he deems significant and upon which he relies for refiling the original application.

SECTION 3. That said original Section 28.04.190 of the Code of the City of Wichita, Kansas, is hereby repealed.

SECTION 4. That Ordinance No. 28-354 of the Code of the City of Wichita, Kansas, is hereby repealed.

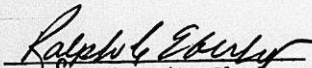
SECTION 5. This Ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND APPROVED this 26th day of April, 1966.



Clarence E. Vollmer
President of the Board of Commissioners

ATTEST:


Ralph Eberly, City Clerk

(SEAL)

April 14, 1966

Board of City Commissioners
City Building
204 South Main
Wichita, Kansas

Gentlemen:

Re: DR 66-6 - Amendment to the Zoning
Ordinance Relative to Planned
Commercial Development

During an informal conference of the Board of City Commissioners on January 18, 1966, the City Commission directed the preparation of an ordinance amendment which would require that the approval or modification thereof to Planned Commercial Developments under the Community Unit Plan provisions of the ordinance be submitted for City Commission approval.

Also, at the regular meeting of the Planning Commission on January 20, 1966, the Planning Commission directed the Planning Staff to prepare a fee schedule for Community Unit Plans.

Attached for your consideration is a proposed amendment to Section 28.04.190.B - Planned Commercial Development, which provides for governing body approval of development plans, as well as establishing a fee schedule for development plans under the Community Unit Plan provisions of the Zoning Ordinance.

The Department of Law has prepared an ordinance effectuating the proposed amendment and, if the City Commission agrees with the proposed change, it is recommended that the ordinance be placed on its first reading.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:ber
Attachment

() (Published in The Wichita Beacon on _____, 19__)

ORDINANCE NO. _____

AN ORDINANCE AMENDING ~~ORDINANCE NO. 27-712~~ AND
SECTION 28.04.190 OF THE CODE OF THE CITY OF
WICHITA, KANSAS, RELATING TO COMMUNITY UNIT PLAN
REGULATIONS, AND REPEALING SAID ORDINANCE NO.

~~27-712~~ AND SECTION 28.04.190 OF THE CODE OF THE
CITY OF WICHITA, KANSAS; AND AMENDING ORDINANCE
NO. ~~27-902~~ AND SECTION 28.04.210 OF THE CODE OF

RELATING TO CHANGES IN ZONING CLAS-
SIFICATIONS OR DISTRICTS;
THE CITY OF WICHITA, KANSAS, AND REPEALING SAID

~~ORDINANCE NO. 27-902~~ AND SECTION 28.04.210 OF
THE CODE OF THE CITY OF WICHITA, KANSAS:

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY
OF WICHITA, KANSAS:

SECTION 1. ~~That Section 28.04.190,~~ *Community unit plan regulations* Code of the City

of Wichita, be amended to read as follows:

~~(Section 28.04.190 Community unit plan regulations)~~ *omit*

A. RESIDENTIAL

The owner or owners of any tract of land comprising an area of not less than twenty acres may submit to the Superintendent of Central Inspection of the City a plan for the use and development of all such tracts of land for residential purposes. Such development plan shall be referred to the Planning Commission for study, public hearing and report to the Board of Commissioners, and the Board of Commissioners may approve or disapprove the development

plan. If the Board of Commissioners approves the development plan, the Board of Commissioners may authorize the issuance of building permits and certificates of occupancy therefor even though the use of the land and the use and location of the structures, including the yards and open spaces required by this chapter do not conform in all respects to the regulations contained in other sections of this chapter. The Planning Commission shall make a report to the Board of Commissioners setting forth its reasons for approval of the application and specific evidence and facts showing that the proposed community unit plan meets the following conditions:

1. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
2. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
3. That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
4. That the average lot area per family contained in the site, exclusive of the area occupied by streets shall be

not less than the lot area per family required for the district in which the development is located.

B. PLANNED COMMERCIAL DEVELOPMENT

The intent and purpose of this section is to promote well-planned and well-organized developments of commercial areas which are held in single ownership or under single control and which are six (6) acres or more in size; to protect the public safety, convenience, health and general welfare through standards and provisions which establish requirements as to lot coverage, height, setback and screening which permit review of the size, shape and location of such facilities with due regard to the tract as a whole so as to ensure the development of commercial facilities with proper ingress and egress, parking, drainage facilities, screening, sign control, environmental control and other requirements and amenities. The character of the commercial development should be appropriate to the neighborhood and conditions and safeguards should be provided to ensure that the development will minimize any diminution, if any, in value of surrounding residential property.

1. Planned Commercial Development Provision to be Applied to Certain Lands.

The regulations of this section shall apply to development or construction on those contiguous lands held in a single ownership by one firm, company, individual, partnership, joint venture or corporation or under single control which are six (6) acres or more in size, and which are now

or hereafter zoned either "LC" Light Commercial or "C" Commercial, or a combination thereof.

2. Materials to be Submitted with Zoning Applications.

- a. When "LC" or "C" Commercial District zoning is requested which meets the criteria in B.1 above, the applicants shall submit to the Planning Commission with their zoning application, a preliminary development plan covering the entire tract proposed for development, indicating existing conditions, existing and proposed development. The actual form of proposed buildings need not be shown; however, it shall be necessary to show through use of setback lines or other means of delineation, that area ^{within} ~~which~~ which the buildings will be located, the maximum ground coverage area, maximum gross floor area, maximum height, the location and means of ingress and egress to streets and public ways, drainage facilities and intended general use (i.e., offices, shopping center, recreation center, motel and highway uses, etc.) for the development.
- b. The preliminary development plan shall be drawn to scale of not less than one hundred (100) feet to the inch, shall indicate topography at two (2) foot contour intervals, and shall show existing streams or other significant natural features.

3. On lands already zoned "LC" or "C", or a combination thereof, meeting the conditions and criteria of Subsection B.1 of this Section, there shall be submitted for approval by the Planning Commission a preliminary development plan as required in Subsection 2 prior to any building permit being issued and no building permit shall be issued until a preliminary development plan has been approved.
4. Permitted Principal Uses and Structures.
 - a. All uses permitted in the commercial zoning classification in which the development is proposed shall be permitted.
 - b. Advertising signs, relating to the proposed development, the stores and shops and products sold therein are permitted. No billboards shall be permitted.
 - c. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures and which do not involve operations or structures not in keeping with the character of the district.
 - d. In cases where community unit plan development proposes a mixture of commercial uses and more restrictive uses, such as multiple-family dwellings, offices and other uses permitted in "AA", "A", "RB", "B" and "BB" zones, the development plan shall indicate the proposed areas and their proposed general type of use (four-plex, garden apartments, care home,

etc.) and the provisions made for screening and buffering to protect these areas from adverse affects, if any, from commercial areas. The requirements such as lot area, setbacks, uses and height for uses not first permitted in "LC" or "C" shall be the same as the district in which such use is first permitted.

5. Minimum Yard Requirements.

The grouping of building and parking areas shall be designed to protect residential areas, and screening from noise and light shall be provided where necessary; provided, however, that in no case shall the proposed design provide less than the following standards:

- a. All main buildings or structures shall set back from all street right-of-way lines a distance of not less than thirty-five (35) feet.
- b. Where the proposed development abuts a residential district, no building shall be constructed less than thirty-five (35) feet from such district line.
- c. There shall be a rear yard, alley, service drive or combination thereof of not less than thirty (30) feet.

6. Maximum Lot Coverage.

Buildings shall cover not more than thirty (30) percent of the site on which the development is proposed.

7. Height Regulations.

As regulated in "LC" or "C" Commercial Districts except as provided in Sub-item 4.

8. Screening and Landscaping.

a. A solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry, architectural tile or other similar material (not including wood, woven wire) at least five (5) feet but not more than eight (8) feet high shall be constructed:

1) Along the property line when an "A", "AA", "RB" or "B" District abuts the planned development area and is not separated by any public way, alley or street. Such wall shall be reduced to three (3) feet in height from the side yard or front yard setback line of said abutting property to the property line adjoining any public street (see Fig. 1).

2) Along the property line when adjacent to a residential district and separated by a public way, street or alley if the storage area, service area or rear of the building(s) face directly such "A", "AA", "RB" or "B" District.

(Fig. 1 inserted here)

3) When a part of the property on which there is a planned commercial development includes "B" or "BB" District as a buffer between adjacent "A", "AA", or "RB" District and the commercial development, then the wall shall be constructed at the boundary between the buffer and said "A", "AA",

or "RB" District. (See Fig. 2)

(Fig. 2 inserted here)

b. Low shrubbery not less than ten (10) feet in width shall be provided on the perimeter of the planned commercial development when such area is adjacent to an "A", "AA", "RB" or "B" District and separated by a street and not under the provision of 8.a above. Said shrubbery shall be a type and maintained in such manner as to not constitute a traffic hazard.

9. ~~The planning Commission or governing body may, in unusual situations where the objectives of the Master Plan and good planning practices are furthered, alter the foregoing requirements, including the modification of all or any part of the foregoing requirements; provided, however, that the Commission must set forth specific reasons in writing as to the manner in which such modification meets the above criteria.~~

10. Administration.

- a. ~~The planning Commission in a public hearing shall review the preliminary development plan for compliance with the requirements of this section. In the course of such review, the planning Commission or governing body may require changes in the preliminary development plan as a condition for approval of zoning. The Planning Commission may, but shall not be required to secure initial review and recommendation of said plan by its Subdivision Committee.~~
- b. ~~If the Planning Commission shall approve said plan, it shall cause said plan to be filed with the Director of Planning and with the official charged with the enforcement of zoning. After receiving the recommendation of the Commission, the governing body may approve, disapprove or amend, by motion, the plan, subject to changes, special conditions and safeguards as may be deemed by either the Commission or governing body to be in the public interest.~~

~~Approval may be made with such changes, special conditions and safeguards as are deemed by the planning commission to be in the public interest.~~

- ~~c. If such plan is not approved or conditions attached for approval by the planning commission are not agreed on by the applicant, the applicant may request such plan be forwarded to the governing body for decision and approval. Such request must be made within fourteen (14) days of planning commission action. All amendments to any plan approved hereunder or under previous procedures shall follow the same procedure as for the hearing and approval of an original development plan.~~
- d. No building permit shall be issued on lands meeting the conditions and criteria under B.1.A of this Section unless a development plan shall have been approved in accordance with provisions herein.
- e. After a plan has been submitted and approved for tracts as one unit, development in compliance with the plan may proceed on parts of a unit.
- f. Any substantial deviation as determined by the Superintendent of Central Inspection from the plans submitted shall constitute a violation of the building permit authorizing construction of the proposed development. ~~Changes in plans shall be re-submitted to the planning commission to ensure compliance with the requirements, purpose and intent of this section, and~~ No building permit shall be issued for any construction which is not in conformity with an approved development plan.
- g. Notice of hearing of the plan shall be given by publication in a newspaper of general circulation in the City for one publication not less than twenty ⁽²⁰⁾ days in advance of hearing, ~~and by notice by mail to adjoining property owners as may be determined necessary under adopted policies of the Commission.~~

Section 11¹⁰
Ordinance 28-354

SECTION 2. That Section ~~28.04.210~~, Code of the City of Wichita, be amended to read as follows:

Sec 2
~~28.04.210~~ Changes in zoning classifications or districts -
General Procedure.

1.1 Changes in the zoning classification or district of any lot, tract or parcel of land located in the City, shall be made by ordinance of the Board of Commissioners of the City, upon recommendation by the Planning Commission after notice and hearing as by law provided, that every such ordinance shall legally describe the particular lot, tract or parcel of land and the change being made in its zoning classification or district; providing one ordinance may contain more than one change of zoning.

1.2 Upon the adoption by the Board of Commissioners of an ordinance effecting a change in the zoning classification or district of any lot, tract or parcel of land in the City, the Director of Planning shall cause the particular sectional zoning map embracing the lot, tract or parcel involved to be changed accordingly so that such sectional zoning map shall at all times reflect the current zoning classification or district of every lot, tract or parcel of land in the City.

2. Changes in zoning classification or districts by the Board of Commissioners.

2.1 The Board of Commissioners of the City of Wichita, may from time to time amend, supplement or change the boundaries or regulations contained, prescribed and set forth in this Chapter,

provided such proposed change first be submitted to the Planning Commission for its recommendation and report; and provided further, that no less than twenty (20) days' notice of such proposed change shall first be published in the official paper of the City and a hearing by the Planning Commission be granted to any person interested, at a time and place specified in such notice. Such hearing may be adjourned from time to time and at the conclusion of the same, the Planning Commission shall prepare its recommendations and shall, by an affirmative vote of a majority of the total membership of the Commission, adopt the same and shall submit the same, together with the accurate written summary of the hearing thereon, to the Board of Commissioners of the City of Wichita. The Board of Commissioners of the City of Wichita may, if it approves the same, adopt such proposed ordinance or may resubmit the same to the Planning Commission for further consideration, together with a statement specifying their basis for disapproval or disagreement. The Planning Commission, after reconsidering the same, may resubmit its original recommendation, giving the reasons therefore or after notice and public hearing as provided for the original recommendation, submit new and amended ~~an~~ recommendations. Upon the receipt of such recommendations, the Board of Commissioners may adopt or may revise or amend and adopt such recommendations by ordinance. If, however, a protest against such amendment, supplement or change be filed in the Office of the City Clerk within fourteen (14) days after the conclusion of the public hearing pursuant to said publica-

tion notice, duly signed and acknowledged by the owners of twenty percent (20%) or more of any real property proposed to be rezoned or by the owners of twenty percent (20%) of the total area, excepting public streets and ways, located within two hundred (200) feet of the property proposed to be rezoned, such amendment shall not be passed except by at least three-fourths (3/4) vote of all of the members of the Board of Commissioners.

3. Changes by other individuals or groups.

3.1 A proposal for an amendment or change in zoning may be initiated by the governing body, the Planning Commission or upon application of the owner of the property affected. The application shall be filed with the Planning Commission upon forms and accompanied by such data and information as may be prescribed by the Planning Commission, so as to assure the fullest practicable presentation of facts for the permanent record.

3.2 For the purpose of defraying costs of proceedings described herein, filing and publication fees shall be paid upon the filing of each application for a change of district boundaries or classifications, as follows:

Classification	Fee
"AA" - one-family dwelling district	\$ 35
"A" - two-family dwelling district	\$ 35
"RB" - four-family dwelling district	\$ 35
"G" - mobile home district	\$ 70
"B" - multiple-family dwelling district	\$ 70
"BB" - office district	\$ 70
"LC" - light commercial district (6 acres and under)	\$ 100
"LC" - light commercial district (over 6 acres)	\$ 200

"C" - commercial district (6 acres and under)	\$ 100
"C" - commercial district (over 6 acres).	\$ 200
"D" - central business district (6 acres and under)	\$ 100
"D" - central business district (over 6 acres)	\$ 200
"E" - light industrial district (6 acres and under)	\$ 100
"E" - light industrial district (over 6 acres)	\$ 200
"F" - heavy industrial district (6 acres and under)	\$ 100
"F" - heavy industrial district (over 6 acres)	\$ 200
<u>Community Unit Plan - Residential (original)</u>	\$ 200
<u>Community Unit Plan - Residential (amendment)</u>	\$ 200
<u>Community Unit Plan - Planned Commercial Development (original as required by ordinance)</u>	None
<u>Community Unit Plan - Planned Commercial Development (amendments)</u>	\$ 200

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in such a manner as prescribed by law. No fee shall be required when said application is submitted by any department of the city, county, state or federal government.

3.3 No application for any change of zoning classification shall be filed within one (1) year following a previous application on the same property or portion thereof; provided, however, the Zoning Committee of the Planning Commission, upon petition by the applicant, may permit a refiling of said application after six (6) months of the original publication date, when significant physical, economic or land use changes have taken place within the immediate vicinity or a significant zoning ordinance text change has been adopted, or when the reapplication is for a change of

REVISED BY C. FERRITT WINSEY - FEBRUARY 20, 1964

28.04.190 Community unit plan regulations.

B. SHOPPING CENTER.

Amend to read as follows:

B. PLANNED COMMERCIAL DEVELOPMENT.

The intent and purpose of this section is to promote well-planned and well-organized developments of commercial areas which are held in single ownership or under single control and which are six (6) acres or more in size; to protect the public safety, convenience, health and general welfare through standards and provisions which establish requirements as to lot coverage, height, setback and screening which permit review of the size, shape and location of such facilities with due regard to the tract as a whole so as to ensure the development of commercial facilities with proper ingress and egress, parking, drainage facilities, screening, sign control, environmental control and other requirements and amenities. The character of the commercial development should be appropriate to the neighborhood and conditions and safeguards should be provided to ensure that the development will minimize any diminution, if any, in value of surrounding residential property.

1. Planned Commercial Development Provisions to be applied to Certain Lands.

The regulations of this section shall apply to development or construction on those contiguous lands held in a single ownership by one firm, company, individual, partnership, joint venture or corporation or under single control which are six (6) acres or more in size, and which are now or hereafter zoned either "LC" light commercial or "C" commercial, or a combination thereof.

COMMENTS

Provides general intent section for use of future administrators and Planning Commissions in applying this section.

Applies to all zone changes (I & C) applications over 6 acre

Same requirements apply to already zoned LC and C prior to building permit stage.

2. Materials to be Submitted with Zoning Applications.

- a. When "IC" or "C" commercial district zoning is requested which meets the criteria in B.1 above, the applicants shall submit to the Planning Commission with their zoning application, a preliminary development plan covering the entire tract proposed for development indicating the conditions, existing and proposed development. The actual form of proposed buildings need not be shown, however, it shall be necessary to show through use of setback lines or other means of delineation, that area within which the buildings will be located, the maximum ground coverage area, maximum gross floor area, maximum height, the location and means of ingress and egress to streets and public ways, drainage facilities and intended general use (i.e. offices, shopping center, recreation center, motel and highway uses, etc.) for the development.

COMMENTS

Consideration should be given whether the number of and/or location of points of ingress and egress should be required at this point.

Only other control is on plat at time of building permit (applies to only unplatted lands).

Sign control has been eliminated. Parking and loading layouts are approved by Traffic Engineer prior to issuance of building permit.

COMMENTS

- b. The preliminary development plan shall be drawn to scale of not less than one hundred (100) feet to the inch, shall indicate topography at two (2) foot contour intervals, and shall show existing streams or other significant natural features.
3. On lands already zoned "LC" or "C", or a combination thereof, meeting the conditions and criteria of subsection B.1 of this section, there shall be submitted for approval by the Planning Commission a preliminary development plan as required in subsection 2 prior to any building permit being issued and no building permit shall be issued until a preliminary development plan has been approved.
4. Permitted Principal Uses and Structures.
 - a. All uses permitted in the commercial zoning classification in which the development is proposed shall be permitted.
 - b. Advertising signs, relating to the proposed development, the stores and shops and products sold therein are permitted. No billboards shall be permitted.
 - c. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures and which do not involve operations or structures not in keeping with the character of the district.

Billboard provision conflicts with normally permitted use in "C".

COMMENTS

d. In cases where community unit plan development propose a mixture of commercial uses and more restrictive uses, such as multiple-family dwellings, offices and other uses permitted in "AA", "A", "RB", "B" and "BB" zones, the development plan shall indicate the proposed areas and their proposed general type of use (four-plex, garden apartments, care home, etc.) and the provisions made for screening and buffering to protect these areas from adverse affects, if any, from commercial areas. The requirements such as lot area, setbacks, uses and height for uses not first permitted in "JC" or "C" shall be the same as the district in which such use is first permitted.

5. Minimum Yard Requirements.

The grouping of building and parking areas shall be designed to protect residential areas and screening from noise and light shall be provided where necessary; provided, however, that in no case shall the proposed design provide less than the following standards:

- a. All main buildings or structures shall set back from all street right-of-way lines a distance of not less than thirty-five (35) feet.
- b. Where the proposed development abuts a residential district, no building shall be constructed less than thirty-five (35) feet from such district line.
- c. There shall be a rear yard, alley, service drive or combination thereof of not less than thirty (30) feet.

See variance procedure in sub item 9.

COMMENTS

6. Maximum Lot Coverage.

Buildings shall cover not more than thirty (30) Percent of the site on which the development is proposed.

7. Height Regulations.

As regulated in "LC" or "C" commercial districts except as provided in sub-item 4.

8. Screening and Landscaping.

a. A solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry, architectural tile or other similar material (not including wood, woven wire) at least five (5) feet but not more than eight (8) feet high shall be constructed.

1) Along the property line when an "A", "AA", "RB" or "B" district abuts the planned development area and is not separated by any public way, alley or street. Such wall shall be reduced to three (3) feet in height from the side yard or front yard setback line of said abutting property to the property line adjoining any public street (see Fig. 1).

COMMENTS

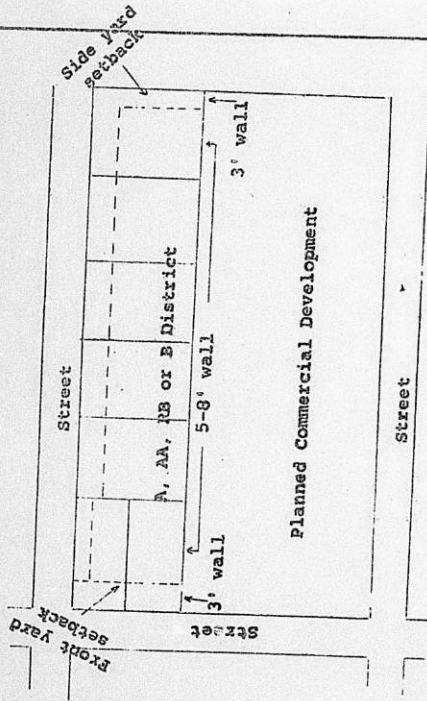


Fig. 2

- 2) Along the property line when adjacent to a residential district and separated by a public way, street or alley if the storage area, service area or rear of the building(s) face directly such "A", "AA", "RB" or "B" district.
- 3) When a part of the property on which there is a planned commercial development includes "B" or "BB" District as a buffer between adjacent "A", "AA" or "RB" District and the commercial development, then the wall shall be constructed at the boundary between the buffer and said "A", "AA" or "RB" District.

COMMENTS

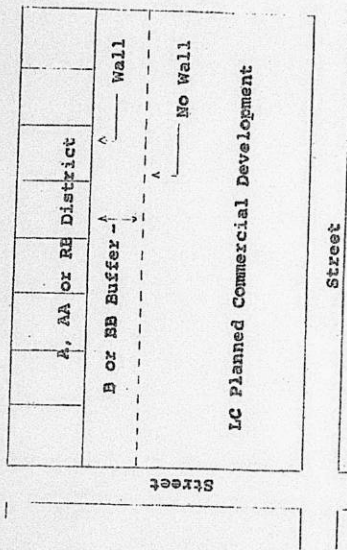


Fig. 2

b. Low shrubbery not less than ten (10) feet in width shall be provided on the perimeter of the planned commercial development when such area is adjacent to an "A", "AA", "RB" or "B" district and separated by a street and not under the provision of 8.a above. Said shrubbery shall be a type and maintained in such manner as to not constitute a traffic hazard.

9. The Planning Commission may in unusual situations where the objectives of the Master Plan and good planning practices are furthered, alter the foregoing requirements, including the modification of all or any part of the foregoing requirements; provided, however, that the Commission must set forth specific reasons in writing as to the manner in which such modification meets the above criteria.

COMMENTS

10. Administration.

a. The Planning Commission shall review the preliminary development plan for compliance with the requirements of this section. In the course of such review, the Planning Commission may require changes in the preliminary development plan as a condition for approval of zoning. The Planning Commission may, but shall not be required to secure initial review and recommendation of said plan by its Subdivision Committee.

b. If the Planning Commission shall approve said plan, it shall cause said plan to be filed with the Director of Planning and with the official charged with the enforcement of zoning. Approval may be made with such changes, special conditions and safeguards as are deemed by the Planning Commission to be in the public interest.

At the "a", the following was deleted at the request of the developer group.

"...and shall determine whether there is adequate justification for the requested zoning change in terms of public necessity and convenience, and shall make a finding as to whether the proposed change is in accordance with the objectives of proposed long-range planning."

It is assumed both the Planning Commission and Board of City Commissioners will do this without it being in the ordinance.

COMMENTS

Approval of development plans by Planning Commission except in cases of dispute, eliminates costly and lengthy review and approval procedures. Amendment or changes to the plan can be quickly made.

The Director of Planning could be substituted for the Superintendent of Central Inspection. However, it appears to be better to keep enforcement in the hands of one individual.

- c. If such plan is not approved or conditions attached for approval by the Planning Commission are not agreed on by the applicant, the applicant may request such plan be forwarded to the governing body for decision and approval. Such request must be made within fourteen (14) days of Planning Commission action.
- d. No building permit shall be issued on lands meeting the conditions and criteria under B.1.A of this section unless a development plan shall have been approved in accordance with provisions herein.
- e. After a plan has been submitted and approved for tracts as one unit, development in compliance with the plan may proceed on parts of a unit.
- f. Any substantial deviation as determined by the Superintendent of Central Inspection from the plans submitted shall constitute a violation of the building permit authorizing construction of the proposed development. Changes in plans shall be resubmitted to the Planning Commission to ensure compliance with the requirements, purpose and intent of this section, and no building permit shall be issued for any construction which is not in conformity with an approved development plan.
- g. Notice of hearing of the plan shall be given by publication in a newspaper of general circulation in the city for one publication not less than twenty (20) days in advance of hearing.

COMMENTS

28.04.210 Changes in zoning classifications of districts.

C. CHANGES BY OTHER INDIVIDUALS OR GROUPS.

Delete as follows:

2. "CUP" - community unit plan

Fee required is the same as for the district in which located

28.04.190 Community unit plan regulations.

A. SHOPPING CENTER.

Amend to read as follows:

B. PLANNED COMMERCIAL DEVELOPMENT.

The intent and purpose of this section is to promote well-planned and well-organized developments of commercial areas which are held in single ownership or under single control and which are six (6) acres or more in size; to protect the public safety, convenience, health and general welfare through standards and provisions which permit review of the size, shape, and location of such facilities so as to ensure the development of commercial facilities with proper access streets, ingress and egress, drainage facilities, screening, sign control and other requirements and amenities. The character of the commercial development should be appropriate to the neighborhood and conditions and safeguards should be provided to ensure that the development will enhance rather than diminish the value of surrounding residential property.

1. Planned Commercial Development provisions to be Applied to Certain lands.

The regulations of this section shall apply to those lands held in a single ownership by one company, individual or corporation which are six (6) acres or more in size, and which are presently zoned either "LC" light commercial or "C" commercial, or combination thereof; and to those lands, which are six (6)

COMMENTS

Provides general intent section for use of future administrators and Planning Commissions in applying this section.

Applies to all zone change (IC & C) applications over 6 acres.

Same requirements apply to already zoned IC and C prior to building permit stage.

COMMENTS

Applies to partially developed or fully developed areas (only if additions thereto are desired) and vacant land.

Consideration should be given whether the number of and/or location of points of ingress and egress should be required at this point.

Only other control is on plat at time of building permit (applies to only unplat-lands).

Sign control has been eliminated. Parking and loading layouts are approved by Traffic Engineer at prior to issuance of building permit.

acres or more in size, held in a single ownership by one company, individual or corporation in which an application has been filed for either "IC" or "C" zoning, or combination thereof; and in cases where requests for additions to existing "IC" or "C", or combination thereof, in which the total area will exceed 6 acres and which is held in a single ownership by one company, individual or corporation.

2. Materials to be Submitted with Zoning Applications.

a. When "IC" or "C" commercial district zoning is requested which meets the criteria in §.1 above, the applicants shall submit to the Planning Commission with their zoning application, a preliminary development plan covering the entire tract proposed for development indicating existing conditions, existing and proposed development. The actual form of proposed buildings need not be shown, however, it shall be necessary to show through use of setback lines or other means of delineation, that area within which the buildings will be located, the maximum ground coverage area, maximum gross floor area, maximum height, drainage facilities and intended general use (i.e. offices, shopping center, recreation center, motel and highway uses, etc.) for the development.

COMMENTS

- b. The preliminary development plan shall be drawn to scale of not less than one hundred (100) feet to the inch, shall indicate topography at two (2) foot contour intervals, and shall show existing streams or other significant natural features.
3. On lands already zoned "Lc" or "C", or a combination thereof, meeting the conditions and criteria of section B.1 of this section, there shall be submitted for approval a preliminary development plan as required in subsection 2 prior to any building permit being issued.
4. Permitted Principal Uses and Structures.
 - a. All uses permitted in the commercial zoning classification in which the development is proposed shall be permitted.
 - b. Advertising signs, relating to the proposed development, the stores and shops and products said therein are permitted. No billboards shall be permitted.
 - c. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures and which do not involve operations or structures not in keeping with the character of the district.

Billboard provision conflicts with normally permitted use in "C".

COMMENTS

- d. In cases where community unit plan development propose a mixture of commercial uses and more restrictive uses, such as multiple-family dwellings, offices and other uses permitted in "AA", "A", "RB", "B" and "BB" zones, the development plan shall indicate the proposed areas and their proposed general type of use (fourplex, garden apartments, care home, etc.) and the provisions made for screening and buffering to protect these areas from any adverse affects from commercial areas. The requirements such as lot area, setbacks, uses and height for uses not first permitted in "LA" or "C" shall be the same as the district in which such use is first permitted.

5. Minimum Yard Requirements.

It is intended that the grouping of building and parking areas be designed to protect, insofar as possible, residential areas and that screening from noise and light be provided where necessary; provided, however, that in no case shall the proposed design provide less than the following standards:

- a. All main buildings or structures shall set back from all street right-of-way lines a distance of not less than thirty-five (35) feet.
- b. Where the proposed development abuts a residential district, no building shall be constructed less than thirty-five (35) feet from such district line.

See variance procedure in sub-item 9.

COMMENTS

c. There shall be a rear yard, alley, service court or combination thereof of not less than thirty (30) feet.

6. Maximum Lot Coverage.

Buildings shall cover not more than thirty (30) Percent of the site on which the development is proposed.

7. Height Regulations.

As regulated in "LC" or "C" commercial districts except as provided in sub-item 4.

8. Screening and Landscaping.

a. A solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry, architectural tile or other similar material (not including wood, woven wire) at least five (5) feet but not more than eight (8) feet high shall be constructed:

- 1) Along the property line when a residential district abuts the planned development area and is not separated by any public way, alley or street. Such wall shall be reduced to not more than three (3) feet in height from the side yard or front yard setback line of said abutting property to the property adjoining any public street (see Fig. 1).

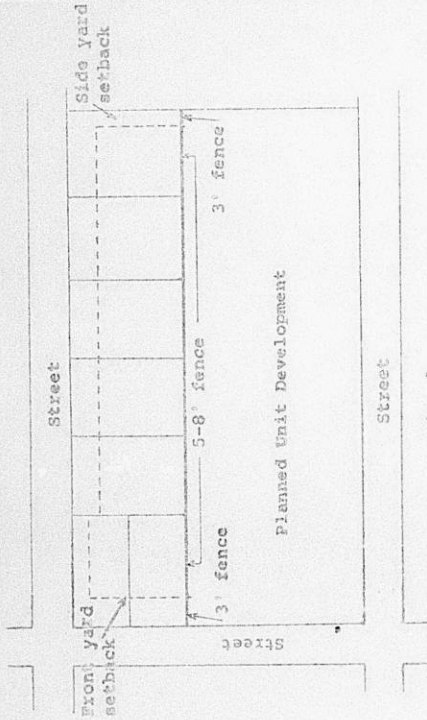


Fig. 1

- 2) Along the property line when adjacent to a residential district and separated by a public way, street or alley if the storage area, service area or rear of the building(s) face directly such residential district.
- 3) In lieu of 8.a.1 above, the property line of any buffer zone such as "B" or "BB" district when it is so designed and located as to create a space buffer between the Planned Commercial Development and adjacent dwelling districts and when such buffer district is contiguous to said dwelling district (see Fig. 2).

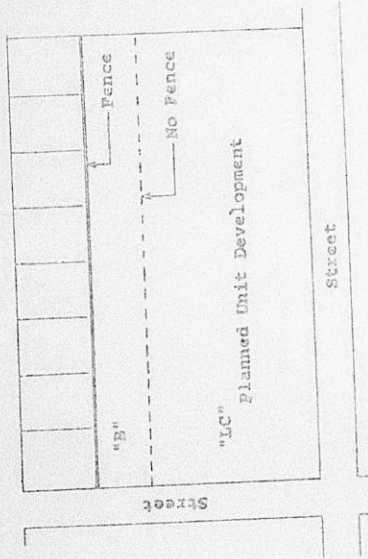


Fig. 2

- b. Low landscaping not less than ten (10) feet in width shall be provided on the outer limits of the Planning Commercial Development when such area is adjacent to a residential district and separated by a street and not under the provision of 8.1a above. Said landscaping shall be a type and maintained in such manner as to not constitute a traffic hazard.
9. The Planning Commission may in unusual situations where the objectives of the Master Plan and good planning practices are furthered, alter the foregoing requirements, including the establishment of more restrictive provisions or the lessening of such foregoing requirements; provided, however,

COMMENTS

that the Commission must set forth specific reasons in writing as to the manner in which such modification meets the above criteria.

10. Administration.

a. The Planning Commission shall review the preliminary development plan for compliance with the requirements of this section. In the course of such review, the Planning Commission may suggest changes in the preliminary development plan as a condition for approval of zoning.

At the "a", the following was deleted at the request of the developer group.

"...and shall determine whether there is adequate justification for the requested zoning change in terms of public necessity and convenience, and shall make a finding as to whether the proposed change is in accordance with the objectives of proposed long-range Planning."

It is assumed both the Planning Commission and Board of City Commissioners will do this without it being in the ordinance.

b. If the Planning Commission shall approve said plan, it shall cause said plan to be filed with the Director of Planning and with the official charged with the enforcement of zoning. Approval may be made with such changes, special conditions and safeguards as are deemed to be in the public interest.

- c. If such plan is not approved or conditions attached in approval by the Planning Commission are not agreed on, the applicant may request such plan be forwarded to the governing body for decision and approval. Such request must be made within fourteen (14) days of Planning Commission action.
- d. After a development plan is approved and if "LC" or "C" zoning is established, the Planning Commission Secretary shall cause to be filed with the Register of Deeds an affidavit stating that certain described property comes within the provisions of Section 28.04.190.B, Planned Commercial Development, Code of the City of Wichita. The development plan shall not be a part of such affidavit.
- e. No building permit shall be issued on lands meeting the conditions and criteria under B.1.A of this section unless a development plan shall have been approved in accordance with provisions herein.
- f. After a plan has been submitted and approved for tracts as one unit, development may proceed on parts of a unit.
- g. Any substantial deviation as determined by the Superintendent of Central Inspection from the plans submitted shall constitute a violation of the building permit authorizing construction of

COMMENTS

Approval of Development plans by Planning Commission except in cases of dispute, eliminates costly and lengthy review and approval procedures. Amendments or changes to the plan can be quickly made.

This will protect future purchasers but not unduly restrict the development of the property with restrictive covenants.

The Director of Planning could be substituted for the Superintendent of Central Inspection. However, it appears to be better

COMMENTS

to keep enforcement in the hands of one individual.

the proposed development. Substantial changes in plans shall be resubmitted to the Planning Commission to ensure compliance with the requirements, purpose and intent of this section, and no building permit shall be issued for any construction which is not in substantial conformity with an approved development plan.

- h. No advertisement nor notice to adjoining property owners shall be required for approval or re-approval of development plans.

29.04.210 Changes in zoning classifications or districts.

C. CHANGES BY OTHER INDIVIDUALS OR GROUPS.

Delete as follows:

2. "CUP" - community unit plan

Fee required is the same as for the district in which located

March 11, 1966

Metropolitan Area Planning Commission Members
Robert A. Lakin, Assistant Planning Director *RL*

DR 66-6 - Amendment to City Zoning Ordinance
Re: Community Unit Plan Regulations

During an informal conference of the Board of City Commissioners on January 18, 1966, the City Commission directed the preparation of an ordinance amendment which would require that the approval or modification thereof to Planned Commercial Developments under the Community Unit Plan provisions of the ordinance be submitted for City Commission approval.

Also, at the regular meeting of the Planning Commission on January 20, 1966, the Planning Commission directed the Planning staff to prepare a fee schedule for Community Unit Plans.

Attached for your consideration is a proposed amendment to Section 28.04.190.B - Planned Commercial Development, which provides for Governing Body approval of development plans, as well as establishing a fee schedule for development plans under the Community Unit Plan provisions of the Zoning Ordinance.

RAL:bar

Attachment

(760) Published in The Wichita Beacon on February 21, 1966

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on March 17, 1966, at 2:00 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, will consider the following change to Title 28, the Code of the City of Wichita, Kansas:

BY AMENDING AND ADDING TO SECTION 28.04.190.B - PLANNED COMMERCIAL DEVELOPMENT, the following:

9. The planning Commission or governing body may in unusual situations where the objectives of the Master Plan and good planning practices are furthered, alter the foregoing requirements, including the modification of all or any part of the foregoing requirements; provided, however, that the commission must set forth specific reasons in writing as to the manner in which such modification meets the above criteria.
10. Administration
 - a. The planning Commission in a public hearing shall review the preliminary development plan for compliance with the requirements of this section. In the course of such review, the planning Commission or governing body may require changes in the preliminary development plan as a condition for approval of zoning. The planning commission may, but shall not be required to secure initial review and recommendation of said plan by its subdivision committee.
 - b. If the planning commission shall approve said plan, it shall cause said plan to be filed with the director of planning and with the official charged with the enforcement of zoning. After receiving the recommendation of the commission, the governing body may approve, disapprove or amend, by motion, the plan, subject to changes, special conditions and safeguards as may be deemed by either the commission or governing body to be in the public interest.

~~Approval may be made with such changes, special conditions and safeguards as are deemed by the planning commission to be in the public interest.~~

- c. ~~If such plan is not approved or conditions attached for approval by the planning commission are not agreed on by the applicant, the applicant may request such plan be forwarded to the governing body for decision and approval. Such request must be made within fourteen (14) days of planning commission action. All amendments to any plan approved hereunder or under previous procedures shall follow the same procedure as for the hearing and approval of an original development plan.~~
- d. No building permit shall be issued on lands meeting the conditions and criteria under B.1.A of this section unless a development plan shall have been approved in accordance with provisions herein.
- e. After a plan has been submitted and approved for tracts as one unit, development in compliance with the plan may proceed on parts of a unit.
- f. Any substantial deviation as determined by the Superintendent of central inspection from the plans submitted shall constitute a violation of the building permit authorizing construction of the proposed development. ~~Changes in plans shall be re-submitted to the planning commission to ensure compliance with the requirements, purpose and intent of this section, and~~ No building permit shall be issued for any construction which is not in conformity with an approved development plan.
- g. Notice of hearing of the plan shall be given by publication in a newspaper of general circulation in the city for one publication not less than twenty days in advance of hearing, and by notice by mail to adjoining property owners as may be determined necessary under adopted policies of the commission.

BY AMENDING SECTION 28.04.210 - 3.2 - CHANGES IN ZONING CLASSIFICATIONS OR DISTRICTS - GENERAL PROCEDURE, as follows:

3.2 For the purpose of defraying costs of proceedings described herein, filing and publication fees shall be paid upon the filing of each application for a change of district boundaries or classifications, as follows:

Classification	Fee
"AA" - one-family dwelling district	\$ 35
"A" - two-family dwelling district	\$ 35
"RB" - four-family dwelling district	\$ 35
"G" - mobile home district	\$ 70
"B" - multiple-family dwelling district	\$ 70
"BB" - office district	\$ 70
"LC" - light commercial district (6 acres and under)	\$ 100
"LC" - light commercial district (over 6 acres)	\$ 200
"C" - commercial district (6 acres and under)	\$ 100
"C" - commercial district (over 6 acres)	\$ 200
"D" - central business district (6 acres and under)	\$ 100
"D" - central business district (over 6 acres)	\$ 200
"E" - light industrial district (6 acres and under)	\$ 100
"E" - light industrial district (over 6 acres)	\$ 200
"F" - heavy industrial district (6 acres and under)	\$ 100
"F" - heavy industrial district (over 6 acres)	\$ 200
<u>Community Unit Plan - Residential (original)</u>	<u>\$ 200</u>
<u>Community Unit Plan - Residential (amendment)</u>	<u>\$ 200</u>
<u>Community Unit Plan - Planned Commercial Development (original as required by ordinance).</u>	None
<u>Community Unit Plan - Planned Commercial Development (amendments)</u>	<u>\$ 200</u>

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in such a manner as prescribed by law. No fee shall be required when said application is submitted by any department of the city, county, state or federal government.

The proposed amendments will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed change to the revised Zoning Ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal on this 21st day of February,
1966.

C. Bickley Foster, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

WICHITA-SEDGWICK COUNTY

DATE

*Reilly
file
CUP*

METROPOLITAN AREA PLANNING DEPARTMENT

TO C. Bickley Foster, Director of Planning
FROM Jack H. Galbraith, Senior Planner *J.H.G.* February 3, 1966
SUBJECT CUP Fee Schedule

At the regular meeting of the Planning Commission on January 20, 1966, the Commission directed that the Planning Staff prepare a fee schedule for community unit plans. Since we now require ownership lists to be submitted at different distances depending on the size of the tract, it is my suggestion that Section 28.04.210 of the City Zoning Ordinance be amended to add the following fee requirements after the required fee for the "C" Mobile Home District:

"CUP" - residential and commercial	
(6-15 acres)	\$100.00
(15 acres and over)	\$200.00

(No fee is required for a CUP application when submitted with an application for a zoning change.)

I would like to discuss this matter with you at Monday's staff meeting.

JHG:bgs.

cc: Robert A. Lakin
Assistant Planning Director

COPY

THE CITY OF WICHITA
OFFICE OF The City Manager

DATE January 19, 1966



TO John Dekker, Director of Law
FROM Robert G. Finch, Executive Secretary
SUBJECT Modifications to
Community Plans

During the informal conference of January 18, 1966, the City Commission directed the immediate preparation of an ordinance which require any modifications to Community Unit Plans to be submitted for City Commission approval.

May we please have the proposed ordinance for agenda preparation prior to noon, January 27, 1966, or if available prior to the meeting of January 25, perhaps it could be presented off the agenda for 1st reading on that date.

RGF:ec
cc: C. B. Foster, Director of Planning

