

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : DP-229 - Request for approval of the Canyon Properties Commercial Community Unit Plan; and

SCZ-0756 - Zone change from "SF-20 Single-Family Residential to "LC" Limited Commercial, located at the southeast corner of Central and Greenwich Road.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: December 31, 1997

COMMISSION DISTRICT # 1

MAPC Recommendation: Approve, subject to conditions (11-0).

Staff Recommendation: Approve, subject to conditions.

Background/Discussion: The applicant requests approval of the Canyon Properties Commercial Community Unit Plan with an associated zone change from "SF-20" Single-Family Residential to "LC" Limited Commercial, on an unplatted 8.52 acre tract located south of Central on the east side of Greenwich.

The request will seek to increase the ownership's existing commercial zoning at the intersection from 3.7 (gross) acres to 8.52 (gross) acres. As proposed, the development will be divided into 7 parcels along Greenwich ranging in size from 1.08 acres to 1.22 acres, and would permit a maximum total of 101,000 square feet of building coverage (15,900 square feet to 14,100 square feet per parcel). Each parcel is allowed a maximum of one building, and each would permit all the uses in the "LC" Limited Commercial district, except for taverns and adult entertainment uses. The C.U.P. also includes special lighting restrictions, sign restrictions, access controls, and screening requirements.

The northern portion of the application area is currently zoned "LC" but has been developed with a single-family residence, while the balance of the application area to the south is zoned "SF-20" and remains undeveloped. Adjacent to the east of the site is a single-family subdivision with two commercial lots (Fountains 2nd Addition) on property zoned "SF-6" and "LC". Further to the south are several homes, zoned "SF-20", fronting onto Greenwich. The property to the north, currently undeveloped, is

zoned "LC" and is part of the Balthrop Addition. Across Greenwich to the west is "LI" Limited Industrial-zoned property owned by Raytheon, with a Quiktrip located at the northwest corner of this intersection.

During the December 4, 1997 MAPC meeting, the agent for the applicant stated that most conditions for the development were discussed and agreed upon with planning staff. The one exception was with the requirement to have the access opening to Parcel 1 from Central be a joint opening with the adjacent commercial property to the east. Staff stated that the condition completed a prior requirement placed on the commercial lot to the east to have a shared opening at the common property line. After discussion on the access issue, the MAPC voted (11-0) to approve the request subject to staff's recommendations.

- Recommended Action:
1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and C.U.P. subject to the condition of platting; adopt the resolution and authorize the chairman to sign; and instruct the Planning Department to withhold publication until the plat has been recorded with the Register of Deeds; or
 2. Return to the Planning Commission for reconsideration.

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

Applicants:

Canyon Properties, Inc. c/o Larry Chambers, 104 S Broadway Suite 200 Wichita KS 67202
PEC, PA c/o Gary Wiley 303 S Topeka Wichita KS 67202

Protestors:

None

RESOLUTION NO. 260-1997

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY RESOLUTION NO. 57-1997.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-C of the Wichita Sedgwick County unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. SCZ- 0756

Zone change request from "SF-20" Single-Family Residential District to "LC" Limited Commercial District on property described as:

The west half of the west half of the Northwest Quarter of the Northwest Quarter of Section 22, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except the north 600 feet and except the west 43 feet thereof. Generally located 600 feet south of Central and east of Greenwich Road.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official county paper.

Commissioners present and voting were:

BETSY GWIN

Aye

PAUL W. HANCOCK

Aye

THOMAS G. WINTERS

Aye

MELODY C. MILLER

~ Absent ~

MARK F. SCHROEDER

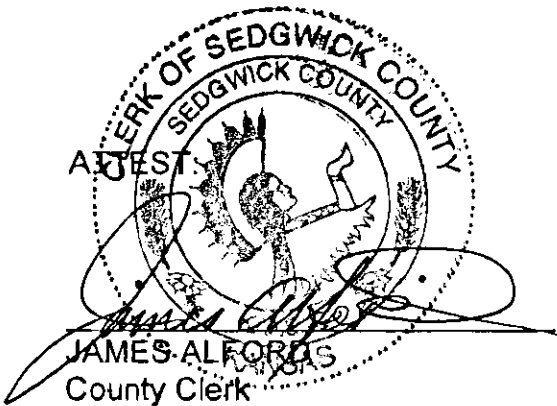
Aye

DATED this 31st day of December, 1997.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

Thomas G. Winters

THOMAS G. WINTERS, Chairman



APPROVED AS TO FORM ONLY:

David Clemon

Assistant County Counselor