

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 27, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-187, WICHITA FAMILY ENTERTAINMENT COMMERCIAL C.U.P.

Z-2925 - ZONE CHANGE FROM "AA" TO "C", LOCATED 1/2-MILE WEST OF HILLSIDE ON
THE SOUTH SIDE OF 53RD STREET NORTH (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to conditions, including platting. (4-3)

Staff Recommendation: Approve, subject to conditions.

CPO Recommendation: CPO Council 1B recommends approval by a vote of 6-2.

Background: On September 1, 1988, the MAPC held a public hearing to consider a commercial community unit plan and associated zone change request from the "AA" One-Family Dwelling District to the "C" Commercial District on an unplatted 80-acre tract of land located 1/2-mi. west of Hillside on the south side of 53rd Street N.

The applicant proposes to divide the tract into two parcels for future development. Parcel No. 1 is 69.48 acres in size and is intended to be developed with a recreational/amusement theme park for primarily outdoor entertainment purposes. The parcel is proposed to have a maximum building coverage factor of 15% and a maximum gross floor area of 453,985 square feet.

Parcel No. 2 is 9.92 acres in size and is intended to be developed with support facilities for the recreational theme park, such as restaurants, hotels, motels, indoor recreational centers and parking lots. A maximum gross floor area of 172,795 square feet is proposed with a maximum building coverage on the parcel of 30%.

The maximum building height on both parcels is proposed to be 50 feet, except on Parcel No. 1, where towers and amusement ride structures are to be permitted to a height of 250 feet.

Due to the size of the application area and the large amount of gross floor area requested, the applicant has provided a traffic study. The study indicates that right turn deceleration and left turn storage lanes will be needed along 53rd Street North at the entrances to the project. These improvements are to be guaranteed at the time of platting.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 19, 1989

Robert L. Collins
260 N. Rock Road, Suite 160
Wichita, KS 67206

RE: Z-2925 "AA" to "C" and DP-187 Wichita Family Entertainment Commercial Community Unit Plan. Located on the south side of 53rd. Street North, 1/2 mile west of Hillside.

Dear Mr. Collins:

On September 27, 1988, the above-captioned zone case and community unit plan were approved by the Wichita City Council subject to platting the property within one year or the applications would be considered denied and closed. [See item (d.) our letter to Brent Wooten dated October 3, 1988 - A copy is attached.] A plat of the property has NOT been completed and recorded as required and therefore, the zoning and community unit plan requests are now considered DENIED AND CLOSED.

If you have any questions about this matter, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Senior Planner

FILE COPY

FLN:ksk

Attachment

cc: Brent Wooten, c/o Baughman Co., P.A., 315 Ellis, 67211
Norman L. and Jonny Scott, 164 Dogwood, Garfield, AK 72732
Gary A. and Marilyn Applegate, 8441 Irwin Road, #202,
Bloomington, MN. 55437
Bill and Geraldine Mason, 4757 Calle Camarada, Santa
Barbara, CA. 93110
Gerald T., Aaron, P.O. Box 782710, Wichita, KS 67278
Richard A. DeVore, P.O. Box 118, Wichita, KS 67201
Howard Sherwood, P.O. 9163, Wichita, KS 67277