

Planning Agenda Item # _____

City of Wichita
City Council Meeting
November 5, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-191 (AMENDMENT #1) - WILSON PROPERTY COMMERCIAL COMMUNITY UNIT PLAN, LOCATED ON THE SOUTHEAST CORNER OF 21ST STREET NORTH AND ROCK ROAD.

Z-3040 - ZONE CHANGE REQUEST FROM THE "A" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT.

DP-200 - WILSON PROPERTY N.E. COMMERCIAL COMMUNITY UNIT PLAN, LOCATED ON THE SOUTHWEST CORNER OF 21ST STREET NORTH AND WEBB ROAD.

DP-201 - WILSON ESTATES RESIDENTIAL/OFFICE COMMUNITY UNIT PLAN, LOCATED ON THE SOUTH SIDE OF 21ST STREET NORTH, BETWEEN ROCK AND WEBB ROADS.

Z-3037 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING AND "LC" LIGHT COMMERCIAL DISTRICTS TO THE "BB" OFFICE DISTRICT, LOCATED ON THE SOUTH SIDE OF 21ST STREET NORTH, IN AN AREA EAST OF ROCK ROAD.

Z-3038 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT AND "LC" LIGHT COMMERCIAL DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED ON THE WEST SIDE OF WEBB ROAD BETWEEN 19TH AND 21ST.

Z-3039 - ZONE CHANGE FROM "LC" LIGHT COMMERCIAL DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED ON THE SOUTH SIDE OF 21ST STREET NORTH, IN AN AREA WEST OF WEBB ROAD. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (5-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "2" recommended approval (6-0).

Background: On September 26, 1991, the MAPC held a public hearing to consider approval of three community unit plan proposals and four associated zone change requests that cover properties within the Wilson Estate ownership between Rock Road and Webb Road, south of 21st Street.

The MAPC elected to review all the cases filed on the property at one time. One of the C.U.P. requests (DP-191 Amendment #1) proposed to increase the size of the commercial area on the southeast corner of the 21st Street/Rock Road intersection from 9.4 acres to 12.55 acres to accommodate the extension of the Bradley Fair shopping complex south along Rock Road.

The second C.U.P. (DP-200) request would voluntarily establish a small (3.2 acre) commercial development plan on the southwest corner of the 21st Street/Webb Road intersection.

The third C.U.P. request (DP-201) covers the balance of the property between Rock Road and Webb Road, south of 21st Street, to the railroad tracks. The proposed development plan would create separate parcels for mostly low-density residential uses similar to what has been and is being developed in the urbanizing area.

Parcels adjacent to the commercial areas at the Rock Road/21st Street and Webb Road/21st Street intersections are proposed to have the option of developing for office purposes, in addition to the higher-density residential apartment uses also proposed on the parcels.

The specifics of each community unit plan proposal are contained in the staff reports incorporated into the excerpts of the Planning Commission minutes which are attached for your reference.

After review, the Planning Commission took action to recommend approval of the C.U.P.s and associated zone change requests subject to the conditions outlined in the staff reports which, among other items, included a provision requiring the applicant to guarantee 25% of the costs of improving the 21st Street/Rock Road intersection to include double left-turn lanes at such time as the overall level of service of the intersection drops from C to D, E or F and a provision that limits office development to 100,000 square feet on the southeast corner of the 21st Street/Rock Road intersection until the traffic study associated with the C.U.P. proposals is updated and any required improvements are initiated.

Staff emphasized during presentation of the C.U.P. proposals that whenever an improvement project is brought to the City Council for initiation in the future to create double left-turn lanes at the 21st Street/Rock Road intersection, staff will be recommending that the commercially developed properties on the other corners of the intersection be required to assist in the funding of the improvements at a similar level of participation.

The applicant subsequently agreed to add the recommended conditions to the development plan proposal and they have been incorporated into the copies of the C.U.P. drawings included with the Council's agenda material.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the C.U.P.s and associated zone change requests subject to the recommended conditions; instruct the Planning Department to forward associated zoning ordinances for first reading when associated plat is forwarded to the City Council; or
2. Return the applications to the MAPC for reconsideration, stating reasons.

(_____) Published in The Daily Reporter on 8-18-93

ORDINANCE NO. 42-133
AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3040

Zone Change from the "AA" One-Family Dwelling District to the
"LC" Light Commercial District

Lots 5 and 6, Block 1, Bradley Fair Addition

Generally located south of 21st Street North
on the East side of Rock Road

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.