

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
February 27, 1990

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: DP-195 - COMOTARA POWER CENTER COMMERCIAL COMMUNITY UNIT PLAN, AND

Z-2979 - ZONE CHANGE FROM "BB" OFFICE DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE WEST SIDE OF ROCK ROAD BETWEEN K-96 EXPRESSWAY RIGHT-OF-WAY AND 36TH STREET NORTH. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve (7-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "2A" voted 9-0 to recommend approval of the requests.

Background: On February 1, 1990, the MAPC held a public hearing to consider a commercial community unit plan and an associated zone change request. The applicant proposes to develop a large 450,000-square-foot shopping center with up to 3 major tenant anchors with a variety of smaller commercial retail shops and services.

The proposed development plan divides the 36.5-acre (gross) site into 3 parcels for commercial and office development. The proposed uses include grocery stores, furniture stores, department stores, restaurants, offices, convenience stores, service stations, medical and dental clinics and tire, battery and accessory stores.

The southern portion of the site (13.75 acres) is currently zoned "LC" and is within the approved W.D.C. Parcel 9B Commercial Community Unit Plan. The remainder of the site (22.7 acres) is zoned "BB" Office District. The entire area is within the Killarney Plaza Second Addition plat.

The applicant proposes a total of 4 openings into the site along Rock Road and 3 access points along 36th Street North. Two of the openings along Rock Road are to be constructed to major entrance standards.

The applicant has provided a traffic study which indicates that the average daily traffic to be generated by the proposed development will be slightly higher than what can be generated by the commercial and office development currently approved for the site. The traffic, however, will have a more balanced distribution during the day which will result in less traffic impact along Rock Road at this location during peak traffic hours. Staff is particularly concerned with the adequacy of Rock Road to handle near-term and long-term traffic loads at the K-96 Expressway interchange location. The traffic study has identified the improvements that will be needed to accommodate the maximum development of the site and the applicant has agreed to provide guarantees for the construction of those improvements and additional right-of-way for future Rock Road improvements. The applicant proposes to provide access into the major portion (Parcel No. 2) of the site through 2 entrances constructed to major entrance standards. This will aid circulation of traffic into and out of the site and minimize disruption of Rock Road traffic that would otherwise occur if multiple access points were established along the parcel boundary. The applicant has also agreed to guarantee the installation of a traffic signal at the southern major entrance, and the construction of a right-turn lane from the southernmost major entrance south along Rock Road to the entrance ramp for the future K-96 Expressway when these improvements are warranted by increased traffic levels.

RECOMMENDATIONS/ACTIONS:

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

( \_\_\_\_\_ ) Published in The Daily Reporter on 8/24/92

ORDINANCE NO. 41-796  
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-2979

Zone Change from the "BB" Office District to the "LC" Light Commercial District

Lots 3-11 inclusive, Block 1, Killarney Plaza Second Addition, an Addition to Wichita, Sedgwick County, Kansas. (Now being platted as a part of the Comotara Power Center Addition.)

Generally located on the west side of Rock Road between K-96 expressway right-of-way and 36th Street North.

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.

ADOPTED AT WICHITA, KANSAS, \_\_\_\_\_

ATTEST:

(SEAL) \_\_\_\_\_  
City Clerk

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Mayor

Approved as to form:

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City Attorney