

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 3, 1990

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-195 AMENDMENT #1 - COMOTARA POWER CENTER COMMERCIAL
COMMUNITY UNIT PLAN, AND

Z-2996 - ZONE CHANGE FROM THE "R-5" AND "R-6" GENERAL
RESIDENCE DISTRICTS TO THE "LC" LIGHT COMMERCIAL DISTRICT,
LOCATED ON THE WEST OF ROCK ROAD BETWEEN K-96 EXPRESSWAY AND
36TH STREET NORTH. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (5-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "2A" recommended approval (7-0)

Background: On June 7, 1990, the MAPC held a public hearing to consider approval of an amendment and an associated zoning change from "R-5" and "R-6" General Residence Districts to the "LC" Light Commercial District to increase the size of the existing Comotara Power Center Commercial C.U.P. from 36.4 acres to 45.2 acres by adding approximately 220 feet of property along the western boundary of the site. The applicant is not proposing any increases in the amount or type of commercial development that is now approved on the existing C.U.P. All access controls, signing restrictions and screening requirements are also to remain unchanged. The applicant is proposing the creation of an additional 200-foot by 250-foot parcel for a pad site. Also proposed is the relocation of a parcel now existing on the southwest corner of the Rock Road/36th Street intersection 520 feet further south to be accessed from a major entrance to be constructed at that location.

The net effect of the proposed amendment would be to provide one more building site within the C.U.P. and to spread the same amount of potential commercial development over a larger land area, thereby decreasing the intensity of development in terms of maximum building coverage and floor area ratios. More space will be available for parking, landscaping, walkways or other site amenities.

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.

ORDINANCE NO. 41-797

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-2996
Zone change from the "R-5" and "R-6"
General Residence Districts to the
"LC" Light Commercial District

That part of Killarney Plaza Second Addition described as follows:

Portions of Lots 1 and 2, Block 1, Lot 1, Block 2, and 34th Street North of said Addition, more particularly described as follows:

Beginning at the southeast corner of Lot 1, Block 2; thence N 85°57'56"W, 162.62 feet along the south line of said Lot 1; thence N 80°02'29" W, 54.26 feet; thence N 01°05'20" W, 1,746.45 feet to a point on a curve to the right, said point lying on the north line of said Lot 2, Block 1; thence along said curve and said north line, 14.57 feet, said curve having a central angle of 04°02'37", a radius of 206.50 feet, and a long chord of 14.57 feet, said curve having a central angle of 4°02'37", a radius of 206.50 feet, and a long chord of 14.57 feet, bearing N 87°16'54" E, thence N 89°18'12" E, 205.28 feet to the northeast corner of said Lot 2; thence S 00°56'23"E, 1,770.39 feet along the east lines of said Lots 1 and 2, Block 1 and Lot 1, Block 2 to the point of beginning. Said tract containing an area of 8.79 acres, more or less. (Now being platted as part of the Comotara Power Center Addition.)

Generally located on the west side of Rock Road between K-96 Expressway 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

Mayor

Approved as to form:

City Attorney