

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 28, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-204 - CHADSWORTH COMMERCIAL COMMUNITY UNIT PLAN,
LOCATED ON THE NORTHEAST CORNER OF 21ST STREET NORTH
AND MAIZE ROAD.

Z-3049 - ZONE CHANGE REQUEST FROM "AA" ONE-FAMILY
DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL
DISTRICT. (District #5)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0).

Staff Recommendation: Approve.

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

Background: On January 2, 1992, the MAPC held a public hearing to consider approval of a commercial community unit plan and an associated zone change request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District on an 18-acre tract of land on the northeast corner of the 21st Street North/Maize Road intersection. The property is currently undeveloped and is bordered by property to the east under the same ownership that is being platted for residential development. Property adjoining on the north has been developed as a church site.

The applicant proposes to divide the tract into seven parcels for commercial and office development. The parcels range in size from 0.58 acres (Parcel No. 2) to 13.43 acres (Parcel No. 7) and are intended to be used for a wide range of retail and office uses. Several uses that tend to be less compatible with immediately adjacent residential areas, such as fast food restaurants and convenience stores, have been excluded from the proposed use lists of Parcels No. 1, 6 and the north and east 160 feet of Parcel No. 7. Sites of this size are classified as community centers under the criteria being used to update the Comprehensive Plan.

The largest parcel (Parcel No. 7) is proposed to contain a shopping center with a maximum of 180,000 square feet and major opening

access points to 21st Street and Maize Road. The smaller parcels are proposed to share access points with the larger parcel and one another to 21st Street and Maize Road. A total of 3 access points are proposed along the 695-foot frontage on 21st Street and 4 access points are proposed along the 1,232-foot frontage on Maize Road.

A six-foot-high masonry wall will be constructed to screen the development from adjacent residentially-zoned areas on the north and east. All structures within the C.U.P. will share similar architectural character and predominant exterior building materials to satisfy the intent and purpose of the City Zoning Code for well-planned and well-organized commercial developments.

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 8-6-93

ORDINANCE NO. 42-131

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-3049

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

Chadsworth Commercial Addition,
Wichita, Sedgwick County, Kansas

Generally Located north of 21st Street North and east of Maize 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.

ADOPTED AT WICHITA, KANSAS, _____.

ATTEST:

(SEAL) Pat Burnett, Deputy City Clerk Elma Broadfoot, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney