Planning Agenda Item #_____

City of Wichita
City Council Meeting
April 2, 1996

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: DP-220 - CESSNA 21ST STREET TRAINING ASSEMBLY COMPLEX COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-3197 - ZONE CHANGE FROM 'B' MULTIPLE FAMILY DWELLING DISTRICT TO 'LC' LIGHT COMMERCIAL AND 'C' COMMERCIAL, LOCATED AT THE NORTHEAST AND NORTHWEST CORNERS OF 21ST STREET NORTH AND JARDINE DRIVE.

(DISTRICT #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to conditions (11-0).

Staff Recommendation: Approve, subject to conditions.

CPO Recommendation: Approve, subject to conditions (8-0).

Background: The City of Wichita proposes a zone change from 'B' Multiple Family Dwelling District to 'LC' Light Commercial (4.06 acres) and to 'C' Commercial (4.06 acres) and a Community Unit Plan located at the northeast and northwest corners of 21st Street North and Jardine Drive. The subject property is bordered by the Diversified Educational Training and Manufacturing Company, Inc. (DETAMC) and single family homes to the west, the remaining portion of the Heartspring campus to the north, residential and commercial buildings to the east, and a vacant tract on the south side of 21st Street that is planned for a commercial strip center and elderly housing project.

The subject property is currently developed with residential structures used by Heartspring, which plans to relocate to a new campus in another location in northeast Wichita. The City recently purchased the land, and in conjunction with Cessna Aircraft Company, proposes the zone change and CUP for purposes of developing the Cessna Training and Assembly Complex.

The proposal would create a "Work and Learning Campus", including a subassembly facility, a

learning/day care center, and affordable housing (located to the north) for eligible trainees. The subassembly facility would perform assembly work on a variety of small parts which will be used on Cessna's existing business jet products and single engine piston aircraft which the company plans to resume manufacturing in 1996. At the outset, the subassembly facility will employ 58 people. Of these employees, 48 will be sheet metal assemblers and two will be sheet metal sealers. Eight other individuals will be employed in the subassembly facility. Individuals employed in the facility will receive the full wage and benefit treatment that is received by full-time, regular employees at Cessna's other Wichita facilities.

At the learning/day care center, 12 individuals will be required to manage the facility's programs. Beyond these permanent employees, the training center will qualify individuals to fill other new jobs by virtue of its training programs. According to Cessna officials, employment at Cessna Aircraft Company is forecast to increase in the next three years. The training facility's programs will partially meet future employment needs by training 36 to 48 individuals annually in training classes of approximately 12 individuals.

Parcel 1 of the proposed CUP would be zoned 'C' and would be developed with the assembly building. The proposed CUP would permit all uses allowed in 'C', except for adult entertainment, taverns, drinking establishments, car lots, and car washes.

Parcel 2 of the proposed CUP would be zoned 'LC' and would be developed with the training / child care center. The proposed CUP would permit all uses allowed in 'LC', except for adult entertainment, taverns, drinking establishments, car lots, and car washes.

The CUP would require all buildings to share the same predominate exterior building materials with consistent architectural character, color, and texture. The CUP also requires a pedestrian walk system to link with sidewalks along 21st Street and existing sidewalks to the north. A solid masonry wall would be required along the east and west property lines, with a wood fence required along the north side of Parcels 1 and 2.

Signage along 21st Street would be limited to ground type signs at a maximum height of 20 feet. Single tenant signs would be limited to 50 square feet.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change and CUP, subject to the recommended conditions; place the Ordinance establishing the zone change on first reading; or

2. Return the application to the MAPC for consideration.

(An override of the Planning Commission's recommendation for the zone change requires a 2/3rd majority vote of the membership of the governing body on the first hearing. An override of the Planning Commission's recommendation for the CUP requires a simple majority vote.)

(_____) Published in The Daily Reporter on April 12, 1996

ORDINANCE NO. 43-122

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.

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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-3197

Zone change from 'B' multiple family dwelling district to 'LC' Light Commercial and 'C' Commercial on property described as:

'B' to 'LC'
The south 695 feet of Block 2, Logopedics Addition to Wichita, Sedgwick County, Kansas, generally located at the northeast corner of 21st Street North and Jardine Drive.

'B' to 'C'
The south 695 feet of Block 1, Logopedics Addition to Wichita, Sedgwick County, Kansas, generally located at the northwest corner of 21st Street North and Jardine Drive.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes 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.