

Agenda Item # _____

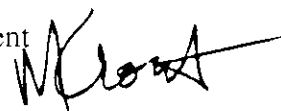
City of Wichita
City Council Meeting
May 2, 2000

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: **Z-3361 - ZONE CHANGE FROM "MF-18" MULTI-FAMILY RESIDENTIAL TO "GC" GENERAL COMMERCIAL ON NEW PARCEL; AND**

DP-59 AMENDMENT #6 - AMENDMENT TO CREATE A NEW PARCEL (FARMINGTON SQUARE CUP), LOCATED ON THE NORTH OF SHADE LANE AND EAST OF RIDGE ROAD. (District #V)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to conditions (11-0-1).

Staff Recommendation: Approve, subject to conditions.

Background: The applicant is requesting an amendment to the Farmington Square CUP to create a new parcel, Parcel 10, from the western 7.04 acres of Parcel 1 of the existing CUP. The new Parcel 10 is proposed for a zone change from "MF-18" Multi-Family Residential to "GC" General Commercial to permit self-service storage warehouse uses on the west 260 feet of the parcel and the uses permitted on Parcel 1 for the entire new parcel. The applicant indicated that "GC" General Commercial zoning was requested for the entire new parcel to permit expansion of the self-service storage warehouse use in the future through another CUP amendment.

Self-service storage warehouse is permitted with a Conditional Use (or CUP amendment) in the "GO" General Office and "LC" Limited Commercial districts, but only if the site has direct access to an arterial street. The "GC" General Commercial district is the first district which permits self-service storage warehouse for sites such as the subject property that do not have direct access to an arterial street.

The applicant submitted a site plan (attached) for the proposed self-service storage warehouse development. The site plan shows a self-service storage warehouse facility consisting of 12 storage buildings and an office/residence building. The site plan also shows a "surface parking" area, which is presumably intended for long-term outdoor storage of vehicles and equipment. Access to the site is shown from Shade, an extra-wide local street that intersects with Ridge approximately 360 feet west of the entrance to the facility. The facility is shown to entirely enclosed (except for a 25 foot gap north of the office on the west property line) by a combination of the exterior walls for the storage buildings, a concrete fence filling the gaps between the building walls, and a wrought iron fence and gate along the south line of the enclosed area. The site plan shows a landscaped buffer along the frontage of Shade. The site plan does not indicate how any future expansion of the self-service storage warehouse facility would be sited on the new parcel.

The applicant also submitted building elevations (attached) for the proposed self-service storage warehouse development. The building elevations indicate that all building exteriors will share the same predominate earth-tone color, texture, and exterior building material. The exterior building materials are apparently brick, wood, and metal for the office/residence building and metal for the storage buildings. The building elevations do not include a rear elevation of the storage buildings or any information regarding common exterior building materials proposed to be used on the storage building walls and the masonry wall, which will serve in combination as the perimeter fencing for the development. The building elevations also do not indicate the proposed height of the buildings.

The surrounding area is predominately developed with multi-family residential uses with single family residential and commercial uses also in the area. The most directly impacted properties by the proposed development are several apartment complexes on property zoned "TF-3" Two-Family Residential located to the south and single family residences owned by the City of Wichita and operated as public housing on property zoned "SF-6" Single Family Residential located to the north. West of the subject property is vacant property that is currently zoned "MF-18" Multi-Family Residential with a zoning change to "LC" Limited Commercial that is pending the completion of the conditions of approval (primarily the vacation of access control). East of the subject property is vacant property zoned "MF-18" Multi-Family Residential. The adjoining property to the south, east, and west of the subject property is also within the Farmington Square CUP.

To limit the impact of the proposal on surrounding properties, planning staff recommends that the site be developed in accordance with the development standards in the Unified Zoning Code for self-service storage warehouses in the "GO" and "LC" districts. Planning staff also recommends that approval be subject to review and approval of a revised site plan and building elevations. To preserve options for review of future development at this site, planning staff recommends that the zone change to "GC" General Commercial be limited to the site of the proposed self-service storage warehouse

(approximately the west 260 feet of the new parcel). The property is currently platted, and replatting is not recommended by planning staff.

At the public hearing on April 13, 2000, the MAPC heard from a resident of an adjoining property who protested the request, citing potential problems with traffic safety as a result of the development. The MAPC recommended approval (11-0-1) of the CUP amendment and zone change subject to the following conditions:

1. The applicant shall submit a legal description for the property to be changed to the "GC" General Commercial zoning district that includes approximately the west 260 feet of Parcel 10.
2. Self-service storage warehouse uses on Parcel 10 shall be developed in accordance with Section III-D.6.y of the Unified Zoning Code, with the exception of Section III-D.6.y(1) and Section III-D.6.y.(2).
3. General Provision #18 shall be amended to add Parcel 10 to the list of parcels which are required to comply with the Landscape Ordinance. Additionally, a minimum 15 foot landscape buffer shall be provided along the south, east, and north perimeter of the self-service storage warehouse facility.
4. Prior to issuance of a building permit on Parcel 10, a revised site plan shall be submitted for review and approval by the Director of Planning. The revised site plan shall indicate type and location of perimeter enclosure materials, which shall entirely enclose the self-service storage warehouse facility. The site plan also shall indicate the size and location of the landscape buffer areas. The site plan shall also locate the vehicle storage yard in the approximate center of the site. The site shall be developed in general conformance with the approved site plan.
5. Prior to issuance of a building permit on Parcel 10, revised building elevations shall be submitted for review and approval by the Director of Planning. The revised building elevations shall indicate the wall and roof materials and colors and the building and wall heights. Additionally, the exterior walls of the storage buildings used to enclose the perimeter of the facility shall be of a stamped-brick pattern or similar architectural treatment and shall be of the same texture, color, and appearance as the masonry wall that encloses the gaps between the storage buildings.
6. The proposed uses for Parcel 10 shall be amended to permit a vehicle storage yard on the west 260 feet of the parcel.
7. Outdoor speakers and sound amplification systems shall not be permitted on Parcel 10.
8. General Provision #1 shall be amended to add Parcel 10 to the excepted parcels.
9. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and

approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

10. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
11. Prior to publishing the resolution or ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-59) includes special conditions for development on this property.
12. The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 30 days after approval of this amendment by the Governing Body, or the request shall be considered denied and closed.

Recommended Action:

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

2. Return the application to the MAPC for reconsideration

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

() Published in The Daily Reporter on _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3361

Request for zone change from "MF-18" Multi-Family Residential to "GC" General Commercial on property described as:

The west 260 feet of Lot 2, Woodland Heights 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located north of Shade Lane and East of Ridge Road.

SECTION 2. That upon the taking effect of this 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 Wichita-Sedgwick County Unified Zoning Code 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.

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