

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEM:

SCZ-0793 - Zone change from "SF-20" Single-Family Residential to "B" Multi-Family; and

DP-245 - Request for the creation of Catamaran Cove Community Unit Plan, located near the Southwest Corner of 37th Street North and Ridge Road.

PRESENTED BY:

Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE:

April 26, 2000

COMMISSION DISTRICT #4

MAPC Recommendation:

Approve, subject to platting within 1 year and conditions (9-0).

Staff Recommendation:

Approve, subject to platting within 1 year and conditions.

Background/Discussion The applicant is requesting the creation of a 58.3 acre development, named Catamaran Cove Community Unit Plan, for apartment development near the southwest corner of 37th Street North and Ridge Road. Parcel 1, comprising 26.5 acres would be zoned "B" Multi-Family. The Reserve, comprising 31.8 acres, would be zoned "SF-6" Single Family but be occupied by a lake (Drainage Reserve). The owner of the C.U.P., Box Development, L.L.C, is the same owner as DP-242 Ridge Center C.U.P. Together, these developments occupy an area that extends along Ridge Road for one-half mile south of 37th Street North, and is one-fourth mile deep. Ridge Centre C.U.P. was approved for commercial development last year.

Currently, the development shows one point of access onto Ridge Road, immediately north of the location where the Big Slough North flows under Ridge Road. The remaining portion of Parcel 1 lies to the south and west of the lake (Drainage Reserve). The parcel is bounded on the west by property that is in separate ownership, and that also contains a lake.

Floodplain issues will be a major concern for this tract during the platting process. The boundary of the Drainage Reserve corresponds to the edge of the floodway on the Big Slough North. Approximately 75 percent of the land area in Parcel 1, shown as the parcels for apartment development, is within the 100-year flood boundary based on the 1986 FEMA Floodway map.

The applicant proposes that Parcel 1 would be limited to 30 percent maximum building coverage and 40 percent floor area ratio. A setback is shown along Ridge that is irregular, due to proximity to the crossing of the Big Slough North. No specific setback is shown along the property lines, but there is a notation for a 5-foot wall easement. A screening wall six feet in height constructed of masonry, as well as a landscape buffer and compatibility setbacks, would be required along the western property line where the adjacent property is zoned for residential use.

The property to the south is zoned "LI" Limited Industrial and is currently being offered as "heavy commercial" property by its owner. However, in the past there was a proposal to develop this property as single-family. If so, then the wall and landscape buffer would be needed along the southern property line of Catamaran Cove. General Provision #16 prohibits windows directly facing a single-family subdivision to the south within 150 feet of the property line.

The applicant proposes that Parcel 1 be permitted all residential uses allowed in the "B" Multi-Family District. The theoretical maximum allowable dwelling units requested by the applicant would be 1,112 units. However, it was unlikely that the applicant could approach the theoretical limits on conventional single-family or duplex style units due to the floodplain constraints on the property.

Signage would be limited to one monument style sign at the major entrance on Ridge Road. The applicant proposes all parcels maintain a compatible architectural character, color, texture, and predominant exterior building material.

The site is located in an area that is undergoing urban development. The tract to the east, DP-237 Ridgeport North C.U.P. is the being developed with medical offices and is the proposed site for a new hospital facility for Via Christi. Housing, offering a range of densities and types is being developed in the area surrounding Ridgeport North C.U.P. There is a multi-family tract approved for "MF-29" zoning that could yield a total of 229 units, plus a small pocket of duplexes, tri-plexes and four-plexes along Ridge. The balance of the tract is being developed as single-family.

The property immediately to the south of the application area is undeveloped; the remainder of the area to the south/southwest is developed residentially with Forest Lakes Addition. The adjacent property to the west is a large residential holding, consisting of a home and a lake. Further to the west, the property remains in agricultural use with scattered residences. The property to the north has been approved for commercial development, DP-250 Starwest C.U.P.

At the MAPC meeting of March 16, 2000, there was discussion about two main issues of (1) access, and (2) the appropriate number of apartment units to be developed on the property. MAPC voted (10-0) to defer the request in order for the applicant and Staff to determine if the issues could be resolved.

At the MAPC meeting of March 30, 2000, the applicant agreed to limit the maximum dwelling units to 775 units. The applicant further agreed and to limit construction of the units to 50 percent of this amount unless and until a second point of access along 37th Street North can be provided to give two points of access to the development. The property owner to the west, Michael Popp, was present and requested that the screening wall on the western boundary be increased from 8 to 6 feet in height, primarily to make it more difficult for residents in the development to get onto his property. This request was discussed, but not incorporated into the motion. MAPC voted (9-0) to approve subject to the revised conditions presented at the meeting of March 30, 2000.

Recommended Action:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the condition of platting within one year; adopt the resolution and authorize the chairman to sign; and instruct the Planning Department to withhold publication until the plat has been recorded with the Register of Deeds; or
2. Return to the Planning Commission for reconsideration.

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

Applicants:

Walter Morris 128 S Dellrose Wichita KS 67212

Austin Miller, PA 254 S Laura Ste 210 Wichita KS 67211

Protestors:

Michael Popp 7717 West 37th Street North Wichita KS



Wichita-Sedgwick County Metropolitan Area Planning Department

July 22, 2002

Box Development LLC
128 S. Dellrose
Wichita, KS 67212

RE: DP-245 & SCZ-0793 – Creation of the Catamaran Cove CUP and a zone change from “SF-20” Single-Family Residential to “B” Multi-Family Residential. Located south of 37th Street North and west of Ridge.

The above-referenced zone change and CUP were approved by the County Commission on June 7, 2000 subject to platting the property within one year. On January 23, 2002, the deadline to complete the required platting was extended to June 7, 2002. At that time, notification was given that if the platting was not completed by the new deadline the request would be denied and closed. Since the platting has not been completed, this letter is notification that above-referenced zone change and CUP have been denied and closed for failure to plat the property by the required deadline.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Knebel'.

Scott Knebel
Senior Planner
Current Plans Division

cc: Austin Miller PA, 355 N. Waco, Ste. 200, Wichita, KS 67202