V-101

(_____) Published in The Daily Reporter on SEP 19 1997

ORDINANCE NO. 43-575

FILE COPY

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 CITY OF WICHITA CODE SEC. 28.04.010.

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 City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. CU-445

Conditinal Use Permit request to allow safety service, City of Wichita Fire Station on property legally described below:

Beginning at a point on the south line and 50 feet east of the southwest corner of Government Lot 4 in Section 4, Township 27 South, Range 2 East of the 6th P.M.; thence bearing N88° 56'50"E along the south line of said Government Lot 4, a distance of 370.85 feet (said south line also being the north line of Kansas Surgery and Recovery Center Addition to Wichita, Sedgwick County, Kansas); thence bearing N1° 03'10"W a distance of 70.00 feet; thence bearing S88° 56'50"W a distance of 145.85 feet; thence bearing N1° 03'10"W a distance of 30.00 feet; thence bearing N82° 56'26"W a distance of 212.60 feet to a point in the east line of the K-96 Expressway/Webb Road right-of-way; thence along said right-of-way bearing S5° 19'24"W a distance of 130.81 feet to the point of beginning. Containing 35,358 square feet. Generally located on the Southeast corner of webb Road and K-96.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant shall plat the property before the site is developed.

2. The site shall be developed consistent with the site plan submitted.

3. The applicant shall comply with all applicable code requirements relating to landscaping, screening, signage, drainage, and CART compatibility standards.

4. The Conditional Use may be declared null and void upon a determinatin that the applicant has failed to comply with any of the foregoing conditions.

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.

ADOPTED AT WICHITA, KANSAS, SEP 16 1997

ATTEST:

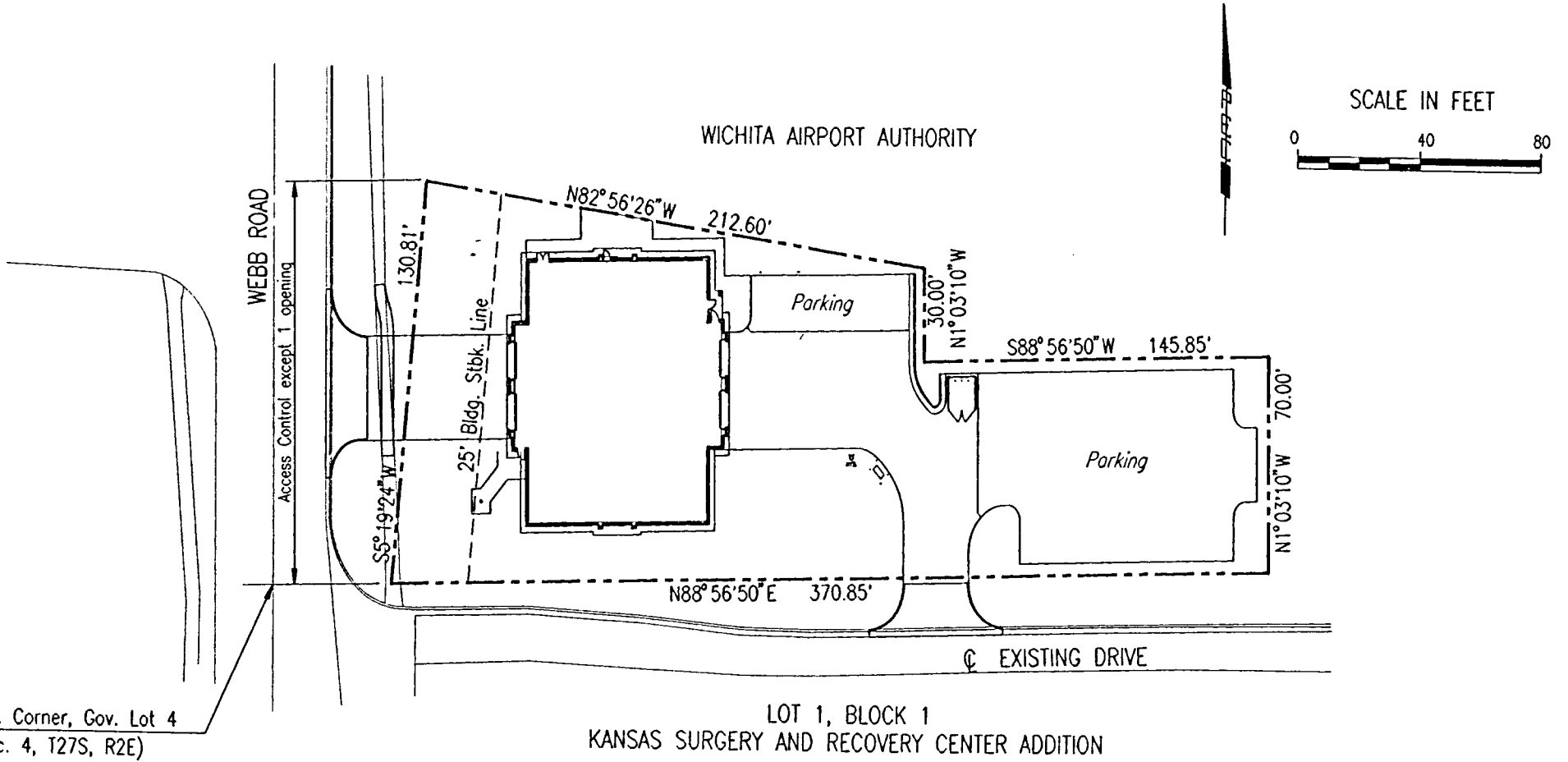
Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney



FIRE STATION NO. 18

CONDITIONAL USE CU-445

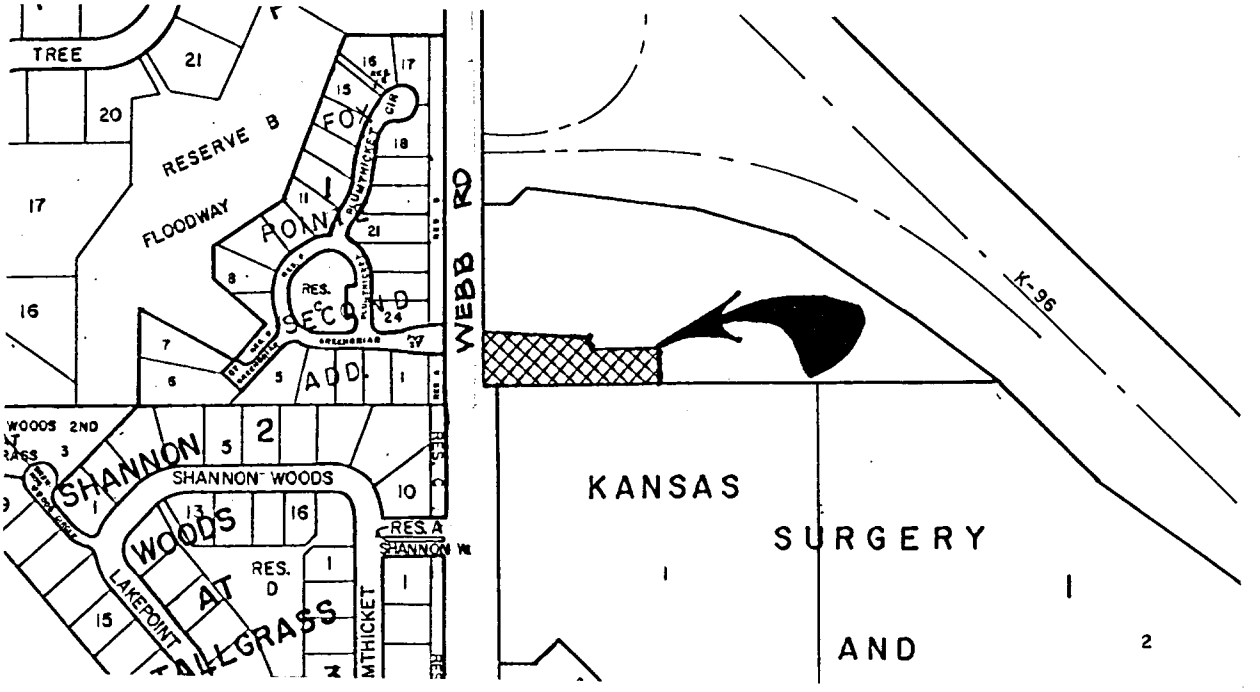
WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

STAFF REPORT

CPO July 14, 1997
MAPC July 17, 1997

CASE NUMBER:	CU-445
APPLICANT/AGENT:	City of Wichita (applicant); Gary Wiley, PEC (agent)
REQUEST:	Conditional use to allow safety service, City of Wichita Fire Station
CURRENT ZONING:	"SF-6" Single-Family Residential District
SITE SIZE:	0.81 acres
LOCATION:	Southeast corner of Webb Road and K-96
PROPOSED USE:	Fire Station



BACKGROUND: The applicant, City of Wichita, requests a conditional use to allow for the construction of a fire station on 0.81 acres unplatted land located on the southeast corner of Webb Road and K-96 Highway which is zoned "SF-6" Single-Family Residential. The applicant has indicated that the proposed fire station at this location is necessary to reduce response times to emergencies in the northeast protion of the City. Response times for first arriving companies to the far northeast portion of the City are high and getting higher. Second and third driving companies have even higher response times. Poor response time, plus increased growth and call volumes in the northeast portion of the City support the need for a station. The proposed station will be 6,200 square-foot, two truck bay facility.

The Unified Zoning Code provides for the location of public fire stations in the SF-6 district if reviewed and approved by the Planning Commission in accordance with the procedures and standards established for conditional uses.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-6" and K-96	Undeveloped K-96 Right-of-Way
SOUTH:	"GC"	Medical, Kansas Surgery Center
EAST:	"SF-6" and K-96	Undeveloped
WEST:	"GO"	Single-Family Homes

PUBLIC SERVICES: Municipal water and sewer service is available to this site. The application area has access to Webb Road, a four lane arterial.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this site as transportation/utility. The guide indicates that fire and EMS stations should be located in accordance with responsive time standards as established in adopted facility plans, and it does propose a new station be constructed in the vicinity of 21st Street and Webb Road. The City of Wichita 1996-2005 Capital Improvement Program indicates that the fire station is to be constructed in 1997.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

1. The applicant shall plat the property before the site is developed.

2. The site shall be developed consistent with the site plan submitted.

3. The conditional use may be declared null and void upon a determination that the applicant has failed to comply with any of the foregoing conditions.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The general area is characterized by a mixture of residential and medical uses. Fire stations are generally located in developed areas, including low density residential areas, to provide fire protection services. The construction plans have been reviewed by CART to assure that the project blends with the surrounding area and uses.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: The construction of a fire station at this location should not have a detrimental impact on nearby property. Residential uses to the west are screened from the application area by a masonry wall and are separated from the site by a 4-lane arterial. Undeveloped property to the north and east is controlled by the Wichita Airport Authority. The property to the south is developed with a medical use.

3. Conformance of the requested change to adopted or recognized Comprehensive Plan: Locating this facility at this location is consistent with the Comprehensive Plan and the approved Capital Improvement Program (1996-2005).

4. Impact of the proposed development on community facilities: This project is a community facility and will provide additional fire protection services to the far northeast portion of the City of Wichita. Existing public infrastructure in the area is adequate to serve the proposed fire station.