WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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January 7, 1998

J.W. Russell Construction Inc.
12602 W. 13th St.
Wichita, KS 67235

RE: CU-460 - Conditional use to allow residential assisted living on property zoned "NR" Neighborhood Retail and generally located west of Maize Road and south of Central

Dear Mr. Russell:

At its regular meeting on December 18, 1997, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to conditions stated in the letter dated December 19, 1997.

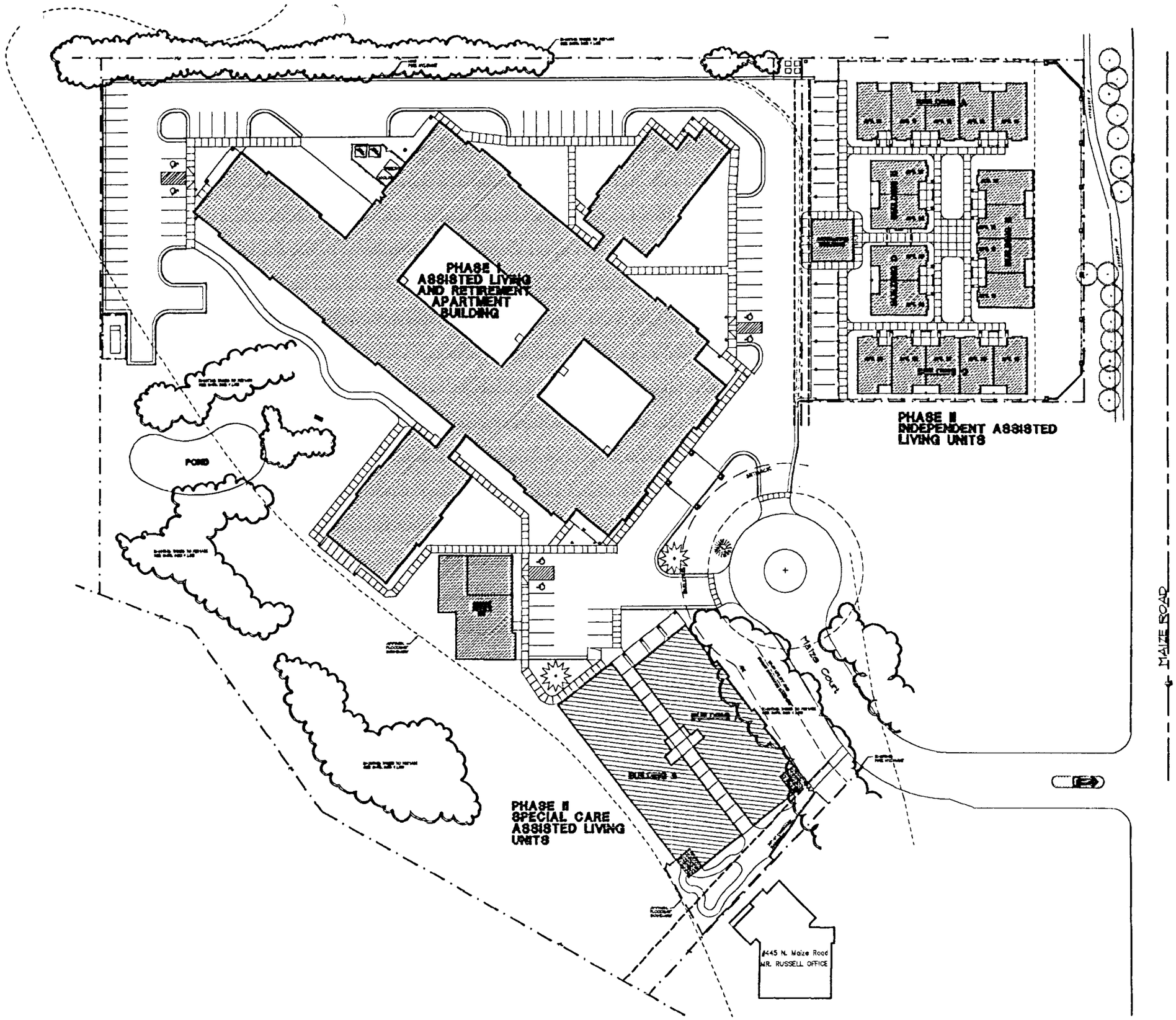
This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Lawrence P. Mitchell
Senior Planner

LPM/sh

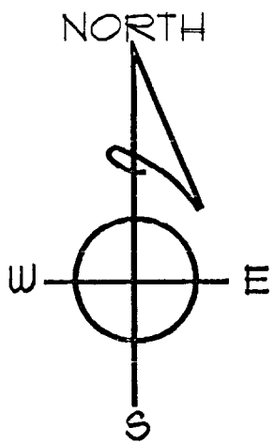
cc: Park West Plaza LLC, 505 N. Maize Rd., Wichita, KS 67212
Donald Schmidt, 505 N. Maize Rd., Wichita, KS 67212
Don Folger Jr., 239 S. Topeka, Wichita, KS 67202
Kurt Schroder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



SITE DEVELOPMENT MAP

CU460

NO SCALE



WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

STAFF REPORT

CPO (5) December 10, 1997
MAPC December 18, 1997

CASE NUMBER: CU-460

APPLICANT/AGENT: J.W. Russell Construction Inc. and Park West Plaza, LLC (owners)/Donald Schmidt and Don Folger Jr (agents)

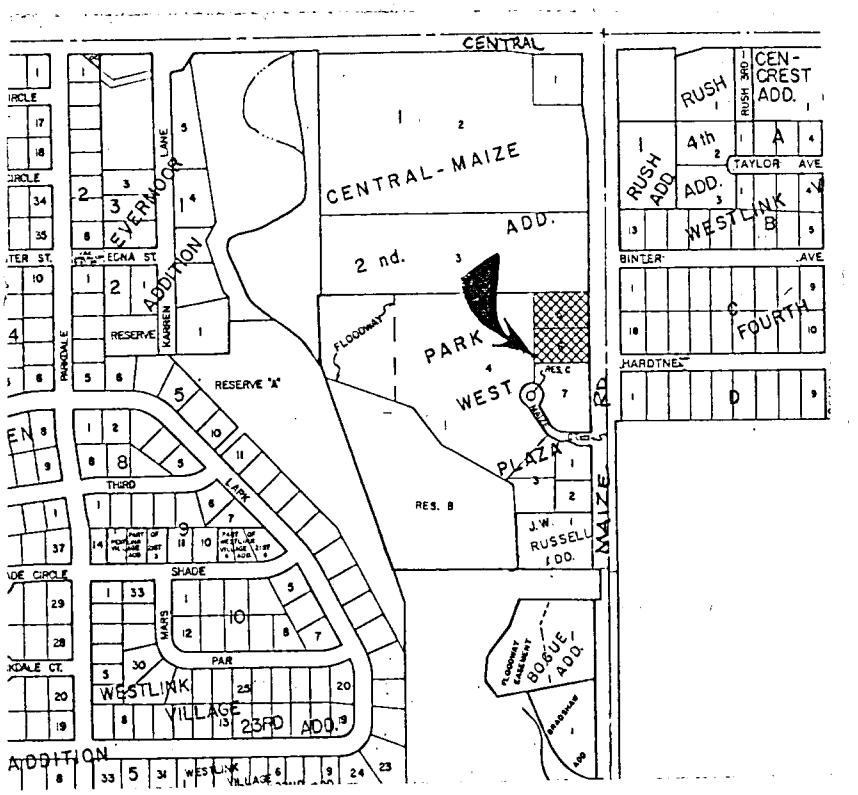
REQUEST: Condtional use to allow residential assisted living.

CURRENT ZONING: "NR" Neighborhood Retail

SITE SIZE: 1.1 acre

LOCATION: West of Maize Road and south of Central (50~~7~~5 N. Maize Road)

PROPOSED USE: Assisted Living, Residential



BACKGROUND: The applicant, J.W. Russell Construction Inc. and Park West Plaza, LLC, is requesting a conditional use to allow assisted living units in the "NR" Neighborhood Retail Zoning District. There are 18 units proposed to be located within four structures on the 1.1 acre site, clustered around a central plaza. This is the second phase in a two phase development for the completion of an assisted living and retirement campus. The proposed development is directed at providing assisted living units for senior citizens.

The first phase of the development includes an existing 60 unit assisted living and retirement apartment building and two 12 unit special care assisted living buildings located on the lot immediately west of the proposed site. This site is located in the "B" Multi-family Zoning District. Assisted living residential uses are permitted by right in the B district.

The Unified Zoning Code permits assisted living in the NR district if reviewed and approved by the Planning Commission in accordance with the procedures and standards for conditional uses. The Code establishes a minimum lot size of 2,000 square feet per dwelling unit for multi-family and establishes a maximum of 21.8 dwelling units per acre. The proposed development meets those requirements with a lot size that provides for 16 dwelling units per acre.

The applicant has also submitted an elevation drawing of the proposed project which indicates that the project will have a gable roof with composition shingles and lap siding with a brick veneer. These materials should blend with the existing residential development in the area.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH:	"LC"	Commercial Retail
SOUTH:	"GO"	Medical Clinic (Riverside Health Systems)
EAST:	"SF-6"	Single-Family Dwellings
WEST:	"B"	Multi-Family (Park West Plaza Assisted Living)

PUBLIC SERVICES: Municipal water and sewer service is available to the site. The property was platted with one access point to Maize Road, a 4-lane paved arterial, with existing traffic volume of approximately 12,500 average daily trips (ADT). The 2020 Transportation Plan projects traffic along Maize Road to increase approximately 13,000-21,500 ADT for this segment. Maize Road is also projected by the 2020 Transportation Plan to remain a 4-lane arterial.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as Office.

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

A. The use of the property shall be limited to independent assisted living for senior citizens or other uses within the definition of Assisted Living in the Zoning Code.

B. The site shall be developed in accordance with the elevation drawing and site plan submitted by the applicant.

C. Landscaping shall be provided as required by the City Landscape Ordinance.

D. Any violation of the conditions approved as part of this request shall render the conditional use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding property on the west is zoned B, multi-family and has been developed for assisted living units since January of 1997. The property to the south is zoned general office which permits assisted living residential uses, but is developed with a medical clinic. The property to the north is zoned limited commercial which also permits assisted living residential uses but is developed with a neighborhood supermarket and the property to the east is zoned single-family, SF-6. The character of the proposed use of the site should blend into the residential uses in the neighborhood. Future amendments to the Unified Zoning Code will allow assisted living residences as a permitted use in NR zoning districts.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: The use of this site for two five-plex and two four-plex units for independent living for senior citizens should not have a detrimental impact on the area. To the west of the site, assisted living units have been developed and operating for the past eleven months.

3. Conformance of the requested change to adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for office, commercial and residential uses. The proposed development as designed is compatible with the established assisted living units and surrounding land uses in the area.

4. Impact of the proposed development on community facilities: The proposed use should not have a negative impact on community facilities in the area.