WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 14, 1999

FILE COPY

Reflection Ridge Golf Corporation
Attn: Kim Gibson
7570 West 21st North
Bldg. 1026 Suite C
Wichita, KS 67205

RE: CU-523 – Conditional Use to allow outdoor entertainment and recreation, on property generally located north of 21st Street North and east of Tyler Road.

Dear Ladies and Gentlemen:

At its regular meeting on July 13, 1999, the Wichita City Council considered the above-captioned request. The action of the City Council was to APPROVE the request, subject to the following conditions:

1. The Conditional Use for outdoor entertainment and recreation shall only be valid for six months from the date of approval by the City Council. The operation of this facility shall be from 10 a.m. to 11 p.m.

2. The applicant shall submit to the Planning Department a letter from the Health Department and the Office of Central Inspection approving the on-site sewage facility and also the concession stand, prior to the opening of the business. The applicant shall also submit a lease agreement from the medical complex to the east for the number of required parking spaces to the Office of Central Inspection in a form that is acceptable to that office.

3. No outdoor lighting shall be permitted except minimal lighting required by code for safety purposes. (i.e. the path from the parking lot to the tee boxes and around the tee boxes)

4. Development of this property shall be in general conformance with the approved site plan with a maximum of 15 tee boxes. All buildings, tee boxes, port-a-potties, and concession stands shall be at a minimum 35 feet from the 21st Street North right-of-way.

5. The netting along the west side of the golf driving range shall be 48 feet in height.

6. Any violation of these conditions shall render the Conditional Use null and void.

7. Development of the site shall be modified from the site plan submitted to the MAPC, by moving the T-boxes north of the originally proposed location, and aligning them in a row that runs northeast and southwest, to minimize golf balls veering over the west net; and

8. The owner or operator shall continuously maintain general liability insurance to guarantee the payment for any damages caused by golfing activities. Such insurance coverage shall be adequate and reasonable to cover damage or injury to adjacent properties or to the public caused by golfing activities on the property. A certificate of insurance evidencing such coverage shall be provided to the City prior to the use of the property for a driving range.

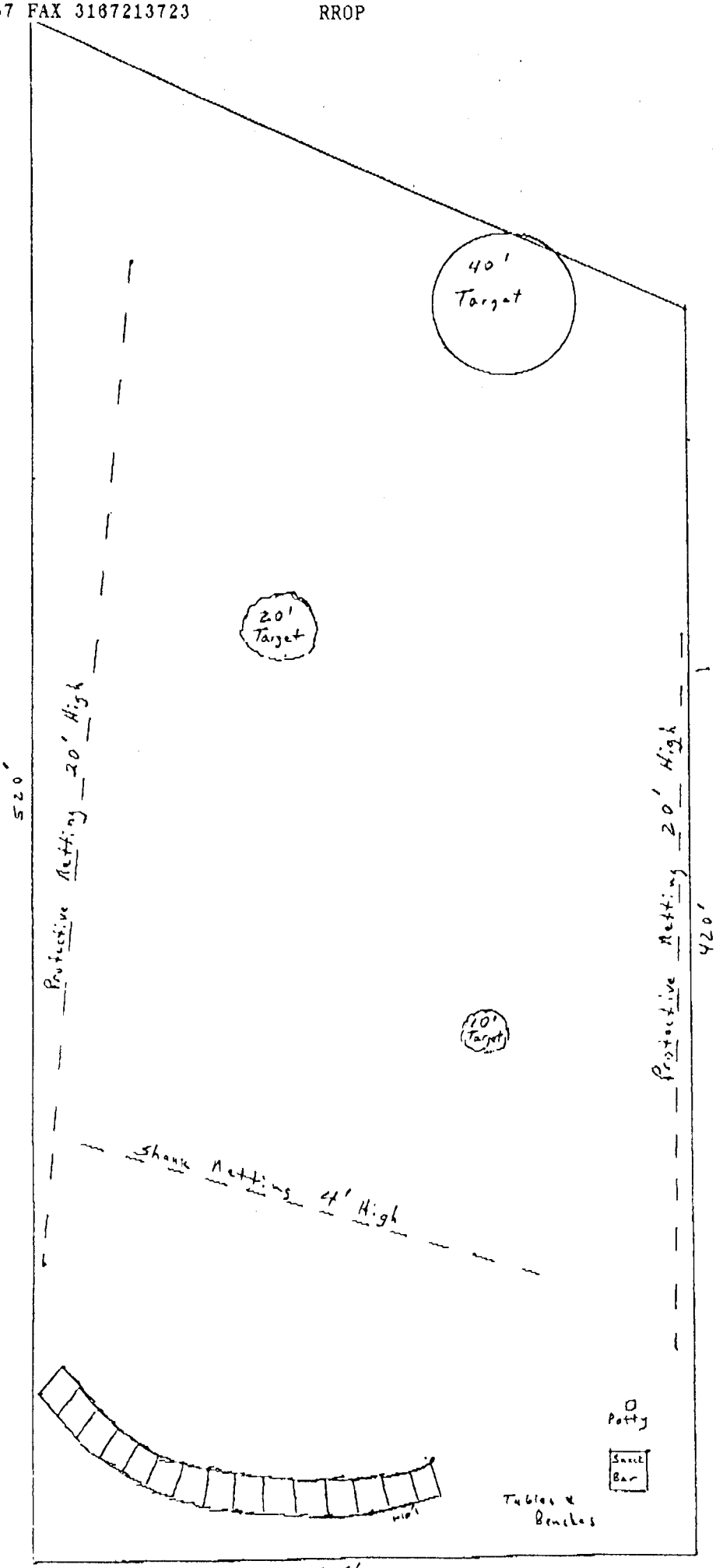
If you have any questions, please call the Planning Department at 268-4421.

Sincerely,

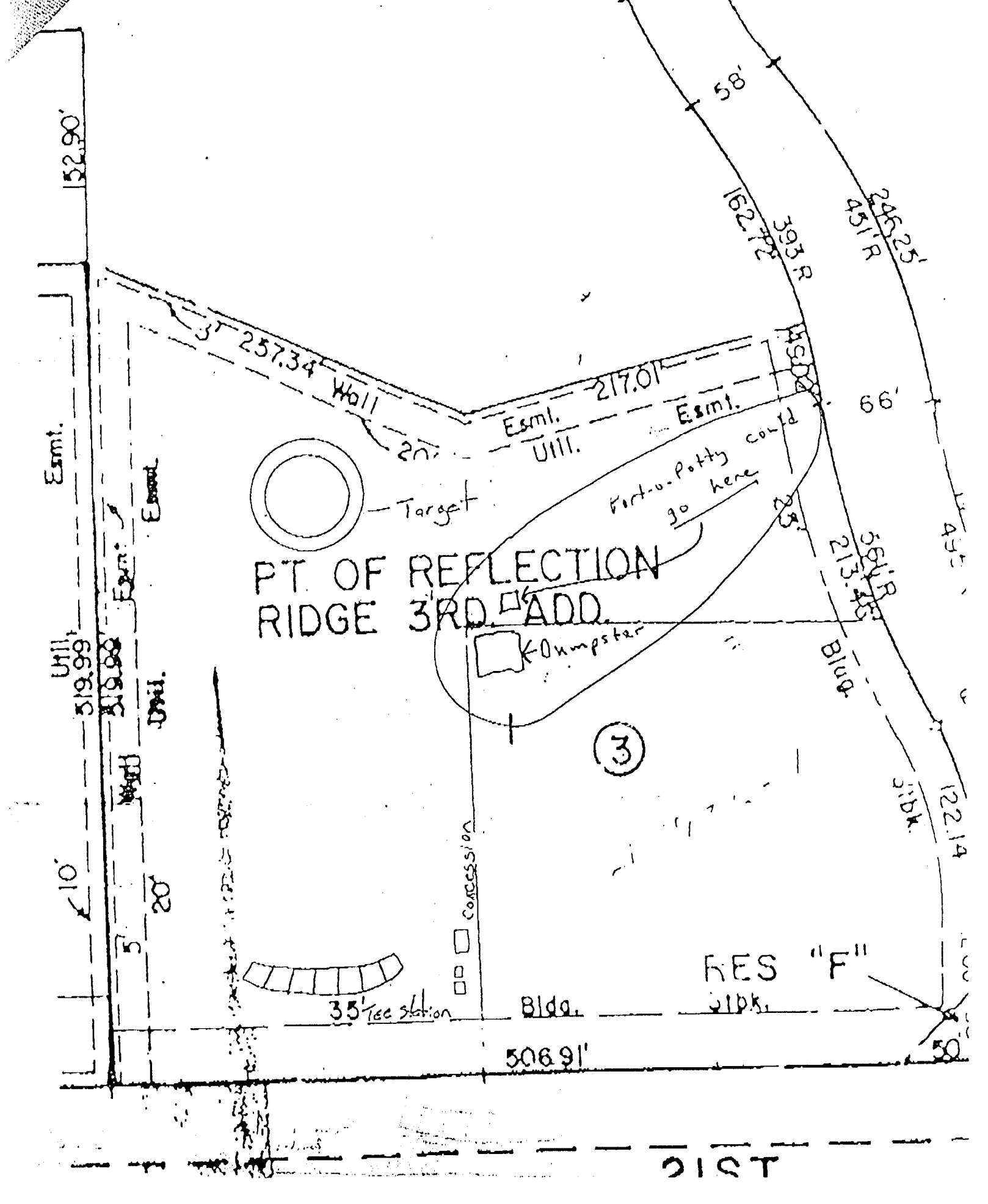
Keith Gooch

Keith Gooch
Senior Planner

Cc: Riverside Health System Inc., c/o Robert Dixon CEO, 2622 W Central, Wichita, KS 67203
Kurt Schroder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Randy Sparkman, Office of Central Inspection



Glow Range At Reflection Ridge


52.90'
Esmt.
519.99'
Esmt.
Esmt.
Util.
Util.
10'
20'
5'
3T 257.34'
Wall
20'
Esmt.
Util.
217.01'
Esmt.
Util.
Target
Port-o-Potty could go here
PT OF REFLECTION
RIDGE 3RD ADD.
Dumpster
3
Concession
35' Tee Station
Bldg.
506.91'
58'
162.72'
393 R
246.25'
451' R
66'
213.45'
364' R
Bldg.
122.14'
RES "F"
50'
21ST

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

STAFF REPORT

CPO (5) June 16, 1999
MAPC June 10, 1999

CASE NUMBER: CU-523

APPLICANT/AGENT: Riverside Health System Inc. c/o Robert Dixon (Owner) and Reflection Ridge Golf Corporation c/o Reg Boothe (Lessee)

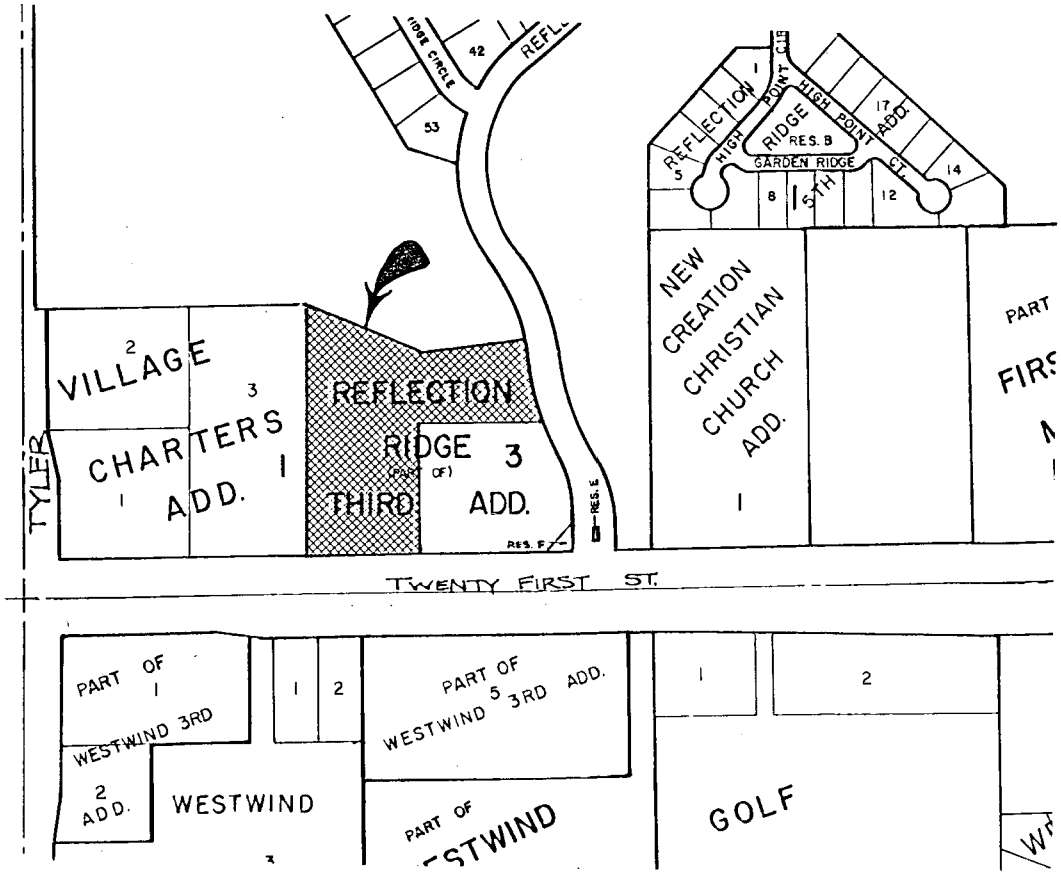
REQUEST: Conditional Use to allow outdoor entertainment and recreation

CURRENT ZONING: "LC" Limited Commercial

SITE SIZE: 3.4 acres

LOCATION: North of 21st Street North and east of Tyler Road

PROPOSED USE: Golf driving range



BACKGROUND: The applicant is requesting a Conditional Use on a 4.3 acre platted tract of land to allow for outdoor entertainment and recreation. The applicant is proposing to operate a temporary golf driving range on this property located north of 21st Street North and east of Tyler Road.

The applicant has submitted a site plan, which shows 15 tee boxes located near 21st Street North and would be a minimum of 35 feet north of 21st Street. There would be three glow targets the golfers would attempt to hit. The farthest glow ring would be approximately 380 feet from the tee boxes with a 20 foot high netting constructed along the east and west property lines to protect the surrounding properties. Only short irons would be permitted at this facility. The hours of operation as requested by the applicant would be 10 a.m. to 11 p.m. everyday. The driving range is experimental in the Wichita market, and the applicant has stated that if successful it would be moved to a permanent location.

A port-a-potty and snack bar would also be provided on-site. The Wichita-Sedgwick County Health Department and Office of Central Inspection would have to approve this type of sewage collection and the requirements on the concession stand. The Office of Central Inspection has stated that port-a-potties are typically only permitted for 30 to 60 days and no longer, and that concession stands have to be tied down to meet code requirements.

Patrons of this business would park in the medical building parking lot east of this site. Based on the initial building plans for the medical building, there are an extra 38 parking spaces. The Unified Zoning Code would require the applicant to provide 15 parking spaces for the driving range (one per tee box).

Village Charters is located to the east of this property zoned "LC" and "GC." North of the property is the Reflection Ridge Golf Course on property zoned "SF-6." A medical office building is located to the east of this property, zoned "LC." South of the application area is the New York Bagel on property zoned "LC."

CASE HISTORY: This property was rezoned from "SF-6" to "LC" in 1987.

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-6"	Reflection Ridge Golf Course
SOUTH:	"LC"	Restaurant
EAST:	"LC"	Medical office building
WEST:	"LC" and "GC"	Village Charters

PUBLIC SERVICES: This site is located adjacent to 21st Street North, a four lane arterial with current traffic volumes of 14,425. The 2020 Transportation Plan estimates these volumes will increase to 17,610. The Wichita Capital Improvement

Program does not project any improvements along this stretch of 21st Street. Municipal services are available to serve this site.

CONFORMANCE TO PLANS/POLICIES: This site is identified by the Wichita Land Use Guide as appropriate for commercial uses. The commercial locational guidelines of the Comprehensive Plan state that commercial development should have required site design features which limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas. Commercial uses not located in planned centers, including large freestanding buildings, auto-related and non-retail uses, should be guided to areas such as the CBD fringe, segments of Kellogg, and other appropriate areas and streets where these uses may already exist or to locations where traffic patterns, surrounding land uses and utilities can support such uses.

RECOMMENDATION: This is an outdoor non-retail use along 21st Street North, which is identified as a major entrance corridor to the City of Wichita by the Comprehensive Plan and for which the appearance of the street and the uses permitted along this street are a special concern. Planning staff does have hesitations on permitting a driving range, port-a-potty and a portable concession stand along 21st Street because of this road's designation. The golf course to the north does not have a 20 foot high netting, glow rings, port-a-potty or other outdoor features similar to this request. All long-term parking affiliated with Village Charters is behind a six foot tall masonry wall. Golf Park West to the east and south of the application area is the only similar use in the immediate vicinity. All outdoor uses on the Golf Park West development are located approximately 150 feet south of 21st Street.

However, due to this request being only a temporary use as requested by the applicant, staff is recommending approval of the request, subject to the following conditions:

1. The Conditional Use for outdoor entertainment and recreation shall only be valid for one year from the date of approval by the Planning Commission if not appealed or one year from the date of approval by the City Council if appealed. The operation of this facility shall be from 10 a.m. to 11 p.m.

2. The applicant shall submit to the Planning Department a letter from the Health Department and the Office of Central Inspection approving the on-site sewage facility and also the concession stand, prior to the opening of the business. The applicant shall also submit a lease agreement from the medical complex to the east for the number of required parking spaces to the Office of Central Inspection in a form that is acceptable to that office.

3. No outdoor lighting shall be permitted except minimal lighting required by code for safety purposes. (i.e. the path from the parking lot to the tee boxes and around the tee boxes)

4. Development of this property shall be in general conformance with the approved site plan with a maximum of 15 tee boxes. All buildings, tee boxes, port-a-potties, and concession stands shall be at a minimum 35 feet from the 21st Street North right-of-way.

5. The netting along the west side of the golf driving range shall be 50 feet in height.

6. Any violation of these conditions 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: There is commercial development located to the west, south and east on property zoned "LC." The area to the west is also zoned "GC" and is permitted the outside storage of vehicles. North of the application area is a golf course, zoned "SF-6."

2. The suitability of the subject property for the uses to which it has been restricted: The property is currently zoned "LC" and could be developed with any number of uses permitted in this district. The applicant has stated that in the future the medical complex to the east plans on expanding into the application area.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Because this development is temporary, the impact on the surrounding properties should be limited. The property to the east actually owns this property and has permitted the application to be submitted. There is an existing golf course to the north. West of the site is Village Charters zoned "LC" and "GC." There is a large parking lot on this property where vehicles are stored outside behind a six foot tall masonry wall, while persons are on tours.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Comprehensive Plan identifies this area as appropriate for commercial uses. Outdoor recreation and entertainment is permitted in the "LC" district if a Conditional Use permit is obtained.

5. Impact of the proposed development on community facilities: This development should not generate significant amount of traffic, therefore there should not be a significant impact on the traffic patterns in the area. No impact is expected on municipal services.