

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 13, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3262 - ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "GO" GENERAL OFFICE, LOCATED AT THE SOUTHEAST CORNER OF JACKSON EAST AND CENTRAL (430 JACKSON EAST, 12123 AND 12211 E. CENTRAL).

(DISTRICT #2)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year and the additional provisions of a (P-O) Protective Overlay (7-4).

CPO Recommendation: Approve, subject to platting within 1 year and the additional provisions of a (P-O) Protective Overlay (5-2).

Staff Recommendation: Deny.

Background: The applicant requests a zone change from "SF-6" Single-Family Residential to "GO" General Office for a 8.6 acre tract located south of Central and east of Jackson Street. The applicant is requesting the zone change in order to convert the existing homes into an "exclusive, low-density office park."

The application area is surrounded to the west, south, and east by single-family homes on large lots zoned "SF-6" Single-Family Residential. These properties were included in the recent unilateral annexations conducted this past fall. The property at the southwest corner of Central and Jackson allows the sale of agricultural products for a five-year time period via a Conditional Use (CU-453) approved on September 11, 1997 by the MAPC. Property north of Central remains in the County and is an undeveloped pasture with "SF-20" zoning. There are three homes situated within the application area, with the site bisected by the Spring Branch Tributary #4 and is characterized by wooded drainageways and mature trees. The two homes lying north of the creek have access to Central, while the third home south of the creek connects to Jackson.

According to the Soil Survey of Sedgwick County, this site does not contain any hydric soils commonly associated with wetlands. However, FEMA maps identify a portion of this area as floodplain. Any development within these identified floodplain areas will be reviewed as part of the platting process, if rezoning is approved.

The "GO" district was added to the Unified Zoning Code to "accommodate office development and other complimentary land uses" and is "generally compatible with the 'Office' designation of the Wichita-Sedgwick County Comprehensive Plan." The "GO" district allows such uses as hotels/motels, hospitals, medical service uses, in addition to offices. The "GO" district also restricts signs to a maximum of 96 square feet per zoning lot, with no artificial illumination, and limits the height to 22 feet.

During the December 8, 1997 CPO(2) meeting on this request (minutes attached) the agent for the applicants offered several restrictions on the proposed development in the form of a Protective Overlay in order to address the concerns of opposing area residents. This Protective Overlay (copy attached) includes use restrictions, limits of floor area, sign restrictions, architectural controls, height limits, setbacks from Central, and access controls. In addition to the P-O, the agent also submitted a concept plan of the proposed office park (copy attached). CPO(2) recommended approval (5-2) of the request, subject to these conditions.

During the December 18, 1997 MAPC meeting, the applicants stated that the changing character of the area and the substantial cost of sewer service were the primary reasons for requesting the zone change. Several area property owners spoke in opposition to the request, stating the change in land use would ruin the area's residential character, and that the applicants' P-O would not change their opinion. After the discussion, the commission voted (7-4) to approve the request, subject to the additional provisions of a Protective Overlay as volunteered during the December 8, 1997 CPO(2) meeting. There have been 3 protest petitions filed by area property owners opposing this case.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the additional recommended provisions of a Protective Overlay District and subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the application to the MAPC for reconsideration.

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

3-16-99
W/H

() Published in the Daily Reporter on 5-25-99

ORDINANCE NO. 44-223

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. Z-3262

Zone change request from "SF-6" Single-Family District to "GO" General Office District, and to "PO" Protective Overlay District No. 33, described as:

Lots 1 through 5 and Reserve A, in Plaza Central Office Park, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Jackson East and Central (430 Jackson East, and 12123 and 12211 E. Central).

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

1. Development shall be limited to the following uses: single-family, duplex, day care (limited and general), automatic teller machine, medical services, and office (general)
2. Development shall be limited to a maximum gross floor area of 80,000 square feet.
3. All free-standing signs shall be monument-type signs with a maximum height of 20 feet.
4. Architectural Control:
 - A. All buildings shall share similar architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs shall have predominantly earth-tone colors, with vivid colors limited to incidental accent.
 - B. All parking lot light poles shall be of the same color and design, and shall have cut-off fixtures which direct light away from nearby residential areas. Light poles must be limited to a maximum height of 14 feet.
5. All buildings shall be limited to 35 feet in height with a maximum of two (2) stories.
6. Building setback from the center line of Central shall be 150 feet.
7. Access to Jackson shall be limited to one (1) opening.

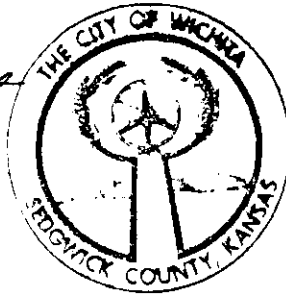
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

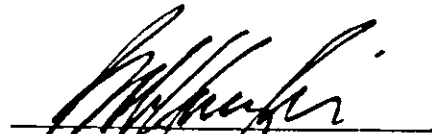
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, MAR 23 1999

ATTEST:

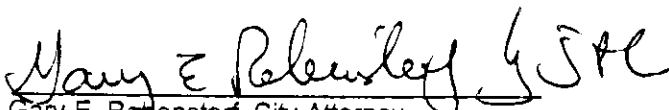

Pat Burnett, City Clerk



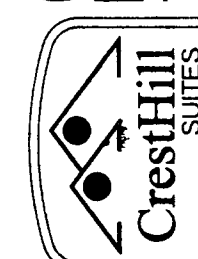

Bob Knight, Mayor

(SEAL)

Approved as to form:


Gary E. Regenstorf, City Attorney

1 APR 99

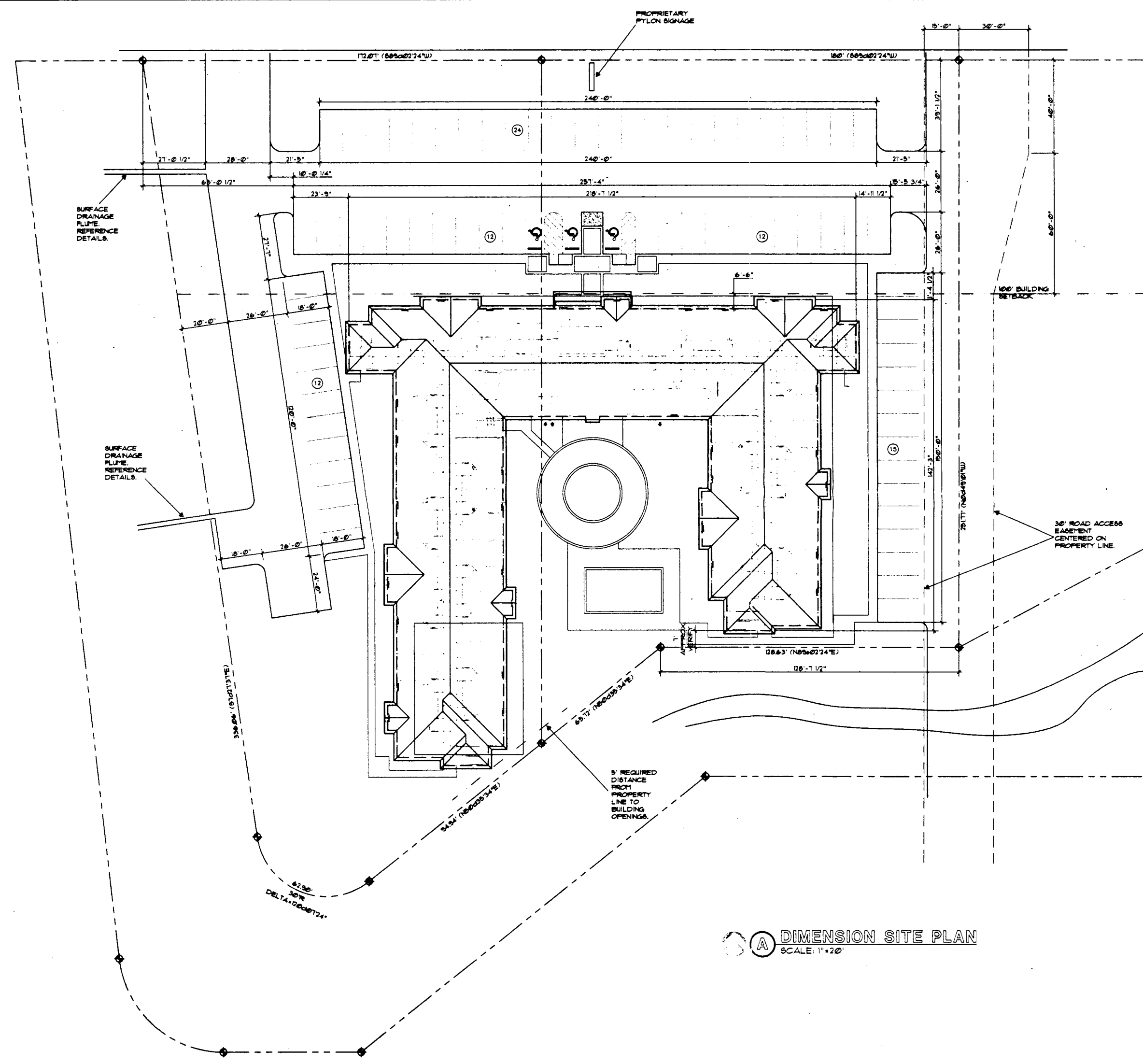


PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 1 APR 99 APPROVED:
NOTES:

12. COMPTON ASSOCIATES - DEVELOPMENT/DESIGN CRESTHILL SUITES - PLAZA OFFICE PARK - WICHITA, KANSAS

DATE	1 APR 99
REV	001
SHEET	C
PROJECT	CRESTHILL SUITES 82 UNIT FACILITY PLAZA CENTRAL OFFICE PARK
DESIGNED BY	COMPTON ASSOCIATES
CHECKED BY	COMPTON ASSOCIATES
DATE	1 APR 99

CENTRAL AVENUE



A DIMENSION SITE PLAN
SCALE: 1"=20'

- GENERAL NOTES**
1. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without receiving inspection approval by Building Inspection or governing agency.
 2. Contractor shall schedule for all required building inspections as required by local ordinances and obtain approval to proceed with construction. Verify with local inspection agency the requirements, timing and sequence of these inspections.
 3. A set of plans and specifications approved by the Building Inspection Department shall be kept on the project during construction until final inspection approval has been issued.
 4. Changes made during construction that are not shown on the approved plans shall be submitted to the Inspection Department for approval.
 5. All doors required for egress shall be installed with approved hardware as per local adopted building code. Doors shall be operable from the inside without the use of a key or any special knowledge or effort. Manually operated doors or surface floor bolts and surface bolts are not acceptable. Reference local codes for requirements.
 6. A sign with the International Symbol of Accessibility shall be placed on the front entrance doors and accessible restrooms.
 7. Building address shall be installed on the outside of the building as required by local ordinance. Three inch minimum numbers.
 8. Fire extinguishers as required by the Uniform Fire Code shall be provided and installed as recommended by local ordinance.
 9. Exit lights, Emergency lights, smoke detectors, fire detectors and all required fire and detection systems shall be installed by General and/or Elec Contractor as per Local Codes.
 10. DO NOT SCALE DRAWINGS: written dimensions take precedence over scaled dimensions and shall be verified in the field by the General Contractor. Any discrepancy in dimensions shall be brought to the immediate attention of the Architect.
 11. Contractor shall field verify all dimensions and check all shop drawings for accuracy with existing conditions.
 12. Contractor and his Sub-Contractors shall verify assembly requirements for penetrations and openings in fire and smoke partitions, ceilings and floors. Provide approved firestop systems if requested. Verify installation procedures with all trades.
 13. Elec Contractor shall verify if supply if requested: riser showing equip. amp. wire size & ground, available fault current, service notes, fault, short, circuit, amp rating, ground wire size, panel location, 1 inch air circuit, amp rating, wiring method, wire specs, emergency lighting, exit signs, & battery back up info. for inspection and approval.
 14. Mech Contractor shall verify if requested: utility demand and connection details of plant and piping, space air handling, roof drainage system info, HVAC equipment locations & space including support systems, special equipment, insulation details, indoor paint enclosure, grease traps, etc. & all info. for inspection and approval.
 15. PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION SHALL BE FIELD VERIFIED BY THE ARCHITECT AND/OR ENGINEER. VERIFY REQUIREMENTS WITH LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.

PROJECT INFORMATION BLOCK

LOCAL GOVERNING CODE:	UNIFORM BUILDING CODE (UBC) 1997
BUILDING USE:	HOTEL
BUILDING AREA:	41,260 SQ / 42,000 ALLOWED
OCCUPANCY GROUP(S):	R-1
TYPE FIRE-RESISTIVE CONSTRUCTION:	TYPE V, ONE HOUR
FIRE SEPARATIONS REQUIRED:	REFERENCE PLANS
OCCUPANCY LOAD:	VERIFY
PARKING REQUIRED/PROVIDED:	71 REQ'D / 75 SHOWN (3 HOCP)
ZONED:	APPROVED ZONING "OO"
LEGAL DESCRIPTION:	PLAZA CENTRAL OFFICE PARK LOT 1 (49,240 SF) AND LOT 2 (46,370 SF) BLOCK 1
NOTES:	100' FRONT BUILDING SETBACK REQUIRED.

