



Wichita-Sedgwick County Metropolitan Area Planning Department

February 11, 2008

City of Wichita
Attn: Norman Jakovac
Fire Department
455 N. Main St. Mail Stop 1-82
Wichita, KS 67202

RE: CON2007-43 - County Conditional Use for Safety Service and Community Assembly,
generally located on the southwest corner of S. Greenwich Rd. and E. Kinkaid Ave
(District V.)

Dear Ladies and Gentlemen:

At its regular meeting on December 20, 2007, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request subject to the conditions stated in the enclosed resolution.

If you have any questions concerning this case please contact our office at 268-4421.

Sincerely,

Derrick K. Slocum
Associate Planner
Current Plans Division

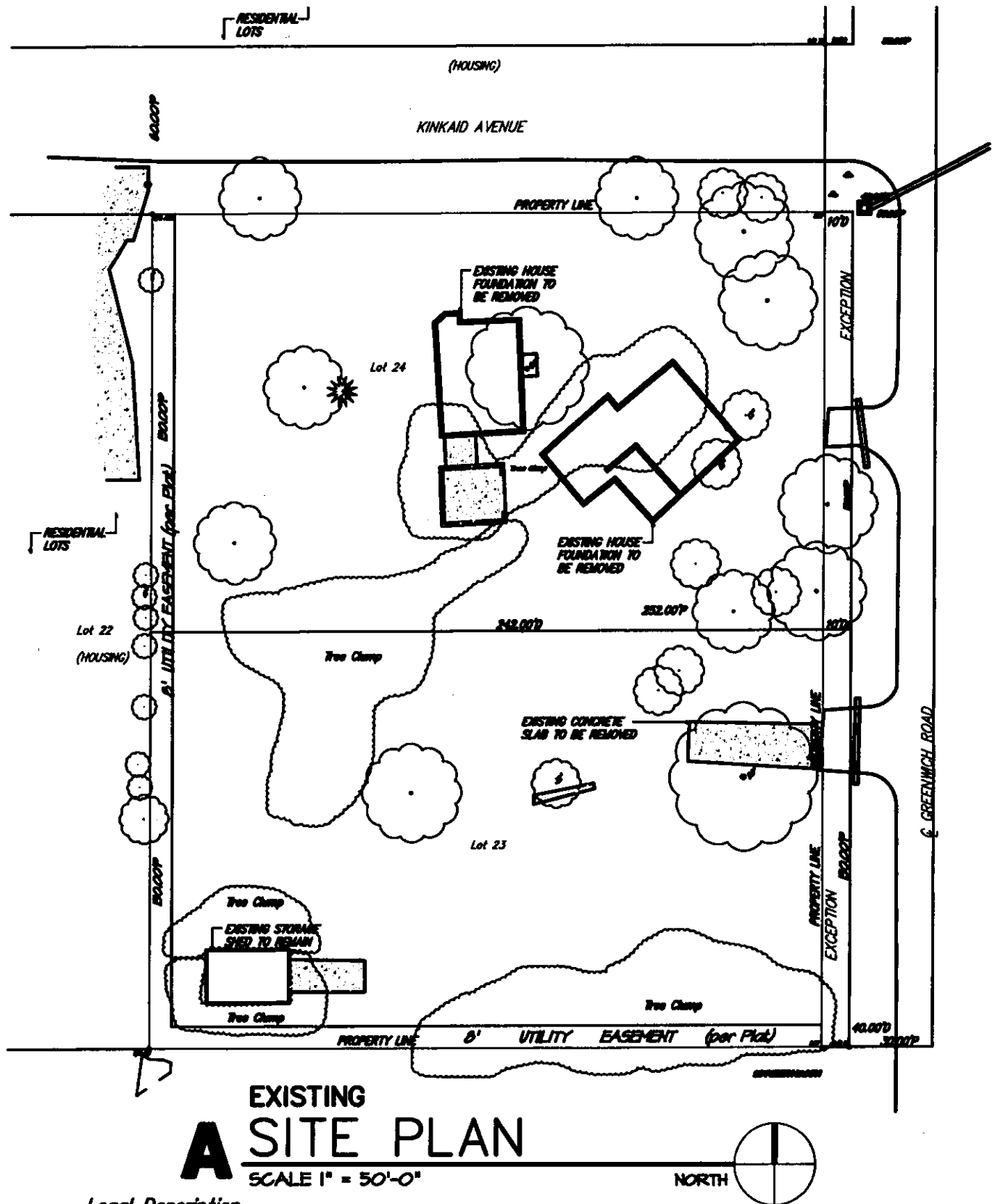
DKS/mc
Enclosure

cc: Bill Buchanan, County Manager, Mail Stop County Room #343
Bob Parnacott, County Law Dept., Mail Stop County Room #359
Glen Wiltse, County Code Enforcement, 1144 S. Seneca, Wichita, KS 67213
Jim Weber, County Public Works, 1144 S. Seneca, Wichita, KS 67213
Hanney & Associates, c/o Joe Perez, 1726 S. Hillside, Wichita, KS 67211
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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FIRE STATION 20 FOR THE CITY OF WICHITA

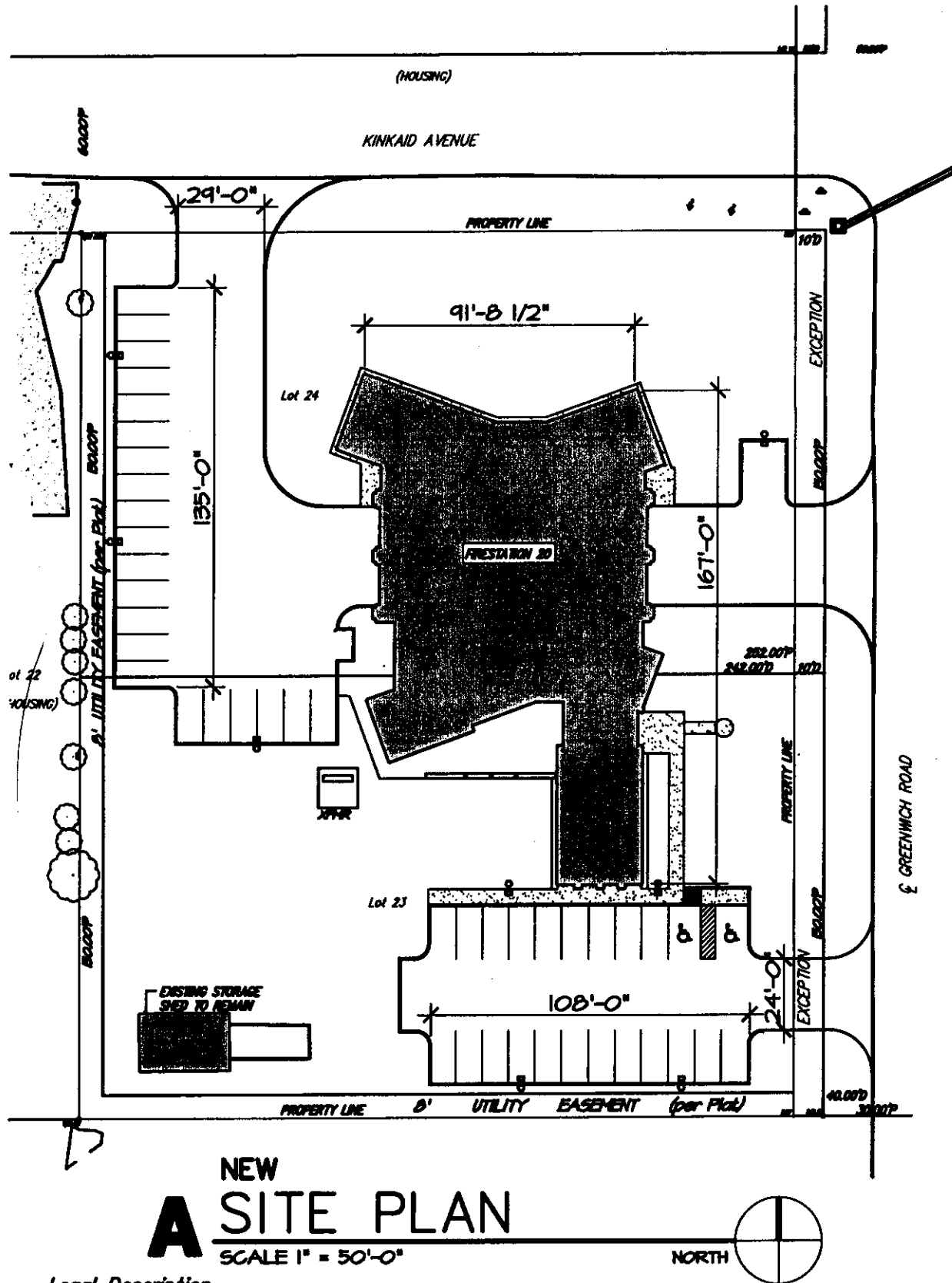


Legal Description

Lots 23, and 24, except the East 10 feet thereof for street, Spurrier Gardens Sedgwick County, Kansas.

FIKE STATION 20

FOR THE CITY OF WICHITA



Legal Description

Lots 23, and 24, except the East 10 feet thereof for street, Spurrier Gardens Sedgwick County, Kansas.

Ronald Blackwell, City Fire Chief, Mail Stop 1-112

Mike Rudd, City Deputy Fire Chief, Mail Stop 1-112

John Philbrick, City Property Management Director, Mail Stop 1-135

CONDITIONAL USE RESOLUTION NO. CON2007-00043

WHEREAS, City of Wichita, Fire Department; pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Safety Service and Community Assembly on 1.66 acres zoned "SF-20" Single-Family Residential described as:

Lot 23 except East 10' for Road, and Lot 24 except East 10' for Road, Spurrier Gardens Addition, Sedgwick County, Kansas. Generally located on the southwest corner of S. Greenwich Rd. and E. Kinkaid Ave.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of December 20, 2007, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Safety Service and Community Assembly on 1.66 acres zoned "SF-20" Single-Family Residential described as:

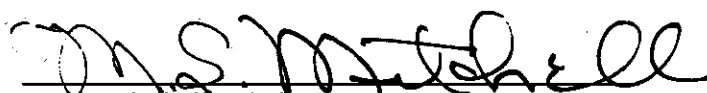
Lot 23 except East 10' for Road, and Lot 24 except East 10' for Road, Spurrier Gardens Addition, Sedgwick County, Kansas. Generally located on the southwest corner of S. Greenwich Rd. and E. Kinkaid Ave.

Approved subject to the following conditions:

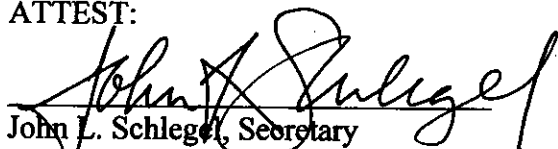
1. The site shall be developed in general conformance with the approved site plan.
2. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
3. Any violation of the conditions of approval shall render the Conditional Use null and void.

Adopted this 20th Day of December 2007.

METROPOLITAN AREA PLANNING COMMISSION


M.S. Mitchell, Chair MAPC

ATTEST:



John L. Schlegel, Secretary



STAFF REPORT

MAPC December 20, 2007
(County Commission District 5)

CASE NUMBER: CON2007-00043

APPLICANT/AGENT: City of Wichita, c/o Norman Jakovac (applicant)
Haney & Associates, P.A. Attn: Joe Perez (agent)

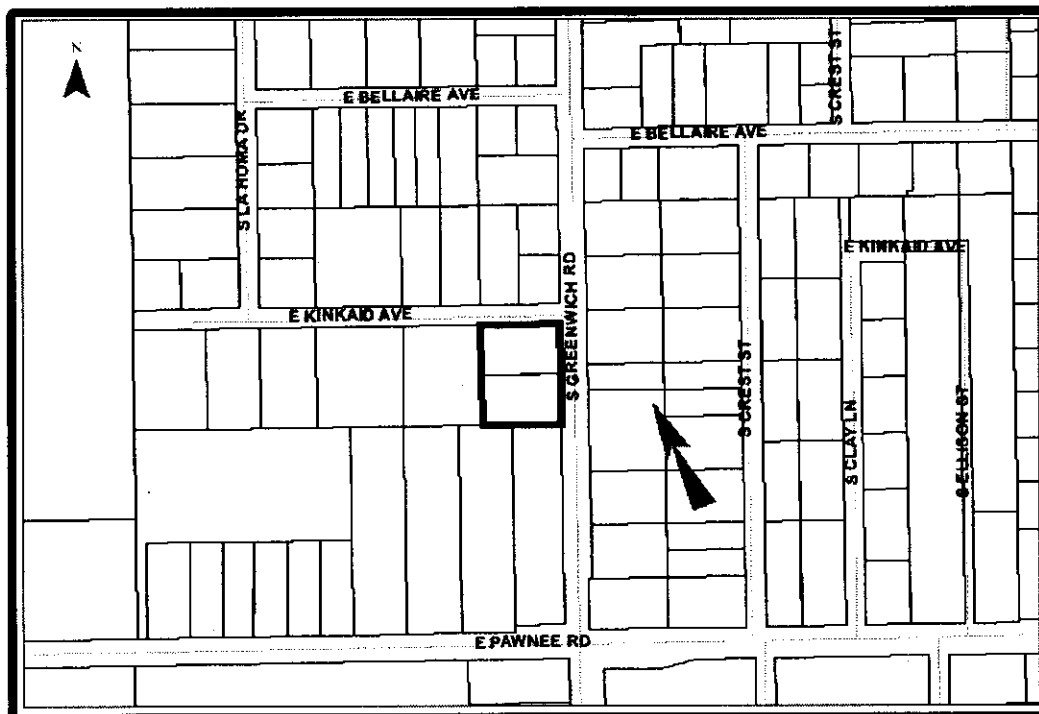
REQUEST: Conditional Use for Safety Service and Community Assembly (Fire Station)

CURRENT ZONING: "SF-20" Single-Family Residential

SITE SIZE: 1.66 acres

LOCATION: Generally located on the southwest corner of S. Greenwich Rd. and E. Kinkaid Ave.

PROPOSED USES: Fire Station



BACKGROUND: The applicant is requesting a Conditional Use to allow the construction of a fire station on a 1.66-acre platted tract located north of East Pawnee Avenue and west of South Greenwich Road. The subject property, located in the county, is zoned "SF-20" Single-Family Residential. A fire station is included in the Unified Zoning Code definition of Safety Service, which is permitted, with a conditional use, in the "SF-20," Single-family Residential zone and more restrictive zoning districts, but would be permitted by right in less restrictive zoning districts.

The subject property is currently undeveloped. The applicant proposes to improve the existing property and redevelop the site with a fire station per the attached site plan. The site plan shows the fire station located approximately in the center of the site, with a parking area located south and west of the fire station. One access drive to Kinkaid and one to Greenwich are shown, with the eastern access drive onto Greenwich to be used for fire trucks leaving the station and the northern access drive onto Kinkaid to be used when fire trucks return to the station. A landscaped street yard will need to be provided along the Kinkaid and Greenwich frontage, and landscaped buffer yards will need to be provided along the west and south property lines. The specific landscape materials to be used in the landscaped yards will be determined through a separate landscape plan to be approved by the Planning Director and the Zoning Administrator.

This particular site is currently located within the county. It is usually common practice that a city owned property used for city services be annexed into the city, even if the site in question would cause an island annexation (K.S.A. 12-520a(2).) However, since this particular site is located within an improvement district, annexation of the subject site cannot occur at this time (K.S.A. 12-520c.)

The character of the surrounding area is dominated by single-family residential uses located along South Greenwich Road. The properties located north, south, east and west of the subject property, even across Kinkaid and Greenwich are zoned "SF-20" Single-family Residential and are all developed with single-family residences. The properties located farther south of the subject property, at the intersection of Pawnee and Greenwich, are zoned "LC" Limited Commercial are generally developed with single-family residences.

CASE HISTORY: The subject property is platted as Lot 23 and 24, except the east 10 feet for Road, Spurrier Gardens Addition, (SUB2000-90) which was recorded August 1, 2001.

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-20" Single Family Residential	Single-Family Residence
EAST:	"SF-20" Single Family Residential	Single-Family Residence
SOUTH:	"SF-20" Single Family Residential	Single-Family Residence
WEST:	"SF-20" Single Family Residential	Single-Family Residence

PUBLIC SERVICES: The subject property has frontage along S. Greenwich, a minor arterial, and Kinkaid Ave., a paved two lane local street. In this location, S. Greenwich is a two-lane arterial street with no current traffic volume counts. The proposed use will

decrease the potential traffic generation by the subject property, and many of the trips generated by the subject property will be by emergency vehicles for which other vehicles must yield. Public water and sewer service are currently available to the subject property.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as "Urban Development Mix" within the Wichita 2030 Urban Growth Area. The proposed development of the subject property with a fire station is consistent with the "Urban Development Mix" land use designation. "Urban Development Mix" is defined as areas of land that will likely be developed or redeveloped within the next 30 years with uses predominately found in the Urban Residential Use category. However, there is a strong likelihood that concentrations and pockets of Major Institutional Uses, Local Commercial Uses and Park and Open Space Uses will ultimately be developed within this area as well, based upon market driven location factors.

The fire department has stated that it is a challenge to provide service in growth areas especially when service responsibly changes with that growth. Both fire departments continually evaluate opportunities for service collaboration in or near transitional service areas, especially when opportunities align with the fire department's combined service goals (co-location as one example). The Fire Station Location Study (2000) was produced to evaluate the level of service provided by the current set of stations and deployment of resources, and whether the number and location of stations, the mix of units and their staffing is most cost-effective. The study considered alternatives for the future in light of the anticipated continued growth in population and area. According to this study, there were no plans for a fire station to be located at the subject site. Since the study was completed (using information from 1999,) new information and technology have been considered when re-evaluating service requirements. The reason for the new fire station location is to improve response performance; the location was chosen to address current and future needs for the area in a manner consistent with service goals.

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

1. The site shall be developed in general conformance with the approved site plan.
2. The site shall be developed in general conformance with the approved building elevation and design.
3. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4. Any violation of the conditions of approval 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 character of the surrounding area is dominated by single-family residential uses. The surrounding property in the area is zoned "SF-20," Single-family Residential. The proposed use of the subject property as a fire station is compatible with the zoning, with a conditional use permit.
2. The suitability of the subject property for the uses to which it has been restricted: The subject property is zoned "SF-20" Single-Family Residential. The subject property is suitable for single-family residential uses, and currently, the subject property is undeveloped. However, there was a residence located on this site at one time, but now all that remains is a foundation.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Detrimental affects should be minimized by the screening, lighting, and compatibility standards of the Unified Zoning Code and the landscaped street yard, parking lot screening, and buffer requirements of the Landscape Ordinance, which should limit noise, lighting, and other activity from adversely impacting the lower intensity residential area surrounding the site.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Land Use Guide of the Comprehensive Plan identifies this area as "Urban Development Mix" within the Wichita 2030 Urban Growth Area. The proposed development of the subject property with a fire station is consistent with the "Urban Development Mix" land use designation. "Urban Development Mix" is defined as areas of land that will likely be developed or redeveloped within the next 30 years with uses predominately found in the Urban Residential Use category. However, there is a strong likelihood that concentrations and pockets of Major Institutional Uses, Local Commercial Uses and Park and Open Space Uses will ultimately be developed within this area as well, based upon market driven location factors.

In response to staff questions, the fire department has stated that it is a challenge to provide service in growth areas especially when service responsibly changes with that growth. Both fire departments continually evaluate opportunities for service collaboration in or near transitional service areas, especially when opportunities align with the fire department(s) combined service goals (co-location as one example). The Fire Station Location Study (2000) was produced to evaluate the level of service provided by the current set of stations and deployment of resources, and whether the number and location of stations, the mix of units and their staffing is most cost-effective. The study considered alternatives for the future in light of the anticipated continued growth in population and area. According to this study, there were no plans for a fire station to be located at the subject site. Since the study was completed (using information from 1999,) new information and technology have been considered when re-evaluating service requirements. The reason for the new fire station location is to improve response performance; the location was chosen to

address current and future needs for the area in a manner consistent with service goals.

5. Impact of the proposed development on community facilities: With a new fire station in the area, this will improve response times to fire/medical calls in the surrounding area, thus lower previous response times.