

BACKGROUND: The application area is located at the northwest corner of Ridge Road and Douglas Avenue. The site is located approximately one-quarter mile north of the Maple and Ridge Road intersection. It is a 1.25-acre site made up of three platted lots, Lots 13, 14 and 15, Block B, Westview Addition, currently zoned “SF-5” Single-family Residential. Two of the lots appear to be developed with single-family uses. The northernmost lot appears to be vacant. As stated on the application, the applicant is seeking “NR” Neighborhood Retail zoning in order to “provide neighborhood retail opportunities on property no longer valid for residential uses.” The site has a 30-foot platted building setback established along the south and east property line.

While the application area is zoned single-family, the remainder of the block (land located north and west of the site) on which it is located is zoned “MF-18” Multi-family Residential, and developed with fourplex and apartment buildings. Land to east is developed as single-family homes and zoned “SF-5” Single-family Residential. The lot to the south of the site is zoned “GO” General Office, and developed with an office building. The remainder of the land to the south is zoned “SF-5” Single-family Residential and developed with single-family uses. Other than the “GO” zoned lot located to the south, it is 750 feet from the application area to the closest non-residentially zoned property (“LC” Limited Commercial) located at the Maple and Ridge intersection.

“NR” zoning limits individual commercial uses to a maximum of 8,000 square feet of gross floor area. No outdoor storage or display is permitted for commercial uses. Ground signs are permitted, one per business up to 32 square feet in height, and they must be spaced 50 feet apart if there are more than one pole sign. Building heights of up to 35 feet are permitted. A site this size, developed at 30 percent could allow up to 16,335 square feet of gross floor area, which could generate up to 686 average daily trips.

Analysis: District Advisory Board (DAB) V reviewed this request on January 3, 2005, and recommended approval of “GO” General Office zoning (6-1), subject to a Protective Overlay. Protective Overlay Number 152 contains the following conditions: 1) Any building(s) constructed on the site should be single story in height, residential in character (e.g. rooflines should be hip or gable roof; exterior façade materials typical of residential construction should be wood, brick or stucco or similar materials). If multiple buildings are constructed on the site, they should share similar exterior materials and colors. Predominate exterior building colors should be muted. 2) Signage shall be per the sign code, except that all ground or pole signs shall be monument type, and no building signs shall face west or north. 3) Parking lot lighting standards shall not exceed 14 feet in height, shielded down. 4) Access shall be limited as follows: One access opening to Douglas. One access opening to Ridge Road. 5) Eliminate the following use – hospitals. No one spoke in opposition to the request at the DAB meeting.

The Metropolitan Area Planning Commission (MAPC) reviewed this request on January 13, 2005, and recommended approval of “GO” General Office zoning subject to the same Protective Overlay recommended by DAB V. No one spoke in opposition, however the Department received an e-mail expressing opposition (attached). The e-mail’s author owns property that is located outside of the 200-foot protest area.

Financial Considerations: None

Legal Considerations: The ordinance has been reviewed and approved as to form by the Law Department.

Recommendation/Actions:

Concur with the findings of the MAPC and approve the zone change, subject to Protective Overlay Number 152; place the ordinance establishing the zone change and Protective Overlay on first reading; or

Return the application to the MAPC for reconsideration.

(An override of the Planning Commission’s recommendation requires a two-third majority vote of the City Council on the first hearing.)

City of Wichita
City Council Meeting
February 15, 2005

Agenda Report No. _____

TO: Mayor and City Council

SUBJECT: ZON2004-00064 - Zone change from "SF-5" Single-family Residential to "GO" General Office. Generally located at the northwest corner of Douglas and Ridge Road. (District V)

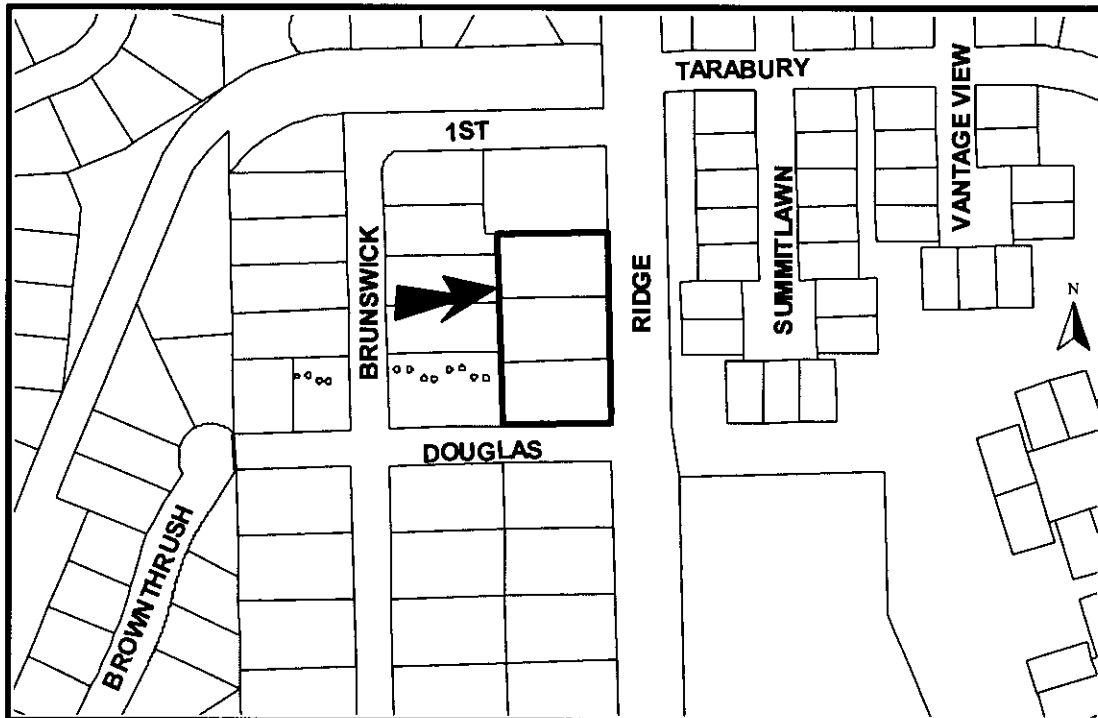
INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

MAPC Recommendations: Approval of "GO" General Office subject to a Protective Overlay, vote (10-0).

MAPD Staff Recommendations: Approval of "GO" General Office subject to a Protective Overlay.

DAB Recommendations: Approval of "GO" General Office subject to a Protective Overlay, vote (6-1).



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,

3-1-05
Carlos Mayans 2/16/05
Carlos Mayans - Mayor

ATTEST:

Karen Sublett
Karen Sublett, City Clerk
(SEAL)

Approved as to form:

Gary E. Rebenstorf
Gary E. Rebenstorf, City Attorney

(150004) Published in The Wichita Eagle on march 4, 2005
ORDINANCE NO. 46-543

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 SECTION 28.04.010, AS AMENDED.

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 Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2004-00064

Request for Zone change from "SF-5" Single-family Residential to "GO" General Office, on property described as:

Lots 13, 14, & 15, Block B, Westview Addition, Wichita, Sedgwick County, Kansas.
Generally located at the northwest corner of Douglas and Ridge Road.

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #152:

1. Any building(s) constructed on the site should be single story in height, residential in character (e.g. rooflines should be hip or gable roof; exterior façade materials typical of residential construction should be wood, brick or stucco or similar materials). If multiple buildings are constructed on the site, they should share similar exterior materials and colors. Predominate exterior building colors should be muted.
2. Signage shall be per the sign code, except that all ground or pole signs shall be monument type, and no building signs shall face west or north.
3. Parking lot lighting standards shall not exceed 14 feet in height, shielded down.
4. Access shall be limited as follows: One access opening to Douglas. One access opening to Ridge Road.
5. Eliminate the following uses:

Hospitals