

AGENDA ITEM REQUEST

Proposed Agenda Item: ZON2002-00040 – Sedgwick County Zone change from “SF-20” Single-family Residential to “GO” General Office. Generally located north of 21st Street North and east of 127th Street East. (District I)

Presented By: Marvin Krout, MAPD Director *M. Krout*

Recommended Action: Approve, subject to platting, direct staff to prepare the appropriate resolution after the plat is approved, and authorize the Chairman to sign

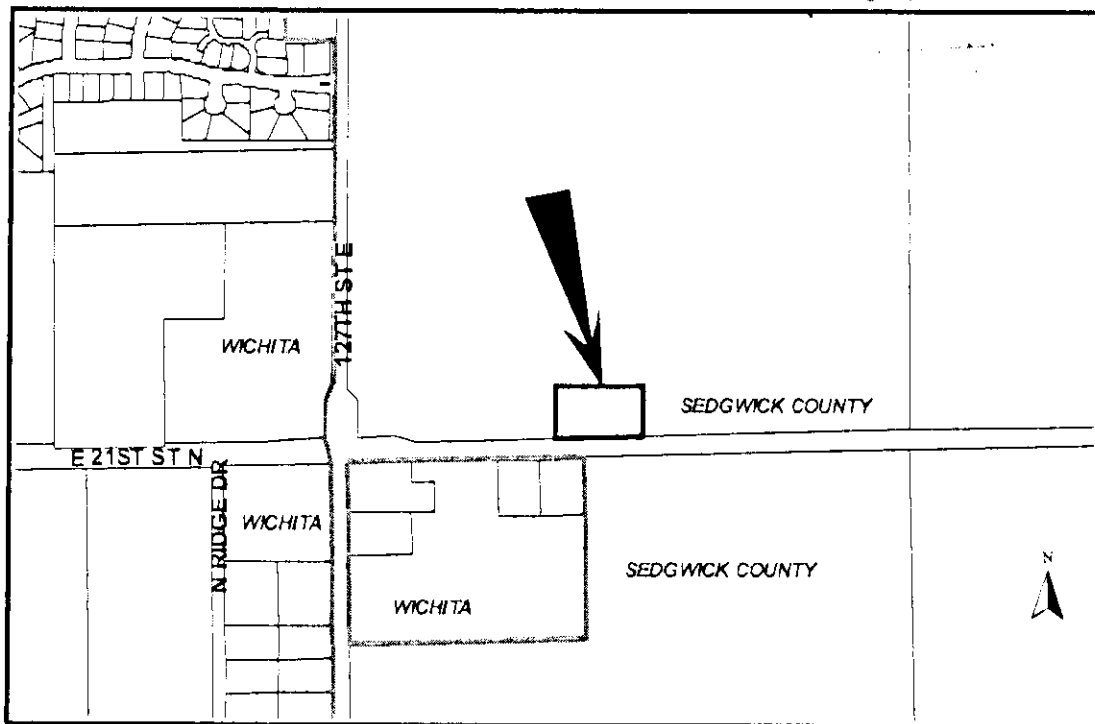
Proposed Agenda Date: August 28, 2002

Outside Attendees: Twenty First Growth, LLC, %Tim Buchanan, 816 Terradyne, Andover, KS 67002
MKEC, %Greg Allison, 411 N. Webb Rd., Wichita, KS 67206

Multimedia Presentation: PowerPoint

Donations: n/a

FILE COPY



BACKGROUND: The applicant is requesting “GO” General Office zoning on 2.1 acres of unplatted ground located north of 21st Street North and approximately 1,000 feet east of 127th Street East. The site is currently used for agricultural purposes, and is part of a 160 acre ownership that is being master planned for a variety of uses. In fact, a preliminary plat – Hawthorne Addition – covering the entire quarter-section, of which the application area is a part, has been submitted for review. The Subdivision Committee has approved the Hawthorne Addition preliminary plat. (The application area is Lot 9, Block 10. The legal description submitted for the zone change originally contained a portion of a reserve area. Following the

planning commission hearing, the applicant indicated the zone change was only for Lot 9, Block 10, excluding the Reserve area.)

Based upon the design of the preliminary plat, the property immediately west of the application area is scheduled to be Reserve H and a portion of Reserve G. Reserve G is to be set aside for drainage, open space and other neighborhood amenities. Reserve H is proposed to be a private roadway. Property further to the west has been approved for commercial development as the TwentyFirst Growth CUP, subject to platting. Property to the east of the application area is shown on the preliminary plat to be Reserve I. Land to the north of the application area is slated for ½ acre or larger residential lots and Reserve I.

Property adjoining the application area to the north, east and west is zoned SF-20, Single-family Residential. Property south of 21st Street is SF-20, Single-family or SF-5 Single-family, approved for LC Limited Commercial use as part of the Reed Commercial CUP, subject to platting.

All the properties surrounding the application area are currently vacant.

Access to the site would be provided by Reserve H that is scheduled to contain Peckham Circle, a private drive. No direct access would be provided to 21st Street.

If the site were to be developed at 30 percent of its area (27,634 square feet), an office use would generate an estimated 304 vehicles per day.

The "GO" district allows for a pole sign of 32 square feet on a single tenant zoning lot. Multiple tenant lots can have up to 92 square feet. Heights up to 22 feet are permitted. Building signage up to 32 square feet up to heights of 30 feet per building elevation are permitted.

The site will have to be developed in compliance with code required buffering, landscaping and screening.


The Metropolitan Area Planning Commission heard this case on July 25, 2002. The action of the Commission was to recommend approval 11-0. No one from the public spoke. No written protests have been received.

Analysis: n/a

Alternatives: Return to the Planning Commission 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)

Financial Considerations: n/a

Policy Considerations: n/a

Legal Considerations:  *Approved as to form and signed by County Counselor's Office*

*Print
Read 10-22-02
W.H. Pat*

(_____) Published in the Daily Reporter on 9-15-03

ORDINANCE NO. 45-494

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 after 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. ZON 2002-40

Zone change request from "SF-20" Single-Family Residential District to "GO" - General Office District, described as:

Lot 7, Block 6, Hawthorne Addition, Wichita, Sedgwick County, Kansas.

Generally located at the northeast corner of 21st Street North and 127th Street East.

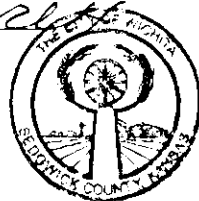
SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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, NOV - 5 2002

ATTEST:

Pat Burnett
Pat Burnett, City Clerk



Bob Knight
Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf
Gary E. Rebenstorf, City Attorney



AGENDA ITEM NO. 9

STAFF REPORT

MAPC 7/25/01

CASE NUMBER: ZON2002-40

OWNER/APPLICANT: Twenty First Growth LLC / Tim Buchanan

AGENT: MKEC / Greg Allison

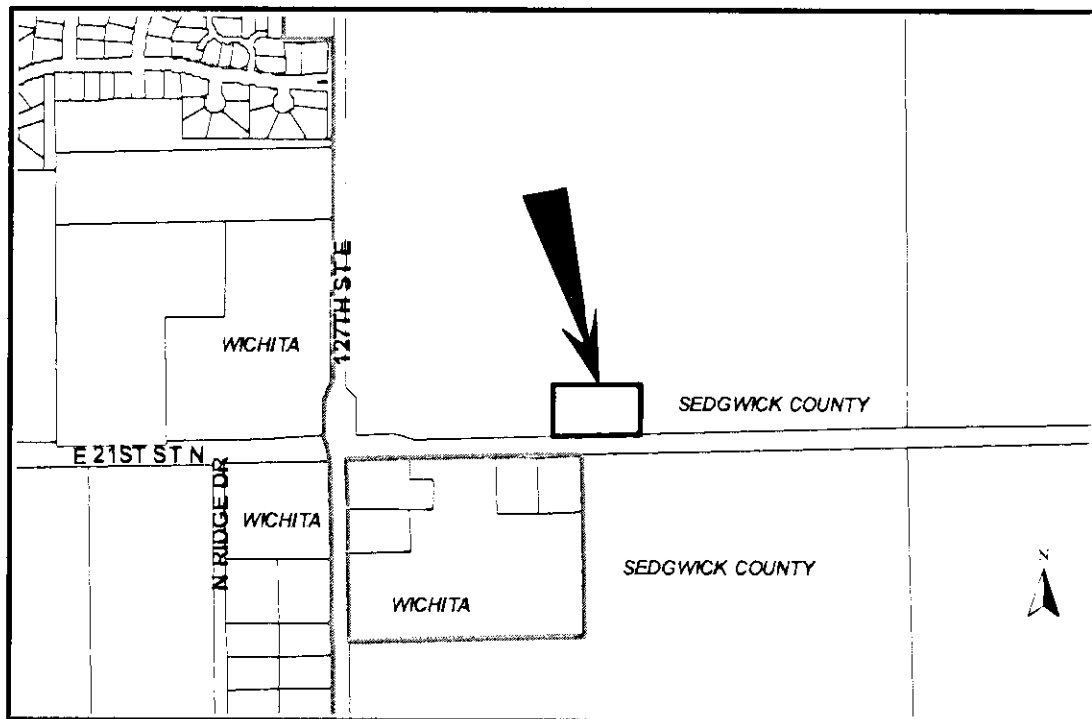
REQUEST: "GO" General Office

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

SITE SIZE: 2.1 acres

LOCATION: North of 21st Street North and east of 127th Street East

PROPOSED USE: Office



BACKGROUND: The applicant is requesting "GO" General Office zoning on 2.1 acres of unplatted ground located north of 21st Street North and approximately 1,000 feet east of 127th Street East. The site is currently used for agricultural purposes, and is part of a 160 acre ownership that is being master planned for a variety of uses. In fact, a preliminary plat – Hawthorne Addition – covering the entire quarter-section, of which the application area is a part, has been submitted for review. The Subdivision Committee has approved the Hawthorne Addition preliminary plat. (The application area appears to be Lot 9, Block 10, and part of Reserve I. Reserve I is set aside for drainage, sidewalks, landscaping, irrigation, berming, monuments and open space.)

Based upon the design of the preliminary plat, the property immediately west of the application area is scheduled to be Reserve H and a portion of Reserve G. Reserve G is to be set aside for drainage, open space and other neighborhood amenities. Reserve H is proposed to be a private roadway. Property further to the west has been approved for commercial development as the TwentyFirst Growth CUP, subject to platting. Property to the east of the application area is shown on the preliminary plat to be Reserve I. Land to the north of the application area is slated for ½ acre or larger residential lots and Reserve I.

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The site will have to be developed in compliance with code required buffering, landscaping and screening.

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH: SF-20, Single-family Residential; vacant
SOUTH: SF-20, Single-family Residential and "LC" Limited Commercial;
vacant
EAST: SF-20, Single-family Residential; vacant
WEST: SF-20, Single-family Residential; vacant

PUBLIC SERVICES: 21st Street is currently an improved two lane arterial street. The 2030 Transportation Plan projects 28,446 ADT and depicts 21st Street as a 5-lane arterial. Year 2000 traffic counts for 21st Street at this location are 7,858. The County CIP depicts a widening project for some time in the future. Right-of-way acquisition is scheduled for 2006. Public water is available. Sewer service will have to be extended either through the city's main plant or to the Four-Mile Creek plant.

CONFORMANCE TO PLANS/POLICIES: The site is located within the "Wichita Land Use Guide's" 2010 Urban Service Area. The recommended land use guide did not anticipate office development at this location, however office use is an appropriate buffer between commercial and residential uses. "Office Location Guidelines" indicate that offices should be located adjacent to arterial streets and they should be incorporated within or adjacent to neighborhood and community uses at an appropriate scale.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED. The approval should apply either to a smaller area that corresponds to the boundary of Lot 9 of the proposed plat or Lot 9 should be modified to match the legal description of the legal description provided with this zone change request. The recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood. All surrounding properties are currently vacant, and zoned SF-20 Single-family or SF-5 Single-family, approved for LC Limited Commercial. The 127th Street and 21st Street area is becoming the focus of new development activity as sewer and water services have become available, and since 21st Street has been improved.
2. The suitability of the subject property for the uses to which it has been restricted. The site is currently zoned SF-20 which allows a lower density of development and has fewer uses "by-right" than the district requested. The property could be developed as zoned, however more

intense urban type zoning has been sought and approved for nearby tracts. Office zoning is an appropriate buffer zoning district and may be more desirable given the site's 21st Street frontage.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Intensity of use and traffic volumes will increase over current conditions if the request is approved. However, all property located north, east and west of of the application area are owned by the applicant, and are part of a master plan for the entire quarter-section.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The site is located within the "Wichita Land Use Guide's" 2010 Urban Service Area. The recommended land use guide did not anticipate office development at this location, however office use is an appropriate buffer between commercial and residential uses. "Office Location Guidelines" indicate that offices should be located adjacent to arterial streets and they should be incorporated within or adjacent to neighborhood and community uses at an appropriate scale.
5. Impact of the proposed development on community facilities: Traffic will increase, and there will be increase demand for municipal type services over the vacant field that exists today. However, already planned improvements, or those obtained during the platting process, will address these additional needs.