Planning Agenda Item #_____

City of Wichita
City Council Meeting

February 7, 1995

Agenda Report #_____

**TO:** Mayor and City Council Members

**SUBJECT:** Z-3155 - ZONE CHANGE REQUEST FROM THE "R-5" GENERAL RESIDENCE DISTRICT TO THE "BB" OFFICE DISTRICT AND THE "LC" LIGHT COMMERCIAL DISTRICT; AND

DP-75 AMENDMENT #1 - BAREFOOT BAY & GRANDVIEW, INC. REQUEST AN AMENDMENT TO THE HORSESHOE LAKE COMMUNITY UNIT PLAN, LOCATED IN AN AREA NORTH OF 21ST STREET NORTH, WEST OF THE KANSAS SOUTHWESTERN RAILROAD RIGHT-OF-WAY. **(District #5)**

**INITIATED BY:** Metropolitan Area Planning Department

**AGENDA ACTION:** Planning

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MAPC Recommendation: Approve, subject to conditions (11-2).

Staff Recommendation: Approve, subject to conditions.

CPO Recommendation: CPO Council "5" voted 8-0 to recommend approval of the requests subject to staff conditions.

Background: On January 12, 1995, the MAPC considered an amendment to the Horseshoe Lake Community Unit Plan (formerly known as the Ridge Road Property Community Unit Plan) to permit additional retail uses and an office park in portions of the 61.95 acre development area, platted as the North Lakes Addition. The applicant also proposes zone changes from the existing "R-5" General Residence District to the "BB" Office District and the "LC" Light Commercial District to accommodate the proposed additional uses.

The application area is currently undeveloped. The site surrounds a single family home and the Cox Machine Company located on the north side of 21st Street North Drive and east of Lakeway Circle (which is undeveloped at this time). The site also borders a sand extraction operation, which is

located between North Shore Boulevard and the Kansas Southwestern Railroad tracks, an undeveloped residential development northwest of 21st Street North and North Shore Boulevard, undeveloped commercial and industrial zoned land to the east, and the Sedgwick County Zoo and Sedgwick County Park on the south side of 21st Street North.

The following descriptions outline the proposed changes to the existing C.U.P:

Parcel 1

The area identified as Parcel 1 in the amended C.U.P. is a 20.04 acre site located ¼ mile north of 21st Street North on the west side of North Shore Boulevard. This area is currently restricted to apartment units at a maximum density of 12.08 dwelling units per acre (du/acre). The proposed amendment would expand the residential uses permitted this area to include single family, patio home/zero lot line, duplex, 3 & 4 plex, townhouse, or apartments. A maximum of 242 dwelling units at 12.08 du/acre would be permitted.

Parcel 2

The area identified as Parcel 2 in the amended C.U.P. is an 11.23 acre site located 320 feet north of 21st Street North on the east side of North Shore Boulevard.

This area is also currently restricted to apartment units at 12.08 du/acre. Under the amended C.U.P., this area would be permitted the same residential uses as Parcel 1, with a maximum of 135 dwelling units at 12.08 du/acre.

Parcels 3 & 4

The area identified as Parcels 3 & 4 in the amended C.U.P. is a 5.18 acre site located at the northeast corner of 21st Street North and North Shore Boulevard. This area (a portion of Area 3 of the existing C.U.P.) is currently restricted to apartment uses with complete access control along 21st Street North. The applicant proposes to permit the same residential uses and residential density as Parcels 1 & 2, as well as several nonresidential uses. Therefore, the applicant proposes a zone change from the existing "R-5" zoning district to "LC" Light Commercial to accommodate the potential nonresidential uses for this site.

The proposed amendment to the C.U.P. would permit the following additional nonresidential uses: restaurants, retail shops, medical and dental offices or clinics, pharmacies, banks or financial institutions, studios, fitness centers, dry cleaning, day care centers, offices, or residential uses (including apartments, townhouses, 3 & 4 plex, duplex, patio homes, zero lot line, and related recreational facilities). The applicant and staff have agreed to prohibit convenience stores or service stations as permitted. If Parcels 3 & 4 develop with residential uses, a maximum of 61 dwelling units would be permitted at a maximum density of 12.08 du/acre. If the parcels develop with

nonresidential uses, all buildings would be required to share similar architectural character, color, texture, and the same predominate exterior building material.

The amended C.U.P. would permit additional access openings along 21st Street North. One right-turn only opening would be permitted to each Parcel 3 & Parcel 4. If the Parcels 3 & 4 develop with nonresidential uses, the applicant proposes to guarantee at the time of replatting an accel/decel lane along the south line of those parcels. Applicant and staff have agreed to eliminate the requested joint access because it would likely result in the need to construct a center left turn lane, thus making it likely that the landscaped median on 21st Street North east of North Shore Boulevard would need to be partially removed to serve turning vehicles for east bound traffic. The County Engineer indicates that a median break to serve the joint access for Parcels 3 & 4 would not be desirable in this location, due to its close proximity to North Shore Boulevard which may be signalized in the future. Also, the Zoo director indicates a desire to maintain and improve the aesthetics of the area.

Parcel 5

For Parcel 5 of the amended C.U.P., the applicant proposes a zone change from the existing "R-5" zoning district to the "BB" Office District to permit the development of an office park. Parcel 5 is approximately 10 net acres (19.54 gross acres) located between the existing lake and Lakeway Circle (a portion of Area 3 of the existing C.U.P.) and is also currently restricted to apartment uses. The proposed amendment to the C.U.P. would permit the same residential uses as Parcels 1-4 (except single family uses), as well as other residential and nonresidential uses which could included office, medical or dental clinic, fitness center, nursing home, retirement community, and related recreational facilities. If Parcel 5 develops with residential uses, it would be permitted a maximum of 120 dwelling units at 12.08 du/acre. If the parcel develops with nonresidential uses, it would be permitted a maximum of 6 buildings and 75,000 square feet of maximum gross floor area.

Parcels 6 & 7

The area identified as Parcels 6 & 7 of the amended C.U.P. includes 5.96 acres located north of 21st Street North and west of the Kansas Southwestern Railroad right-of-way, which is zoned "C" Commercial is currently restricted a tennis facility or a neighborhood commercial shopping center with a number of permitted office and retail uses. The proposed amendment to the C.U.P. would permit the following additional uses: office warehouse, fitness center, medical and dental clinic, residential storage, studios, nursing home, retirement community, and light manufacturing with less than 10 employees.

The applicant proposes to increase the number of buildings permitted in Parcels 6 & 7 from 3 to 10 and reduce the maximum gross floor area permitted in this area from 106,809 square feet to 76,809 square feet. The 30,000 square foot reduction would be "transferred" to Parcels 3 & 4, which would permit a maximum of 30,000 square feet of gross floor area for office and retail uses. The amendment would also reduce the required building setback in Parcel 7 along the south parcel line near 21st Street North from 100 feet to 35 feet.

Initially staff did not support the request for an office park in Parcel 5 because the Comprehensive Plan recommends that large scale office developments should be directed to the downtown area.

However, as part of the overall C.U.P. amendment request, staff and the applicant agreed to remove neighborhood shopping center uses from Parcel 6, and establish the combined maximum gross floor area in Parcels 5, 6 and 7 for office and medical or dental clinic uses at 75,000 square feet. Therefore, resulting in no net increase for office uses in the C.U.P.

At the MAPC hearing, no members of the public spoke in opposition to the request. However, one citizen was present to express concerns about flooding problems in the area. Both the MAPC and the CPO recommended approval of the request, subject to the conditions recommended by staff.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P., subject to the recommended conditions; 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 first hearing).

CW96-1137 (First Published in The Daily Reporter, August 30, 1996)

ORDINANCE NO. 43-136

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 ORDINANCE NO. 43-014.

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 Ordinance No. 43-014, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3155

Zone Change from the "R-5" General Residence District (now "MF-18" Multi-Family District) to the "BB" Office District (now "GO" General Office District) and the "LC" Light-Commercial District (now "LC" Limited Commercial District)

"R-5" ("MF-18") to "BB" ("GO")

Lot 12 and Reserve F, Block 2, Horseshoe Lake An Addition to Wichita, Sedgwick County, Kansas

"R-5" ("MF-18") to "LC" ("LC")

Lots 10 and 11, Block 2, Horseshoe Lake, An Addition to Wichita, Sedgwick County, Kansas

Generally located north of 21st Street North and east of Ridge Road.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning change 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, APRIL 30, 1996.

Bob Knight, Mayor

ATTEST: (Seal)

Pat Burnett, City Clerk

(Au30)

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7A+7B

# STAFF REPORT

January 12, 1995

CASE NUMBER: DP-75 Amendment #1 & Z-3155

APPLICANT/AGENT: Grandview Inc., Barefoot Bay / Professional Engineering Consultants

REQUEST: Amendment to the Horseshoe Lake Community Unit Plan (formerly known as the Ridge Road Property Community Unit Plan) and a zone change request to "BB" Office District and "LC" Light Commercial

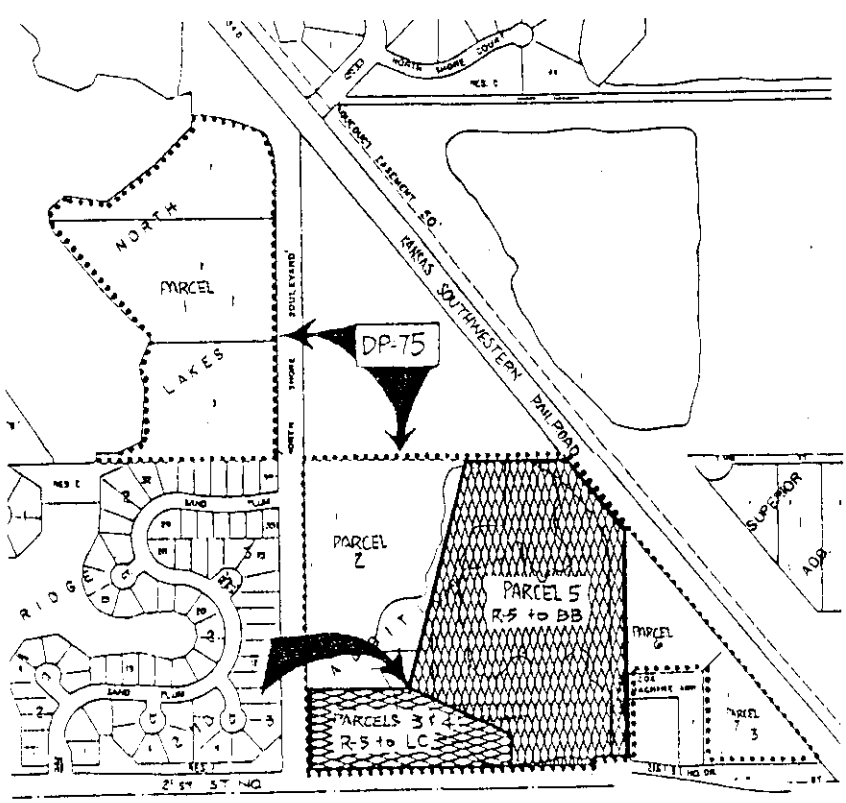
CURRENT ZONING: "R-5" General Residence District

SITE SIZE:

| | |
|---|---|
| CUP: | 61.95 acres |
| "R-5" to "BB": | 19.54 gross acres (10.0 net acres) |
| "R-5" to "LC": | 5.18 acres |

LOCATION: An area north of 21st Street North and west of the Kansas Southwestern Railroad right-of-way.

PROPOSED USE: Residential, office park, and commercial development.



**BACKGROUND**: The applicant requests an amendment to the Horseshoe Lake Community Unit Plan (formerly known as the Ridge Road Property Community Unit Plan) to permit additional retail uses and an office park in portions of the 61.95 acre development area, platted as the North Lakes Addition. The applicant also proposes zone changes from the existing "R-5" General Residence District to the "BB" Office District and the "LC" Light Commercial District to accommodate the proposed additional uses.

The application area is currently undeveloped. The site surrounds a single family home and the Cox Machine Company located on the north side of 21st Street North Drive and east of Lakeway Circle (which is undeveloped at this time). The site also borders a sand extraction operation, which is located between North Shore Boulevard and the Kansas Southwestern Railroad tracks, an undeveloped residential development northwest of 21st Street North and North Shore Boulevard, undeveloped commercial and industrial zoned land to the east, and the Sedgwick County Zoo and Sedgwick County Park on the south side of 21st Street North.

The following descriptions outline the proposed changes to the existing C.U.P:

Parcel 1

The area identified as Parcel 1 in the amended C.U.P. is a 20.04 acre site located ¼ mile north of 21st Street North on the west side of North Shore Boulevard. This area is currently restricted to apartment units at a maximum density of 12.08 dwelling units per acre (du/acre). The proposed amendment would expand the residential uses permitted this area to include single family, patio home/zero lot line, duplex, 3 & 4 plex, townhouse, or apartments. A maximum of 242 dwelling units at 12.08 du/acre would be permitted.

Parcel 2

The area identified as Parcel 2 in the amended C.U.P. is an 11.23 acre site located 320 feet north of 21st Street North on the east side of North Shore Boulevard. This area is also currently restricted to apartment units at 12.08 du/acre. Under the amended C.U.P., this area would be permitted the same residential uses as Parcel 1, with a maximum of 135 dwelling units at 12.08 du/acre.

Parcels 3 & 4

The area identified as Parcels 3 & 4 in the amended C.U.P. is a 5.18 acre site located at the northeast corner of 21st Street North and North Shore Boulevard. This area (a portion of Area 3 of the existing C.U.P.) is currently restricted to apartment uses with complete access control along 21st Street North. The

applicant proposes to permit the same residential uses and residential density as Parcels 1 & 2, as well as several nonresidential uses. Therefore, the applicant proposes a zone change from the existing "R-5" zoning district to "LC" Light Commercial to accommodate the potential nonresidential uses for this site.

The proposed amendment to the C.U.P. would permit the following additional nonresidential uses: restaurants, retail shops, medical and dental offices or clinics, pharmacies, banks or financial institutions, studios, fitness centers, dry cleaning, day care centers, offices, or residential uses (including apartments, townhouses, 3 & 4 plex, duplex, patio homes, zero lot line, and related recreational facilities). If Parcels 3 & 4 develop with residential uses, a maximum of 61 dwelling units would be permitted at a maximum density of 12.08 du/acre. If the parcels develop with nonresidential uses, all buildings would be required to share similar architectural character, color, texture, and the same predominate exterior building material.

The amended C.U.P. would permit additional access openings along 21st Street North. One right-turn only opening would be permitted to each Parcel 3 & Parcel 4, as well as an additional joint access opening to serve both parcels. If the Parcels 3 & 4 develop with nonresidential uses, the applicant proposes to guarantee at the time of replatting an accel/decel lane along the south line of those parcels and a left turn lane on 21st Street North. However, if the requested joint access is permitted and the center left turn lane is constructed, it is likely that the landscaped median on 21st Street North east of North Shore Boulevard would need to be partially removed to serve turning vehicles for east bound traffic. The County Engineer indicates that a median break to serve the joint access for Parcels 3 & 4 would not be desirable in this location, due to its close proximity to North Shore Boulevard which may be signalized in the future.

Parcel 5

For Parcel 5 of the amended C.U.P., the applicant proposes a zone change from the existing "R-5" zoning district to the "BB" Office District to permit the development of an office park. Parcel 5 is approximately 10 net acres (19.54 gross acres) located between the existing lake and Lakeway Circle (a portion of Area 3 of the existing C.U.P.) and is also currently restricted to apartment uses. The proposed amendment to the C.U.P. would permit the same residential uses as Parcels 1-4 (except single family uses), as well as other residential and nonresidential uses which could included office, medical or dental clinic, fitness center, nursing home, retirement community, and related recreational facilities. If Parcel 5 develops with residential uses, it would be permitted a maximum of 120 dwelling units at 12.08 du/acre. If the parcel develops with nonresidential uses, it would be permitted a maximum of 6 buildings and 75,000 square feet of maximum gross floor area.

Parcels 6 & 7

The area identified as Parcels 6 & 7 of the amended C.U.P. includes 5.96 acres located north of 21st Street North and west of the Kansas Southwestern Railroad right-of-way, which is zoned "C" Commercial is currently restricted a tennis facility or a neighborhood commercial shopping center with a number of permitted office and retail uses. The proposed amendment to the C.U.P. would permit the following additional uses: office warehouse, fitness center, medical and dental clinic, residential storage, studios, nursing home, retirement community, and light manufacturing with less than 10 employees.

The applicant proposes to increase the number of buildings permitted in Parcels 6 & 7 from 3 to 10 and reduce the maximum gross floor area permitted in this area from 106,809 square feet to 76,809 square feet. The 30,000 square foot reduction would be "transferred" to Parcels 3 & 4, which would permit a maximum of 30,000 square feet of gross floor area for office and retail uses. The amendment would also reduce the required building setback in Parcel 7 along the south parcel line near 21st Street North from 100 feet to 35 feet.

**CASE HISTORY**: The Ridge Road Property Community Unit Plan (DP-75) was approved by the Board of City Commissioners in February 1976. The North Lakes Addition was platted in November 1977.

**ADJACENT ZONING AND LAND USE**:

| | | |
|---|---|---|
| NORTH: | R-1, E | Developing single family, |
| SOUTH: | R-1 | Cox Machine Co., single family home, County Zoo, County Park |
| EAST: | R-1, LC, E | Railroad tracks, undeveloped |
| WEST: | AA, R-5, E | Developing single family |

**PUBLIC SERVICES**: According to City Engineering staff, municipal water and sewer services are located nearby and can be extended to serve this development area. Parcels 1, 2, & 3 have access to North Shore Boulevard, a 2-lane paved residential street with 100 feet of right-of-way. Parcels 3 & 4 have access to 21st Street North, a 4-lane section line arterial with 80 feet of existing half street right-of-way. Parcels 5, 6, & 7 have access to Lakeway Circle, which is located in the eastern portion of the C.U.P. but undeveloped at this time and has 70 feet of right-of-way. Parcel 7 also has access to 21st Street North Drive, a 2-lane paved road which extends eastward from the bend between 21st Street North and Zoo Boulevard.

21st Street North in this area is a County maintained arterial roadway, which was recently improved with an asphalt overlay and landscape plantings in the median between Ridge Road and Zoo Boulevard. Existing traffic volumes range from 9,500 average daily trips (ADT) near Ridge Road to 12,400 ADT near Zoo Boulevard. The

2020 Transportation Plan projects traffic to increase to approximately 15,800 ADT near Ridge Road and 19,200 ADT near Zoo Boulevard. This projection was based on the assumption that the application area would develop with residential uses. The projection did not include the potential for 106,809 square feet of neighborhood shopping center uses (currently permitted in the areas identified as Parcels 6 & 7) or the potential for 75,000 square feet of additional office uses as requested by the applicant. The 2020 projections could be increased by an additional 4,340 ADT if the site were developed with specialty retail uses (106,809 sq. ft. x 40.675 trips / 1,000 sq. ft.) and an additional 855 ADT if the office park is permitted in Parcel 5 (75,000 sq. ft. x 11.4 trips/1,000 sq. ft.).

There is currently no traffic signal at the intersection of 21st Street North and North Shore Boulevard, which aligns with the entrance to the Sedgwick County Park. However, the County Engineer indicates that a signal may be likely in the future because of the projected residential development north of 21st Street North that would only be accessed by way of North Shore Boulevard. Any additional nonresidential development in Parcels 3 & 4 would further contribute to the need to signalize this intersection.

**CONFORMANCE TO PLANS/POLICIES:** The Land Use Guide of the Comprehensive Plan identifies this area for residential, with commercial uses located just west of the railroad tracks on the north side of 21st Street North. This commercial designation corresponds with the existing zoning and community unit plan for this area. The Land Use Guide did not project additional commercial uses in this mid-mile of 21st Street North between Ridge Road and Zoo Boulevard nor did it project an office park in this area.

According to the latest office leasing guides for the Wichita area, the overall office vacancy rate has remained between 20-25 percent for the last several years. Since 1993, office vacancy rates in west Wichita have been approximately 40 percent. The Comprehensive Plan recognized the abundance of office space and estimated that there were 395 acres of vacant land in the city zoned for office uses, 70 acres of which was west of I-235, and 127 acres of land developed with vacant office buildings, resulting in a total available supply of office land of 522 acres throughout Wichita (an 86-year supply). That did not include all the vacant commercial zoned land available for office development. The Plan projected demand for only an additional 121 acres of office development by the year 2010.

The office locational guidelines of the Comprehensive Plan indicated that local, service-oriented offices should be incorporated within or adjacent to "planned neighborhood and community commercial centers". However, the Plan recommends that large scale office developments should be encouraged to located in the CBD. The Land Use Guide provides few additional areas for new office

development, due to the abundance of vacant land and buildings available to meet projected office demand by the year 2010.

As for commercial developments, the Plan recommends that commercial uses should be located in compact clusters versus extended strip developments, except for areas and streets where these uses already exist or where traffic patterns, surrounding land uses, and utilities can support such uses. The Comprehensive Plan further recommends that the development of out parcels should be integrated through shared internal vehicular and pedestrian circulation, combined signage, similar landscaping and building materials, and to reduce the number of access points along arterial streets, thus improving traffic safety and flow. The guidelines do include limited scale commercial developments at arterial / collector intersections where traffic can be accommodated properly.

Currently, no commercial development is located along 21st Street North or Zoo Boulevard between I-235 and Ridge Road. There is undeveloped industrial zoned property east the railroad tracks and undeveloped "LC" zoned property at the intersection of 21st Street North Drive and Hoover road. However, the only commercial development along 21st Street North is located at the 21st / Ridge Road intersection. The Plan also recognizes this corridor and the nearby Zoo and County Park as deserving of special attention to design treatment.

**RECOMMENDATION:** Given the predominately residential character of the area west of Zoo Boulevard and the importance of this stretch of 21st Street North in maintaining this area and its image as a "gateway" to the community and the Zoo and County Park, planning staff has concern for granting additional commercial uses that may lead to a "stripping" effect along this major arterial. However, with the possibility of a traffic signal at the 21st Street North / North Shore Boulevard intersection and special consideration given toward land uses, signage, landscaping, access controls, and architectural design, staff feels that some limited office and commercial uses may be appropriate in this area.

Given the significant amount of vacant office land and office buildings available in the Wichita area, the amount of office space that can already be developed on this site under the existing C.U.P., and the Comprehensive Plan's recommendation to direct large scale office developments to the downtown area, staff cannot support an additional 75,000 square feet of office uses for this location. However, since Parcels 6 & 7 currently have the right to develop over 106,000 square feet of office space (and would have the right to develop an additional 76,806 square feet of office space under the proposed amendment), staff and the applicant have agreed to reallocate the rights for 75,000 square feet of gross floor area for office uses among Parcels 5, 6, & 7.

Therefore, planning staff recommends the following:

**PARCELS 1 & 2**

A. APPROVE the request for single family, patio home / zero lot line, duplex, 3 & 4 plex, townhouse, or apartments as permitted residential uses in the areas identified as Parcels 1 & 2.

**PARCELS 3 & 4**

B. APPROVE the zone change request "R-5" to "LC" for Parcels 3 & 4, subject to replatting within 1-year.

C. APPROVE the request for patio home / zero lot line, 3 & 4 plex, townhouse, or apartments as permitted residential uses in the areas identified as Parcels 3 & 4.

D. APPROVE the condition for all buildings within each Parcels 3 & 4 if developed with nonresidential uses to share similar architectural character, color, texture, and the same predominate exterior building material. All lighting within each Parcels 3 & 4 shall share similar or consistent design (i.e., fixtures, poles, lamps, etc.).

E. APPROVE the request for restaurants, retail shops, medical and dental offices or clinics, pharmacies, banks or financial institutions, studios, fitness centers, dry cleaning, day care centers, and offices as permitted nonresidential uses in Parcel 3. DENY the request for convenience store or service station as permitted non residential uses in Parcel 3.

F. APPROVE the request for restaurants, retail shops, pharmacies, banks or financial institutions, studios, fitness centers, and dry cleaning, medical and dental offices or clinics, day care center, and offices as additional nonresidential uses permitted in Parcel 4.

If the Planning Commission determines that nonresidential uses are appropriate for this area, staff recommends the following conditions of approval for Parcels 3 & 4:

1. No drive-thru restaurants shall be permitted.

2. Prior to this matter being considered by the Wichita City Council, the applicant shall submit a list of exterior building materials and a color palette for Parcels 3 & 4 to be used if such parcels develop with nonresidential uses.

3. Signs for nonresidential uses shall be each limited to one (1) monument type sign with a maximum height of 10 feet for each frontage of each parcel.

G. APPROVE the request for 1-access right-turn opening for each Parcel 3 & Parcel 4. DENY the request for an additional joint access opening to serve both Parcels 3 & 4. It is not recommended that the medial be broken east of North Shore Boulevard to provide left-turn access to these parcels.

Staff recommends the following additional condition of approval for Parcels 3 & 4:

H. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels 3 & 4.

**PARCEL 5**

I. APPROVE the zone change request "R-5" to "BB".

J. APPROVE the request for duplex, patio home / zero lot line, townhouse, apartments, nursing home, retirement community, and related recreational facilities as permitted residential uses in the area identified as Parcel 5. APPROVE the request for office, medical or dental clinic, and fitness center as permitted nonresidential uses in Parcel 5.

**PARCELS 6 & 7**

K. APPROVE the request to add office warehouse, fitness center, medical and dental clinic, residential storage, studios, and light manufacturing with less than 10 employees as additional nonresidential uses permitted in the areas identified as Parcels 6 & 7.

L. APPROVE the request to reduce the required building setback in Parcel 7 along 21st Street North Drive from 100 feet to 35 feet.

Staff recommends the following additional conditions of approval:

M. The combined maximum gross floor area in Parcels 5, 6, & 7 for office and medical or dental clinic uses shall be 75,000 square feet.

N. Cross-lot circulation shall be required for Parcels 6 & 7.

O. With the additional nonresidential uses that would be permitted in Parcels 3 & 4, staff recommends that the neighborhood shopping center uses that are currently permitted in Parcel 6 shall be REMOVED. Parcel 6 would be permitted office uses, subject to the combined "cap" in item (M).

P. Since Parcel 6 has relatively little visibility from 21st Street North or from any residential areas, staff recommends that the requirement for architectural controls be REMOVED from Parcels 6.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is generally characterized by a mixture of agricultural and residential uses, with a sand extraction operation and a machine company located nearby. The Sedgwick County Zoo and County Park are located to the south and undeveloped industrial and "LC" zoned properties are located to the east. The proposed pattern of land uses, with modifications as suggested by staff, should be compatible with these neighboring uses.

2. The suitability of the subject property for the uses to which it has been restricted: Given the significant amount of vacant office land and office buildings available in the Wichita area, it appears that the amount of office square footage already permitted in the C.U.P. is more than adequate for this area.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Additional nonresidential uses would likely increase traffic in the area, particularly at the 21st Street North / North Shore Boulevard intersection. However, in any event, a traffic signal may be necessary at that intersection because of the projected residential development north of 21st Street North that would only be accessed via North Shore Boulevard. Also, some limited nonresidential uses may be appropriate for 21st Street North and still not have a significant impact upon the roadway's image as a "gateway" to the Zoo and County Park, if special consideration is given toward land uses, architectural design, signage, landscaping, and access controls along the roadway.

4. Conformance of the requested change to adopted or recognized Plans/Policies: The Land Use Guide of the Comprehensive Plan identifies this area for residential, with commercial uses located just west of the railroad tracks on the north side of 21st Street North. The Land Use Guide did not project additional commercial uses in this mid-mile of 21st Street North between Ridge Road and Zoo Boulevard, nor did it project an office park in this area. The office locational guidelines of the Comprehensive Plan indicate that local, service-oriented offices should be

incorporated within or adjacent to "planned neighborhood and community commercial centers". However, the Plan recommends that large scale office developments should be encouraged to located in the CBD. However, the Plan does provide for limited commercial development at some arterial / collector intersections, and the proposed "cap" on office development would not increase the potential office area for the total tract.

The Comprehensive Plan recommends that the development of commercial out-parcels should be integrated through shared internal vehicular and pedestrian circulation, combined signage, similar landscaping and building materials, and that the number of access points should be reduced along arterial streets, thus improving traffic safety and flow. As proposed to be modified, the development should conform to these guidelines.

5. Impact of the proposed development on community facilities: According to City Engineering staff, municipal water and sewer services are located nearby and can be extended to serve this development area. Although the 2020 Transportation Plan did not include the commercial uses already permitted in this area in its future traffic projections, 21st Street North should have available traffic capacity in the future if land uses are limited to those that tend to generate lower levels of traffic. Any additional access points permitted onto 21st Street North should be considered carefully as to their impact upon traffic in the area. The County Engineer indicates that a median break to serve the proposed joint access for Parcels 3 & 4 would not be desirable in this location, due to its close proximity to North Shore Boulevard which may be signalized in the future. Also, planning staff and Zoo officials feel that the landscaped median should be preserved for its aesthetic impact upon the "gateway" image in this area.