Planning Agenda Item #_____

City of Wichita
City Council Meeting

March 21, 1995

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3157 - ZONE CHANGE REQUEST FROM THE "LC" LIGHT COMMERCIAL AND "A" TWO-FAMILY DWELLING DISTRICTS TO THE "BB" OFFICE DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF 21ST STREET NORTH AND MADISON.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (14-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "1" voted 7-0 to recommend approval of the request, but indicated that Madison Street should remain open and not vacated as proposed.

Background: On February 23, 1995, the MAPC considered a zone change from the 'A' Two Family Dwelling District and the 'LC' Light Commercial District to the 'BB' Office District for 2.06 acres located at the southwest corner of 21st Street North and Madison. An elderly housing complex, with an associated activities center to serve both the residents of the housing center and the general public, is proposed for this site. Approximately 76 dwelling units are planned for the housing center. The activities center would include facilities such as dining facilities for the residents, arts/crafts, billiards, TV lounge, exercise / music area, library, and a gift shop.

The subject property is currently developed with a liquor store and restaurant along 21st Street North and several single family homes along Stadium Drive. The subject property is bordered by the Cessna Training Center and the Piatt Manor multiple family complex to the west and southwest, Heartspring (institutional use for children with special needs) to the north, single family homes to the south, and a convenience store to the east.

The proposed housing center and activities center is part of a larger redevelopment project planned on the south side of 21st Street North between this site and Grove. The redevelopment project would

include a Union National Bank branch facility at the southwest corner of 21st / Grove and a commercial center between the branch bank and the housing center. The plans call for Madison Avenue to be closed north of Stadium to accommodate parking for the housing center. Madison Avenue would be vacated as part of a replat for the subject property after receiving approval of this zoning request. A preliminary plat has already been filed for the area west of Madison Avenue so that the bank facility can begin construction as soon as possible.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; 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).

(_____) Published in The Daily Reporter on 8/31/95

ORDINANCE NO. 42-762

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

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 Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z- 3157

Zone change request from the "A" Two-Family Dwelling and the "LC" Light Commercial District to the "BB" Office District

Lots 1, 2, 3, 4, Block 1, Elder Addition, to Wichita, Sedgwick County, Kansas, including the 20 foot alley adjacent to the south, and Lots 1, 2, 3, 4, 5, 6, Block A, J. Walter Ross Second Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of 21st Street North and Madison Avenue.

SECTION 2. That upon the taking effect of the 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 Zoning Ordinance 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, _____

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WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

STAFF REPORT

February 23, 1995

CASE NUMBER: Z-3157

APPLICANT/AGENT: City of Wichita, Union National Bank (contract purchaser), Mennonite Housing (contract purchaser) / Baughman Company, Howard & Helmer Architects

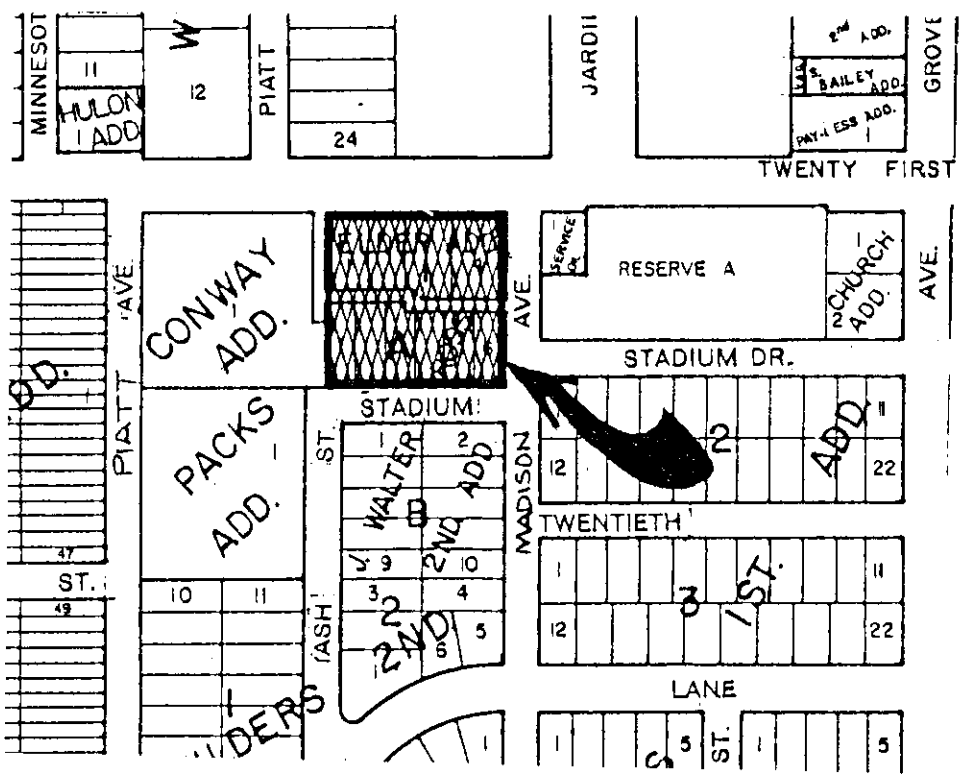
REQUEST: Zone change to 'BB' Office District

CURRENT ZONING: 'A' Two Family Dwelling District & 'LC' Light Commercial

SITE SIZE: 2.06 acres

LOCATION: Southwest corner of 21st Street North and Madison Ave.

PROPOSED USE: Elderly housing and activities center



BACKGROUND: The City of Wichita requests a zone change from the 'A' Two Family Dwelling District and the 'LC' Light Commercial District to the 'BB' Office District for 2.06 acres located at the southwest corner of 21st Street North and Madison. An elderly housing complex, with an associated activities center to serve both the residents of the housing center and the general public, is proposed for this site. Approximately 76 dwelling units are planned for the housing center. The activities center would include facilities such as dining facilities for the residents, arts/crafts, billiards, TV lounge, exercise / music area, library, and a gift shop.

The subject property is currently developed with a liquor store and restaurant along 21st Street North and several single family homes along Stadium Drive. The subject property is bordered by the Cessna Training Center and the Piatt Manor multiple family complex to the west and southwest, Heartspring (institutional use for children with special needs) to the north, single family homes to the south, and a convenience store to the east.

The proposed housing center and activities center is part of a larger redevelopment project planned on the south side of 21st Street North between this site and Grove. The redevelopment project would include a Union National Bank branch facility at the southwest corner of 21st / Grove and a commercial center between the branch bank and the housing center. The plans call for Madison Avenue to be closed north of Stadium to accommodate parking for the housing center. Madison Avenue would be vacated as part of a replat for the subject property after receiving approval of this zoning request. A preliminary plat has already been filed for the area west of Madison Avenue so that the bank facility can begin construction as soon as possible.

CASE HISTORY: The J. Walter Ross 2nd Addition was platted in 1950 and the Elder Addition was platted in 1958.

ADJACENT ZONING AND LAND USE:

NORTH:	'B'	Heartspring
SOUTH:	'AA'	Single family homes
EAST:	'A', 'LC'	Convenience store, undeveloped
WEST:	'B', 'LC'	Cessna Training Center, Piatt Manor apt. complex

PUBLIC SERVICES: Municipal services are available from an 8-inch water line and a 10-inch sewer line both along 21st Street North. The development would have access to 21st Street North, a 5-lane arterial with 50 feet of existing half street right-of-way, which was recently reconstructed. The site would also have access to Stadium Drive, a 2-lane residential street. Plans call for Madison to be vacated as part of a replat for this area. Madison is currently a 2-lane residential street with 60 feet of right-of-way. Existing traffic volumes on 21st Street North are

approximately 25,800 average daily trips (ADT) west of Grove and are projected by the 2020 Transportation Plan to increase to 29,000 ADT.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies the south side of 21st Street North for commercial uses. The Plan recommends that commercial development should have site design features which limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas.

The Area Treatment Classification Map of the Comprehensive Plan (pg. 87) identifies this area for "re-establishment" -- typically deteriorated areas of the community. This category recognizes that some areas may require a large scale overhaul to create vitality. The Plan recommends that physical improvements for traditional neighborhood elements, such as parks and shopping areas, be addressed and reincorporated into the community.

RECOMMENDATION: Planning staff recommends that the request be APPROVED.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The proposed uses would be compatible with the surrounding area, which is characterized by a mixture of residential, institutional, and commercial uses.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed residential housing center and community center should have a minimal impact upon the nearby neighborhood and would represent a significant reinvestment for this declining area.

3. Conformance of the requested change to adopted or recognized Plans/Policies: The Land Use Guide of the Comprehensive Plan identifies the south side of 21st Street North for commercial uses. The Area Treatment Classification Map of the Comprehensive Plan (pg. 87) identifies this area for "re-establishment". The request is consistent with the Plan's recommendation to promote reinvestment and revitalization in this area.

4. Impact of the proposed development on community facilities: Municipal water and sewer services are available and located nearby. The potential traffic that could be generated by the proposed uses, or any use permitted in the proposed 'BB' Office District, would be much lower than what could be generated by the existing 'LC' zoning.