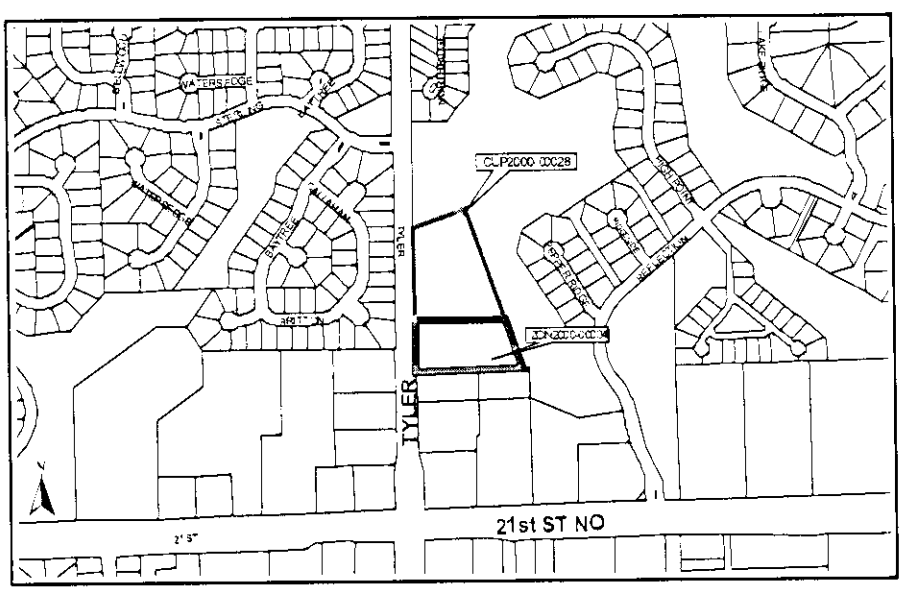
WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10A +B

STAFF REPORT

DAB V August 7, 2000
MAPC August 17, 2000

CASE NUMBER:	ZON2000-00034 and CUP2000-00028 DP-170 Reflection Ridge C.U.P Amendment #1
APPLICANT/AGENT:	Marvin Schellenberg (owner); PEC c/o Rob Hartman (agent)
REQUEST:	Amendment to create a new parcel from the south 250 feet of Parcel 1 of DP-170 Reflection Ridge C.U.P. that allows office uses; zone change to "GO" General Office for the proposed new parcel
CURRENT ZONING:	"SF-6" Single-Family Residential
SITE SIZE:	2.7± acres - zone change; 6.79 acres - CUP amendment
LOCATION:	North of 21st Street North on the east side of Tyler Road
PROPOSED USE:	Office development



BACKGROUND: The applicant is requesting the division of Parcel 1 of DP-170 Reflection Ridge Community Unit Plan to create a new parcel, Parcel 1A, for a maximum of 20,000 square feet of office development. The new parcel would be zoned "GO" General Office and be located upon the south 250 feet of the existing Parcel 1. The new parcel would be 2.7± acres in size and the remaining portion of Parcel 1 would decrease from 6.79 acres to 4.09 acres.

DP-170 Reflection Ridge is a residential community unit plan. Parcels within Reflection Ridge are zoned "SF-6" Single-Family, but are approved for a variety of residential housing types and densities so long as the overall density of the total development does not exceed 4.5 dwelling units per acre. Parcel 1 is approved for the following dwelling types and number of units: single-family – 27 units, patio homes or zero lot line – 34 units, duplexes – 40 units, townhouses – 85 units, and apartment or assisted living – 136 units. This is a maximum density of 20 dwelling units per acre for Parcel 1, and corresponds to locating a more concentrated residential area along the arterial street, Tyler Road.

The applicant proposes to allocate the proportionate share of residential uses and densities between Parcel 1 and Parcel 1A, retaining the possibility of using the newly created parcel for residential purposes, but without altering the overall density or dwelling types already permitted.

The development of Parcel 1A with office uses would add a commercial component to DP-170. The maximum building coverage and floor area requested is 20,000 square feet. This represents a building coverage and floor area ratio of 17 percent. The maximum height requested is 35 feet, which is the same height as is permitted for residential development. The maximum number of buildings requested is three buildings. The applicant has requested that a screening wall not be required between Parcel 1 and Parcel 1A in order for the offices and residences to take advantage of the proposed lake to be located between the parcels.

Currently Parcel 1 is permitted two openings onto Tyler Road. One opening would be retained to serve the residential uses on Parcel 1. The second opening would be on the southern portion of Parcel 1A and be located across Tyler Road from the major opening to the Warren Theatre.

Parcel 1A is situated between different types of development. The adjoining property to the south is zoned "GO" General Office on the western half and "SF-6" on the eastern half. The "SF-6" on the eastern half is used as a parking lot by customers of Village Charter while the customers are on tours with Village Charter. This parking lot was approved as a special use exception by the Board of Zoning Appeals (1-96). The remaining property extending south to 21st Street North is occupied by a retail center. Southwest of Tyler Road is the Warren Theatre and another small commercial center. The property directly across Tyler Road from the proposed office uses are the rear lots

of residences in Sterling Farms 6th Addition. The land to the north is vacant (Parcel 1 of Reflection Ridge). The land to the east is Hole 7 of the Reflection Ridge golf course.

CASE HISTORY: The application area is unplatted.

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-6"	Vacant, golf course
SOUTH:	"GO";"LC", "SF-6"	Restaurants, shoe store, paint store, two restaurants, bank, Village Charter
EAST:	"SF-6";	Golf course
WEST:	"SF-6," "LC"	Residences, Warren Theatre, commercial uses

PUBLIC SERVICES: The property is located along Tyler Road, which is shown as a two-lane arterial on the 2030 Transportation Plan. Traffic counts in 2000 were 5,510 (ADTs) on Tyler Road north of 21st Street North. The projected volume of traffic for 2030 is 7,176 ADT. The proposed "GO" rezoning with a permitted 20,000 square feet of office use would be anticipated to generate approximately the same volume or slightly less traffic (400 cars per day) than that generated by the residential uses developed at the maximum permitted density of 54 dwelling units (540 cars per day).

Improvements to serve nearby commercial development have been made to Tyler, extending north as far as the southern boundary of Parcel 1A. These improvements consist of a four-lane road with one lane northbound, two lanes southbound, and a center turn lane into the Warren Theatre directly across from the entrance to Parcel 1A. Tyler tapers into a two-lane county arterial road from this location northward. Construction is underway to improve Tyler Road from 29th Street North to 53rd Street North to two-lane county standards.

Water and sewer services are available to the property.

CONFORMANCE TO PLANS/POLICIES:

The "Wichita Land Use Guide" of the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan identifies this area for "low density residential" use. However, the property immediately to the south is shown for "commercial" use. The site meets the criteria of the commercial locational guidelines by being located on an arterial street, being developed as a compact cluster of commercial uses rather than extended strip development, and not feeding commercial traffic directly onto residential streets.

RECOMMENDATION: The creation of a new parcel for office use would provide a buffer between higher intensity retail uses to the south and the residential uses and the golf course to the north and east. The office parcel is across Tyler Road from single-family residences with rear yards along Tyler. The main entrance to the office

use is situated south of the residential uses, thus channeling the most of the traffic toward 21st Street North.

Based on these considerations and the information available prior to the public hearing, Staff recommends the request be APPROVED as follows:

A. APPROVE the zone change (ZON2000-00034) to "GO" General Office, subject to platting of the entire property within one year.

B. APPROVE the Community Unit Plan (DP-170) Amendment #1, subject to the following conditions:

1. There shall be one opening from Parcel 1A and one opening from Parcel 1 onto Tyler Road. Minimum separations between drives shall be 300 feet. A decel lane, taking into consideration the drive openings on the tract to the south of Parcel 1A, shall be provided at the time of platting.

2. General Provision Number 6 shall be amended to provide that signage for Parcel 1A shall be restricted to that permitted by the Sign Code. Signs shall be spaced a minimum of 150 feet apart along the frontage of the C.U.P., regardless of how the land is owned or leased. Signs for Parcel 1A shall be monument type with a maximum height of 20 feet.

3. A landscaped street yard shall be provided per the Landscape Ordinance along Tyler Road. A landscape buffer shall be provided on the north and east boundary line of Parcel 1A in lieu of a solid screening wall where separated by the lake. If the lake is not provided and Parcel 1A is developed with office uses, solid screening of evergreens or a masonry wall between six and eight feet in height shall be provided.

4. Architectural Control – All buildings within Parcel 1A shall have the same predominate exterior building materials with consistent architectural character, color and texture, and consistent lighting design (fixtures, poles, lamps, etc.) as approved by the Director of Planning. Lighting shall be designed to reflect downward and away from residential areas and to comply with provisions of the Unified Zoning Code.

5. Loading areas, trash receptacles, outside storage, and docks in the C.U.P. shall be screened from ground level view with materials to match or similar to that of the main building materials from Tyler Road and from adjacent property zoned "SF-6".

6. The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of

this case by the Governing Body, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The property to the north Parcel 1A is zoned "SF-6" Single-Family but approved for a range of residential housing types and densities. The property to the east is zoned "SF-6" and is part of the golf course. The adjoining property to the south is zoned "GO" and "SF-6", but the "SF-6" portion is subject to a special use exception for a parking lot. The remaining areas to the south and southwest are zoned "LC" and developed with a range of commercial uses. The property directly to the west across Tyler Road is zoned "SF-6" and developed with single-family residences.

2. The suitability of the subject property for the uses to which it has been restricted: The property could remain "SF-6" and be developed as a part of the Parcel 1 of DP-170 Reflection Ridge in residential uses.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of this amendment would allow additional office development near Sterling Farms 6th Addition. However, these uses are separated by Tyler Road, and by lot orientation, with the rear lots of the single-family residences being along Tyler, thus mitigating the impact.

4. Length of time the property has remained vacant as zoned: The property has been available for development since 1987.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The 1999 Land Use Update identified the area for low-density residential use; however, the approved C.U.P. already provides the potential for high-density development on Parcel 1 and Parcel 1A since it is part of an planned residential development that maintains an overall density in the low-density residential range. The proposed office use conforms to commercial locational guidelines of the Comprehensive Plan.

6. Impact of the proposed development on community facilities: The amendment and rezoning would not be expected to have any significant impacts on community facilities.

(_____) P ished in the Wichita Eagle on _____

ORDINANCE NO. _____

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 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 2000-00034

Zone change request from "SF-6" Single-Family Residential District to "GO" General Office District, described as:

Lots 2, 3 and 4, and Reserves B, C and D, Reflection Ridge West Addition, Wichita, Sedgwick County, Kansas

Generally located north of 21st Street, on the east side of Tyler Road.

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, _____.

ATTEST:

_____ _____

Pat Burnett, City Clerk Bob Knight, Mayor

(SEAL)

Approved as to form:

_____

Gary E. Rebenstorf, City Attorney

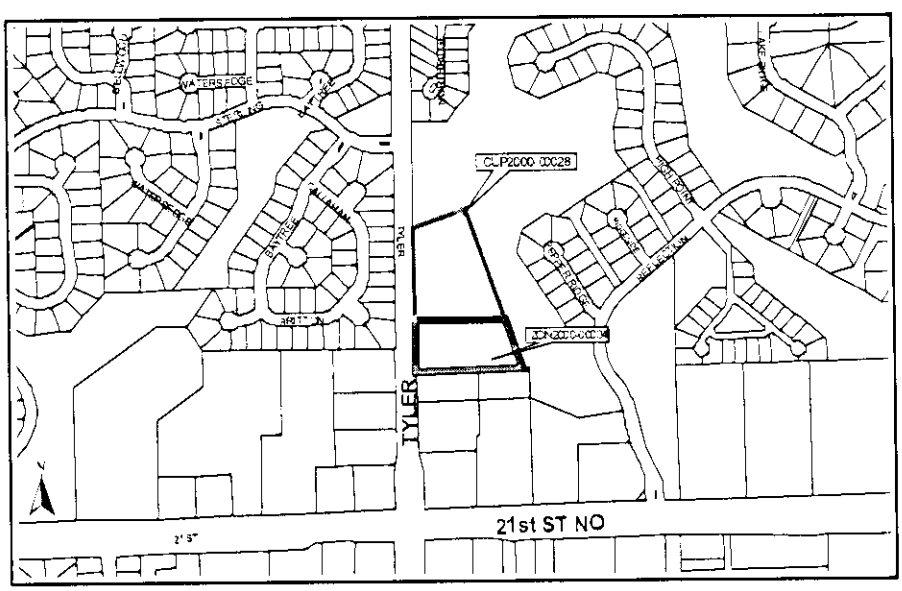
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