Agenda Item #_____

City of Wichita
City Council Meeting
December 12, 2000

Agenda Report #_____

**TO:** Mayor and City Council Members

**SUBJECT:** **ZON2000-00047 - ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "NO" NEIGHBORHOOD OFFICE, LOCATED 750 FEET NORTH OF MAPLE ON THE WEST SIDE OF RIDGE ROAD (149 S. Ridge Road).** (District #V)

**INITIATED BY:** Metropolitan Area Planning Department

**AGENDA ACTION:** Planning

**MAPC Recommendation:** Approve, subject to the conditions of a P-O Protective Overlay (12-0-1).

**Staff Recommendation:** Approve, subject to the conditions of a P-O Protective Overlay.

**D.A.B. Recommendation:** Approve, subject to conditions (10-1).

**Background:** The applicant is requesting "NO" Neighborhood Office on a 0.43 acre platted lot along the west side of Ridge Road located half-way between Maple and Douglas. The property is currently zoned "SF-6" and developed with a residence. The owner would like to convert the existing residence into an office.

The lot is located in the middle of a string of seven single-family homes. A restaurant, Outback Steakhouse, and a convenience store are located 325 feet to the south. The Outback was rezoned to "LC" Limited Commercial subject to a Protective-Overlay in July 1997, with the P-O providing solid screening and landscape buffering from the residential uses along Brunswick, the street to the west. Additional commercial uses developed at Maple and Ridge, include Lowe's on the southwest corner and a retail strip center on the northeast corner.

To the north about 325 feet, a State Farm Insurance office is located in a converted residence on the southwest corner of Ridge and Douglas. This property was rezoned "BB" office district in December 1983. Three single-family houses are located between the application area and the State Farm Insurance office.

The property across Ridge to the east is zoned "SF-6" but developed with the Maple Ridge Apartments, a 168 unit garden apartment complex. It is part of DP-42 Willow-Esque Residential C.U.P.

The proposed conversion of the property to office use would entail providing off-street parking. Compatibility setbacks would not be required if the conversion does not involve new construction. Similarly, the Landscape Ordinance would not be triggered unless the increased value after conversion to the residential use was more than 50 percent of the original improvements. The property has substantial landscaping on-site and probably complies with landscaping requirements that would be required of a major expansion or remodel.

District Advisory Board V voted (10-1) at the meeting held November 8, 2000, to recommend approval. One resident expressed concern that the lighting at night might affect the residential neighborhood nearby and the need for a landscape buffer to the west.

At the MAPC meeting held November 9, 2000, MAPC voted (12-0-1) to approve the zone request subject to a protective overlay, as recommended by Staff. There were no citizens present to speak on the request.

**Recommended Action:**

1. Concur with the findings of the MAPC and approve the zone change, subject to the additional recommended provisions of a Protective Overlay District; approve first reading of the Ordinance; or

2. Return the application to the MAPC for reconsideration

(An override of the Planning Commission's recommendation requires a 2/3 majority vote of the membership of the governing body on the first hearing.)

(_____) Published in The Wichita Eagle on _____

FILE COPY

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 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. ZON2000-00047**

Request for zone change from "SF-6" Single-Family to "NO" Neighborhood Office district, and to "P-O" Protective Overlay District #81on property described as:

Lot 13, Block C, Westview Addition, Township 27 South, Range 1 West, Section 21, Wichita, Sedgwick County, Kansas, generally located 750 feet north of Maple on the west side of Ridge Road (149 S. Ridge Road).

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

1. The property shall be developed and/or redeveloped with a building that has a residential character, and that includes brick, masonry, wood or composite siding; a double-pitched roof with a minimum vertical rise of 4 inches for every twelve inches; and a maximum height of 25 feet.

2. Freestanding signs shall be monument-type with a maximum height of 8 feet.

3. The property shall be restricted to one point of access onto Ridge Road, located along the northern property line. In the event the adjoining property on the north is rezoned for non-residential use, these two lots shall share one point of access.

4. Lighting shall conform to lighting standards in Sec. IV-B.4 of the Unified Zoning Code and be limited to no more than 14 feet in height.

5. Landscaping shall be provided that is equivalent to a landscaped street yard and parking lot landscaping and screening along Ridge Road, and a buffer along the property lines adjoining a residential district, as required in the City of Wichita Landscape Ordinance. A Landscape Plan shall be submitted to the Director of Planning for approval prior to the issuance of a building permit.

**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

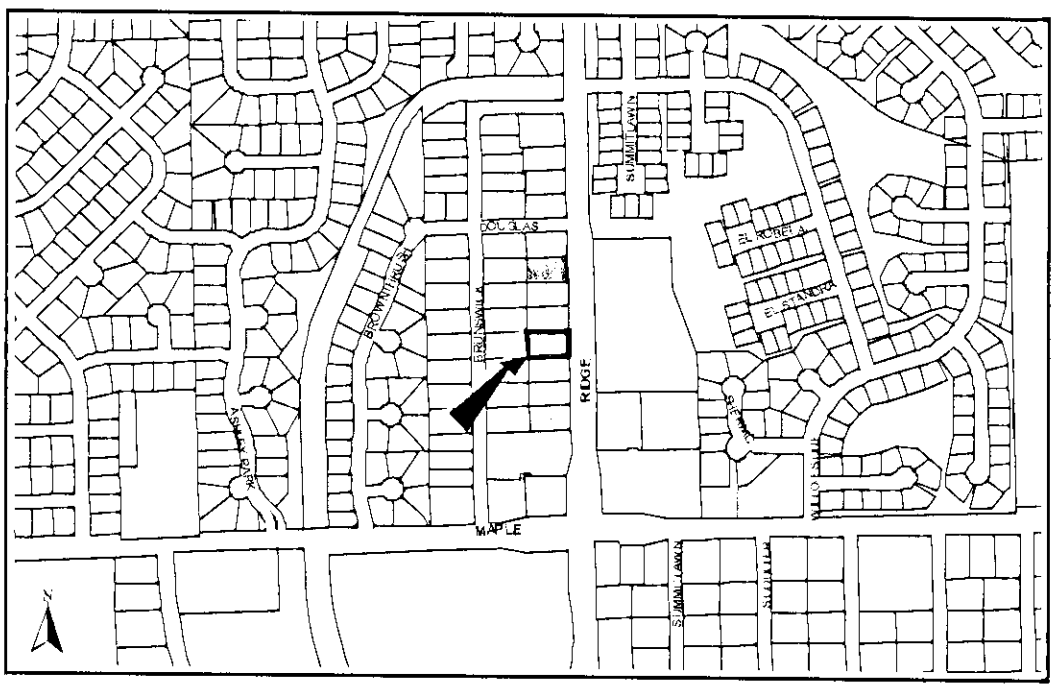
WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 17

# STAFF REPORT

MAPC November 9, 2000
DAB #5 November 6, 2000

| | |
|---|---|
| CASE NUMBER: | ZON20000-00047 |
| APPLICANT/AGENT: | Ruth E. Loudenslager (owner); Frank Pegg (agent) |
| REQUEST: | Zone change to "NO" Neighborhood Office |
| CURRENT ZONING: | "SF-6" Single-Family |
| SITE SIZE: | 0.43 acre |
| LOCATION: | 750 feet north of Maple on the west side of Ridge Road (149 S. Ridge Road) |
| PROPOSED USE: | To convert a residence into an office |



**BACKGROUND:** The applicant is requesting "NO" Neighborhood Office on a 0.43 acre platted lot along the west side of Ridge Road located half-way between Maple and Douglas. The property is currently zoned "SF-6" and developed with a residence. The owner would like to convert the existing residence into an office.

The lot is located in the middle of a string of seven single-family homes. A restaurant, Outback Steakhouse, and a convenience store are located 325 feet to the south. The Outback was rezoned to "LC" Limited Commercial subject to a Protective-Overlay in July 1997, with the P-O providing solid screening and landscape buffering from the residential uses along Brunswick, the street to the west. Additional commercial uses developed at Maple and Ridge, include Loew's on the southwest corner and a retail strip center on the northeast corner.

To the north about 325 feet, a State Farm Insurance office is located in a converted residence on the southwest corner of Ridge and Douglas. This property was rezoned "BB" office district in December 1983. Three single-family houses are located between the application area and the State Farm Insurance office.

The property across Ridge to the east is zoned "SF-6" but developed with the Maple Ridge Apartments, a 168 unit garden apartment complex. It is part of DP-42 Willow-Esque Residential C.U.P.

The proposed conversion of the property to office use would entail providing off-street parking. Compatibility setbacks would not be required if the conversion does not involve new construction. Similarly, the Landscape Ordinance would not be triggered unless the increased value after conversion to the residential use was more than 50 percent of the original improvements. The property has substantial landscaping on-site and probably complies with landscaping requirements that would be required of a major expansion or remodel.

**CASE HISTORY:** The property was platted as Westview Addition on May 16, 1952.

**ADJACENT ZONING AND LAND USE:**

| | | |
|---|---|---|
| NORTH: | "SF-6;" "GO" | Residences, office |
| SOUTH: | "SF-6;" "LC" | Residences, restaurant, convenience store |
| EAST: | "SF-6" | Apartments |
| WEST: | "SF-6" | Residences |

**PUBLIC SERVICES:** The property is located along Ridge Road, a four-lane arterial street. The traffic count for 1997 was 20,201 cars per day (ADTs) between Maple and 2nd Street North. The projected traffic volume for 2030 is 26,490 cars per day. No street projects are included in the C.I.P. The property has one drive entrance onto Ridge Road. The existing half-width right-of-way for Ridge is 50 feet.

Public water and sewer services are available.

**CONFORMANCE TO PLANS/POLICIES:** The "Wichita Land Use Guide" of the *1999 Update to the Wichita-Sedgwick County Comprehensive Plan* identifies this property as "low density residential."

"Office Locational Guidelines" of the *Comprehensive Plan* include (1) being located adjacent to arterial streets; (2) having local, service-oriented offices incorporated within or adjacent to neighborhood and community scale commercial development, and (3) having low-density office use as a transitional land use between residential uses and higher intensity uses.

**RECOMMENDATION:** The purpose of the "NO" Neighborhood Office district is to accommodate very low intensity office development generally appropriate near residential neighborhoods. Since the property is shown for "low density residential" on the *Comprehensive Plan* and is surrounded on all sides by "SF-6" zoning, the proposed rezoning does not seem to fit the guidelines recommended for "NO" uses. However, the character of other nearby land uses such as the apartments to the east and the office to the north, coupled with its location along a major arterial in proximity to the intersection with another arterial, argues that small-scale office use with a residential character may be a reasonable alternative to single-family use. So long as the property maintains a residential design, provides ample compatibility setbacks and landscape buffers, and locates the parking to the rear of the building, the effect of an office use on adjacent residences should be minimized.

Based on these considerations and upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following Protective Overlay.

1. The property shall be developed and/or redeveloped with a building that has a residential character, and that includes brick, masonry, wood or composite siding; a double-pitched roof with a minimum vertical rise of 4 inches for every twelve inches; and a maximum height of 25 feet.

2. Freestanding signs shall be monument-type with a maximum height of 8 feet.

3. The property shall be restricted to one point of access onto Ridge Road, located along the northern property line. In the event the adjoining property on the north is rezoned for non-residential use, these two lots shall share one point of access.

4. Lighting shall conform to lighting standards in Sec. IV-B.4 of the Unified

Zoning Code and be limited to no more than 14 feet in height.

5. Landscaping shall be provided that is equivalent to a landscaped street yard and parking lot landscaping and screening along Ridge Road, and a buffer along the property lines adjoining a residential district, as required in the City of Wichita Landscape Ordinance. A Landscape Plan shall be submitted to the Director of Planning for approval prior to the issuance of a building permit.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The property adjoining the application area is zoned "SF-6" and developed with single-family residences. The property across Ridge is zoned "SF-6" but developed with garden apartments. There are commercial uses 325 feet to the south, and a similar office-type use 325 feet to the north.

2. The suitability of the subject property for the uses to which it has been restricted: The property could continue to be used for a single-family residence.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: So long as the property is developed with strong site development requirements to mitigate the impact of parking, lighting, and maintain the residential character of the structure, the impact on surrounding residences should be reduced. The effect of approving this request for "NO" might be to encourage adjacent residences to seek a similar approval.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The requested change in zoning classification is not in conformance with the Wichita Land Use Guide. It is in conformance with the purpose of the "NO" district as a very low-intensity office use that is compatible with nearby residential use, so long as site design compatibility requirements are included in the approval.

5. Impact of the proposed development on community facilities: The main impact would be to increase turning movements at the mid-block location on Ridge Road. Planning for future access management as this frontage redevelops will help minimize the number of traffic conflicts and accidents.

## CALCULATIONS

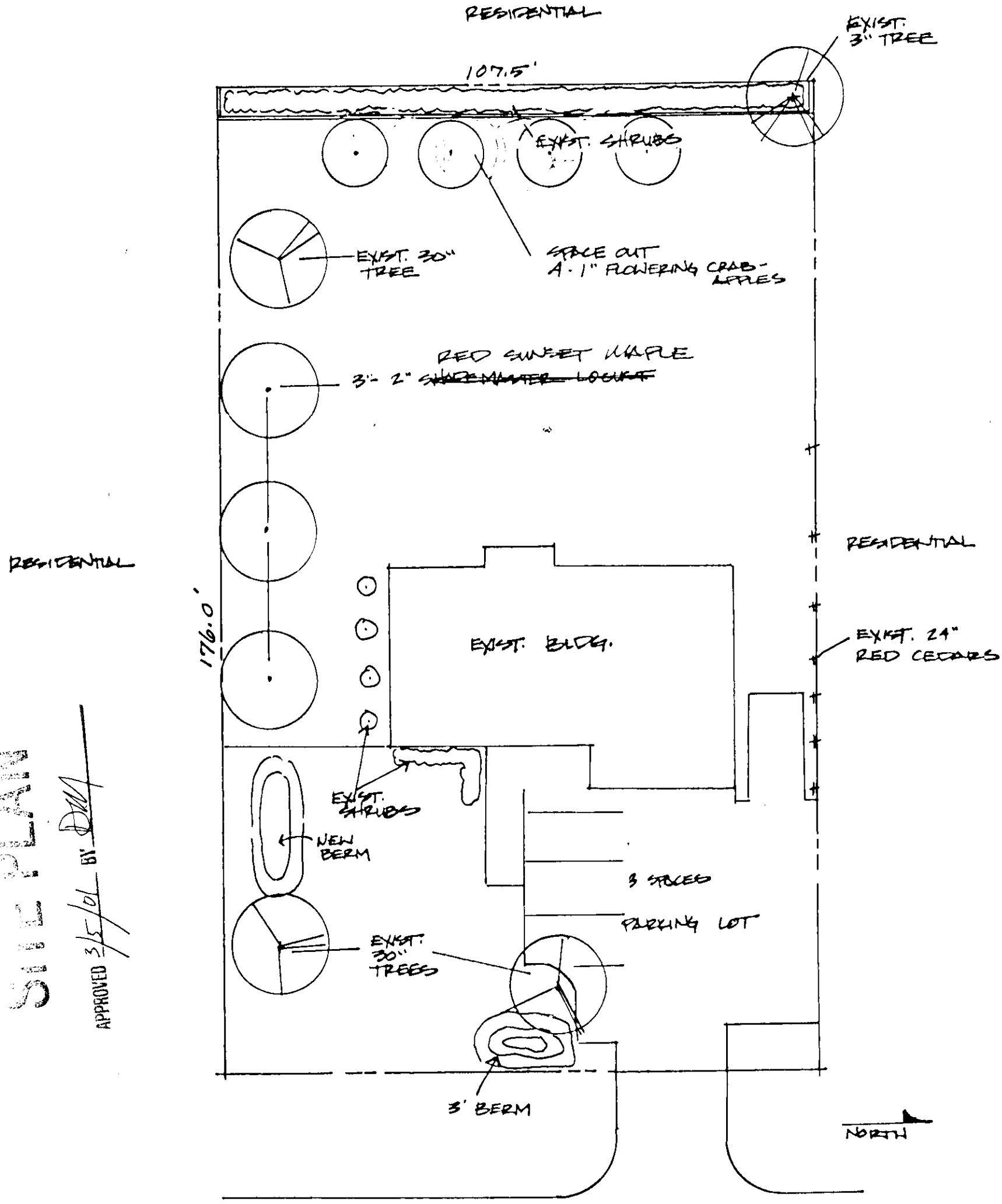
Street Yard: 107.5' x 8 sq. ft. = 860 sq. ft. required (+3,000 sq. ft. provided)
Street Yard Trees: 860 ÷ 500 = 2 trees (+2 provided)
Parking Lot Trees: 1 required (1 provided)
South Buffer: 176' ÷ 40 = 5 trees required (3 new & 2 existing provided)
West Buffer: 107.5 ÷ 40 = 3 trees required (4 new ornamentals & 1 existing provided)
North Buffer: 107.5 ÷ 40 = 3 trees required (+3 existing provided)

## NOTES

LOT DESCRIPTION UNKNOWN. EASEMENTS ARE UNKNOWN.
LANDSCAPING WILL BE WATERED BY HAND.

## PLANT LIST

3 RED SUNSET MAPLES (Acer rubrum) 2" B&B
4 FLOWERING CRABAPPLES (Malus species) 1" B&B (TREE FORM)




SITE PLAN
APPROVED 3/5/01 BY DM

JOHNSONS GARDEN CENTERS
2/01

PEGG
149 S. RIDGE RD

1" = 20'

ZON 2000-000