Agenda Item #_____

City of Wichita
City Council Meeting
March 20, 2001

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **ZON2001-00005** – ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "GO" GENERAL OFFICE, LOCATED ON THE SOUTH OF 37TH STREET NORTH AND APPROXIMATELY ½ MILE EAST OF RIDGE ROAD. (District #V)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to staff recommendation. (12-0).

Staff Recommendation: Approve, subject to platting within one year and the provisions of a Protective Overlay District.

Background: The applicant requests a zone change from "SF-6" Single-Family Residential to "GO" General Office on a 19.17 acre unplatted tract located south of 37th Street North and approximately ½ mile east of Ridge Road. The applicant indicates that the "GO" General Office zoning is requested to permit future development of the site with office uses. The applicant proposes to plat the subject property as part of the Ridge Port North 4th Addition.

The surrounding area is on the fringe of the developing urban area for Wichita, with much of the land in the area still used for agriculture. The properties north and east of the site are zoned "SF-20" Single-Family Residential and are used for agriculture. The property northeast of the site is zoned "SF-20" Single-Family Residential and is used for sand and gravel extraction. The properties south and southeast of the site are zoned "SF-6" Single-Family Residential and are proposed for the future development of single-family residences in the Ridge Port North 4th Addition. Most of the property west of the site is zoned "GO" General Office and is currently being developed with medical offices. The property west of the northern portion the site is zoned "SF-6" Single-Family Residential and is developed with a farm-related residence and outbuildings.

At the MAPC hearing on February 22, 2001, no speakers, other than the applicant's agent, appeared either for or against the request. The MAPC voted (12-0) to approve the request subject to platting within one year and subject to the following provision of a Protective Overlay District:

1. Residential development shall be limited to a maximum density of 17.4 dwelling units per acre.

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 and subject to the condition of platting within one year; 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 2/3 majority vote of the membership of the governing body on the first hearing.)

(_____) Pı shed in the Wichita Eagle on ___ _____

Correcting Ordinance No. 45-022

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 2001-00005

Zone change request from "SF-5" Single-Family District to "GO" General Office District, described as:

Lot 1, Block D, Ridge Port North Fourth Addition, Wichita, Sedgwick County, Kansas.

Located on the south side of 37th Street North, east of Ridge 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

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

STAFF REPORT

MAPC February 22, 2001

CASE NUMBER: ZON2001-00005

APPLICANT/AGENT: Ridge Port Group, LLC c/o Rob Ramseyer (Owner/Applicant); Baughman Company, PA c/o Terry Smythe (Agent)

REQUEST: "GO" General Office

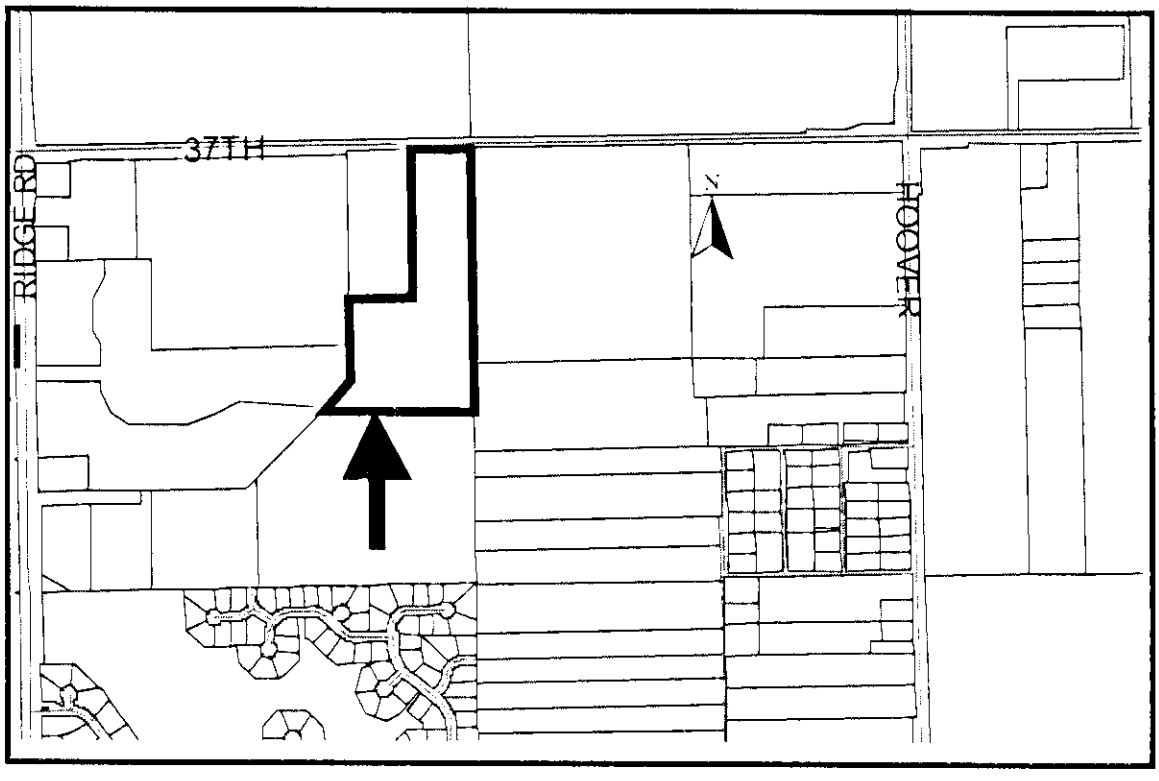
CURRENT ZONING: "SF-6" Single-Family Residential

FILE COPY

SITE SIZE: 19.17 acres

LOCATION: South of 37th Street North and approximately ½ mile east of Ridge Road

PROPOSED USE: Future office development



BACKGROUND: The applicant requests a zone change from "SF-6" Single-Family Residential to "GO" General Office on a 19.17 acre unplatted tract located south of 37th Street North and approximately ½ mile east of Ridge Road. The applicant indicates that the "GO" General Office zoning is requested to permit future development of the site with office uses. The applicant proposes to plat the subject property as part of the Ridge Port North 4th Addition, which is scheduled to be heard by the Subdivision Committee at their March 1, 2001 hearing.

The surrounding area is on the fringe of the developing urban area for Wichita, with much of the land in the area still used for agriculture. The properties north and east of the site are zoned "SF-20" Single-Family Residential and are used for agriculture. The property northeast of the site is zoned "SF-20" Single-Family Residential and is used for sand and gravel extraction. The properties south and southeast of the site are zoned "SF-6" Single-Family Residential and are proposed for the future development of single-family residences in the Ridge Port North 4th Addition. Most of the property west of the site is zoned "GO" General Office and is currently being developed with medical offices. The property west of the northern portion the site is zoned "SF-6" Single-Family Residential and is developed with a farm-related residence and outbuildings.

CASE HISTORY: The property is unplatted.

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-20"	Agriculture; sand and gravel extraction
SOUTH:	"SF-6"	Undeveloped
EAST:	"SF-20"	Agriculture
WEST:	"SF-6" & "GO"	Farm-related residence; developing medical offices

PUBLIC SERVICES: The site has access to 37th Street North, an unpaved section-line road. There are no current traffic volumes available and the 2030 Transportation Plan does not provide an estimate of future traffic volumes for this segment of 37th Street North. Planning staff estimates that traffic volumes on 37th Street North will be less than 5,000 vehicles per day in 2030. Planning staff will recommend that the applicant guarantee paved access to their property at the time of platting. Other off-site improvements related to traffic, drainage, etc. also may be recommended at the time of platting. Public water and sewer service are available to be extended to the site.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the 1999 Update to the Comprehensive Plan identifies this area as appropriate for "Office" development. The "Office" category provides for office developments that furnish business, finance, insurance, real estate, medical, and other professional services usually permitted in office zoning districts. As proposed, the request for "GO" General Office zoning on the site conforms to the Land Use Guide.

RECOMMENDATION: Planning staff finds that the subject property is appropriate for office development; however, the "GO" General Office zoning district also permits the highest density (75.1 units per acre) of multi-family development. In the opinion of planning staff, the site does not have sufficient access and is not appropriately located in relation to surrounding properties for very high density multi-family development. Therefore, planning staff is recommending a protective overlay to limit the density of multi-family development on the site. Based upon the information available prior to the public hearings, planning staff recommends that the request be APPROVED subject to platting within one year and subject to the following provision of a Protective Overlay District:

1. Residential development shall be limited to a maximum density of 17.4 dwelling units per acre.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is on the fringe of the developing urban area for Wichita, with much of the land in the area still used for agriculture. The properties north and east of the site are zoned "SF-20" Single-Family Residential and are used for agriculture. The property northeast of the site is zoned "SF-20" Single-Family Residential and is used for sand and gravel extraction. The properties south and southeast of the site are zoned "SF-6" Single-Family Residential and are proposed for the future development of single-family residences in the Ridge Port North 4th Addition. Most of the property west of the site is zoned "GO" General Office and is currently being developed with medical offices. The property west of the northern portion the site is zoned "SF-6" Single-Family Residential and is developed with a farm-related residence and outbuildings.

2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned "SF-6" Singe-Family Residential, which accommodates moderate-density, single-family residential development and complementary land uses. The site is suitable for single-family residential uses.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Detrimental affects should be minimized by the recommended provisions of a Protective Overlay and the existing regulations of the Unified Zoning Code, Landscape Ordinance, and Sign Code, which should limit noise, lighting, and other activity from adversely impacting surrounding residential areas.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Land Use Guide of the 1999 Update to

the Comprehensive Plan identifies this area as appropriate for "Office" development. The "Office" category provides for office developments that furnish business, finance, insurance, real estate, medical, and other professional services usually permitted in office zoning districts. As proposed, the request for "GO" General Office zoning conforms to the Land Use Guide.

5. Impact of the proposed development on community facilities: Impacts on community facilities will be addressed at the time of platting.