

WICHITA-SEDGWICK COUNTY

DATE

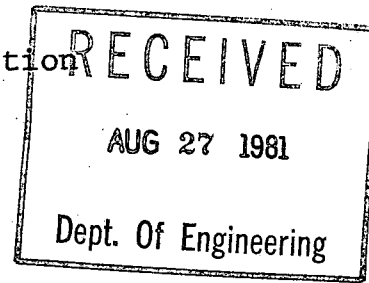
August 24, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
✓Mike Lindebak, Program Development Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-62 - Chelsea Station C.U.P. Amendment, and
Z-2374 - "R-5" to "BB". Generally located on the
south side of 21st Street North, in an area
west of Broadmoor.



We have received a zone change request and a proposed amendment to the above captioned C.U.P. The area immediately to the east was approved for "BB" Office zoning approximately two months ago. The proposed changes deal only with Parcel 10.

This case is tentatively scheduled for MAPC consideration on October 8, 1981 and we would appreciate receiving any comments you might have by Wednesday, September 2, 1981.

If you have any questions, please call.

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

ADC:el

METROPOLITAN AREA PLANNING DEPARTMENT

Robert B. Feldner, Superintendent of Central Inspection
Paul Johnston, Acting Director, Flood Control and Landfill
✓ Ray Bruggeman, Director of Engineering
Paul B. Graves, Traffic Engineer

TO

FROM

Arthur D. Chambers, Junior Planner

SUBJECT

DP-62 - Chelsea Station C.U.P. Amendment - Generally located at the southwest corner of 21st Street North and Rock Road.

I have attached a copy of a proposed amendment to the above captioned C.U.P. The amendment is changing the permitted uses for Parcel 3 only, and would permit commercial activities. No other parcel is being affected.

The applicant is proposing a clustering of buildings no larger than 20,000 square feet. There are to be no large commercial stores like a T.G.&Y. Store. One area that could become a problem is enforcement of the C.U.P. provisions. Also, the provisions may require clarification and rewriting prior to approval.

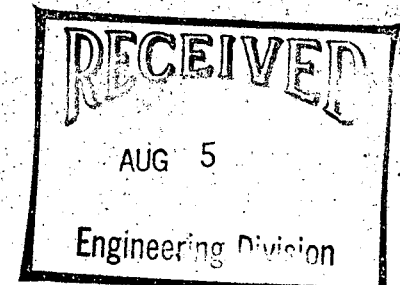
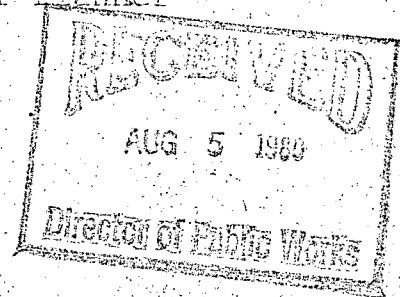
I would appreciate any comments you might have by August 13, 1980.

*Called Art -
No Comments
MSJ*

Arthur D. Chambers
Arthur D. Chambers, AICP
Junior Planner

ADC:el
Attachment

8-5-80 Copy of memo w/attachment and attached C.U.P. to Sellers for comments by 8-13. RWB



COMMERCIAL & OFFICE

GENERAL PROVISIONS

1. This portion of the planned development is proposed to contain
 - 47.94± gross acres
 - 44.31± net acres or 1,930,144± square feet.
2. Drainage problems will be resolved at the time of platting.
3. Access Control

Access control to 21st Street North and Rock Road is as noted on the plan.
4. a. One opening on both 21st Street and Rock Road into parcel two shall be constructed to major driveway requirements.

The opening from 21st Street that serves parcel four, ten and twelve shall be constructed to major driveway requirements and shall serve those parcels by an access easement as shown on the plan.
5. All utilities shall be installed underground.
6. Minimum building setbacks are as indicated on the plan. The 15' setbacks between parcels 4 and 10 shall not be required if developed under one ownership.
7. Screening and landscaping.
 - a. A five (5) foot to eight (8) foot solid or semi-solid wall constructed of stone, masonry, architectural tile or other similar material, (excluding wood and woven wire), shall be provided adjacent to the South and West property lines of parcels 2, and said wall shall be reduced to three (3) feet in height within twenty-five (25) feet of 21st Street and Rock Road. Said wall shall be constructed prior to issuance of building permit(s) on parcel 2. No wall shall be constructed in any utility easement.
 - b. A planting screen as indicated on the plan for parcels 1, 2, 3, and 12 shall be provided of low shrubbery not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner as to not constitute a traffic hazard.
 - c. Parcel four shall provide a ten (10) foot planting screen adjacent to 21st Street. At the west property line a fifteen (15) foot planting strip shall be provided. The existing shelter belt shall remain at the West property line.
 - d. Parcel 10 shall provide a ten (10) foot planting screen to the South property line. At the West property line a fifteen (15) foot planting strip shall be provided. The existing shelter belt shall remain at the West property line.
8. Landscape plans for parcels 1, 2, 3, 4, 10 and 12 shall be prepared by a landscape architect showing the location and type of plantings and the method of providing water to the plantings. The landscape plan shall be submitted to the planning department for their review and approval prior to the issuance of building permits on parcel 1, 2, 3, 4, 10 and 12. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of a occupancy permit if the required landscaping has not been planted.

9. A fire lane, hard surfaced and twenty (20) feet minimum in width, shall be constructed around all main structures constructed within parcel 2. Said fire lane shall have a 3½ inch asphalt base with a 1½ inch asphalt surface. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading. Prior to final approval of the parking plan the Fire Chief or his designated representative shall approve the plans as to the location and design of the fire lane.
10. Advertising signs for parcels 1 and 2 shall be permitted along 21st Street and Rock Road, not to exceed thirty (30) feet in height nor to be placed so as to project over any street right-of-way. No billboard advertisement or roof signs will be allowed.

Signs for parcel 3,4, 10, and 12 shall be permitted in accordance with section 28.04.080.10 of the code of the City of Wichita.
11. Parking ratio for parcels 1,2,3,4, 10 and 12 shall be in accordance with section 28.04.141 of the code of the City of Wichita.
12. At the time of platting, the applicant shall guarantee the installation of accel/decel lanes along 21st Street and Rock Road.

RESIDENTIAL

GENERAL PROVISIONS

1. This portion of the planned development is proposed to contain:

109.62± gross acres

105.00± net acres

The density proposed for this development shall be as shown on parcel descriptions and proposed to contain the following possible range of residential housing types:

- Single family detached, single family patio homes, clustered detached multiple family dwellings having accommodations for two, three, four or six families, garden apartment units, townhouses and condominium units, with related community activity centers and recreational facilities.
2. All utilities shall be installed underground.
3. Access control to 21st Street and Rock Road is as indicated on the plan.
4. Building setbacks are as indicated on the plan.
5. Drainage problems will be resolved at the time of platting.
6. Signs or monuments designating the name of the developments shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the code of the City of Wichita.
7. All streets and circulation within parcels 7,8,9, 11 and 11a as shown on the plan, are to be private. The private street system shall be hard surfaced and 24 feet minimum in width. Said street system shall be constructed to a minimum of 3½ inch asphalt base with 1½ inch asphalt surface. Prior to final approval of the circulation system, the fire chief or his designated representative shall approve the plan as to the location and design.
8. The maximum building coverage shall not exceed 30 percent of the site.
9. A home association agreement, providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc., shall be submitted with each plat for parcels 7,8,9, 11 and 11a provided the dwelling units are to be owner occupied.
10. Parcels 8 and 9 have been developed as one project and by restrictive covenant parcels 8 and 9 cannot be sold separately. The open space at the north side of parcel 8 shall remain as open space. This development is limited to 496 units.

PARCEL DESCRIPTIONS

PARCEL 1

Proposed Use - automotive, financial and other service oriented retail that does not include carry-out food service as the principal business.

Gross area - 1.38± acres

Net area - .92± acres, or 40,085 sq. ft.

Maximum building coverage - 30% or 12,025 sq. ft.

Floor area ratio - .30

Maximum gross floor area - 12,025 sq. ft.

Maximum building height - 35 ft.

PARCEL 2

Proposed Use - Shopping center and/or offices, professional, personal services, comparison and convenience shopping.

Gross area - 17.17± acres

Net area - 16.25± acres or 707,531 sq. ft.

Maximum building coverage - 30% or 212,259 sq. ft.

Floor area ratio - .40

Maximum gross floor area - 283,012 sq. ft.

Maximum building height - 55 ft.

PARCEL 3

Proposed Use - Professional, medical, dental offices and clinics, laboratories with acute care facilities, and personal services as permitted by the zoning ordinance.

Gross area - 12.52± acres

Net area - 11.45± acres or 498,880 sq. ft.

Maximum building coverage - 30% or 149,664 sq. ft.

Floor area ratio - .40

Maximum gross floor area - 199,552 sq. ft.

Maximum building height - 35 ft.

PARCEL 4

Proposed Use - General Office use to include all medical office, clinics, dental or medical laboratory, opticians, dietician, physical therapist, immediate care, dental office and all professional office use.

Gross area - 1.94± acres

Net area - 1.75± acres or 76,271 sq. ft.

Maximum building coverage - 25% or 19,068 sq. ft.

Floor area ratio - .25

Maximum gross floor area - 19,068 sq. ft.

Maximum building height - one story

PARCEL 5

Proposed Use - Two family dwellings

Gross area - 19.09± acres

Net area - 18.58± acres

Maximum building height - 35 ft. or three stories

Density - 5.0/D.U. net acre or max. 92 dwelling units

Parking ratio - 1.5/D.U.

PARCEL 6

Proposed Use - Single family detached

Gross area - 34.06± acres

Net area - 33.89± acres

Density - 81 lots or 2.4 D.U.s/Net acre

PARCEL 7

Proposed Use - Garden apartments and/or townhouses and community activity centers associated with the above mentioned.

Gross area - 13.35± acres

Net area - 12.23± acres

Maximum building height - 35 ft. or three stories

Density - 20 D.U.s/Net acre or 245 dwelling units

PARCEL 8

Proposed Use - Garden apartments and/or townhouses and community activity centers associated with the above mentioned.

Gross area - 12.31± acres

Net area - 11.25± acres

Maximum building height - 35 ft. or three stories

Density - 20 D.U.s/Net acre or 225 dwelling units

Parking ratio - 1.5/D.U.

See General Provisions No. 10

PARCEL 9

Proposed Use - Garden apartments and/or townhouse and community activity centers associated with the above mentioned.

Gross area - 14.55± acres

Net Area - 13.3 ± acres

Maximum building height - 35 ft. or three stories

Density - 20 D.U.s/Net acre or 266 dwelling units

Parking ratio - 1.5/D.U.

See General Provisions No. 10

PARCEL 10

Proposed Use - General office use to include all medical office, clinics, dental or medical laboratory, optician, dietician, physical therapist, immediate care, dental office, and all professional office use.

Gross area - 3.82± acres

Net area - 3.75± acres or 163,309 sq. ft.

Maximum building coverage - 30% or 48,992 sq. ft.

Floor area ratio - .40

Maximum gross floor area - 65,323 sq. ft.

Maximum building height - 35 feet

PARCEL 11

Proposed Use - Townhouses having two to eight attached units to include related community activity centers associated with the above uses.

Gross area - 14.31± acres

Net area - 14.04± acres

Maximum building height - 35 feet or three stories

Density - 13.5 D.U.s/Net acre, or 190 units

Parking ratio - 2.0/D.U.

PARCEL 11a

Proposed Use - Townhouses having two to eight units to include related community activity centers associated with the above uses.

Gross area - 1.95± acres

Net area - 1.71± acres

Maximum building heights - 35 feet, or three stories

Density - 8.5 D.U.s/Net acre, or 14 units

Parking ratio - 2.0/D.U.

PARCEL 12

Proposed Use - General office use to include all medical office, clinics, dental or medical laboratory, optician, dietician, physical therapist, immediate care, dental office and all professional office use.

Gross area - 11.11± acres

Net area - 10.19± acres, or 443,876 sq. ft.

Maximum building coverage - 30% or 133,163 sq. ft.

Floor area ratio - .40

Maximum gross floor area - 177,550 sq. ft.

Maximum building height - 35 feet.