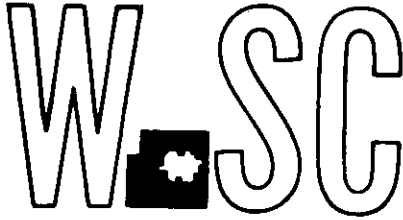


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



October 7, 1987

Bill G. Yung  
Bill G. Yung Design  
4912 East 29th Street North  
Suite One  
Wichita, Kansas 67220

RE: Commercial Community Unit Plan Proposal for H.C.A. Property West,  
Generally located north of 13th Street North, 1/3-mile east of Tyler  
Road.

Dear Bill:

We have reviewed the above-referenced C.U.P. proposal and associated rezoning request from the Single-family Dwelling District to the Light Commercial Zoning District with the Fire and Engineering Departments. We have also reviewed previous applications on this property that did not have staff support and had strong neighborhood opposition. Planning Staff does not think it is appropriate to extend light commercial zoning further east from the already significant amount of "LC" on the northeast corner of Tyler and 13th Street. Also, in 1981, staff did not support the request by Wesley Medical Foundation to rezone two acres in this same area for light commercial. On page 31 of the Land Use Technical Report for the Year 2000: General Development Guide, it is recommended that "future zoning changes that would result in strip commercial zoning in the existing urbanized area be held to a minimum". The large amount of "LC" zoning in this immediate area of the City and the location of Northwest High School directly across the street to the south, makes your request for additional "LC" zoning along 13th Street inappropriate in staff's opinion and we will not support approval of the rezoning case or the commercial C.U.P.

The following are our comments about the C.U.P., should you decide to proceed with the development process:

A. Setbacks and Buffers

- (1) The sideyard building setback from the west lines of Parcels 1 and 4 should be a minimum of 35 feet and not 30 feet as indicated on the C.U.P. proposal. The reference to the 30-foot setback should be changed in General Provision (G.P.) #3.

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- (2) The wall requirements addressed in General Provision #12 should include requirements for a wall to be constructed along the north and east lines of Parcels 3 and 4 where they directly abut the residential district and additional requirements for walls near storage areas. General Provision #12-A should be rewritten as follows:

A five (5) to eight (8) foot solid or semi-solid wall constructed of stone, masonry, brick, architectural tile or similar material (not including wood or woven wire) shall be installed in the following areas: (a) where Parcels 3 and 4 abut the residential district to the north and east as indicated on the plan. Said wall may be reduced to 3 feet in height from a point 15 feet from the property line adjoining 13th Street North; (b) where the storage area, service area, or rear of the building faces the residential district across the street to the south. The wall shall be constructed 10 feet north of the right-of-way for 13th Street North and a 10-foot landscape buffer shall be included in that area; (c) where the storage area, service area, or rear of the building faces the residential district across the street (to the north and/or east). Appropriate street trees (as approved by the city forester) shall also be planted no farther apart than fifty (50) feet on centers in the public "parking" area between the curb and wall, and shall be maintained by the owner of the adjacent parcel.

B. Street Improvements

- (1) In addition to the accel/decel lane guarantee needed at the time of platting, a General Provision should be added regarding the guarantee of a left turn lane and storage in 13th Street. Suggested wording is as follows:

The applicant shall guarantee, at the time of platting, the left turn lane and storage lane in 13th Street North to serve the two major entrances.

- (2) In looking at the parcel layout, Planning and Engineering Staff think that the two major entrances proposed into the C.U.P. would provide sufficient access for all four parcels. We recommend omitting the additional three access points into Parcels 1, 2 and 3 since efficient traffic flow along this 675-foot frontage might be impeded by 5 points of ingress and egress. Parcels 1 - 3 would have interior access only from the major entrances and along the north lines of the parcels.

Bill G. Yung RE: HCA C.U.P. Proposal  
October 7, 1987  
Page 3

C. Lights

The following standard comment should be added to the General Provisions:

All lights shall be shielded to reflect or direct light away from the residential properties to the east and north.

D. Pipeline

The following regarding building setbacks to the pipeline should be added to General Provision #18:

"Building setback lines from all existing pipeline easements shall be established at the time of platting."

E. Land Uses

Restaurants with carry-out business were not considered to be appropriate land uses on the "out-parcels" on the C.U.P. to the west, which is also across from Northwest High School. We believe that they are inappropriate as well on the out-parcels that you have designed.

We would be happy to discuss these comments with you and your client. As stated earlier in this letter, Staff would not be able to recommend approval of the rezoning request to "LC". If you have questions or comments, please call.

Sincerely,



Barbara R. Harris  
Senior Planner

BRH:blw

cc: Woodlawn Development Company, 224 East Douglas, Suite 450,  
Wichita, KS. 67202  
X Mike Lindebak, City Engineer  
Bill McKinley, Traffic Engineer