

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
July 17, 1991

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: DP-198 - STARKEY DEVELOPMENT CENTER COMMUNITY UNIT PLAN

Z-3027 - ZONE CHANGE REQUEST FROM "AA" ONE-FAMILY DWELLING AND "LC" LIGHT COMMERCIAL DISTRICTS TO "C" COMMERCIAL AND "B" MULTIPLE-FAMILY DISTRICTS, LOCATED ON THE NORTH SIDE OF MAPLE BETWEEN TRACY AND YOUNG STREETS (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve, subject to conditions (7-0).

Staff Recommendation: Approve, subject to conditions.

CPO Recommendation: CPO Council "4" recommended approval (8-0).

Background: On June 20, 1991, the MAPC held a public hearing to consider approval of a voluntary community unit plan and associated zone change request for a 9.09-acre tract of land between Tracy and Young Streets on the north side of Maple. The site contains the Starkey Development Center, which is devoted to providing special training for individuals who have the primary disability of mental retardation to assist them in functioning in today's society. The applicant proposes to divide the tract into two parcels. The parcel adjacent to Maple Street is 3.57 acres in size and is proposed to be zoned "C" Commercial. The applicant intends to construct buildings on this parcel that will accommodate light manufacturing and production activities by students and staff of the Starkey Development Center. These activities are to be conducted entirely indoors and will consist of light assembly, collating and packaging, with some small machine operation. Manufacturing activities of this nature may occur on property zoned the "C" Commercial District, provided the frontage of the structure along the principal street (Maple Street) is devoted to office, display, and/or sales activities. Outdoor storage of materials is to be kept to a minimum and any that occurs on the site will be screened from adjoining residential development. Busses, vans and trucks will be present on the site. There will be no more than six trucks present at any one time and all vehicles will be located behind screening walls and fences. Development on Parcel No. 1 is

to be limited to a maximum of two buildings of no more than 62,232 square feet (.4 F.A.R.). The parcel is proposed to have no more than two access points to Maple Street and one access point to Tracy.

Parcel No. 2 is 5.52 acres in size and is proposed to be zoned the "B" Multiple-Family Dwelling District. The "B" District will accommodate the activities of the Starkey Development Center school now existing on the site and allow for future expansion of the facilities. The parcel is proposed to contain a maximum of 9 buildings, with no more than 96,211 square feet of floor area (.4 F.A.R.). Presently, there are 5 buildings on the site that cover 36,650 square feet. Future uses on the parcel are to be limited to those associated with the development center school.

The Starkey Development Center has existed at its present location on Young Street for many years. It has experienced slow, steady growth in its clientele and training services. The buildings on the site have been expanded over the years under the non-conforming use provisions of the City Zoning Code. Under these provisions, the Center has been able to increase the floor area of its facilities up to 50% over their original size.

The Center has now reached a point where further expansions are anticipated. The community unit plan and zone change requests have been filed to bring the Center into conformance as a permitted institutional use in the "B" Multi-Family Dwelling District with associated light assembly, storage, sales, and office activities occurring on the adjacent portion of the site requested to be zoned the "C" Commercial District.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P., subject to the recommended conditions; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the applications to the MAPC for reconsideration, stating reasons.

( \_\_\_\_\_ ) Published in The Daily Reporter on 12-12-91

ORDINANCE NO. 41-571  
AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

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 Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3027

Zone Change from the "AA" One-family Dwelling and "LC" Light Commercial Districts to the "B" Multi-family Dwelling and "C" Commercial Districts.

"AA" to "B"

Lot 2, Starkey Development Center, an Addition to Wichita, Sedgwick County, Kansas.

"AA" and "LC" to "C"

Lot 1, Starkey Development Center, an Addition to Wichita, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change 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 Zoning Ordinance 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:

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(SEAL) City Clerk

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Mayor

Approved as to form:

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City Attorney