

City of Wichita
City Commission Meeting
May 27, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-67 - REQUEST FOR AMENDMENT TO PARCEL 4, 5, 6 AND 7
OF THE NORTHBOROUGH C.U.P., AND

Z-2754 - REQUEST FOR ZONE CHANGE FROM "R-5" GENERAL
RESIDENCE DISTRICT TO "BB" OFFICE DISTRICT (PARCEL 4)
AND FROM "R-5" GENERAL RESIDENCE DISTRICT TO "LC" LIGHT
COMMERCIAL DISTRICT (PARCEL 5). GENERALLY LOCATED
SOUTH OF 21ST STREET NORTH AND EAST OF BRAMBLEWOOD.
(Theodore Leben, et al)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

Background: On May 1, 1986, the MAPC held a public hearing to consider a request for zone change from "R-5" to "BB" and from "R-5" to "LC", and an amendment to the Northborough C.U.P. This 108-acre commercial, office and residential C.U.P. was recently amended to permit a 180-bed nursing center on Parcel 6. The balance of the C.U.P. has not been amended since 1975. The owner now proposes to change the zoning on Parcel 4 to "BB" Office and to amend the proposed uses on that parcel from a maximum of 272 permitted garden apartment units to 231,350 square feet for professional offices including medical clinics. As an alternate, garden apartments are still a suggested use at 26 DU per acre for a total of 346 units.

Parcel 5 is now proposed to be rezoned from "R-5" to "LC". A total of 205 garden apartments are now permitted and it is proposed to amend the C.U.P. to permit a number of uses including retail sales and offices at a maximum of 160,500 square feet of floor area.

Parcel 6 is not proposed to be amended and still permits the 180 bed nursing center.

Parcel 7 now includes a portion of original parcel 6 and proposes either townhouses or garden apartments. There is an increase from the original 281 units to 580 units if developed with garden apartments.

As it is now proposed to increase the square footage of floor area for offices and commercial uses from an approximate 600,000 square feet to 1,000,000 square feet, a traffic study was required. The conclusions of the report as prepared by the traffic consultant state that further development of this C.U.P. will not reduce the

operating characteristics of the intersection at 21st and Woodlawn below acceptable levels. General Provision #8 sets out the requirements of the traffic consultants report. At the time of platting, the applicant shall guarantee the installation of accel/decel lanes along 21st Street and Woodlawn, including the decel lane south of Rockhill and signalization of the intersection of Rockhill and Woodlawn. The Traffic Commission, at their meeting of March 19, 1986 approved the traffic study.

A representative of Brittany Developments Company, owner of Parcels 2 and 3 of this C.U.P., spoke in opposition to the requested changes but has since submitted a letter withdrawing this opposition.

The MAPC voted 8-0 to recommend approval of the zone change requests and C.U.P. amendments subject to several minor revisions in the text of the C.U.P. (see minutes), and subject to replatting new Parcels 4, 5 and 7 within one year.

CPO Council "I" voted 5-0 to recommend approval of the request.

Analysis: Properties to the north across 21st Street are developed with single family homes which back into 21st Street. To the east, across a wide drainage easement and KG&E easement are offices, apartments and single family homes. Land to the south is undeveloped and a K G & E substation. To the west is the Synagogue, offices and shopping center.

The main issue in permitting further commercial and office development in this area is the handling of traffic and whether or not such uses are compatible with existing single family homes. It appears that with the proposed traffic improvements, 21st Street and Woodlawn will still operate at acceptable levels.

Although the staff questions the appropriateness of extending more "LC" uses along 21st Street, the single family homes to the north back into the major street and are screened with a large evergreen hedgerow and a solid fence.

The Planning Commission found that the character of the neighborhood; the zoning and uses of properties nearby, especially those on the south side of 21st Street; the suitability of subject property for the uses proposed; and the recommendation of staff justified the zone change.

- 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 Commission; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
5-01-86 MAPC Minutes
CPO Memorandum 4-25-86

(492) Published in The Daily Record on April 7, 1987

ORDINANCE NO. 39-848

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-2754

Zone Change from the "R-5" General Residence
District to the "BB" Office District and the "LC"
Light Commercial District

"R-5" to "BB"

Lot 3, Block 1, Northborough 3rd Addition, Wichita, Sedgwick County, Kansas.

"R-5" to "LC"

Lots 1 and 2, Block 1, Northborough 3rd Addition, Wichita, Sedgwick County, Kansas.

Generally located south of 21st Street North and east of
Bramblewood.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney