

Planning Agenda Item # _____

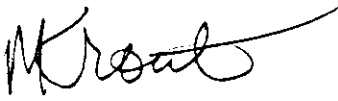
City of Wichita
City Council Meeting
October 20, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-146 - AMENDMENT TO THE FAIRFIELD RESIDENTIAL
COMMUNITY UNIT PLAN

Z-3067 - ZONE CHANGE FROM THE "R-6" GENERAL RESIDENCE
DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED ON THE
SOUTHEAST CORNER OF 13TH STREET AND BROADMOOR.
(District #2)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions. (12-0)

Staff Recommendation: Deny.

CPO Recommendation: CPO Council "East 2" recommended approval.
(6-0)

Background: On September 24, 1992, the MAPC held a public hearing to consider approval of an amendment to the Fairfield Residential Community Unit Plan, and an associated zone change request on the parcel from the existing "R-6" General Residence District to the "BB" Office District. No changes are proposed to any of the other parcels within the C.U.P. Parcel #3 of the C.U.P. is located on the east side of Broadmoor, south of 13th Street. It is presently approved for the development of garden apartments and associated community facilities up to a maximum of 294 dwelling units. In addition to adding the office use to the proposed use list, the applicant proposes to reduce the total number of apartment units permitted to 200 dwelling units. The office uses proposed for the site are to be limited to a maximum gross floor area of no more than 146,000 square feet. Individual single-story buildings are to be no more than 12,000 square feet in size and two-story buildings are to be no more than 24,000 square feet in size. A ten-foot-wide landscape buffer is to be provided for the office use along 13th Street and Broadmoor. The applicant has also added a provision to the C.U.P. that requires the submission of a guarantee for the construction of a left-turn lane on 13th Street whenever the traffic generated by the proposed office uses exceeds what would be generated by the 294 dwelling units that are now approved for development on the site.

On the basis of traffic generation rates for various types of land uses, it is likely that traffic generated from the office uses has the potential of significantly exceeding what could be expected from apartment development. The average daily trip (ADT) generation rate for individual apartment units is six trips per day. Medical and dental clinics generate about 34 trips per 1,000 square feet of gross floor area, while general office uses generate about 16 trips per 1,000 square feet. Using these factors, the development of the site with 294 apartment units (which is an unlikely density for apartments in the Wichita market) would result in the generation of 1,764 ADT. If the site was developed with 73,000 square feet of general office uses and 73,000 square feet of medical/dental clinics, the traffic generated would be about 3,700 trips -- more than double the apartment-generated traffic.

The current volume of 39,000 cars per day at the nearby Rock Road/13th Street North intersection exceeds by 7,000 its capacity as currently built to handle traffic at an acceptable ("C") level of service. Rock Road north of Central is not included in the City's CIP for improvement within the next 10 years, during which time traffic volumes can be expected to continue increasing. Changes to higher traffic-generating uses should therefore be discouraged in this area.

When considering the request for additional office uses within the C.U.P., staff has taken into consideration the guidelines for future development set out in the new Comprehensive Plan for the metropolitan area. The plan stresses the need to strengthen the downtown central business district and reconsider policies that encourage the continued outward movement of downtown office employment. The guide for future development provides very few additional areas for new office projects, due to a measured abundance of vacant land and buildings available to meet the projected office demands and to help guide new office developments to the City's downtown core.

- RECOMMENDATIONS/ACTIONS:
1. Concur with the findings of the MAPC and approve the C.U.P. and zone change, subject to the recommended conditions;
 2. Return to the Planning Commission for reconsideration; or
 3. Override the Planning Commission's recommendation by a 2/3 majority vote of the membership of the governing body.

(_____) Published in The Daily Reporter on 10-30-92

ORDINANCE NO. 41-902

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-3067

Zone change request from the "R-6" General Residence District to the "BB" Office District

Lot Three, Block One, Fairfield Estates Addition to Wichita, Sedgwick County, Kansas.

Generally located at the southeast corner of the intersection of 13th Street North and Broadmoor.

SECTION 2. That upon the taking effect of the 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 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:

(SEAL) _____ City Clerk

Mayor

Approved as to form:

City Attorney

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