

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 11, 1994

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Hillside Storage Commercial Community Unit Plan DP-212 And Z-3113
A Zone Change Request From "LC" Light Commercial and "B" Multiple
Family to "C" Commercial, Generally Located At The Southeast Corner
Of George Washington And Hillside. (District 4)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions. (12-1)

Staff Recommendation: Approve subject to conditions.

CPO Recommendation: Approve subject to conditions. (6-2)

Background: The applicant is requesting a zone change from the "B" Multiple Family and "LC" Light Commercial district to the "C" Commercial district and approval of a commercial Community Unit Plan for a 3.2 acre tract located at the southeast corner of George Washington Boulevard and Hillside. The proposed use of the property is self storage units. The application area, the site of a former Safeway Store, is currently vacant.

Surrounding property to the north is zoned "A" Two Family and "LC" Light Commercial and is developed with single family homes, assorted retail uses and auto sales. The Heartland Rehabilitation Center and a single family residential neighborhood are located to the east on property zoned "AA" Single Family, "A" Two Family and "LC" Light Commercial. Property to the south is developed with the Amigo's Cafe, a fire station, single and multiple family dwellings. This area is zoned "AA" Single Family and "LC" Light Commercial. Single family homes and various retail uses exist to the west on property zoned "A" Two Family, "B" Multiple Family and "LC" Light Commercial.

The CUP submitted by the applicant creates one 3.2 acre parcel. Proposed uses for this parcel are self storage units with an associated office. Development on the site is limited to a maximum of 20 feet in height and 63,536 square feet of gross floor area. The plan submitted by the applicant indicates two access points, one to George Washington Boulevard and one to Hillside. Signs are limited to three: one 64 square foot monument

sign along George Washington, one 100 square foot pole sign along Hillside and one 15 square foot building sign. No flashing, rotating, off-site or portable signs are permitted. A landscape plan indicating landscaping along George Washington Boulevard and Hillside has been submitted in conjunction with the Community Unit Plan.

The CUP, as submitted, did not indicate an additional 20 foot right-of-way dedication for Hillside. (Fifty feet of half street right-of-way is standard for arterial streets.) The paving width for a four-lane arterial is forty-nine feet. Additional improvements such as left turn lanes, deceleration and acceleration lanes use additional right-of-way. Although improvements along Hillside are not currently planned, obtaining additional right-of-way now ensures that any future improvements can be made without condemning property. In addition, the proposed development of the application area would place any additional right-of-way at the edge of the development, effectively eliminating setbacks, landscaped areas and future utility placement.

The applicant indicated to staff that the additional right-of-way would result in a loss of building square footage that will make the project unprofitable. However, the only option shown by the applicant is taking 20 feet off of the westerly building, which results in an 8,700 square foot loss of leasable area (approximately 16% of the total). Staff felt that by shifting the buildings 20 feet to the east, the square footage loss can be minimized (estimated 4,850 square feet, approximately 8% of the total) and all driveways maintained.

At the MAPC meeting, the applicant and staff agreed to a compromise on this issue; shifting the building along Hillside by 10 feet to the east and dedicating the 20 feet of additional right-of-way on a "contingent" basis.

Staff had also recommended initially that the applicant provide some area for parking at the northermost point of this CUP, to meet the needs of an existing retail/office building at the corner. This was based on staff's understanding that the applicant also owned this building. However, the applicant explained at the MAPC hearing that he did not own the building and was dropping an option to acquire it. Based on that information, staff withdrew the recommendation on parking.

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.

(An override of the Planning Commission's

recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

May 20, 1994

TO: Pat Burnett, Deputy City Clerk
FROM: Kevin Kokes, Associate Planner, Current Plans Division
SUBJECT: Ordinance for Z-3113

On April 26, 1994, the Wichita City Council approved the plat of George Washington Storage Addition and placed on first reading the associated zone change ordinance. Publication of the zoning ordinance was to be withheld until the plat was recorded.

The plat of George Washington Storage Addition was recorded with the Register of Deeds on May 11, 1994, and therefore, the Ordinance establishing the zone change may now be published.