

DP-4 - Wescon, Inc. requests "Light Commercial CUP" for both sides of Newell bet. West St. & Florence

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved 8-18-65*

B.C.C./B. CO. C.

Closed 8-11-65

Map No. F-1
Sec. 23
Twp. 27
Range 1W

DATA SHEET
COMMUNITY UNIT PLAN

DP-4
Z- 0400
Filed 1-20-65

APPLICATION REQUEST: Approval of proposed planned commercial
development.

1. Applicant Wescen, Inc.
Address 1202 West Douglas Phone AM 4-2857
2. Agent Robert T. Stephan Robert H. Nelson
Address 501 One Twenty Building Phone AM 4-8322
3. General Location On both sides of Newell between West Street and
Florence Address
4. Proposed Use To expand facilities & provide more ingress, egress,
and parking for shopping center.

AREA DATA

1. Acres 2.89 9.6 (_____ ft. by _____ ft.)
2. Existing Zoning "A", "B" & "LC" Proposed Zoning "LC"
3. Area (is) ~~not~~ platted. Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date 2-18-65 Action Approved
2. Governing Body
Date _____ Action _____

NOTES:

February 24, 1965

Mr. Robert H. Nelson
511 Union Center Building
Wichita, Kansas

Subject: DP-4 - Planned Commercial Development under the Community Unit Plan for Wescon Shopping Center

Dear Mr. Nelson:

At its regular meeting on February 18, 1965, the Metropolitan Area Planning Commission considered the above-captioned case. The action of the Planning Commission was to approve the Wescon Shopping Center Development Plan under the Community Unit Plan Provisions of the Zoning Ordinance subject to the following conditions:

1. Advertising sign controls along Central and West Streets shall indicate a maximum sign height of 30 feet. The Plan shall state that "No signs shall be located along Florence Street".
2. The request for an exception of the 10-foot planting area along West Street shall be granted as the Planning Commission has a policy of looking with favor on "LC" zoning along West Street.
3. Conditional waiver of permanent wall requirements on the property line to the south to be granted only until the shopping center structures are developed parallel to the south property line but in no case longer than five years.

February 24, 1965

4. The existing redwood fence on the west side of the property shall be repaired within 60 days of the approval date of the Development Plan (February 18, 1965).

The existing redwood fence shall be removed and a wall shall be constructed on the entire west side of the property to comply with 8.a of the Community Unit Plan Provisions at the time construction begins under the issuance of the next building permit. However, under no circumstances shall the construction of the west wall be delayed longer than two years from the date of approval of the Development Plan.

5. Maximum height not to exceed 50 feet.
6. The development of this property shall proceed in accordance with the Development Plan as approved by the Planning Commission, and any substantial deviation from the Plan as determined by the Superintendent of Central Inspection shall constitute a violation of the building permit authorizing construction of the proposed development.
7. Any major change in this Development Plan shall be resubmitted to the Planning Commission to assure compliance with the requirements and intent of Section 28.04.190 of the Zoning Ordinance.

It is necessary for you to submit to this office three (3) corrected copies of the Development Plan showing advertising sign controls on Central, West and Florence Streets, maximum height corrected to 50 feet, and other corrections as marked on the enclosed copy of the Development Plan. Upon receiving the corrected Development Plans, a copy will be forwarded to the Office of Central Inspection of the Department of Public Works. I am enclosing a marked copy of the Development Plan with a copy of this letter to Bob Feagins.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:byg

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: February 18, 1965

Case No. DP-4

Request: Approval of proposed planned commercial development under the Community Unit Plan provisions of the Zoning Ordinance

Location: Generally located on the southwest corner of Central and West Street

Acres: 9.6

Platted: S/D 65-13
Central and West

History: Case No. Z-0400 - Approved by MAPC 9-6-62
Case No. V-0172 - Approved by MAPC 9-6-62

Comments

1. Wescon, Inc., has submitted an application for 2.09 acres of additional "LC" zoning, making a total of 9.6 acres under their ownership. In conjunction with the zoning application, the applicant has submitted a development plan under the Community Unit Plan provisions of the ordinance.
2. As a requirement under the CUP provisions, the applicant submitted a preliminary development plan for review. The development plan indicated the required information pertaining to gross area, maximum coverage, gross floor area, maximum height, proposed general uses, maximum curb cuts, building setbacks and general sign information. Attached to this report is a copy of the proposed development plan.
3. In view of the fact that a portion of the area to the east is zoned "B", the applicant has requested that the 10 foot planting requirement be waived.
4. The applicant has requested a provisional waiver of the required wall on the south property line for five years.

The applicant has also stated that they desire to construct the required wall on the west property line and the removal of the wood fence and replacement with the required wall, only when and if Florence Street is paved.

The Planning Commission may, in unusual situations, where the objectives of the Master Plan and good planning practices are furthered, alter requirements, provided, however, that the Planning Commission must set forth specific reasons, in writing, as to the manner in which such modification meets the above criteria.

The staff is concerned with the applicant's request for the conditional waiver of the wall requirements. The requirements for screening were designed as a minimum aesthetic control.

5. The applicant was requested to furnish information concerning the number of signs or sign controls proposed along West, Central and Florence Streets. The applicant only states that signs shall conform to the CUP regulations.
6. The applicant has also indicated a proposed gross floor area of in excess of 6 acres on the 9.6 acre site. This proposed 300,000 square foot floor area should be reduced.

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190 of the ordinance to promote a well planned and well organized development. It is further recommended that approval of the plan be given subject to the following conditions:

1. A 70 foot building setback line be established from Central and West Streets. The existing building is 70 feet from Central.
2. Advertising sign controls along Central and West Streets should indicate a maximum sign height of 30 feet. The plan should state that "No signs shall be located along Florence Street."
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February 18, 1965

7. The maximum gross floor area of 300,000 square feet should be reduced.
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WICHITA-SEDGWICK COUNTY
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February 18, 1965

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9. Any major change in this development plan shall be resubmitted to the Planning Commission to assure compliance with the requirements and intent of Section 28.04.190 of the Ordinance.

January 19, 1965

Mr. Robert T. Stephan
One Twenty Building
Wichita, Kansas

Subjects: V-0172 - Vacation of Newell Street
Z-0400 - Zone Change Request
Development Plan Under the Community Unit Plan
Requirements ~~Plan~~

Dear Mr. Stephan:

As we discussed with you and Mr. Feagins on January 15, 1965, we have, in our files, two pending cases on subject property at the southwest corner of Central and West Streets.

Vacation Case V-0172 was approved by the Planning Commission on September 6, 1962, subject to:

1. That the applicant pay the City for the west one-half of the intersection of Newell and West Streets.
2. That the applicant shall pay all expenses of the relocation and reconstruction of the utilities made necessary by this vacation or grant substitute easements satisfactory to the utilities concerned.

This vacation case was to be forwarded to the Board of City Commissioners when the above two conditions were complied with.

The Planning Commission also approved, on the same date, Zone Case Z-0400 and directed that it be forwarded to the Board of City Commissioners for consideration on the same agenda as the vacation of Newell Street.

Mr. Robert T. Stephan

January 19, 1965

Since the Planning Commission approval of these two cases, the Community Unit Plan requirements of the zoning ordinance have been amended to provide that a development plan must be submitted and approved by the Planning Commission for lands which are six (6) acres or more in size and which are now or hereafter zoned either "LC", Light Commercial, or "C", Commercial, or a combination hereof, and which are held in single ownership by one firm, company, individual, partnership, joint venture, or corporation.

We have reviewed the submitted use development plan which Mr. Feagins submitted to this office relative to the CUP development for Wescon Shopping Center. Following are some of the comments from the Planning staff relative to the various segments of the CUP as indicated in the proposed development plan.

Zoning

We discussed with you the amendment of the previous zoning application to include all of that area in the proposed plan which is not ^{properly} ~~properly~~ zoned "LC". The closing date for the Planning Commission meeting of February 18, 1965, is January 20. If you intend to have this scheduled for that date, it will be necessary for you to furnish this office with an amended application and the updated ownership list by Wednesday, January 20, 1965.

Building Setback Lines

The CUP regulations require that all buildings shall set back from all street right-of-way lines a distance of not less than thirty-five feet (35'). The plan indicates only a thirty foot (30') building setback from Florence Street.

Gross Floor Area

Item B2 of the ordinance (materials to be submitted with the zoning application) provides that the preliminary development plan include the maximum gross floor area. The approximate gross building area as submitted is not sufficient.

Mr. Robert T. Stephan

January 19, 1965

Height Limitations

The submitted maximum height, in our opinion, is both unrealistic and undesirable in this location for the proposed stated uses. The heights of structures on West Street are fairly well established, and it would appear that nothing would or should be constructed which exceeds four stories in height.

Existing Buildings

Item B2 provides that existing buildings be indicated on the plan. These were not shown.

Screening

No provisions have been made for a ten foot (10') planting area along the east line of the property. The ordinance does provide that any tract, adjacent to a residential zoning district but separated by a public street, should provide a ten foot (10') planting area along the edge of the tract.

The existing redwood fence along a portion of the west line does not appear to be acceptable. This fence is in a sad state of repair and is an excellent example of why a masonry wall is required instead of a wooden fence.

A letter to this office will be necessary, stating reasons for the waiver of the required wall on the south side of the property. We suggest that you give some indication as to the time for this conditional waiver.

Signs

In reviewing the preliminary plan, we have found that no provisions have been made for signs of any type. We suggest that you indicate on the preliminary plan the number of advertising signs and sign controls not to exceed thirty feet (30') in height along West, Central and Florence Streets.

Curb Cuts

We do not feel that it is necessary, at this time, to indicate the exact location of all curb cuts within the tract itself.

WICHITA-SEDGWICK COUNTY 4

Mr. Robert T. Stephan

January 19, 1965

The indication of the maximum number of curb cuts for all streets as shown under "general notes" should be sufficient.

Uses

We suggest that you provide a more detailed list of proposed uses. Retail stores and offices as indicated are not adequate.

Dedication

There is only thirty feet (30') of half-street right-of-way for West Street adjacent to the south one hundred twenty feet (120') of this tract. It is recommended that this additional twenty feet (20') be dedicated. Enclosed are the sample forms.

These are some of the problems which we can foresee at this time as related to the various segments of the preliminary development plan. If, after you have reviewed the comments that we have made on the enclosed preliminary plan, you should have any questions, we would be glad to discuss these matters at your convenience.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:mb
Attachments

CC: Robert T. Feagins
301 Laura

*

This DP File
Has a Large Drawing
On 35mm Microfilm.

Roll # 1

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