

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEM: SCZ-0795 – Request for a zone change from "RR" Rural Residential to "LI" Limited Industrial, located on the southeast corner of K-42 and Ridge Road.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: November 24, 1999.

COMMISSION DISTRICT #2

MAPC Recommendation: Approve, subject to platting within 1 year and the conditions of a (P-O) Protective Overlay (11-0-1).

Staff Recommendation: Approve, subject to platting within 1 year and the conditions of a (P-O) Protective Overlay.

Background/Discussion: The applicant is requesting to rezone a 76 acre tract located at the southeast corner of K-42 and Ridge from "RR" Rural Residential to "LI" Limited Industrial. The site is currently undeveloped and unplatted and is used for agricultural purposes. The applicant is seeking the zone change to develop the site as a central parts distribution facility for Cessna, an existing manufacturing business operating immediately north of the site. The applicant indicates that the central parts distribution facility is proposed for development on the western-most 22 acres of the site and will consist of approximately 39,000 square feet of office space and 115,000 square feet of warehouse space. The applicant indicates that the remaining 54 acres of the site is not proposed for immediate development.

About three-fourths of the site's north property line borders K-42, a four-lane divided expressway; however, the Kansas Department of Transportation (KDOT) indicates that this stretch of K-42 has complete access control. Therefore, access to the site will be limited to Ridge and 31st Street South, which are both two-lane paved section line roads. To prevent traffic conflicts with K-42, access points along Ridge and 31st Street South should be located no closer than 350 to 400 feet from the south right-of-way line of K-42.

The applicant proposes access only to Ridge for the central parts distribution facility. The proposed development will generate an additional 1,230 average daily trips (ADT) on Ridge, which when added to existing traffic volumes (1,805 ADT) results in a total traffic volume on Ridge that is significantly less than the 10,000 ADT for Level of Service D. Given the remaining land available at the site, 600,000 square feet or more of additional development may occur at this site. Approximately half of this development will likely

access 31st Street South in the future. With the addition of any necessary turn lanes and with appropriately located access points, K-42, Ridge, and 31st Street South are capable of handling the traffic generated by development that may occur on this site. The location of future turn lanes, if any, and property access points will be determined at the time of platting.

The property north, east, and west of the site is zoned "LI" Limited Industrial. The property immediately south of the site is zoned "RR" Rural Residential, while the property ¼ mile south of the site is zoned "SF-6" Single Family Residential. Mid-Continent Airport and a Cessna aircraft manufacturing facility are located immediately north of the site. Immediately east of the site is a Case agriculture implement manufacturing facility. The property immediately west of the site is undeveloped but is proposed for agriculture implement sales. The land use immediately to the south is agriculture, while single family residences are located approximately ¼ mile south of the site. The site is buffered on the south by a hedgerow running the length of the south property line.

The site is located within Area A of the Airport Hazard Zone for Mid-Continent Airport and requires an Airport Hazard Zoning Permit for structures, which exceed 25 feet in height. The site is also located in the takeoff/landing zone of the cross-wind runway that runs north-northwest/south-southeast; therefore, even with an Airport Hazard Zoning Permit, building heights will be limited to a range of approximately 60 feet on the northwest portion of the site increasing to approximately 110 feet on the southeast portion of the site.

To ensure compatibility of development on this site with Mid-Continent Airport, planning staff recommends a Protective Overlay to prohibit a number of commercial and institutional uses permitted by-right in the "LI" Limited Industrial zoning district. The uses recommended to be prohibited involve high concentrations of people and are listed in the Recommendation section. They are similar to use restrictions placed on the tract across Ridge to the west and in the McConnell airport overlay district. In addition, due to the site's location on a major entryway to the City, planning staff also recommends that development on the site comply with the City's Landscape Ordinance.

At the meeting held on October 28, 1999, MAPC recommended approval (11-0-1) of the zone change subject to platting within 1-year and the following conditions of a Protective Overlay:

1. All uses allowed within the "LI" Limited Industrial district shall be allowed except for the following list of prohibited uses:
 - (a) Transient lodging, hotels, motels, recreational vehicle parks
 - (b) Restaurants, taverns and drinking establishments, clubs
 - (c) Retail food stores with gross floor area exceeding 3,000 square feet
 - (d) Hospitals, sanitariums, nursing homes
 - (e) Day Care Centers, halfway houses and group homes
 - (f) Public and private schools (all levels), libraries, museums
 - (g) Churches and related facilities

- (h) Correctional facilities
- (i) All indoor/outdoor entertainment and/or recreational facilities that would attract more than 25 spectators and/or participants per acre at any one time
- (j) Airport, Airstrip, Heliport

2. The site shall be developed in accordance with the screening requirements of the Unified Zoning Code and the Landscape Ordinance including street landscaping requirements along K-42, Ridge, and 31st Street South; parking lot tree requirements, and buffer tree planting or maintenance of the hedge row buffer on the south property line.

Recommended Action

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject to the condition of platting within one year and subject to the Protective Overlay; adopt the resolution and authorize the Chairman to sign; and instruct the Planning Department to withhold publication of the resolution until the plat has been recorded with the Register of Deeds; or
2. Return to the Planning Commission for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

Applicants:

Ecco Development Corp PO Box 1594 Wichita KS 67203
Rob Hartman %PEC 303 S Topeka Wichita KS 67202

Protestors:

None

Published in The Daily Reporter on _____,
1999.

RESOLUTION NO. 244

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY RESOLUTION NO. 178-1997.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-C of the Wichita Sedgwick County unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. SCZ-0795

Zone change request from "RR" Rural Residential to "LI" Limited Industrial district and to 'P-O' Protective Overlay 59 on property described as:

All that part of the North half of the Northwest Quarter of section 10, township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying South of the Railroad Right-of-Way.

And

A tract in the North Half of the Northeast Quarter of section 10, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of Lot 8, Block 1, Ecco Industrial Addition, thence Easterly along the North line of said lot a distance of 190 feet to a corner of J.I. Case Addition; thence North parallel with the West line of said Northeast Quarter and along the West line of J. I. Case Addition a distance of 875.24 feet to a corner of said J.I. Case Addition; thence West parallel with the South line of said Northeast Quarter and along the South line of said J.I. Case Addition a distance of 190 feet to a point in the West line of said Northeast Quarter; thence South along the West line of said Northeast Quarter to the Point of Beginning. Generally located on the southeast corner of K-42 and Ridge Road.

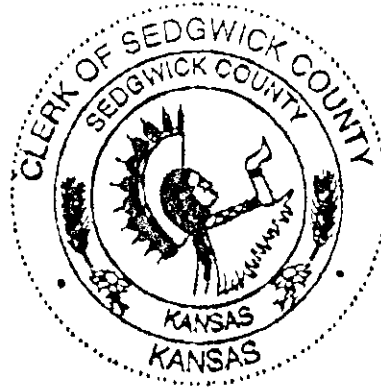
SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

Bill Hancock
BILL HANCOCK, Chairman

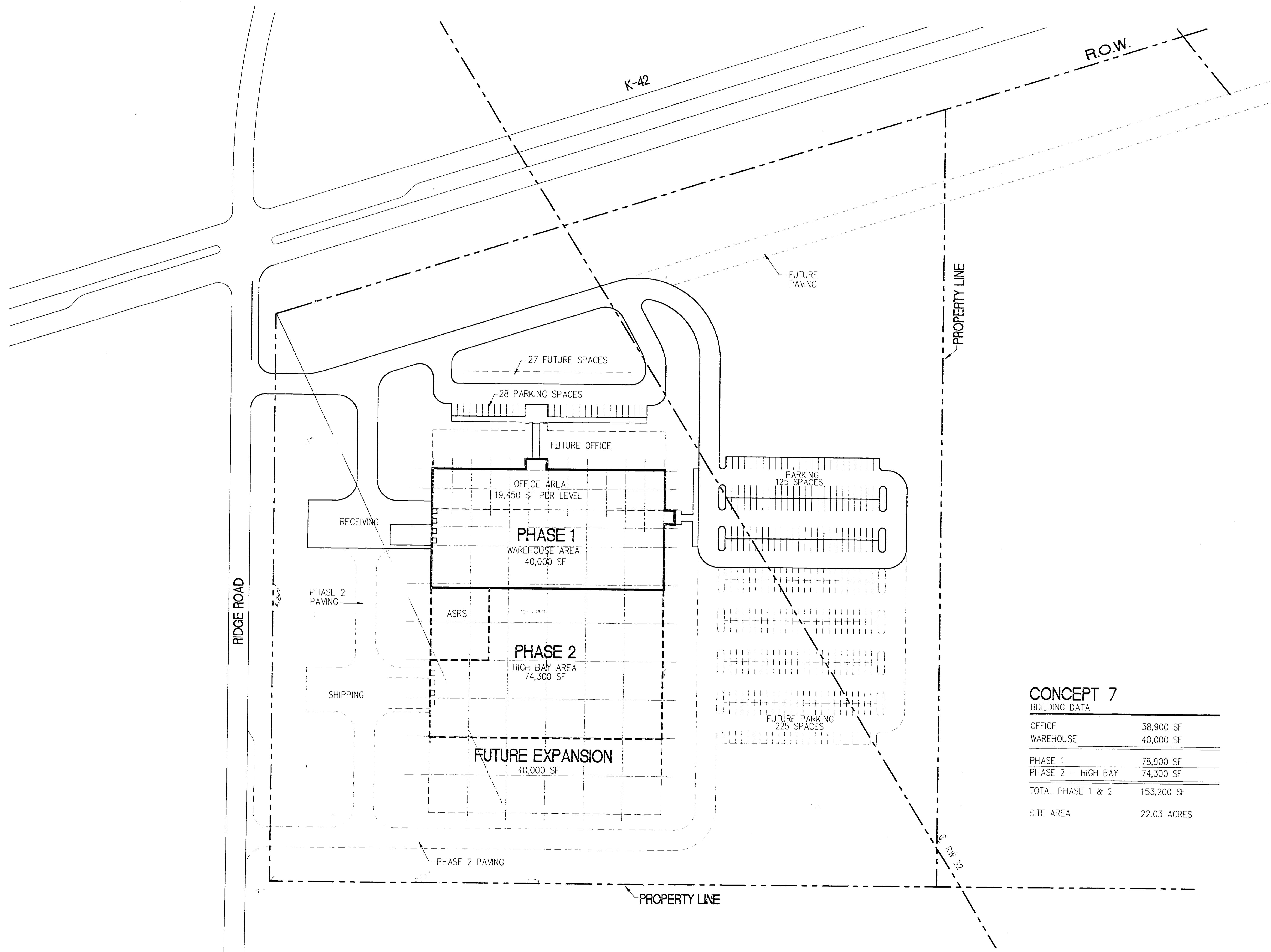
ATTEST:

James Alford
JAMES ALFORD
County Clerk



APPROVED AS TO FORM ONLY:

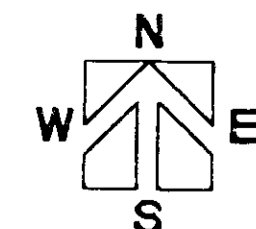
Rich Euson
RICH EUSON
County Counselor



CONCEPT 7

BUILDING DATA

OFFICE	38,900 SF
WAREHOUSE	40,000 SF
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PHASE 1	78,900 SF
PHASE 2 - HIGH BAY	74,300 SF
TOTAL PHASE 1 & 2	153,200 SF
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SITE AREA	22.03 ACRES


CPD CONCEPT 7
 2-15-99 9790/CD/A1/CPD5_WW7 SCALE: 1" = 60'



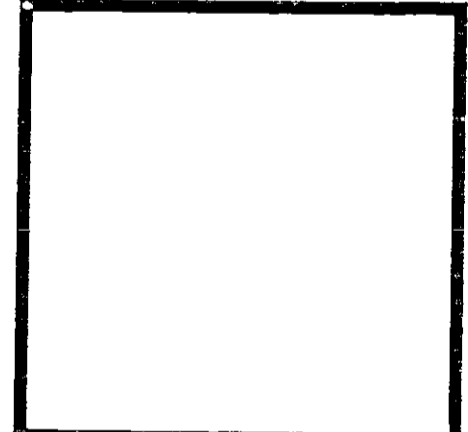
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 TEL 316-261-9441 • FAX 316-261-9445

THE CESSNA AIRCRAFT COMPANY

CPD



WICHITA, KANSAS



PROJECT NO. 9790
 DATE: FEBRUARY 17, 1998
 REVISED:

