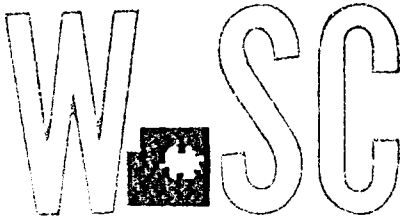


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

October 14, 1997

Evies O. and Sharon H. Cranford
2420 N. Dellrose
Wichita, KS 67220

RE: Z-3257 - Zone change from "MF-29" Multi-Family Residential to "GO" General Office;

AND

CU-458 - Conditional use to allow a vocational school on property generally located at the northeast corner of 19th Street North and Wellington Place (2004 Wellington Place)

Dear Mr. and Mrs. Cranford:

At its regular meeting on November 13, 1997, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was the following:

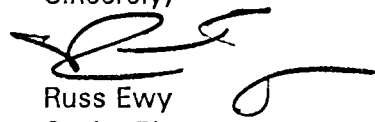
- A. APPROVE the zone change (Z-3257) to "GO", subject to the additional provisions of a Protective Overlay (P-O) district, as outlined below:
1. The use of the property shall be limited to a vocational school with a maximum enrollment of 20 persons, and all other uses permitted in the "MF-29" Multi-Family Residential district.
 2. There shall be no free-standing signs permitted. All building signs shall be restricted to a maximum of 25 square feet in area, and any internal illumination shall be prohibited.
- B. APPROVE the Conditional Use (CU-458), subject to the following conditions:
1. All vocational school use shall cease from the site within 5 years after approval of this conditional use permit by the Metropolitan Area Planning Commission and the Governing Body, unless an extension is granted after a public hearing is held by the MAPC.
 2. Approval of this request would require compliance with all applicable code requirements (e.g. parking requirements, compatibility setback standards, screening requirements of the zoning code and the landscape ordinance).
 3. The operation of the vocational school use shall be limited to the hours of 7:00 a.m. through 7:00 p.m.

4. This proposed vocational school use shall be in compliance with all conditions approval by the MAPC, and the Governing Body, as specified above, or this conditional use shall be considered null and void.

This matter will be forwarded to the City Council for consideration at their regular meeting on Tuesday, December 9, 1997. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas, beginning at 9:00 a.m. We would remind you that zoning items are considered after all other matters of business. In recognition of the official public hearing held by the Planning Commission, the City Council does not permit additional debate by proponents or opponents of zone change requests.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office at 268-4421.

Sincerely,

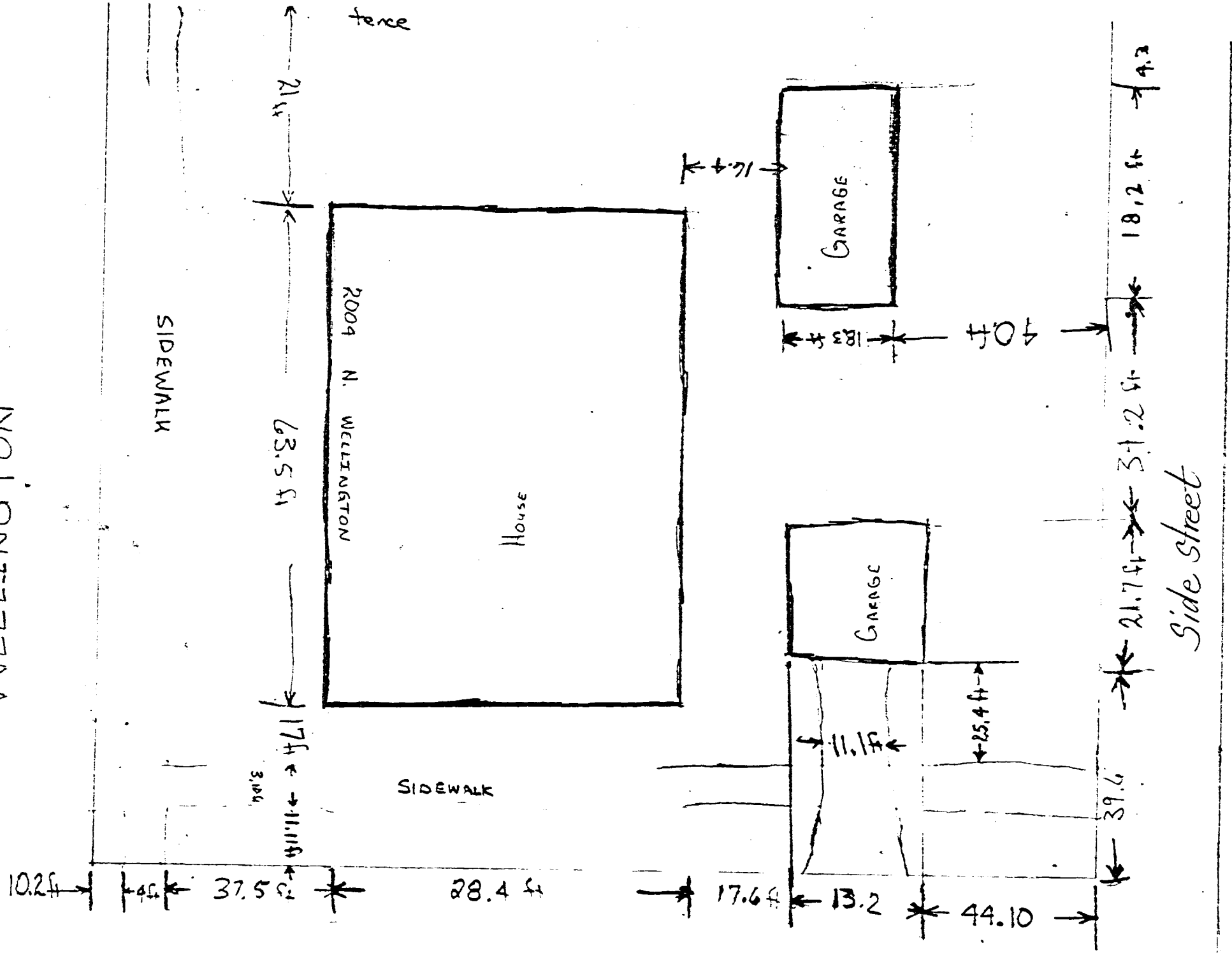


Russ Ewy
Senior Planner

RE/sh

cc: Golda Johnson, 2011 Wellington Place, Wichita, KS 67203
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection

WELLINGTON



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STAFF REPORT

CPO(6) November 13, 1997

MAPC November 13, 1997

CASE NUMBER: Z-3257 & CU-458

APPLICANT/AGENT: Evies and Sharon Cranford (property owners/applicants)

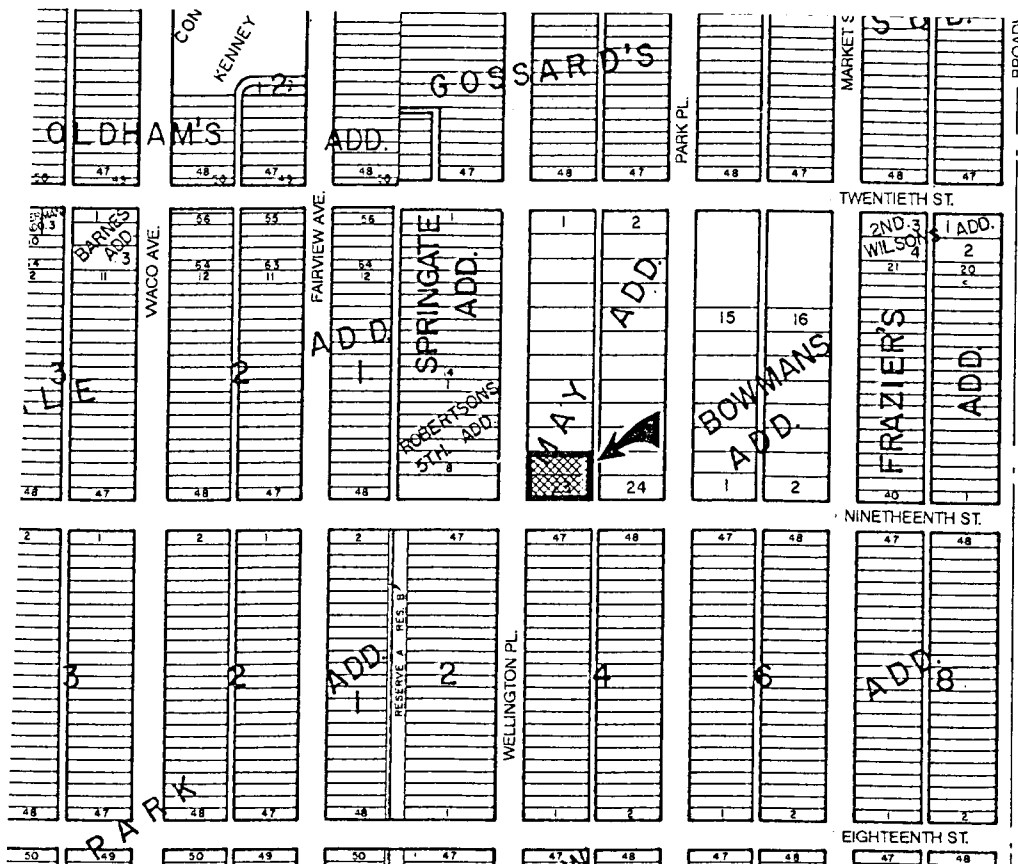
REQUEST: Zone change to "GO" General Office and an associated Conditional Use to allow a vocational school

CURRENT ZONING: "MF-29" Multi-Family Residential

SITE SIZE: 0.31 acres

LOCATION: North of 19th Street North, east of Wellington Place (2004 Wellington Place)

PROPOSED USE: Vocational school



BACKGROUND: The applicants request a zone change from "MF-29" Multi-Family Residential to "GO" General Office on two platted lots totaling approximately 0.31 acres, located north of 19th Street North, east of Wellington Place. The applicants are also requesting approval of an associated Conditional Use to allow the site to be used as a vocational school.

The applicants are requesting the zone change and Conditional Use to provide 20 persons with and without mental disabilities job training and instruction, in association with a second request (Z-3258 and CU-459) located in the Planeview neighborhood. Such use is considered a "vocational school" and is first permitted in the "GO" zoning district with an associated Conditional Use. The Unified Zoning Code defines "vocational school" as "a use providing educational training in business, commercial trades, language, arts or other similar activity or occupational pursuit, and not otherwise defined as a 'college or university' or 'elementary or secondary school.'"

The site is currently zoned "MF-29" and is developed with a single-family home fronting 19th Street. The existing structure was approved by the Board of Zoning Appeals on June 27, 1989 for two use exceptions. One use exception permits a group home for a maximum of four mentally retarded adults, and the second permits a day care facility for a maximum of twelve mentally retarded adults. Both resolutions state that any expansion of the facility to accommodate more clients, or clients other than mentally retarded adults, would require a new BZA application. To the east of the structure is a paved parking area also required by the BZA action. With approval of the request, the applicants have stated that the existing use of the site as a group home and adult day care would cease.

The site plan submitted with the application (copy attached) shows the location of the 2,600 ± square foot home on the subject property, with a 333 square foot garage along the north and east property line, and a 241 square foot garage located to the southeast of the home. This second garage has since been torn down, and is the location of the parking area.

The surrounding properties are also zoned "MF-29" and developed with single-family homes. The property to the north has a 6 foot wood fence separating that property from the application area. There is an assisted living complex further to the north along Wellington Place.

CASE HISTORY: The subject property was platted as part of the May Addition on May 19, 1910. The site was also approved for two use exceptions to permit a group home (BZA 20-89), and an adult day care center (BZA 21-89) by the Board of Zoning Appeals on June 27, 1989.

ADJACENT ZONING AND LAND USE:

NORTH:	"MF-29"	Single-family residences; Assisted living
SOUTH:	"MF-29"	Single-family residences
EAST:	"MF-29"	Parking lot; Single-family residences
WEST:	"MF-29"	Single-family residences

PUBLIC SERVICES: Both water and sewer service are available to this site. The property has access to 19th street North, a local street.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies the area as appropriate for low-density residential uses. This residential category provides for the lowest density of urban residential land use and consists of traditional, single-family detached homes, zero lot line units and cluster subdivisions, as well as schools (those permitted in the residential zoning districts), churches, and similar uses found in such areas.

The site is also located in the "revitalization" category of the Area Treatment Classification Map, which are areas "experiencing some decline, but good market and development opportunities still exist. The objective of treatment actions in these areas would be to stabilize the area and increase its attractiveness to private investors. Examples of revitalization areas ... [are the] neighborhoods near Friends University, and East High." This site is one block north of the MAPD Historic Preservation Office's Park Place/Fairview Landmark District.

The plan's locational guidelines for office uses states that such uses (1) should generally be located adjacent to arterials, (2) local, service-oriented offices should be incorporated within or adjacent to neighborhood and community commercial developments, and (3) low-density office uses can serve as a transitional land use between residential uses and uses of a higher intensity.

RECOMMENDATION: Staff would typically be reluctant to recommend approval of this request; however, this application (zone change and a Conditional Use) allows the possibility to restrict the use of the property through a protective overlay in addition to setting a time limit on the use through the Conditional Use. This will allow the applicants a period of time to demonstrate they can operate at this location without creating an adverse impact on the residences in the area, and also give the MAPC and neighbors an opportunity to look again at this property in the future, when conversion back to residential use may be a goal for the neighborhood. Although they did not require a change in zoning, the site was found suitable by the BZA in 1989 for limited non-residential use.

Therefore, based upon information available prior to the public hearings, planning staff recommends the following:

- A. APPROVE the zone change (Z-3257) to "GO", subject to the additional provisions of a Protective Overlay (P-O) district, as outlined below:
1. The use of the property shall be limited to a vocational school with a maximum enrollment of 20 persons, and all other uses permitted in the "MF-29" Multi-Family Residential district.
 2. There shall be no free-standing signs permitted. All building signs shall be restricted to a maximum of 25 square feet in area, and any internal illumination shall be prohibited.
- B. APPROVE the Conditional Use (CU-458), subject to the following conditions:
1. All vocational school use shall cease from the site within 5 years after approval of this conditional use permit by the Metropolitan Area Planning Commission and the Governing Body, unless an extension is granted after a public hearing is held by the MAPC.
 2. Approval of this request would require compliance with all applicable code requirements (e.g. parking requirements, compatibility setback standards, screening requirements of the zoning code and the landscape ordinance).
 3. This proposed vocational school use shall be in compliance with all conditions approval by the MAPC, and the Governing Body, as specified above, or this conditional use shall be considered null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the area is defined by single-family homes on properties with "MF-29" Multi-Family Residential Zoning. There is an assisted living center located further to the north of the application area.
2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned "MF-29" and is developed with single-family home, as is surrounding properties. The site could continue in a manner consistent with its existing zoning.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The approval of the zone change and Conditional Use should not diminish the residential character of the immediate area any more than the use of the site as a group home and an adult day care facility. The requirements of the zoning code and the landscape ordinance for parking, compatibility setbacks, and screening requirements would help mitigate any negative impacts.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The zone change to the "GO" General Office district would be not in conformance with the Plan's locational guidelines for office uses, but would conform to the objectives of the "revitalization" category of the Plan.
5. Impact of the proposed development on community facilities: The development of this property will not negatively affect water or sewer service. The use of the property for a vocational school serving 20 people would increase the number of trips generated by the site beyond what would be expected if continued to be developed with the uses permitted in the "MF-29" zoning district. However, the site has the ability to provide off-street parking.