



Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2013

Beech Lake Investment LLC
PO Box 782257
Wichita, KS, 67278

RE: ZON2013-00005 & CON2013-00007 - Request for GO General Office ("GO") zoning from NO Neighborhood Office ("NO") zoning, with a Conditional Use for a Bank, generally located north of 13th Street North on the west side of Webb Road

Dear Applicant

At its regular meeting on May 21, 2013, the Wichita City Council considered the above captioned request. The action of the Council was to APPROVE the request with the following conditions:

1. Roof-mounted equipment, trash receptacles, ground level heating, air conditioning and mechanical equipment shall be screened from ground level view along Webb Road and any residentially zoned property.
2. A 12-foot wide landscape buffer shall run parallel to the site's west and north property line, where it abuts residential zoning. The buffer may be narrower on the east most portion of the north side to allow a drive onto the site; this will be as reviewed and approved by the Planning Director. Landscaping shall be 1.5 times the Landscape Ordinance. No lights or trash receptacles allowed within the landscape buffer.
3. The maximum building height shall be 35 feet. The predominate building material will be a mix of architectural block that will break up the surface of the building(s).
4. Pole lights shall be a maximum height of 15 feet, including fixtures, lamps and base. All lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas/zoning.
5. Signs shall be a monument type, otherwise all signs shall be as permitted in the NO zoning district. No off-site, billboard, temporary or portable signs shall be permitted. NO LED signs.
6. The site shall be developed in general conformance with the approved site plan.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies

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www.wichita.gov

set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Bill Longnecker
Senior Planner - Current Plans Division

BL/mc

Copies to: WCC II, Pete Meitzner, e-mail
WCC II NA, LaShonda Gaines, e-mail
MKEC, c/o Gene Rath, 411 N. Webb Rd, Wichita, KS, 67206



RESOLUTION No. _____

A RESOLUTION AUTHORIZING A CONDITIONAL USE TO PERMIT A BANK OR FINANACIAL INSTITUTION ON APPROXIMATELY 1.39-ACRES ZONED GO GENERAL OFFICE ("GO"), GENERALLY LOCATED NORTH OF 13TH STREET NORTH, ON THE WEST WEBB ROAD, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. 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-D of the Wichita-Sedgwick County Unified Zoning Code, for a Conditional Use to allow a Bank or Financial Institution, on approximately 1.39-acres zoned GO General Office ("GO") legally described below:

Case No. CON2013-00007

A Conditional Use to allow a Bank or Financial Institution, on approximately 1.39-acres zoned GO General Office ("GO") described as:

Lot 1, Block 1, Foliage Center 2nd Addition, Wichita, Sedgwick County, Kansas; generally located north of 13th Street North, on the west Webb Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Roof-mounted equipment, trash receptacles, ground level heating, air conditioning and mechanical equipment shall be screened from ground level view along Webb Road and any residentially zoned property.
2. A 12-foot wide landscape buffer shall run parallel to the site's west and north property line, where it abuts residential zoning. The buffer may be narrower on the east most portion of the north side to allow a drive onto the site; this will be as reviewed and approved by the Planning Director. Landscaping shall be 1.5 times the Landscape Ordinance. No lights or trash receptacles allowed within the landscape buffer.
3. The maximum building height shall be 35 feet. The predominate building material will be a mix of architectural block that will break up the surface of the building(s).
4. Pole lights shall be a maximum height of 15 feet, including fixtures, lamps and base. All lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas/zoning.
5. Signs shall be a monument type, otherwise all signs shall be as permitted in the NO zoning district. No off-site, billboard, temporary or portable signs shall be permitted. NO LED signs.
6. The site shall be developed in general conformance with the approved site plan.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Conditional Use permit shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, this date

Carl Brewer, Mayor

ATTEST:

Karen Sublett, City Clerk

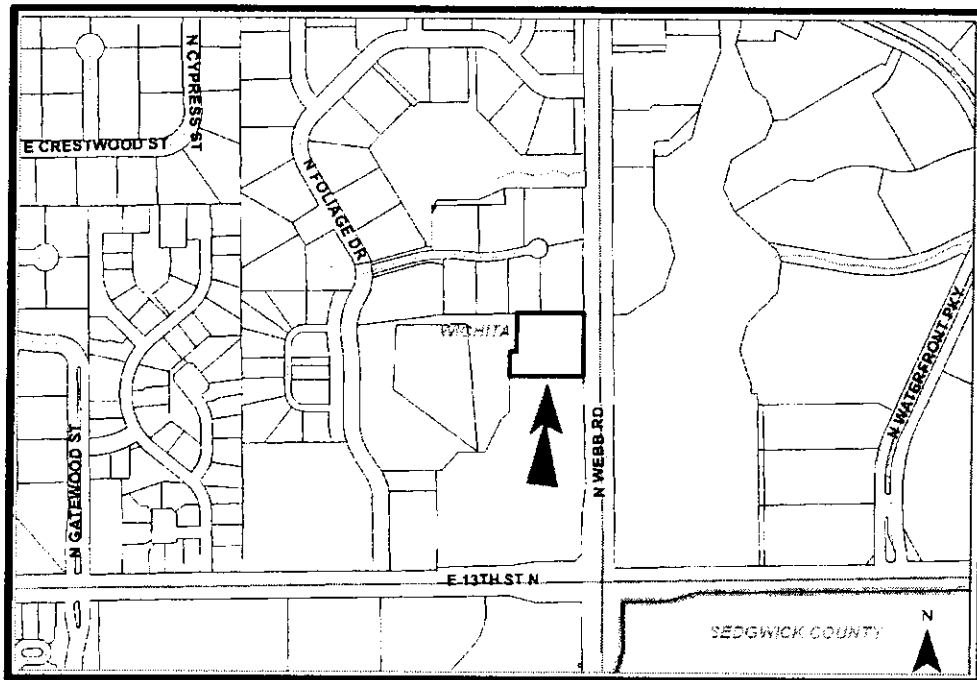
Approved as to form:

Gary E. Rebenstorf, City Attorney



STAFF REPORT
MAPC April 18, 2013
DAB II, May 6, 2013

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- CASE NUMBER:** ZON20013-00005 & CON2013-00007
- APPLICANT/AGENT:** Beech Lake Investment (applicant/owner) MKEC c/o Gene Rath (agent)
- REQUEST:** GO General Office (“GO”) with a Conditional Use
- CURRENT ZONING:** NO Neighborhood Office (“NO”)
- SITE SIZE:** 1.39-acres
- LOCATION:** Generally located north of 13th Street North on the west side of Webb Road (WCC II)
- PROPOSED USE:** A bank



BACKGROUND: The applicants are requesting GO General Office (“GO”) zoning with a Conditional Use for a bank on the undeveloped, platted, NO Neighborhood Office (“NO”) zoned 1.39-acres located north of 13th Street North, on the west side of Webb Road. Banks are not a permitted use in the NO zoning district. Banks can be considered in the GO zoning district with a Conditional Use.

Property located south of the site is undeveloped and zoned LC Limited Commercial (“LC”) with a Community Unit Plan (“CUP”) overlay DP-282. Property abutting the north and west sides of the site are SF-5 Single-Family Residential (“SF-5”) zoned single-family subdivisions. The subdivisions are gated with private streets and CUP overlays. There is a wall separating the site from the abutting north and west residential development, as well as a landscape berm along a portion of the abutting west residential development. Property located east of the site, across Webb Road, is zoned LI Limited Industrial (“LI”) and is developed around a retired sand pit as the ‘Waterfront’s’ mix of restaurants, retail buildings, office buildings and a hotel/motel.

CASE HISTORY: The City Council approved ZON2008-00004 changing the zoning of the site from SF-5 to NO at their March 25, 2008, meeting, subject to platting. The property is platted as Lot 1, Block 1, Foliage Center 2nd Addition, recorded April 9, 2008. The City’s GeoZone aerials show the site to be undeveloped since at least 1997.

ADJACENT ZONING AND LAND USE:

NORTH: SF-5	Single-family residential
SOUTH: LC	Undeveloped land
EAST: LI	Restaurants, retail, office
WEST: SF-5	Single-family residential

PUBLIC SERVICES: Both Webb Road and 13th Street North are four-lane arterials with center turn lanes. All services are available at this location.

CONFORMANCE TO PLANS/POLICIES: The ‘2013 Land Use Guide of the Comprehensive Plan’ (Plan) identifies the site as “urban residential.” The urban residential category encompasses areas that reflect the full diversity of residential development densities and types, including duplexes, typically found in large urban municipality. The UZC identifies GO zoning as appropriate for office development and generally compatible with the “local commercial” or “regional commercial” categories of the Plan. The prior approval of ZON2008-00004 changed the zoning of the site from SF-5 to NO and effectively removed the site from the urban residential category.

RECOMMENDATION: Based on the information available prior to the public hearing, planning staff recommends that the request for GO zoning with a Conditional Use for a bank/financial institution be APPROVED, subject to the following conditions:

1. Roof-mounted equipment, trash receptacles, ground level heating, air conditioning and mechanical equipment shall be screened from ground level view along Webb Road and any residentially zoned property.

2. A 15-foot wide landscape buffer shall run parallel to the site's west and north property line, where it abuts residential zoning. Landscaping shall be 1.5 times the Landscape Ordinance. No lights or trash receptacles allowed within the landscape buffer.
3. The maximum building height shall be 35 feet. The predominate building material will be a mix of architectural block that will break up the surface of the building(s).
4. Pole lights shall be a maximum height of 15 feet, including fixtures, lamps and base. All lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas/zoning.
5. Signs shall be a monument type, otherwise all signs shall be as permitted in the NO zoning district. No off-site, billboard, temporary or portable signs shall be permitted. NO LED signs.
6. The site shall be developed in general conformance with the approved site plan.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

This recommendation is based on the following findings:

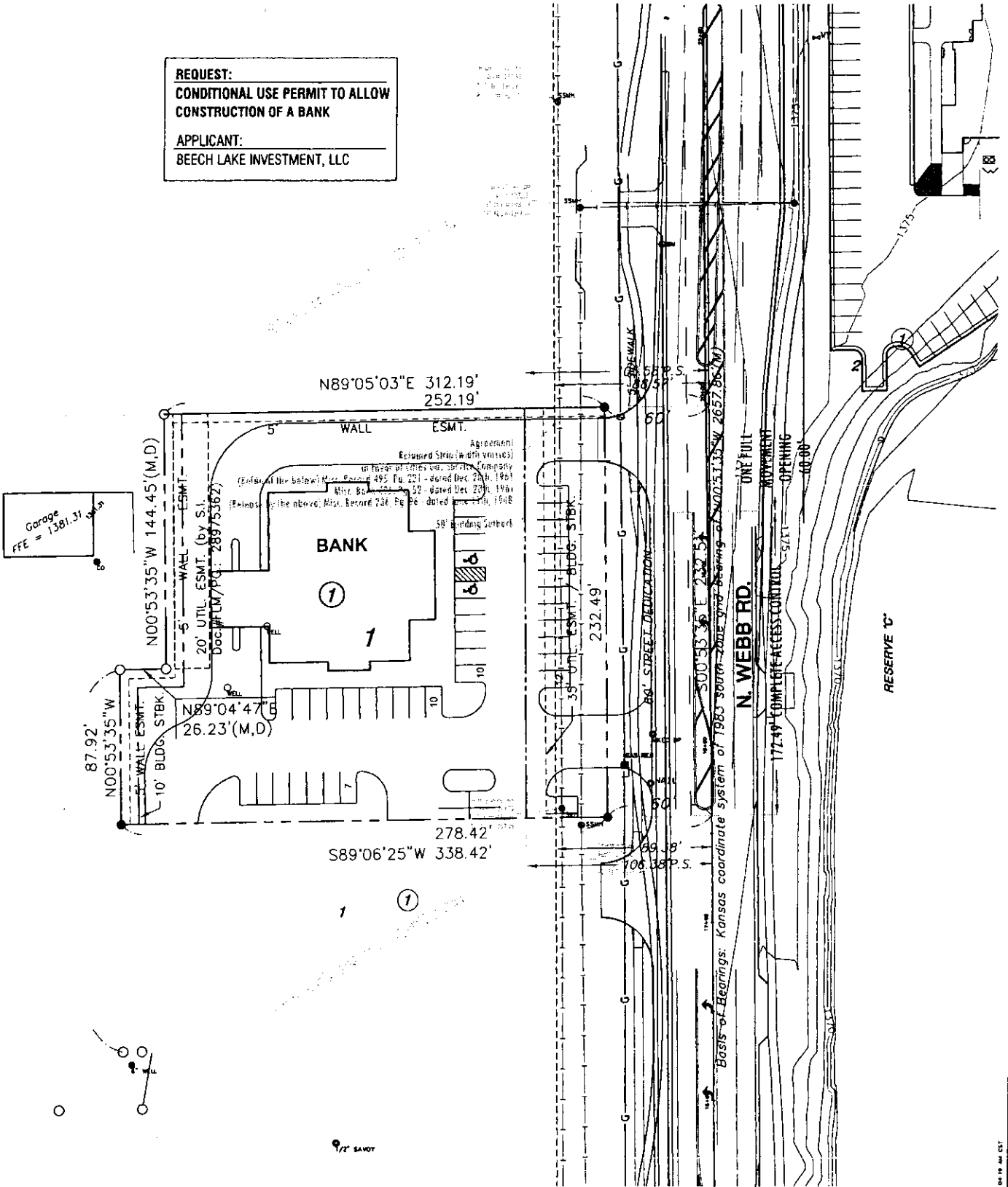
1. **The zoning, uses and character of the neighborhood:** Property located south of the site is undeveloped and zoned LC Limited Commercial ("LC") with a Community Unit Plan ("CUP") overlay DP-282. Property abutting the north and west sides of the site are SF-5 Single-Family Residential ("SF-5") zoned single-family subdivisions. The subdivisions are gated with private streets and CUP overlays. There is a wall separating the site from the abutting north and west residential development, as well as a landscape berm along a portion of the abutting west residential development. Property located east of the site, across Webb Road, is zoned LI Limited Industrial ("LI") and is developed around a retired sand pit as the 'Waterfront's' mix of restaurants, retail buildings, office buildings and a hotel/motel.
2. **The suitability of the subject property for the uses to which it has been restricted:** The site has remained undeveloped since at least 1997, with its zoning progressing from SF-5, to NO and, if approved, GO. The GO zoning allows more opportunities for development in an area that has experienced significant non-residential development since 2004-2006.
2. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The conditions of the Conditional Use will help minimize the impact of the development.
3. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The '2013 Land Use Guide of the Comprehensive Plan' (Plan) identifies the site as "urban residential." The urban residential category encompasses areas that reflect the full diversity of residential development densities and types, including duplexes, typically found in large urban municipality. The UZC identifies GO zoning as appropriate for office development and generally compatible with the "local commercial" or "regional

commercial” categories of the Plan. The prior approval of ZON2008-00004 changed the zoning of the site from SF-5 to NO and effectively removed the site from the urban residential category.

4. **Impact of the proposed development on community facilities:** The relative small size of the site and the development permitted by the GO zoning will mean that impact on community facilities will be minimal.

REQUEST:
**CONDITIONAL USE PERMIT TO ALLOW
 CONSTRUCTION OF A BANK**

APPLICANT:
BEECH LAKE INVESTMENT, LLC



LOT DESCRIPTION
 LOT 1, BLOCK 1, FOLIAGE CENTER
 SECOND ADDITION

NOTE:
 BUILDING AND SITE LAYOUT ARE
 CONCEPTUAL

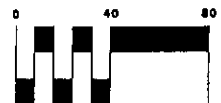
2013-05 & CON 2013-077 MKEC



MARCH 11, 2013

FOLIAGE CENTER SECOND ADDITION

CONDITIONAL USE SITE PLAN



WATERING REQUIREMENTS
 SOO AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC MOISTURE SENSING SPRINKLERS SYSTEM

LANDSCAPE STREET YARD

- 252 = AVERAGE LOT DEPTH
- 180 = LINEAR STREET FRONTAGE
- LID = SQUARE FOOTAGE FACTOR
- 1800 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
- 3377 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED
- 1900 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
- 300 = SF PER LANDSCAPE YARD TREE
- 4 = TOTAL LANDSCAPE YARD TREES REQUIRED
- 1 = TOTAL LANDSCAPE YARD SHADE TREES PROVIDED-HIGH PRESSURE GAS LINE
- 1 = TOTAL LANDSCAPE YARD ORNAMENTAL TREES PROVIDED-HIGH PRESSURE GAS LINE

AVERAGE LOT DEPTH	SQ. FT. FACTOR
175' OR LESS	8 SF/LIN FT
175'-275'	10 SF/LIN FT
275'-375'	15 SF/LIN FT
375' +	20 SF/LIN FT

PARKING LOT SCREENING AND LANDSCAPING

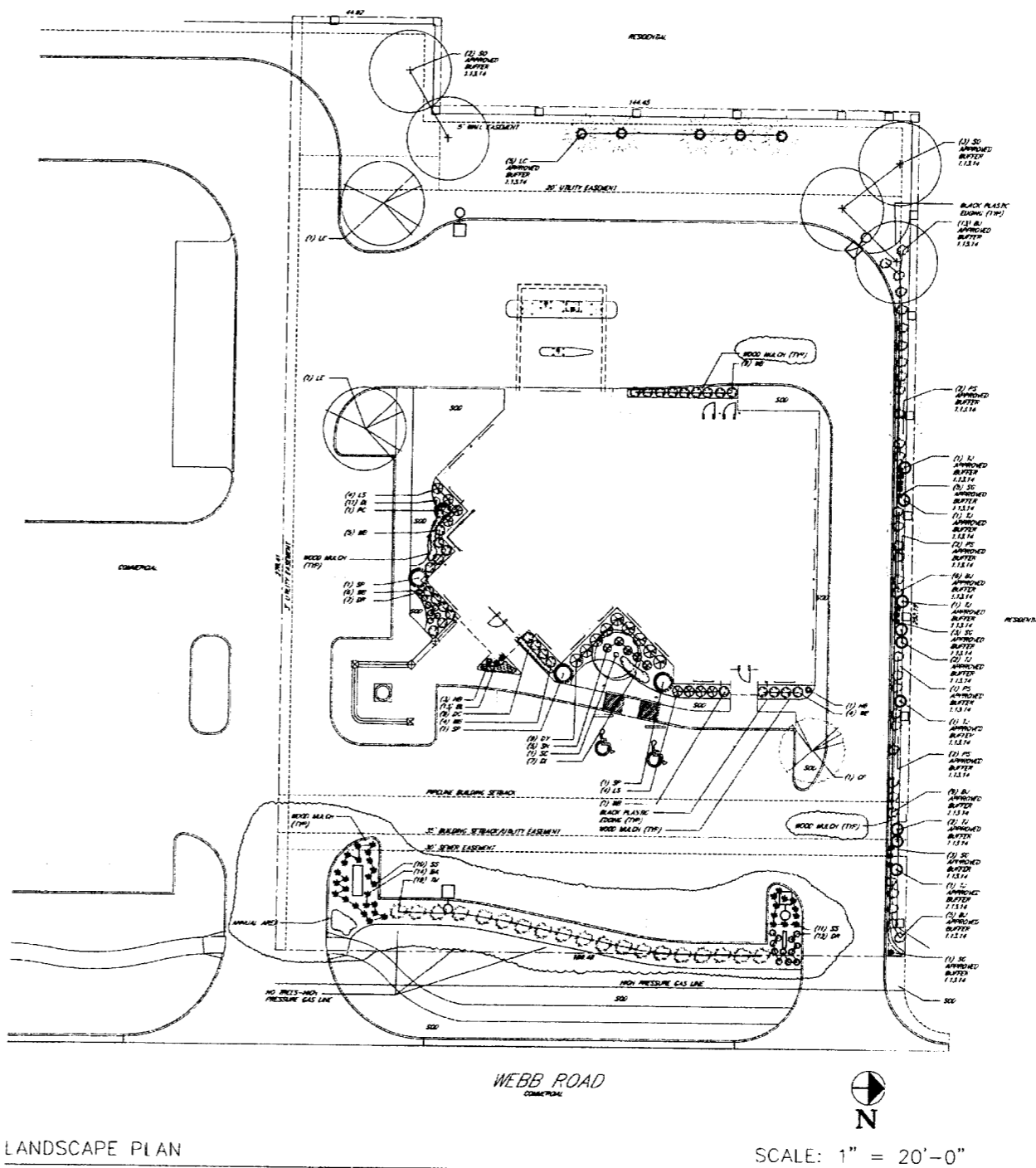
- 30 = TOTAL NUMBER OF PARKING SPACES
- 20 = NUMBER OF PARKING SPACES PER TREE
- 3 = TOTAL PARKING LOT TREES REQUIRED
- 2 = TOTAL PARKING LOT SHADE TREES PROVIDED
- 0 = TOTAL PARKING LOT ORNAMENTAL TREES PROVIDED

CONTINUOUS PARKING LOT SCREEN REQUIRED
 CONTINUOUS PARKING LOT SCREEN PROVIDED WITH SHRUBS
 (1/2 OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)

PERIMETER BUFFERS W/ SCREENING

APPROVED BY LANDSCAPE BUFFER PLAN ON 1.13.14 REF: CON2013-00040

QTY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
1	OP	CLEVELAND SELECT PEAR	PIRUS CALLENYANA 'CLEVELAND SELECT'	2" CAL	B&B
2	LC	LEYLAND CYPRESS	CUPRESSOCYPERUS LEYLANDII	6-7'	B&B
1	LE	LACTARIA ELM	ULMUS PARVIFOLIA	2" CAL	B&B
7	PS	PURPLE SPINE TREE	COTYLIUS COGOSTORIA	5-6'	B&B
1	SC	SPRING SNOW DRAPAPPLE	MAULUS X SPRING SNOW	2" CAL	B&B
5	SD	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL	B&B
3	SP	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6-7'	B&B
9	TJ	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	6-7'	B&B
14	BA	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRAEGLIS 'BLONDE AMBITION'	2 GAL	CONT.
33	BU	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'MILTONI'	5 GAL	CONT.
19	DR	DRIFT ROSE	ROSA WIGALPICO	2 GAL	CONT.
9	DY	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	5 GAL	CONT.
4	MB	HELMOND PILLAR BARBERRY	BETULERS THUNBERGI 'HELMOND PILLAR'	5 GAL	CONT.
1	LS	LITTLE HENRY SPIRICE	ITEA VIRGINICA 'SPRICE'	5 GAL	CONT.
1	PC	PINK VELOUR CRAPPEAPPLE	LACTARISTROEMIA INDICA 'PINK V'	2 GAL	CONT.
12	SC	SIDE DATS GRAMA	BOUTELOUA CURTIPENDULA	5 GAL	CONT.
5	SN	SERENA SUNRISE NANA	NANODNA DOMESTICA 'NANA'	5 GAL	CONT.
21	SS	SHEVANDOH SWITCH GRASS	PANICUM SARGENTII 'SHEVANDOH'	5 GAL	CONT.
19	TM	TAN JUNIPER	JUNIPERUS SABINA 'TAMARISCODIA'	5 GAL	CONT.
29	WE	WINTER GEM BOXWOOD	BUXUS MYRTIFOLIA 'WINTER GEM'	5 GAL	CONT.
13	BL	BIG BLUE LIROPE	LIROPE MUSCAR 'BIG BLUE'	1 GAL	CONT.
19	OL	STELLA DE ORO DAYLILY	NUMEROCALLIS 'STELLA DE ORO'	1 GAL	CONT.
9	DC	DWARF COREOPSIS	COREOPSIS AURICULATA 'NANA'	1 GAL	CONT.



LANDSCAPE PLAN



INSPIRED SPACE
 Tel: 316.263.4300
 Fax: 316.263.4301
 800 E. First, Suite 100
 Wichita, Kansas 67202
 SHELDENARCHITECTURE.COM



EQUITY BANK AT THE WATERFRONT
 18TH AND WEBB ROAD - WICHITA, KS

PROJECT NO.	11-091
ISSUE	DATE
DO SET	11.8.13
FOR PERMIT	1.24.14
PLAN REVIEW	2.18.14

LANDSCAPE PLAN

APPROVED 5/1/14 BY *NGG*

CON 2013-07



TREE TOP NURSERY & LANDSCAPING, INC.

5910 E. 37th NORTH
 WICHITA, KS 67220
 TEL 316.686.7491
 FAX 316.686.9625

PLAN DATE: 4.03.14
 REVISED PLAN DATE: 4.29.14