



Wichita-Sedgwick County Metropolitan Area Planning Department

September 1, 2015

City of Wichita
Ricky Stubbs, Public Works
455 N. Main, 8th Floor
Wichita, KS 67202

SPT Architecture
Brad Teeter
121 N. Main, Suite 201
Wichita, KS 67202

RE: CON2015-00021 - City Conditional use request to allow Government Services in SF-5 Single-Family Residential zoning district; generally located at the southeast corner of Knight Street and West Douglas Avenue (3535 West Douglas).

Dear Applicants:

At its regular meeting on **July 9, 2015**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to the conditions listed on the attached Resolution.

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

Sincerely,

Kathy L. Morgan
Senior Planner
Current Plans Division

Copies to: WCC IV, Jeff Blubaugh, Mail Stop 1-13
C.L., District IV, Case Bell, Mail Stop 1-135
Paul Hays, MABCD, Mailstop 1-72
J. R. Cox, MABCD, Mailstop 1-72
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71
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CONDITIONAL USE RESOLUTION NO. CON2015-00021

WHEREAS, City of Wichita, (Owner/Applicant), Brad Teeter, SPT Architecture, (Agent); pursuant Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Government Services on approximately two acres, zoned Single-Family ("SF-5") described as:

A tract of land beginning 40 feet South of the Northwest corner of the Southeast quarter of the Southwest quarter of Section 24, Township 27, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence South 225 feet; thence East 385 feet; thence North 225 feet; thence West 385 feet to the point of beginning (3535 West Douglas Avenue).

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of July 9, 2015, consider said application; and

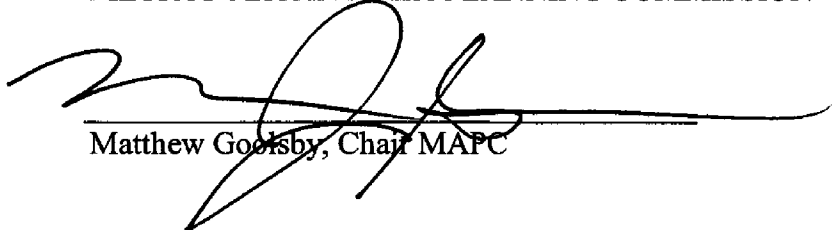
WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that the application be approved to allow a Conditional Use Government Services on approximately two acres zoned Single-Family ("SF-5") described as:


A tract of land beginning 40 feet South of the Northwest corner of the Southeast quarter of the Southwest quarter of Section 24, Township 27, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence South 225 feet; thence East 385 feet; thence North 225 feet; thence West 385 feet to the point of beginning (3535 West Douglas Avenue).

Adopted this 9th Day of July 2015

METROPOLITAN AREA PLANNING COMMISSION


Matthew Gooksby, Chair MAPC

ATTEST:

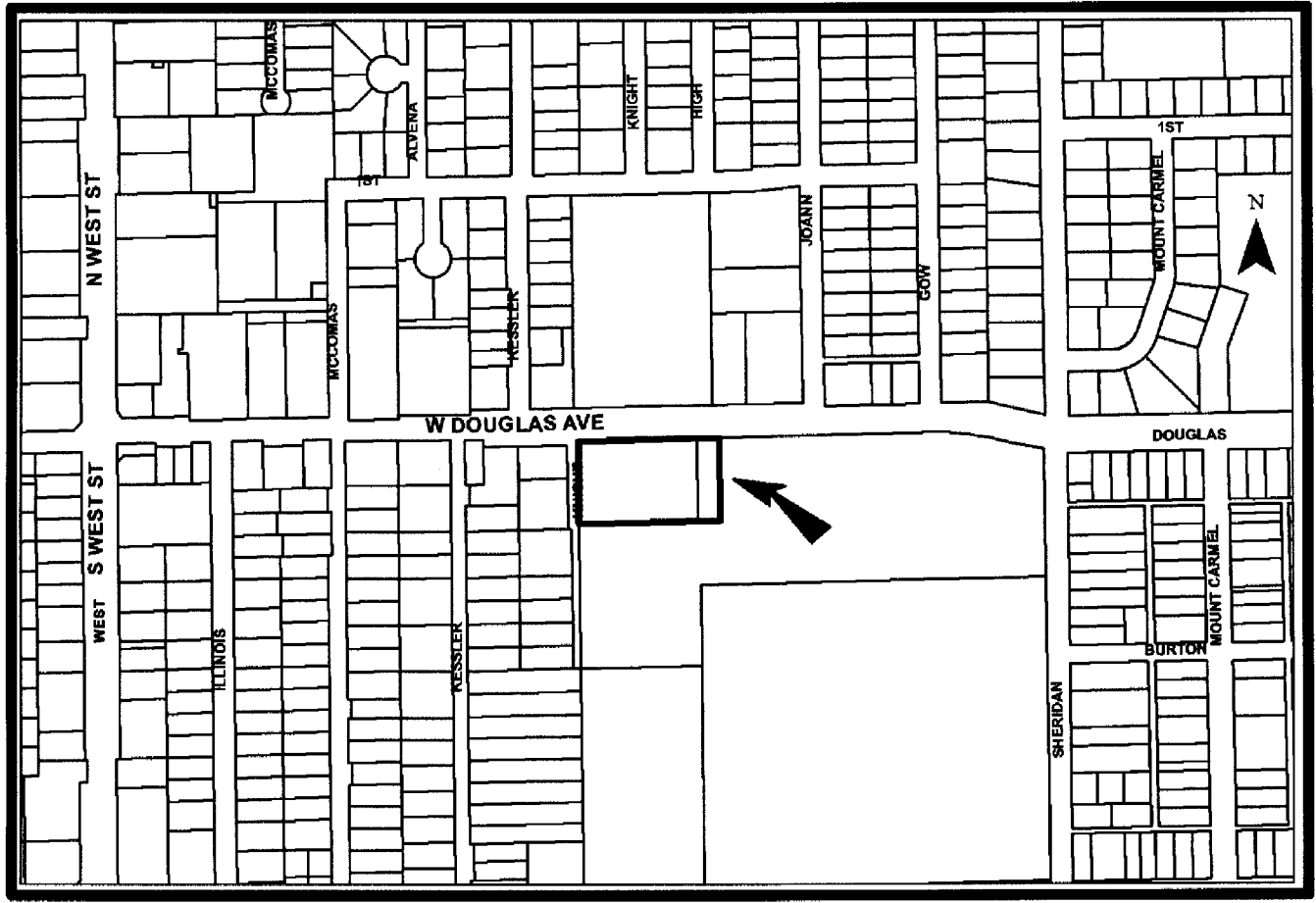

W. David Barber, Interim Secretary



STAFF REPORT

MAPC July 9, 2015
DAB IV July 7, 2015

- CASE NUMBER:** CON2015-00021
- APPLICANT/OWNER:** City of Wichita (owner/applicant), Brad Teeter, SPT Architecture (agent)
- REQUEST:** Conditional Use request for Government Services
- CURRENT ZONING:** SF-5 Single-Family Residential
- SITE SIZE:** Approximately 2 acres
- LOCATION:** Generally located on the southeast of Knight Street and West Douglas Avenue (3535 W. Douglas)
- PROPOSED USE:** Relocate Facility Maintenance operation to this location



BACKGROUND: The applicant is requesting a Conditional Use to allow Government Services in Single-Family (SF-5) residential zoning. The City of Wichita recently purchased the armory building and wishes to relocate the Public Works Facility Maintenance operation from 500 South Topeka to 3535 West Douglas.

The subject site is an un-platted 2-acre tract to the west of West Douglas Park. The property north of the site is zoned General Commercial (GC) and is developed with warehouse/office and mini-storage/self-storage. The property to the west is GC and is developed with a strip office center. Properties to the east and south are zoned SF-5 residential and has been dedicated park land since 1955.

CASE HISTORY: The subject site, currently developed with a 22,314 square foot building constructed in 1945 for the Kansas National Guard and used by the National Guard until the early ears of the 21st Century. The legal description is as follows: A tract of land beginning 40 feet South of the Northwest corner of the Southeast quart of the Southwest quarter of Section 24, Township 27, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence South 225 feet; thence East 385 feet; thence North 225 feet; thence West 385 feet to the point of beginning.

ADJACENT ZONING AND LAND USE:

NORTH: GC	Warehouse/office; Mini-storage/self-storage
SOUTH: SF-5	Park Land
WEST: GC	Strip Office Center
EAST: SF-5	Park Land

PUBLIC SERVICES: West Douglas Avenue is a four-lane arterial section line road with 90 feet of right-of-way. Knight Street is a local street and has 30-feet right-of-way. City water and sewer is located along the north property line.

CONFORMANCE TO PLANS/POLICIES: The “2030 Functional Land Use Guide of the Comprehensive Plan” (Plan) identifies the SF-5 zoned site as lying within the Park and Open Space functional category. The Park and Open Space category includes parks, golf courses, public open space, and recreational facilities.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, with the following conditions:

- (1) The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning in compliance with an approved site plan.
- (2) Development and maintenance of the site shall be in conformance with the approved site plan.

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** The City subject site is surrounded by GC and open space. The architecture of the existing 1945 building is compatible with surrounding structures.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The site is zoned SF-5. The site would continue to have economic value with the Conditional Use. SF-5 zoning permits governmental services with the approval of a Conditional Use by the Metropolitan Area Planning Commission.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** Use as a facilities maintenance operational location will not impact the nearby properties any more than the

operations of the National Guard Armory did while in use.

- (4) **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Denial of the request could impose a hardship to the City in regard to providing sufficient space for the Department of Public Works Facilities Maintenance.
- (5) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Park and Open Space category is compatible with Government Services use.
- (6) **Impact of the proposed development on community facilities:** The public streets in the neighborhood, police and fire services, will not be noticeably impacted by the Government Services use.



ARMORY

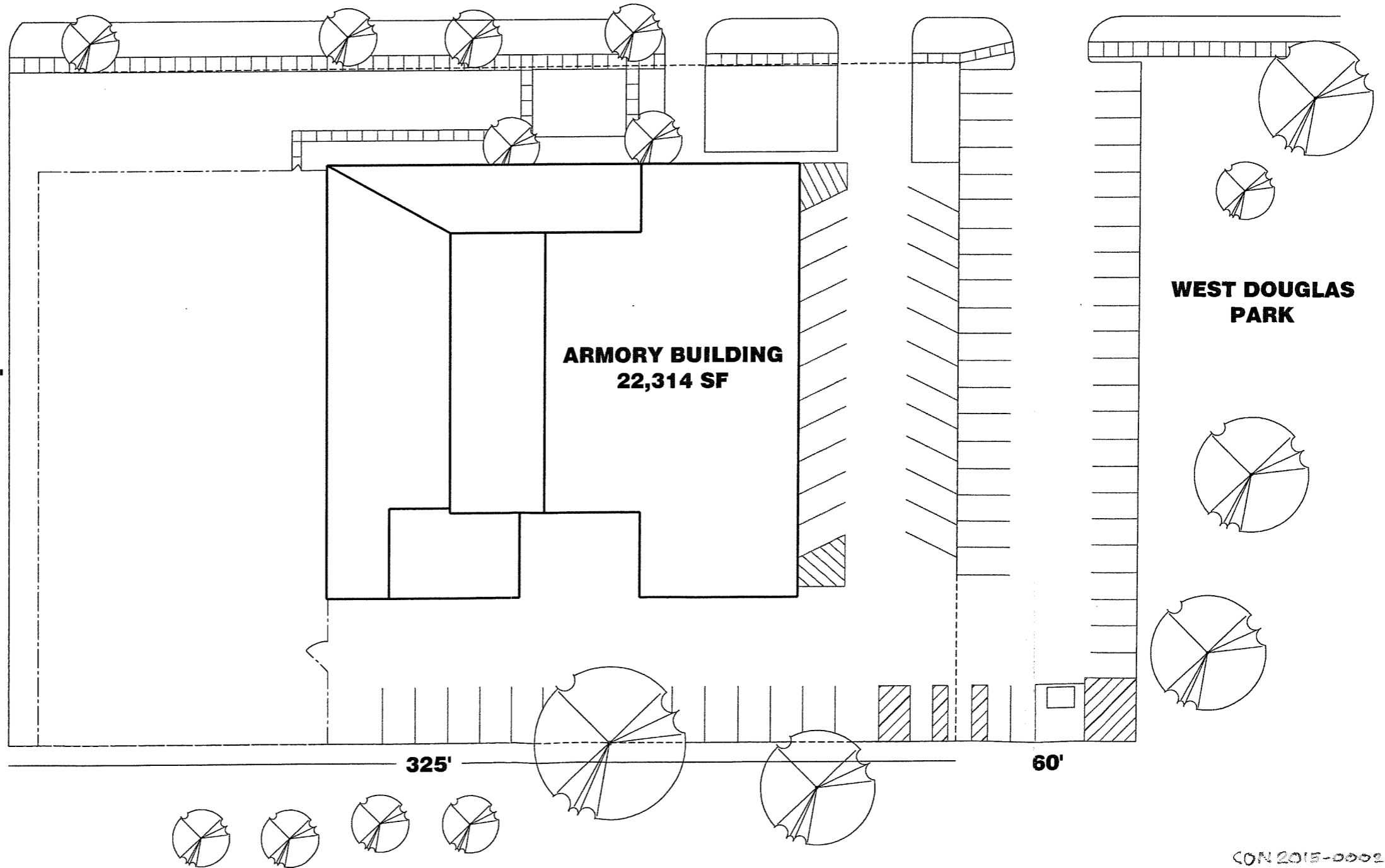
DOUGLAS AVE.

SITE PLAN

APPROVED 7/1/15
SPANGENBERG
SPANGENBERG

KNIGHT ST.

225'



ARMORY BUILDING
22,314 SF

WEST DOUGLAS
PARK

325'

60'

1 SITE PLAN
1"=20'
0 20'