

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

**PROPOSED AGENDA ITEMS :** SCZ-0757 - Zone change from "SF-20" Single-Family Residential to "LI" Limited Industrial, located on the northeast corner of Webb Road and Mellor.

**PRESENTED BY:** Marvin S. Krout, Director of Planning



**PROPOSED AGENDA DATE:** December 31, 1997

**COMMISSION DISTRICT #1**

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MAPC Recommendation: Approve, subject to replatting within 1 year and to the additional provisions of a Protective Overlay (P-O) District (10-1).

Staff Recommendation: Approve, subject to replatting within 1 year and to the additional provisions of a Protective Overlay (P-O) District.

Background/Discussion: The applicants request a zone change from "SF-20" Single-Family Residential to "LI" Limited Industrial for a 2.25 acre platted tract located at the northeast corner of Webb Road and Mellor. The applicant is seeking the zone change in order to expand the existing industrial and commercial zoning pattern south of this site.

The northwest portion of the subject property is currently developed with a single-family residence, with another single-family residence on the northeast portion of the block. The majority of the site is vacant with a large number of existing trees on the subject property, as well as on the property to the south. The area adjacent to the south is undeveloped and zoned both "GC" General Commercial and "LI" Limited Industrial, with Raytheon Aircraft's industrial complex located further to the south on property zoned "LI". Areas across Webb to the west are developed with professional offices and the Minneha School on land zoned "LC" and "SF-20". Areas to the north and east, across Van Thaden, remain zoned "SF-20" and are developed with residential uses.

A concept plan (copy attached) submitted with the application shows the entire ownership north and south of Mellor. The plan shows an assembly/warehouse use and an office use within the application area, with two medical office buildings and a bank on the south parcel. Access to the application site is shown from Von Thaden, Webb Road, and Mellor. The southern site shows one access point to Webb Road, two to Mellor, and one joint opening to Central.

Accompanying the request, the applicants also submitted a voluntary Protective Overlay that limits the number of uses for the site, provides architectural conditions, additional landscaping and screening, height limits, and increased building setbacks. Approval of the zone change would require conformance with the screening requirements of the code, as shown on the plan and stated in the recommended Protective Overlay.

After limited discussion on the request during the December 4, 1997 MAPC meeting, the Planning Commission voted (10-1) to approve the request subject to the additional provisions of a protective overlay providing additional landscaping and screening requirements, sign control, use restrictions, development standards, and architectural conditions, as volunteered by the applicant and recommended by staff.

- Recommended Action:
1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject to the additional provisions of a Protective Overlay (P-O) district and subject to platting within 1-year; adopt the resolution and authorize the chairman to sign; and instruct the Planning Department to withhold publication until all conditions have been complied with; 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).

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Applicants:

Raytheon Aircraft Co PO Box 85 Wichita KS 67201  
Thomas A & Joseph G Schmeidler RR1 Box 42-A2 Clearwater KS 67206  
Dr Larry Kuhlman 8811 Shannon Way Wichita KS 67206  
Baughman Co PA 315 Ellis Wichita KS 67211

Protestors:

None

RESOLUTION NO. 261-1997

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. 57-1997.

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-0757

Zone change request from "SF-20" Single-Family District to "LI" Limited Industrial District and to "P-O" Protective Overlay District #32 on property described as:

All of Block 5, Travel Air city, except for Lots 1 through 5, Block 5, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Webb Road and Mellor.

**SECTION II.** That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

**SECTION III.** That this Resolution shall take effect and be in force from and after its adoption and publication in the official county paper.

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

1. The following uses are permitted, subject to all applicable supplementary use regulations and code requirements: auditorium or stadium, church or place of worship, college or university, convalescent care (limited and general), cultural

group, day care (limited and general), government service, hospital, library, parks and recreation, reverse vending machine, safety service, utility (minor), animal care (limited and general), automatic teller machine, bank or financial institution, broadcast/recording studio, car wash, communication tower (commercial), construction sales and service, convenience store, funeral home, hotel or motel, kennel (boarding/breeding/training), medical service, microbrewery, office (general), parking area (commercial), personal care service, personal improvement service, post office substation, printing and copying (limited), printing and publishing (general), retail (general), restaurants, second hand store, service station, vehicle and equipment sales, vehicle repair (limited and general), vocational school, warehouse (self-storage), freight terminal, gas and fuel storage and sales, manufacturing (limited and general), research services, storage (outdoor), vehicle storage yard, warehousing, welding and machine shop, wholesale or business services, and agriculture.

2. Landscaping shall be in accordance with the Landscape Ordinance of the City of Wichita. A landscape plan indicating the location, type, and specification of plant materials shall be submitted to the Planning Department for their review and approval prior to the issuance of any building permit(s). The landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been installed.
3. The predominant architectural material (over 50% of the surface, excluding glazing and doors) for the building facing Webb Road shall be masonry or EIFS.
4. Light poles shall be of the same color and design, and shall have cut-off fixtures which direct light away from nearby residential areas. Light poles must be limited to a maximum height of 20 feet.
5. Signs shall be in accordance with Chapter 24.04 of the Sign Code of the City of Wichita with the following exceptions:
  - A. No off-site, portable signs, or signs with rotating or flashing lights shall be permitted.
  - B. All signs along Webb Road and Central shall be monument type signs solid to the ground, with a maximum height of 20 feet.
  - C. The total maximum square footage of sign area permitted for all ground monument signs shall be 200 square feet. All signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
6. The maximum height of any building shall be 50 feet (excluding those elements permitted as exempt from height standards by the zoning code).

7. Building setbacks shall be 50 feet along Webb Road, Van Thaden, Mellor, and along the property line adjacent to Lots 1 through 5, Block 5, Travel Air City Addition.
8. The transfer of the title on all or any portion of the land included in the development does not constitute a termination of these provisions or any portion thereof, but said provisions shall run with the land for development and be binding upon the present land owners, their successors and assigns and their lessees unless amended.

Commissioners present and voting were:

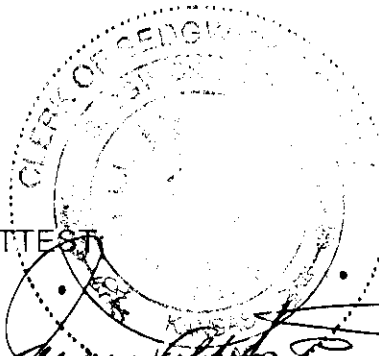
|                   |                   |
|-------------------|-------------------|
| BETSY GWIN        | <u>Aye</u>        |
| PAUL W. HANCOCK   | <u>Aye</u>        |
| THOMAS G. WINTERS | <u>Aye</u>        |
| MELODY C. MILLER  | <u>~ Absent ~</u> |
| MARK F. SCHROEDER | <u>Aye</u>        |

DATED this 31st day of December, 1997.

BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

Thomas G. Winters  
THOMAS G. WINTERS, Chairman

ATTEST

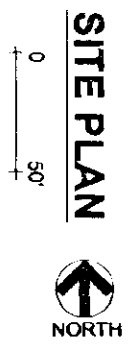
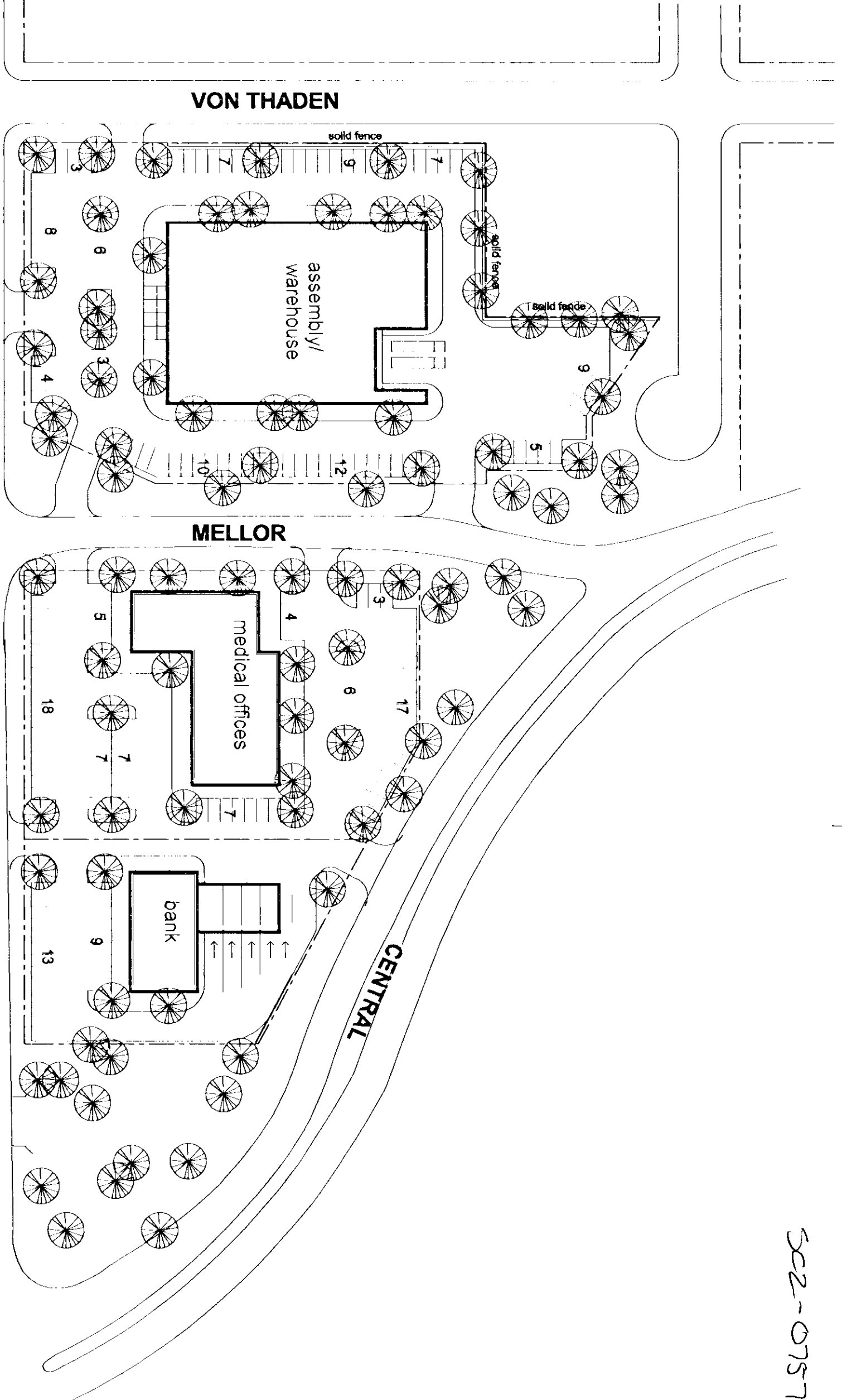


James Alford  
JAMES ALFORD  
County Clerk

APPROVED AS TO FORM ONLY:

Quinn Nelson  
Assistant County Counselor

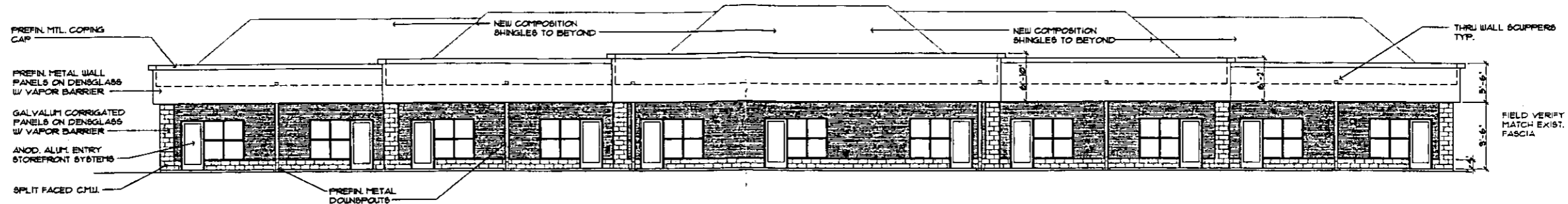
SC2-0757



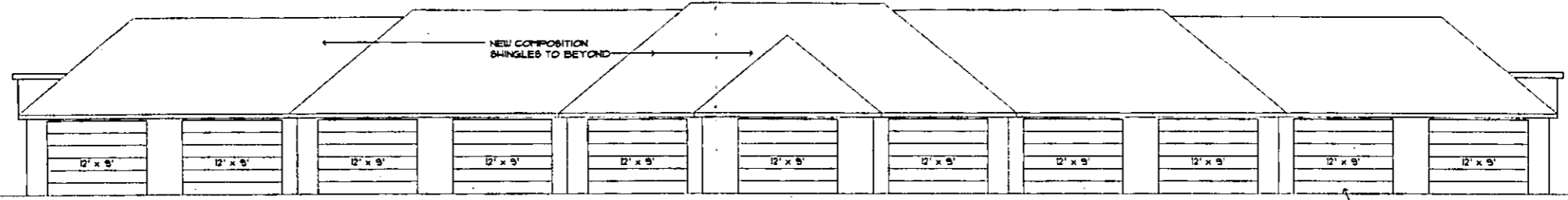
SPANGENBERG PHILLIPS ARCHITECTURE  
 224 E DOUGLAS, 5TH FLR, WCHITA, KS 67230, PH 316-267-4002, FAX 316-267-1509

**study "B"**  
**CENTRAL AND WEBB ROAD DEVELOPMENT**  
**FOR DR. KUHLMAN**

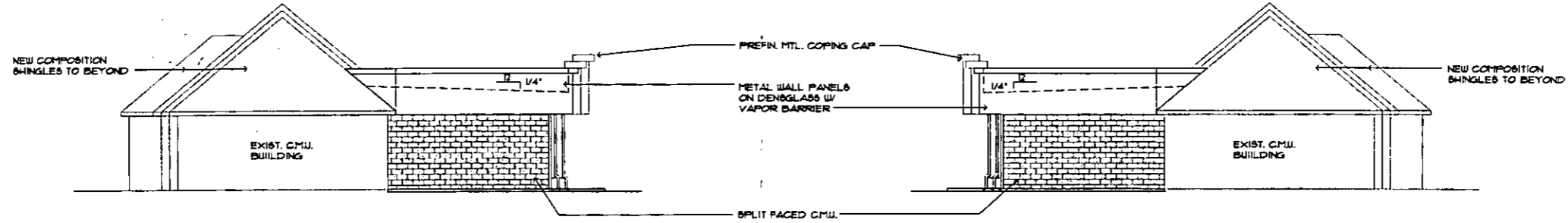
3 NOV 97



**1 SOUTH ELEVATION**  
1/8" = 1' - 0"



**2 NORTH ELEVATION**  
1/8" = 1' - 0"



**3 WEST ELEVATION**  
1/8" = 1' - 0"

**4 EAST ELEVATION**  
1/8" = 1' - 0"

**APPROVED**

PO #32 (SCZ-0757) Arch Rev per GP#3

Date: 7-11-18 *SK*

Xref: None

Drawing Name: C:\VXDWG

Date: 06/00/94

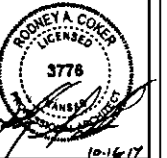
Time: 00:00



Architectural  
Development  
Services, L.L.C.  
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Wichita, Kansas 67202  
Phone: 316 892-4343  
Fax: 316 303-9934  
E-mail: ada@acccmail.com

COMMERCE  
CONSTRUCTION  
SERVICES, INC.

2225 SOUTHWEST BLVD  
WICHITA, KS 67213  
(316) 262-6654



WebbCentral Business Center  
Tenant Lease Spaces

602 N. Webb Road  
Wichita, Kansas

prints issued  
6-5-17  
For Construction

project no.  
17109

drawn rsc check

Exterior  
Elevations

**A3**

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