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Sedgwick County

525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Text

File #: 17-580, Version: 1

PUD2017-00001 - A COUNTY ZONE CHANGE FROM SF-20 SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-20) TO PUD PLANNED UNIT DEVELOPMENT (PUD) ON PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF MACARTHUR ROAD, 600 FEET WEST OF SOUTH MERIDIAN AVENUE.

Presented by: Dale Miller, Director of the Metropolitan Area Planning Department.

RECOMMENDED ACTION: Approve the zone change, subject to the conditions recommended by the Metropolitan Area Planning Commission (MAPC), adopt the findings of the MAPC and authorize the Chairman to sign the prepared resolution.

Background: The applicant is requesting a zone change from SF-20 Single-Family Residential (SF-20) to a Planned Unit Development (PUD) for approximately 107-acres generally located at the southwest corner of West MacArthur Street and South Meridian Avenue, in Sedgwick County. The application would establish PUD #52, and create development standards for Vendor Village, an industrial and commercial plan envisioned for the property.

The proposed PUD is similar to PUD #43, Lange West Street Industrial, located immediately west of the subject property. This PUD was approved in 2014, PUD2014-0002.

The PUD is also similar to PUD #46, Lang Seneca Street Industrial, located east of the subject property at the southwest corner of South Seneca Street and West MacArthur Avenue. This PUD was approved in 2015 as application PUD2015-0001.

These two nearby planned unit developments are owned and being developed by the applicant.

The Project Description of the PUD explains that the development is proposed "to provide adequate industrial acreage to support an existing manufacturing operation on an adjacent site. The PUD seeks to offer a location for the development of industrial facilities for vendors within the close proximity to the primary manufacturing use to the west."

The Vendor Village PUD would allow uses listed in the LI Limited Industrial District (LI). This would include light industrial, warehouse and storage and retail and office uses. More intense industrial uses such as a concrete plant will not be allowed in the PUD, and there is a list of incompatible uses specified in the General Provisions of the PUD standards.

Other key development standards proposed for the PUD, and listed in the General Provisions section on the PUD plan include:

1. Total building area is permitted to be 35 percent of the total land area, or 1,404,383 square feet.
2. Parking-off-street parking for industrial uses is to be provided at a rate of one space for every

1,000 square feet of building area. Parking requirements for retail and restaurant uses shall be as specified in the Unified Zoning Code (UZC).

3. Outdoor storage and trailer parking may be on a gravel surface. All employee and customer parking shall be a paved surface.
4. Building setbacks are indicated on each parcel.
5. Arterial access is proposed to include four locations on MacArthur Avenue and one location on Meridian Avenue, subject to approval of the City Engineer.
6. Screening and landscaping shall meet the provisions of the Landscape Ordinance and the UZC. A 6-foot to 8-foot screen wall is shown on the east and south sides of Parcel 5, abutting the residential area to the south.
7. Outdoor storage of merchandise is allowed in compliance with the UZC. No required parking shall be used for storage. Outdoor storage areas may be crushed rock.
8. Roof-mounted equipment, loading docks, outdoor storage and work areas shall be screened from residentially zoned property.
9. Required building setbacks are indicated on the plan.
10. No overhead doors or loading docks are allowed within 200 feet of residential zoning.
11. Signage is limited to the sign restrictions of the LC Limited Commercial District (LC).

The PUD site plan includes a new north/south interior road, and an east/west interior road that will connect the property to PUD #43 to the west. A temporary turn-around will have to be provided on this east/west road until such connection is made. These new roads will be full improved public streets constructed to city design standards. The PUD will be required to provide stormwater detention. Development of the PUD will be in several future phases as infrastructure is made available. The property will have to be platted prior to development.

An existing tree line on the south and east side of Parcel 5 will be maintained in Reserve A as a buffer to the adjoining residential areas. The buffer will be supplemented by a 6-foot to 8-foot screening wall.

North of the subject property is vacant agricultural property zoned SF-20, with a QuikTrip at the northwest corner of South Meridian Street and West MacArthur Road, zoned LC. South of the site is an area zoned SF-20, characterized by large lot residential and a single-family subdivision. East of the site is a manufactured home community, zoned MH. West of the subject property is a large vacant agricultural parcel zoned SF-20.

Analysis: The request was heard by the Metropolitan Area Planning Commission (MAPC) on May 18, 2017. MAPC recommended approval of the request by a 10-0 vote. The Planning Commission found that the application is consistent with a trend of development to industrial uses in this area.

Several residents spoke in opposition to the request. They were opposed to the industrial development on this property, and expressed concerns about truck traffic, stormwater run-off and impacts on adjoining property.

Ten protest petitions were submitted in opposition to the request. The protest petitions total 11.07 percent of the net protest area. This percent does not meet the 20 percent for a valid protest for a larger majority vote of the Board of County Commissioners. Please see the attached protest area map.

The MAPC recommendation is subject to the following conditions:

1. The PUD shall be developed in compliance with the Vendor Village Industrial Planned Unit Development #52 plan prepared by Baughman Company, dated May 10, 2017.
2. General Provisions #1 through #18 on the PUD plan shall provide the development and administrative standards for the PUD.
3. Arterial access, curb-cuts and turn lanes shall be reviewed and approved by the appropriate engineer as part of the platting process.
4. The east/west interior road shall provide a temporary turn-around until such time it is connected to PUD #43 to the west.
5. Stormwater detention shall be provided for all phases of the PUD.

Alternatives: Approve the zone change, subject to the conditions recommended by the Metropolitan Area Planning Commission (MAPC), adopt the findings of the MAPC and authorize the Chairman to sign the prepared resolution. (Requires a simple majority vote); or deny the application, by making alternative findings, and override the MAPC recommendation. (Two-thirds majority vote required.). Return the case to the MAPC for further consideration with a statement specifying the basis for the BoCC's failure to approve or deny the application. (Requires a simple majority vote).

Financial Considerations: There are no additional financial considerations to the County associated with this application.

Legal Considerations: Approved as to form and signed by County Counselor's Office.

Policy Considerations: The MAPC recommendations are based upon the findings of fact stated in the MAPC minutes.

Outside Attendees: Russ Ewy, Baughman Company (agent).

Multimedia Presentation: PowerPoint