

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 7, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3213 - FIRST CHOICE FEDERAL CREDIT UNION C/O LINDA NICHOLSON, PRESIDENT/CEO (PROPERTY OWNER); GARY WILEY, PEC (AGENT) REQUESTS A ZONE CHANGE FROM "GO" GENERAL OFFICE TO "LC" LIMITED COMMERCIAL GENERALLY LOCATED NORTH OF MAY ON THE EAST SIDE OF SENECA (1920 S. SENECA)

(DISTRICT #4)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve the request, subject to the additional provisions of a Protective Overlay District (11-0-1)

Staff Recommendation: Approve the request, subject to the additional provisions of a Protective Overlay District

CPO Recommendation: Approve (4-1)

Background: The applicant requests a zone change from "GO" General Office to "LC" Limited Commercial for a 0.67-acre platted lot, located north of May on the east side of Seneca (1920 S. Seneca). The First Choice Federal Credit Union is currently operating at this site, and is requesting the zone change in order to have expanded signage for their business and to bring themselves into conformance with the new Unified Zoning Code.

It is not clear how this use was permitted under the old zoning code, which first permitted credit unions in the "LC" district.

The new zoning code now allows banks and financial institutions in the "GO" district as conditional uses, and the "NR" Neighborhood Retail is the first district that permits banks and financial institutions outright. However, the agent for the applicant has indicated that the credit union also wishes to expand the amount of signage they are permitted to have along Seneca. A sign for an

individual business is limited to 32 square feet under the "GO" and "NR" districts. If rezoned to "LC", the site would be allowed approximately 120 square feet of signage.

The surrounding zoning and land uses are mixed. Property to the north and south are zoned "TF-3" Two-Family Residential and developed with small homes. The remainder of application's property is undeveloped and will remain zoned "GO". Further to the east is the Missouri Pacific railroad on property zoned "LI" Limited Industrial. Across Seneca to the west is a mix of commercial uses on property zoned "LC". The credit union has built a screening fence to the north, south, and east.

After a discussion of a Protective Overlay to limit the uses on this site to a financial institution, plus other uses allowed in the "GO" General Office district, and limits signage to the standards of the "GO" district except for permitting the Credit Union's sign that is 55 square feet, the MAPC voted (11-0-1) to approve the request as recommended by staff.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the additional recommended provisions of a Protective Overlay District; place the ordinance establishing the zone change on first reading; or
2. Return the application to the MAPC for consideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

Attachments:

First Choice Federal Credit Union sign design

() Published in The Daily Reporter on JAN 11 1997

ORDINANCE NO. 43-354

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY ORDINANCE NO. 43-014.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Ordinance No. 43-014, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3213

Zone change from "GO" General Office District to "LC" Limited Commercial District and to "P-O" Protective Overlay District #9 on property described as:

The West 200 feet of Lot 1, Mount Addition to Wichita, Kansas, generally located north of May on the east side of Seneca (1920 S. Seneca).

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

1. The uses on this site shall be limited to a financial institution, plus other uses allowed in the "GO" General Office district.
2. Signage shall be limited to the standards of the "GO" district except for permitting the Credit Union's sign that is 55 square feet.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, _____

JAN 14 1997

ATTEST:



Pat Burnett
Pat Burnett, City Clerk

Bob Knight
Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf
Gary E. Rebenstorf, City Attorney