Agenda Item #_____

City of Wichita
City Council Meeting
January 16, 2001

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **Z-3304 - PLAT EXTENSION FOR COMPLETION OF PLAT LOCATED AT THE NORTHEAST CORNER OF 135TH STREET WEST AND CENTRAL AVENUE (13510 WEST CENTRAL).** (District #V)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

Staff Recommendation: Approve, subject to platting within 1 year.

Background:

The applicant has requested an extension for platting of property located at the northeast corner of 135th Street West and Central Avenue. The extension is requested because of extenuating circumstances related to the death of one of the property owners.

Recommended Action:

1. Approve the extension for platting of Z-3304 to February 9, 2002; or
2. Deny the requested extension.

WH

(_____) Published in The Wichita Eagle on _____

ORDINANCE NO. 45-396

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 SECTION 28.04.010, AS AMENDED.

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 Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3304

Request for zone change from "SF-5" Single-Family Residential District, to "NO" Neighborhood Office District and to "P-O" Protective Overlay District #48, on property described as:

Zeigler Office Park Addition, Wichita, Sedgwick County, Kansas.

Generally located on the northeast corner of 135th Street West and Central.

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

1. All freestanding signs must be monument type.
2. Light poles must be limited to a maximum height of 14 feet.
3. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
4. Landscaping shall comply with the Landscape Ordinance of the City, except that requirements for street yard landscaping and buffer strip trees must be calculated at 11.5 times the minimum ordinance requirements.
5. All buildings on the site must share similar architectural character, color, texture, and the same predominate exterior wall material. Buildings walls and roof s must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Roofs must be gable or hip forms.
6. The administrative adjustment provisions of the Wichita-Sedgwick County unified Zoning Code, Section V-E.14 shall apply to the protective overlay.

7. All buildings shall be limited to 35 feet in height, and 2 stories in height with the second story limited to 25 percent of the total building floor area.

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 THIS 8th **DAY OF** October, **2002.**

ATTEST:

Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney