Agenda Item #

City of Wichita
City Council Meeting
February 3, 2004

Agenda Report No.

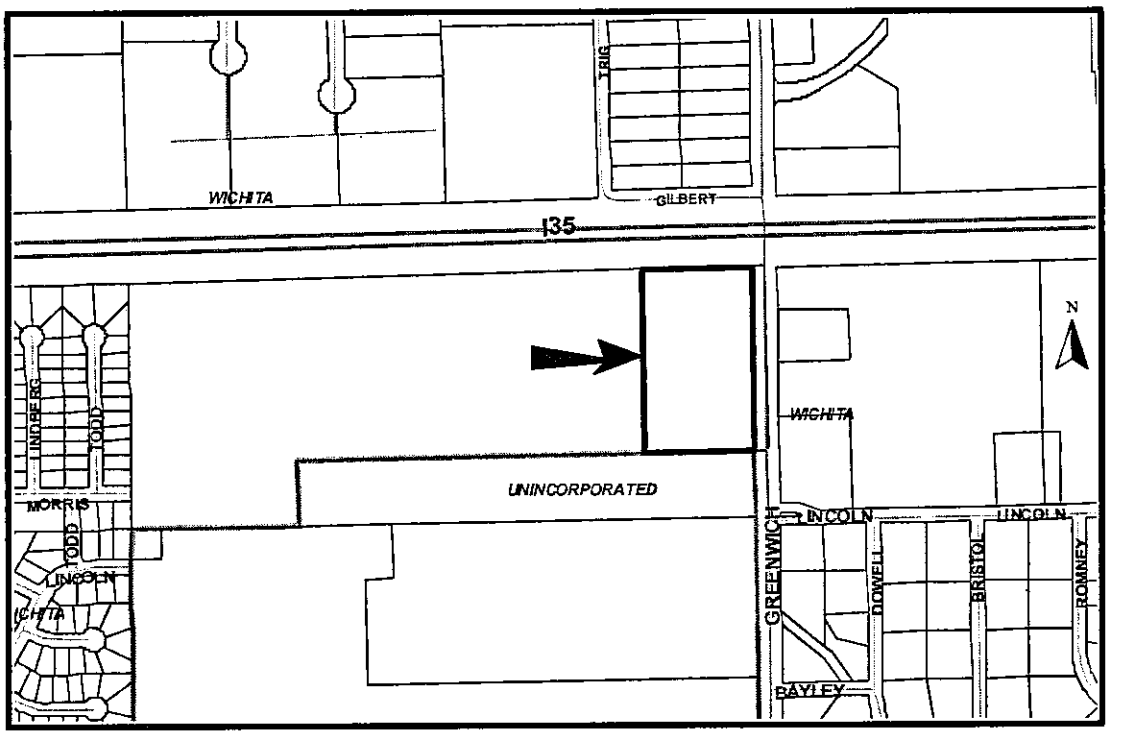
TO: Mayor and City Council

SUBJECT: **ZON2003-00064 – Zone change from "SF-5" Single-family Residential to "GO" General Office. Generally located west of Greenwich, south of I-35 (Kansas Turnpike). (District II)**

INITIATED BY: Metropolitan Area Planning Department

AGENDA: Planning (consent)

MAPC Recommendation: Approve, subject to platting. (11-0)
Staff Recommendation: Approve, subject to platting.



BACKGROUND: The applicant is seeking "GO" General Office zoning on an undeveloped unplatted 8.9-acre tract located just south of I-35 and west of Greenwich. Based upon a preliminary plat that has been approved by MAPC, Fawn Grove at Sunset Lakes, the site would be divided into two lots to provide for building sites that would adjoin a significant drainage feature. The plat depicts a new street, Fawn Grove, going west of Greenwich, located 130 feet south of the turnpike right-of-way, that would provide access to the application area, and continues west to provide traffic circulation for a proposed single-family residential development that is also part of the Fawn Grove at Sunset Lakes plat. This residential area is to be developed by the same applicant as this zoning request. The plat proposes complete access control along the first 130 feet south of the turnpike, and then access control except one opening along the remainder of the property's frontage south of Fawn Grove Street. The plat also depicts a five-foot wall easement running along the west side of the application area to provide the required screening between non-residential development and residential lots. A wall in not required along the south property line, however, fencing, landscaping or some combination is code required to provide screening for the residentially zoned property to the south. Landscape buffering will also be required. The site is currently located across the street from a church parking and a single-family home that is owned by the church. It is expected that the home will be eventually removed to allow for additional parking or other church related uses.

The "GO" district permits building heights up to 60 feet. This district also permits a 32 square-foot pole sign on a single-tenant lot or up to a 96 square-foot pole sign for multi-tenant lots with no individual sign larger than 24 square feet. Sign heights are limited to 22 feet. Building signs up to 32 square-feet in area and 30 feet high are permitted per elevation provided the building elevation has one of the following: street frontage, is adjacent to a nonresidential zoning district or has 150 feet of parking, loading or open space between the sign face and the residential zoning district.

Surrounding property to the north, east and west is zoned "SF-5" Single-family Residential. Property to the south is zoned "SF-20" Single-family Residential. Property to the north is developed with: the I-35 (KTA Turnpike), a church, residential and proposed residential. This site is part of a larger area that has been somewhat slow to develop due in part to the barrier effect the turnpike has, but is now see more development pressures.

The Metropolitan Area Planning Commission (MAPC) reviewed this case on January 8, 2004. No one spoke regarding the case. The MAPC recommended approval, subject to platting within one year.

Recommendations:

1. Concur with the findings of the MAPC and approve the zone change, subject to platting within one year; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the application to the MAPC for reconsideration.

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

First Published in the Wichita Eagle 5-10-04

(150004) Corrected and Republished in The Wichita Eagle on 6-23-04

CORRECTED ORDINANCE NO. 46-134

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. ZON 2003-64

Request for zone change from "SF-5" Single-family Residential District to "GO" General Office District on property described as:

Lot 1, Block 1; and Lot 1, Block 2, Fawn Grove at Sunset Lakes Addition.

Generally located south of Kellogg, on the west side of Greenwich Road.

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 13th day of April, 2004.

Carlos Mayans, Mayor

ATTEST:

Karen Sublett, City Clerk

Karen Sublett

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney