

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:

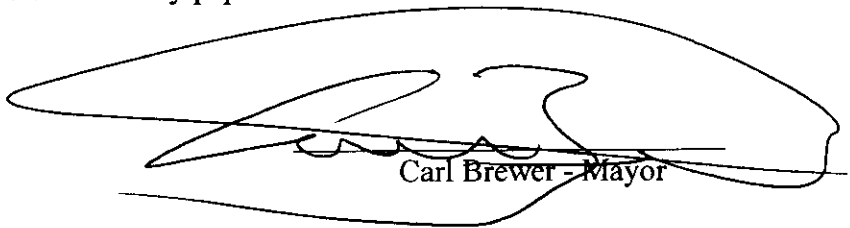
Case No. ZON2010-00033

Zone change from LI Limited Industrial ("LI") to GO General Office ("GO") on property described as:

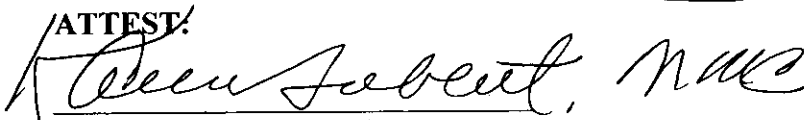
Lot 3, Block 1, Greenwich Office Park Addition, an addition to Wichita, Sedgwick County Kansas, EXCEPT, the north 360 feet; generally located on the north side of 13th Street North, approximately 1/4-mile west of Greenwich Road.

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.


Carl Brewer - Mayor

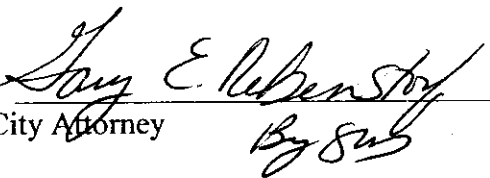
ATTEST:


Karen Sublett, City Clerk



Approved as to form:

Gary E. Rebenstorf, City Attorney


By 

City of Wichita
City Council Meeting
November 2, 2010

TO: Mayor and City Council

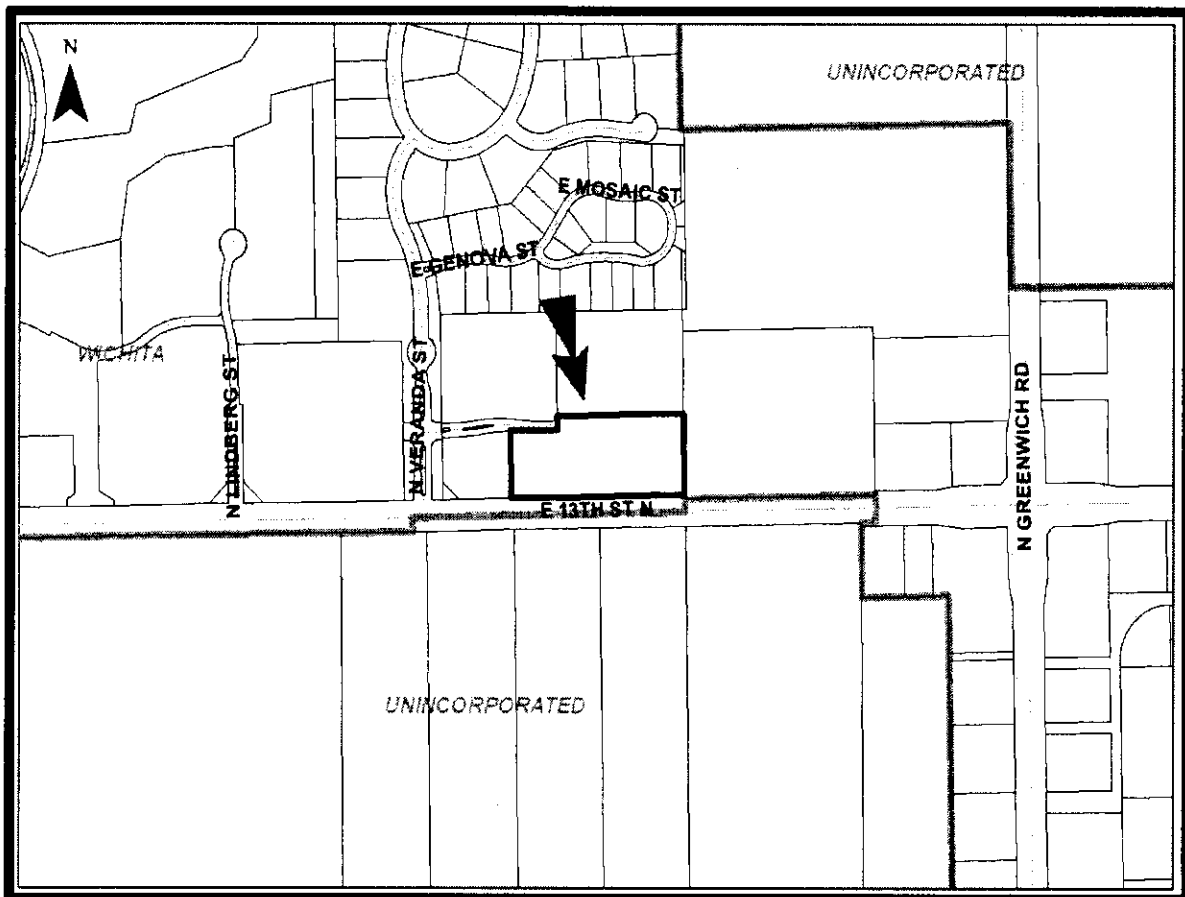
SUBJECT: ZON2010-00033 – City zone change from LI Limited Industrial (“LI”) to GO General Office (“GO”); generally located on the north side of 13th Street North, approximately 1/4-mile west of Greenwich Road. (District II)

INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

MAPC Recommendation: Approve unanimously (13-0).

MAPD Staff Recommendation: Approve.



Background: The applicant is requesting GO General Office (“GO”) zoning on the platted approximately 4.2 acre LI Limited Industrial (“LI”) zoned site. The proposed GO zoning would allow the applicant to build an assisted living facility; assisted living is not permitted in the LI zoning district.

The site is located in an area that has a mix of predominately LI zoning with some SF-5 Single-Family Residential (“SF-5”), GI General Industrial (“GI”), SF-20 Single-Family Residential (“SF-20”) and LC Limited Commercial (“LC”) zoning. The site abuts unplatted and undeveloped SF-5 zoned property on its east side. Undeveloped LI zoned land abuts a portion of its north side, as does LI zoned property developed as a multi-story office building. The LI zoned Hawker-Beechcraft aircraft company airstrip is located south of the site, across 13th Street North. Hawker-Beechcraft is one of the four major aircraft manufacturing companies in Wichita and is the dominant and perhaps the oldest development in the area. Undeveloped LI zoned property abuts the west side of the site. Other development located further from the site, includes a LC zoned bank, (east, at the intersection of 13th and Greenwich), a LI zoned carpet store (southeast), a SF-5 zoned single-family residential subdivision, which is still developing (northwest) and extensive LI zoned retail, restaurant, office development along the 13th Street and Webb Road intersection. There is also a LI zoned Hawker-Beechcraft employee park (recently sold to another party) located southwest of the site. The park and the retail, restaurant, office development along the 13th Street and Webb Rd. intersection are built around retired sand pits. The area’s GI zoned property is partially developed as a concrete plant with the remainder being undeveloped.

The site’s proximity to the Hawker-Beechcraft aircraft company airstrip places it in Airport Hazard Zone A. An Airport Hazard Zone is defined as “...an area of land or water where man-made structures, trees or use of land can obstruct the airspace required for the flight of aircraft landing and taking off at any airport, as regulated by Appendix H of Sedgwick County Code and Chapter 28.08 of the Code of the City of Wichita.” Buildings located on land covered by the Zone A designation are limited to 25 feet in height, unless a more detailed review is conducted and an increased height is approved. All of this area (development) between Greenwich and Webb Roads, north of 13th (and south of 13th) up past Jabara Airport is in either Airport Hazard Zone A or B.

Analysis: At the MAPC meeting held September 9, 2010, the MAPC voted (13-0) to recommend approval of the request for GO zoning. The case was approved by consent, and there was not anyone from the public to speak for or against the application. There have not been any protests received.

Financial Considerations: None.

Goal Impact: Promote economic vitality

Legal Considerations: The ordinance has been reviewed and approved as to form by the Law Department.

Recommendation/Actions:

1. Adopt the findings of the MAPC, approve the zone change, authorize the Mayor to sign the ordinance and place the ordinance on first reading (simple majority required).

Attachments:

- Ordinance
- MAPC Minutes