

OCA 150004

ORDINANCE NO. 50118

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:

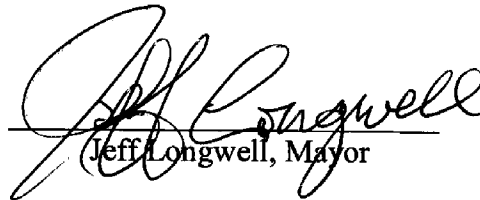
Case No. ZON2015-00044

Zone change from GO General Office ("GO") to LC Limited Commercial ("LC") on an approximately 0.30-acre property described as:

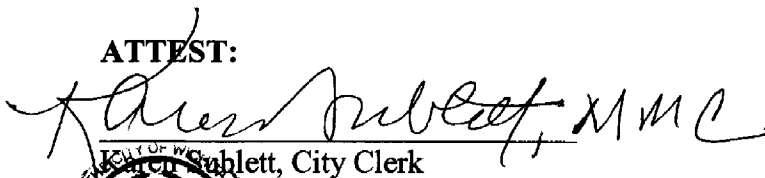
The North 50 feet of Lot 3, Caliendo 11th Addition, Wichita, Sedgwick County, Kansas, generally located south of Harry Street on the west side of Webb Road.

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.

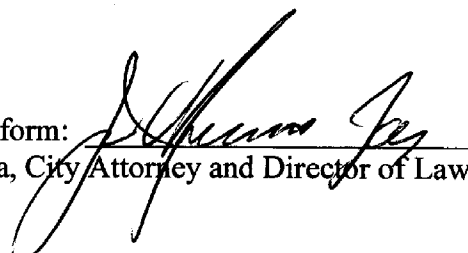
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk



Approved as to form: 
Jennifer Magana, City Attorney and Director of Law

City of Wichita
City Council Meeting
November 17, 2015

TO: Mayor and City Council

SUBJECT: ZON2015-00044 – City Zone Change from General Office to Limited Commercial on Property Generally Located South of Harry Street on the West Side of Webb Road (District II)

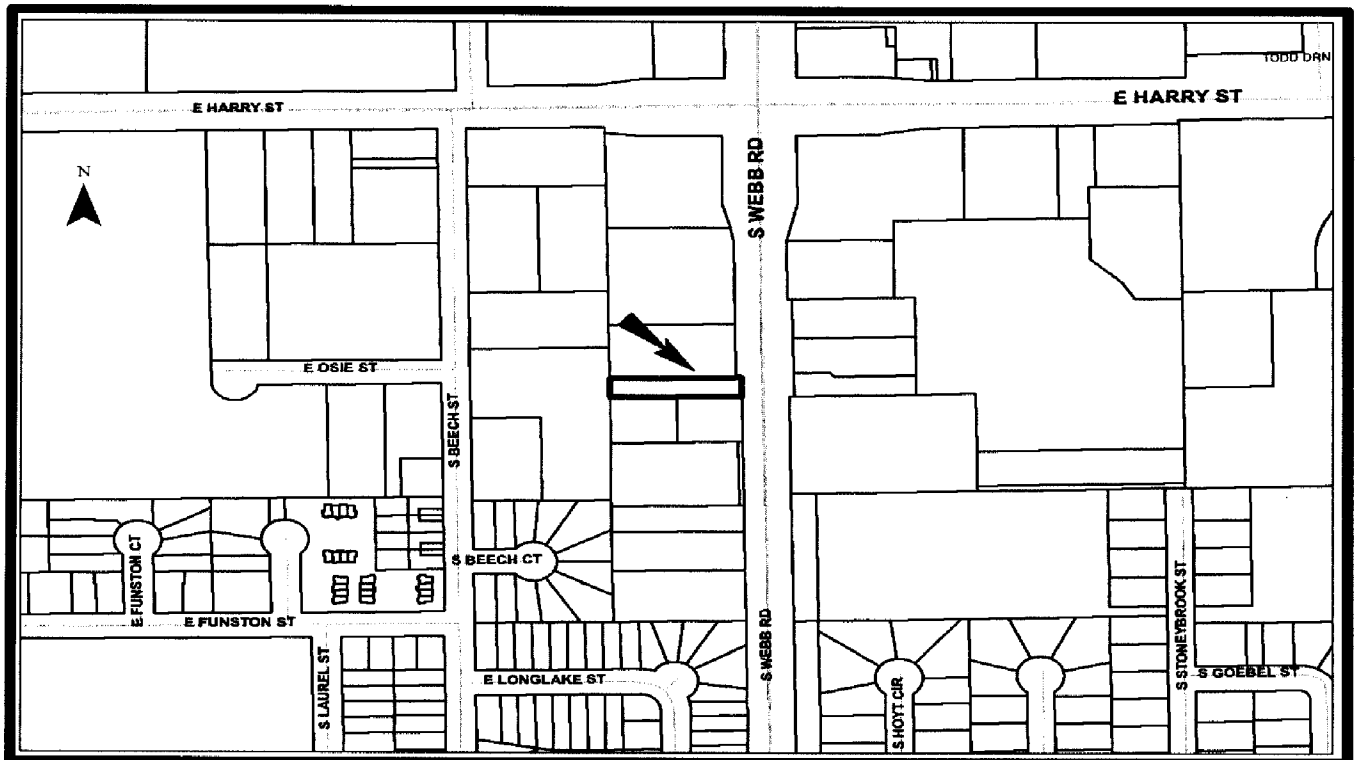
INITIATED BY: Metropolitan Area Planning Department *DM*

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (12-0).

DAB Recommendation: District Advisory Board II recommended approval of the request (7-0).

MAPD Staff Recommendation: The Metropolitan Area Planning Department staff recommended approval of the request.



Background: The applicant is requesting a zone change from GO General Office (GO) to LC Limited Commercial (LC) on the 50-foot (x) 278.8-foot subject site located approximately 510 feet south of Harry Street on the west side of Webb Road; the north 50 feet of Lot 3, Caliendo 11th Addition. The undeveloped subject site will be added to the undeveloped, north, abutting LC zoned property (ZON2015-00017) to create a larger site.

The subject site is part of the LC zoned commercial development radiating off of the four corners of the arterial street intersection of Webb Road and Harry Street. Most, if not all, of the area's LC zoned commercial development consists of single-story buildings and all of it is local commercial in character. LC zoned property located north of the site includes a Walgreens drug store (built 2000), a McDonalds fast food restaurant (built 1997) and the already noted abutting undeveloped property. LC zoned development located further north and northeast of the site, across Harry Street, includes (but is not limited to) a Dillons grocery store with a gas island (built 1995 and 2000), a bank with drive thru service (built 1978) and small to mid-size commercial strip buildings (built 1981 and 1989). LC development located east of the site, across Webb Road, include a QuikTrip convenience store (built 2013), a Walmart Neighborhood Market store (built 2011), a Subway fast food restaurant (built 2006), a Taco Shop fast food restaurant (built 1996) and a national/regional auto supply store (built 1996). SF-5 Single-Family Residential (SF-5) zoned undeveloped, unplatted land, a church (built 1976, 1987 and 2011) and a single-family residential neighborhood (Brentwood Village Addition, platted 1997) are also located east and southeast of the site. Development located south of the site include an abutting undeveloped GO zoned property, then a LC zoned national/regional auto supply store (the newest development, built 2014) and undeveloped LC and SF-5 zoned properties. TF-3 Two-Family Residential (TF-3) zoned single-family residential development (Cedar Ridge Addition, platted 1981) is located further south of the site. Abutting and adjacent western properties are LC and GO zoned office strip buildings (built 1983, 1993, 1998 and 2002) and a TF-3 zoned single-family residential subdivision (Caliendo 11th Addition, platted 1990).

Analysis: On October 12, 2015, District Advisory Board (DAB) II considered and approved (7-0) the requested LC zoning. There were no protesters at the DAB II meeting.

On October 15, 2015, the Metropolitan Area Planning Commission (MAPC) considered and approved (12-0) the requested LC zoning. There were no protesters at the MAPC meeting. Planning staff has not received protests to the request.

Financial Considerations: Approval of this request will not create any financial obligations for the City.

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

Recommendation/Actions: It is recommended that the City Council concur with the findings of the MAPC and approve the zoning and place the ordinance on first reading (simple majority of four votes required).

Attachments:

- MAPC minutes
- DAB memo
- Ordinance