

City of Wichita
City Council Meeting
May 6, 2003

Agenda Report No.

TO: Mayor and City Council

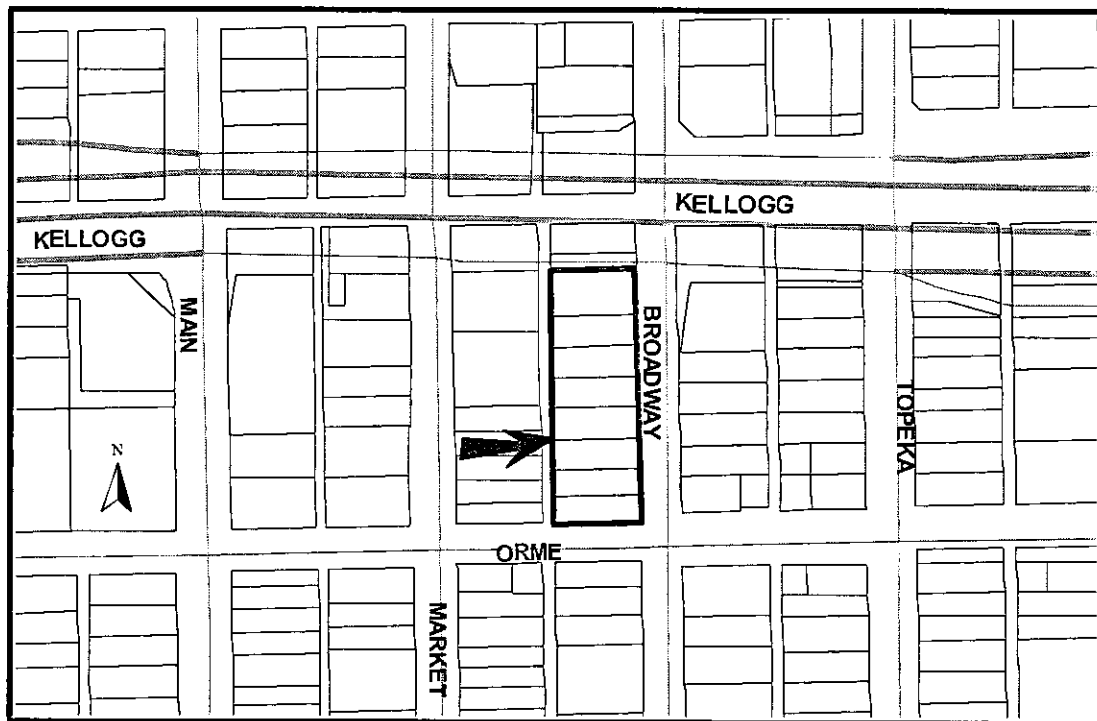
SUBJECT: ZON2003-00010 – Zone change from “LC” Limited Commercial to “GC” General Commercial. Generally located at the southwest corner of Kellogg and Broadway. (District 1)

INITIATED BY: Metropolitan Area Planning Department *DM*

AGENDA: Planning

MAPC Recommendation: Approve. (11-0)

Staff Recommendation: Approve.



BACKGROUND: The applicant is requesting rezoning from "LC" Limited Commercial to "GC" General Commercial for the half-block located on the west side of Broadway between Kellogg Drive and Orme. The site is the location of a hotel, the La Quinta Inn, which is undergoing a major remodeling. As part of the project, the owner would like to add a wall sign taller than would be permitted in the "LC" district. Wall sign heights are unrestricted in the "GC" district. The size of wall signs is limited to 400 square feet or a maximum of 20 percent of the wall façade.

La Quinta Inn occupies the majority of the block bounded by Kellogg, Broadway, Orme and Market. The hotel faces Broadway. Parking areas are located on the southeast corner of Market and Kellogg (zoned "GC"), the northeast corner of Market and Orme (zoned "B" with an ancillary parking Conditional Use-CON2002-00041 approved August 22, 2002), and the southern portion of the property included in this application. The only part of the block not used by the hotel is two residential structures zoned "B" Multi-family Residential.

The surrounding block to the east and west is zoned "GC". The block to the south along Broadway is zoned "LC". A variety of commercial and retail uses are located in these blocks. The Kellogg fly-over adjoins the property to the north and separates the site from the Central Business District. Residential uses on property zoned "B" are predominant to the southwest of the site.

At the MAPC meeting held April 10, 2003, MAPC voted (11-0) to approve the zone change. There were no citizens to speak on the case.

RECOMMENDATION:

1. Concur with the findings of the MAPC and approve the zone change; approve the first reading of the ordinance.
2. Return the application to the MAPC for reconsideration.

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

*First
Read 5-6-03
OK to 3rd*
(150004) Published in The Derby Reporter on MAY 16 2003
ORDINANCE NO. 45-721

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. ZON2003-00010

Request for zone change from "LC" Limited Commercial to "GC" General Commercial on property described as:

Lots 5-20 on Lawrence, now Broadway, Avenue, Lewis Young's Addition, Wichita Sedgwick County, Kansas. Generally located at the southwest corner of Kellogg and Broadway.

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, MAY 13 2003

ATTEST:

Pat Graves
Pat Graves, City Clerk



Carlos Mayans
Carlos Mayans, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf
Gary E. Rebenstorf, City Attorney