

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:

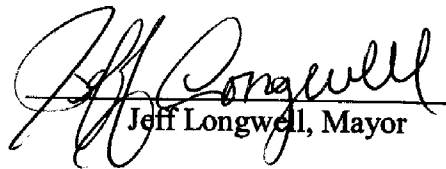
Case No. ZON2016-00002

Zone change from GC General Commercial ("GC") to LI Limited Industrial ("LI"), on an approximately 0.46-acre property described as:

Lots 25, 27, 29, 31 and 33, together with the South Half of vacated Elm Street adjoining said Lot 25 on the North, in Ratliffe's Addition to Wichita, Sedgwick County, Kansas; generally located North of East Central Avenue on the East Side of North Hydraulic Avenue.

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.

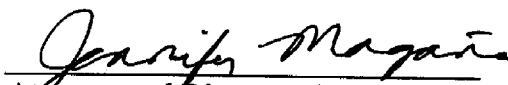
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk

(SEAL)

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

Background: The applicant is requesting LI Limited Industrial (LI) zoning on the 0.46-acre, platted GC General Commercial (GC) zoned site located north of East Central Avenue, on the east side of North Hydraulic Avenue. The applicant owns the north abutting LI zoned property and the machine shop (United Machine, built 1965, 1991) located on it that manufactures aircraft parts. The manufacturing of aircraft parts fits into the Unified Zoning Code's (UZC) definition of "general manufacturing"; UZC, Sec.II-B.8.e. The LI zoning district permits general manufacturing by right; UZC, Sec.III-B.20.b.4. The proposed LI zoning will allow the applicant to expand the machine shop operation onto the subject site, without the restrictions imposed by the GC zoning district; UZC, Sec. III-D.6.n.; "...the entire frontage of the ground floor along the principal Street frontage is used for office space, display or wholesale or retail sales." The subject site has a vacant building (built 1953) located on it that was previously used as a gymnastic venue.

This portion of Hydraulic Avenue, between Central Avenue and Murdock Avenue, is a mix of LI and GC zoned mostly small to medium size businesses including, but not limited to: office-warehouses, a medium-large office-warehouse (built 1955, 1980, 1990, 2011, 2014), a medium-large commercial printer (built 1951, 1957, 1961, 1963, 1970, 2000), a wholesale flooring office-warehouse (built 1985), a small body and paint shop with vehicles stored/parked outdoors, a granite sales office-warehouse (built 1950, 1960, 1975), undeveloped land, a Dog and Shake fast food restaurant (built 1978), a small free standing retail building (1980), a small commercial strip building, the applicant's vacant building and the applicant's machine shop.

Analysis: On February 18, 2016, the Metropolitan Area Planning Commission (MAPC) considered and approved (11-0) the requested LI zoning. There were no protesters at the MAPC meeting. Planning staff has not received protests to the request.

On March 7, 2016, District Advisory Board (DAB) I considered and approved (9-0) the requested LI zoning. There were no protesters at the DAB I meeting.

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, approve the zoning and place the ordinance on first reading (simple majority of four votes required).

Attachments:

- MAPC minutes
- DAB memo
- Ordinance