



Wichita-Sedgwick County Metropolitan Area Planning Department

May 14, 2007

Key South LLC
c/o Mike Daniels
PO Box 69
Manhattan, KS 66505

RE: ZON2007-07/CON2007-09 – Zone change from “SF-5” Single-Family Residential to “GO” General office and conditional use request for a bank in “GO” General Office zoning, generally located east of Maize Road and north of Kellogg (1424 South Maize Road).

Dear Ladies and Gentlemen:

At its regular meeting on **May 8, 2007**, the Wichita City Council considered the above-captioned request. The action of the City Council was to **APPROVE**, subject to replatting the property within one year, and subject to the following Conditional Use conditions:

1. The site shall conform to the approved site plan. The applicant shall adjust the site plan to conform to platting requirements, to be approved by Planning Staff.
2. The site shall conform to the Landscape Ordinance. Planning Staff shall approve a landscape plan submitted by a Kansas Landscape Architect.
3. Buildings on the site shall not use metal siding as an exterior material on any elevation.
4. The site shall be developed in conformance with all codes, policies, and regulations, including but not limited to zoning, building, health, and access management codes, policies, and regulations.
5. Parking lot light poles on the site shall not exceed 15 feet in height, and shall shield away from residential zoning.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

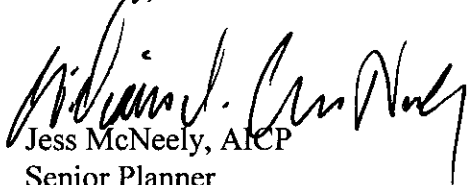
www.wichita.gov

RE: ZON2007-07/CON2007-09 – Zone change from “SF-5” Single-Family Residential to “GO” General office and conditional use request for a bank in “GO” General Office zoning, generally located east of Maize Road and north of Kellogg (1424 South Maize Road).

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If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read "Jess McNeely". The signature is fluid and cursive, with the first name "Jess" and last name "McNeely" clearly distinguishable.

Jess McNeely, AICP
Senior Planner
Current Plans Division

JMC:mc

Copies to: Baughman Co., PA, Attn: Terry Smythe, 315 Ellis, Wichita, KS 67211
Dana Brown, NA WCC V, Mail Stop #1-135
Vicky Huang, Engineering Division, Mail Stop #1-71

RESOLUTION No. 07-302

A RESOLUTION AUTHORIZING A CONDITIONAL USE TO PERMIT AN CAR WASH ON .68 ACRES ZONED "LC" LIMITED COMMERCIAL SUBJECT TO AMENDED PROTECTIVE OVERLAY #136, LOCATED AT THE SOUTHWEST CORNER OF CENTRAL AND ELLSON IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975, AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, a Conditional Use to permit a bank on .66 acres zoned "GO" General Office, subject to the conditions listed below:

Case No. CON2007-09

A Conditional Use to permit a bank on .68 acres zoned "GO" General Office.

Lots 9, 10 and the North 60 feet of Lot 11, Wichita, Sedgwick County, Kansas.
Generally located east of Maize Road and north of Kellogg (1424 South Maize Road).

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The site shall conform to the approved site plan. The applicant shall adjust the site plan to conform to platting requirements, to be approved by Planning Staff.
2. The site shall conform to the Landscape Ordinance. Planning Staff shall approve a landscape plan submitted by a Kansas Landscape Architect.
3. Buildings on the site shall not use metal siding as an exterior material on any elevation.
4. The site shall be developed in conformance with all codes, policies, and regulations, including but not limited to zoning, building, health, and access management codes, policies, and regulations.
5. Parking lot light poles on the site shall not exceed 15 feet in height, and shall shield away from residential zoning.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Conditional Use permit shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, this date May 8, 2007.

ATTEST:



Karen Sublett, City Clerk
Karen Sublett, City Clerk

Carl Brewer, Mayor
Carl Brewer, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney
Gary E. Rebenstorf, City Attorney

**City of Wichita
City Council Meeting
May 8, 2007**

Agenda Report No. _____

TO: Mayor and City Council

SUBJECT: ZON2007-07/CON2007-09 – Zone change from “SF-5” Single-Family Residential to “GO” General Office and Conditional Use request for a bank in “GO” General Office zoning; generally located on the east side of Maize Road, north of Kellogg (1424 South Maize Road). (District V)

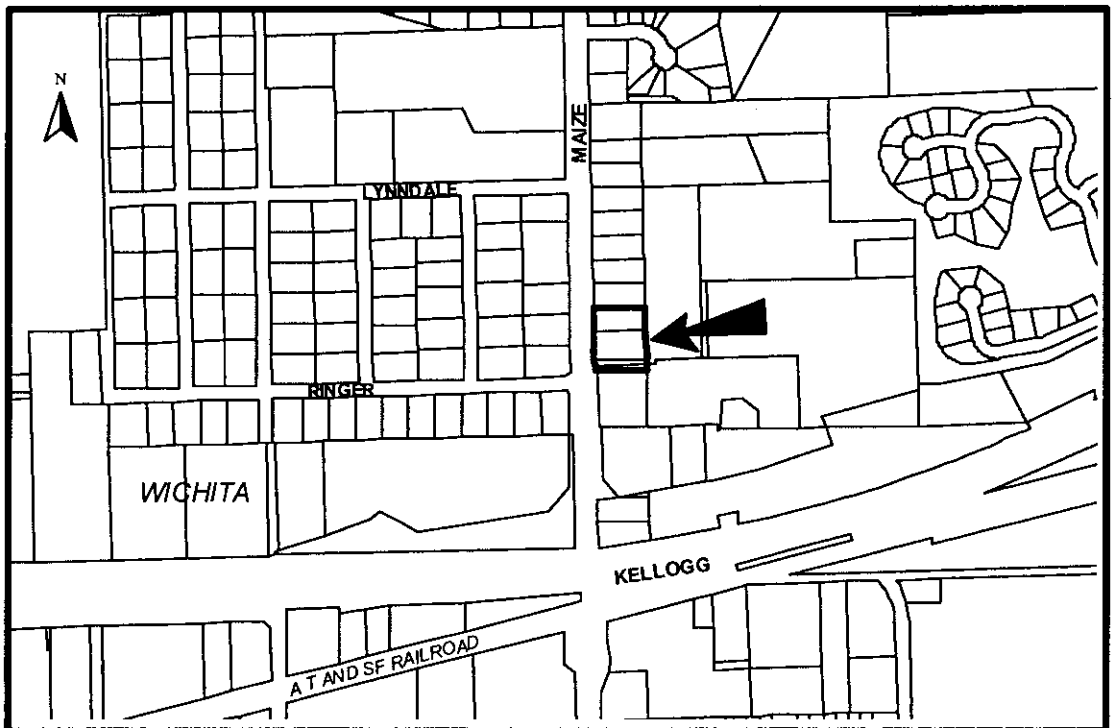
INITIATED BY: Metropolitan Area Planning Department *JLS*

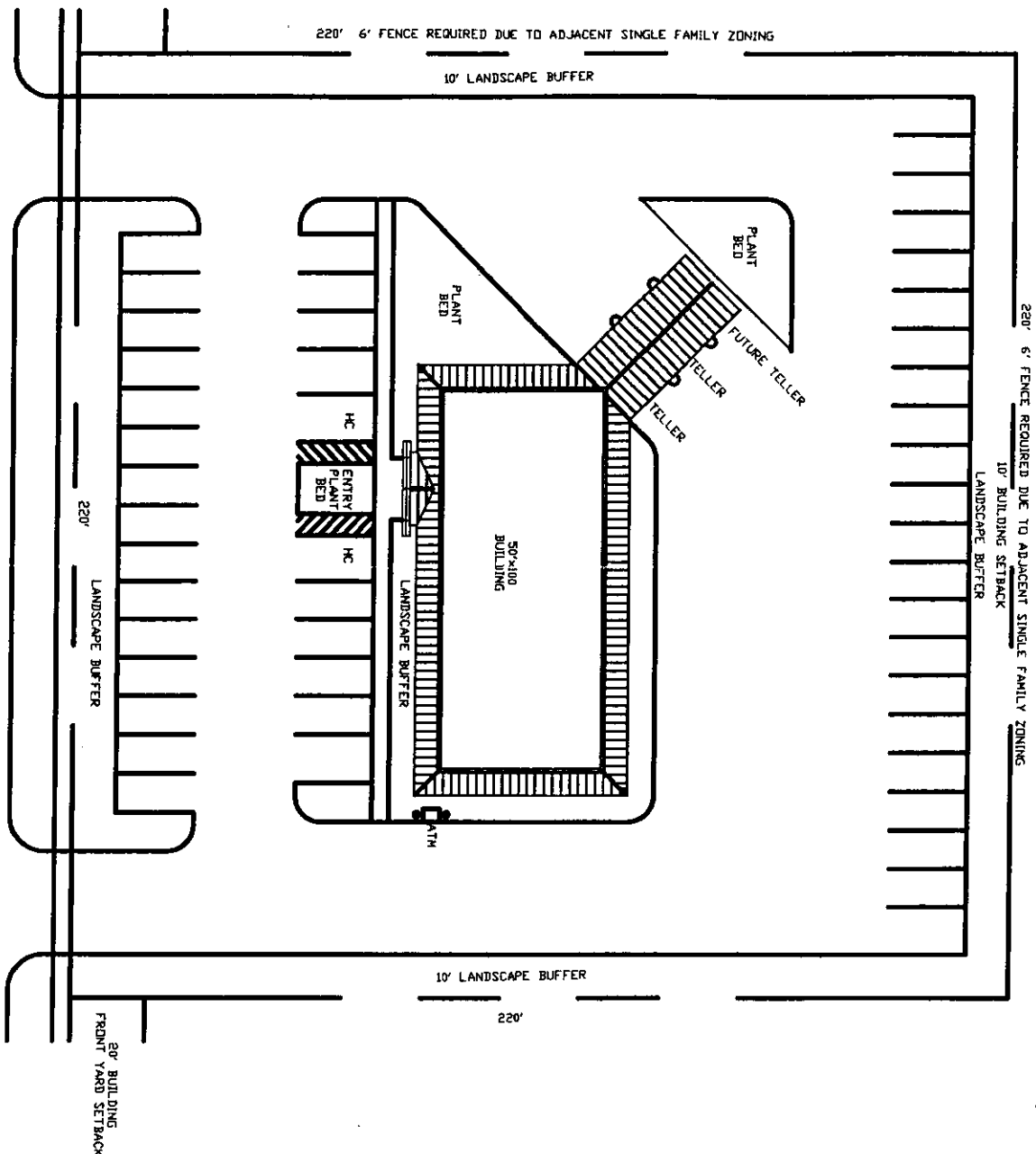
AGENDA: Planning (Non-consent)

MAPC Recommendations: Approve, subject to staff recommendations (12-0).

MAPD Staff Recommendations: Approve the zone change and Conditional Use, subject to re-platting within one year and conditions.

DAB Recommendations: Approve, subject to staff recommendations (6-3) and return the drainage plan to DAB V.





MAIZE ROAD



ZONING - CD GENERAL OFFICE
 PRELIMINARY
 SITEPLAN A2

RANDAL STEINER ARCHITECT, P.A.
 8/24/07

ZON2007-07
 CON2007-09