

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.

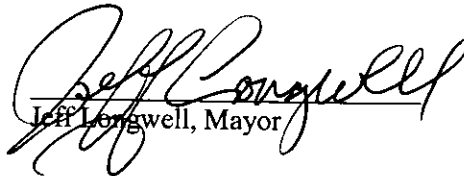
SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2016-00044

LOT 11, BLOCK A, NASHVILLE PARK ADDITION, Wichita, Sedgwick County, Kansas

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.

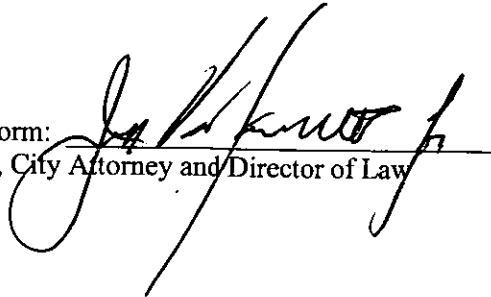
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk



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

STAFF REPORT
DAB III 12-7-2016
MAPC 11-17-2016

CASE NUMBER: ZON2016-00044

APPLICANT/AGENT: Choices Medical Clinic Inc. (applicant), MKEC Brian Lindebak (agent)

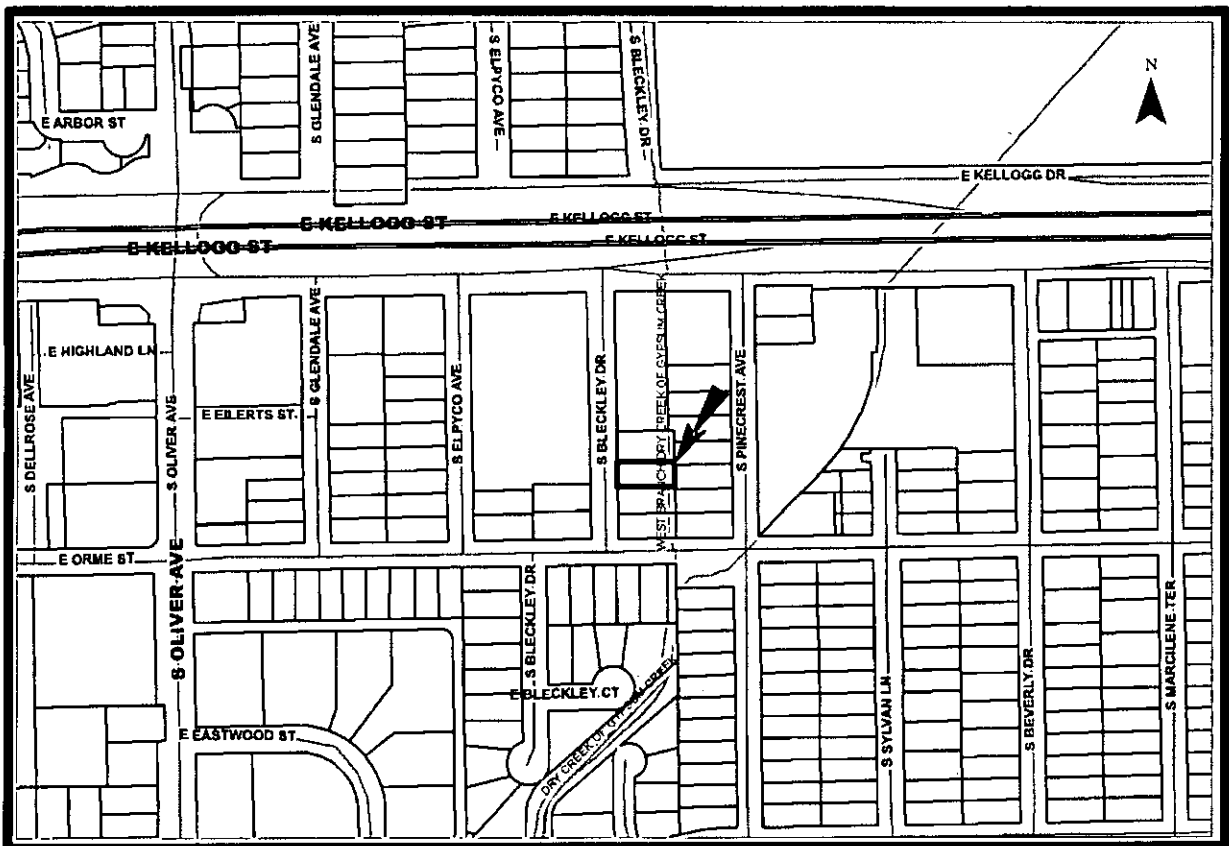
REQUEST: GO General Office

CURRENT ZONING: TF-3 Two-family Residential

SITE SIZE: 0.185 acre

LOCATION: East of Oliver and south of Kellogg (544 S. Bleckley)

PROPOSED USE: Expand General Office use



BACKGROUND: The applicant is seeking a zone change from TF-3 Two-Family Residential to GO General Office on a 0.185 acre lot located east of South Oliver and south of Kellogg. The subject site is Lot 11, Block A of the Nashville Park Addition. If approved, the GO zoning would permit the applicant's entire parcel, which includes the GO zoned parcel to the north, to be redeveloped with the range of permitted uses in GO.

The properties located east of the site are zoned MF-29 Multi-Family Residential developed with detached single-family residences. South of the subject site is TF-3 zoning district developed with detached single-family residences. Land to the west of the site is zoned LC and is a vacant used car sales lot. Land north of the site is zoned GO and is developed with a medical/dental clinic.

CASE HISTORY: The subject site is platted and is currently developed with a single-family residence.

ADJACENT ZONING AND LAND USE:

North: GO	Medical/Dental Clinic
East: MF-29	Detached Single-Family Residences
South: TF-3	Detached Single-Family Residences
West: LC	Vacant used car sales lot

PUBLIC SERVICES: The site is served by all usual municipal and private utilities and services.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan's locational guidelines indicate that the expansion of existing businesses to adjacent area should be supported.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The properties located east of the site are zoned MF-29 Multi-Family Residential developed with detached single-family residences. South of the subject site is TF-3 zoning district developed with detached single-family residences. Land to the west of the site is zoned LC and is a vacant used car sales lot. Land north of the site is zoned GO and is developed with a medical/dental clinic.

2. The suitability of the subject property for the uses to which it has been restricted: The site is located immediately south of GO zoned property and would allow the expansion of the existing medical/dental clinic.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the GO zoning should not create an increased negative impact on nearby property given the site location and the screening required by the Unified Zoning Code.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: GO zoning is appropriate for this location and provides economic viability to redevelop the property. Residential zoned property will be screened according to the Unified Zoning Code requirements.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan's locational guidelines indicate that the expansion of existing businesses to adjacent area should be supported.