

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:

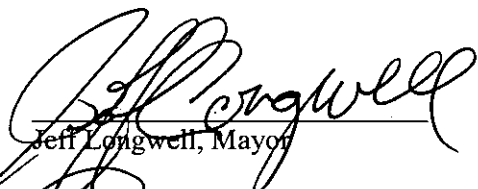
Case No. ZON2017-00021

Zone change from LC Limited Commercial to GC General Commercial:

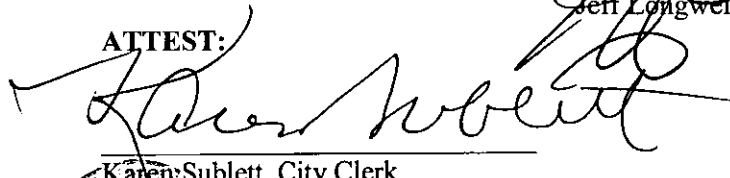
Lot 3, Block A, Smithmoor Commercial Addition, Wichita, Sedgwick County, Kansas; generally located at the southwest corner of East Harry Street and South Greenwich Road

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.

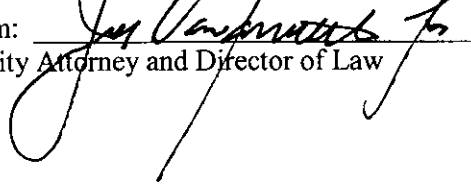
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk



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

City of Wichita
City Council Meeting
July 11, 2017

A 7-0

TO: Mayor and City Council

SUBJECT: ZON2017-00021 and CUP2017-00021 – City Zone Change from LC Limited Commercial (LC) to GC General Commercial (GC) and an Amendment to Community Unit Plan DP-243 to Reflect the Zone Change and Parcel Boundary Changes Located at the Southwest Corner of East Harry Street and South Greenwich Road (District II)

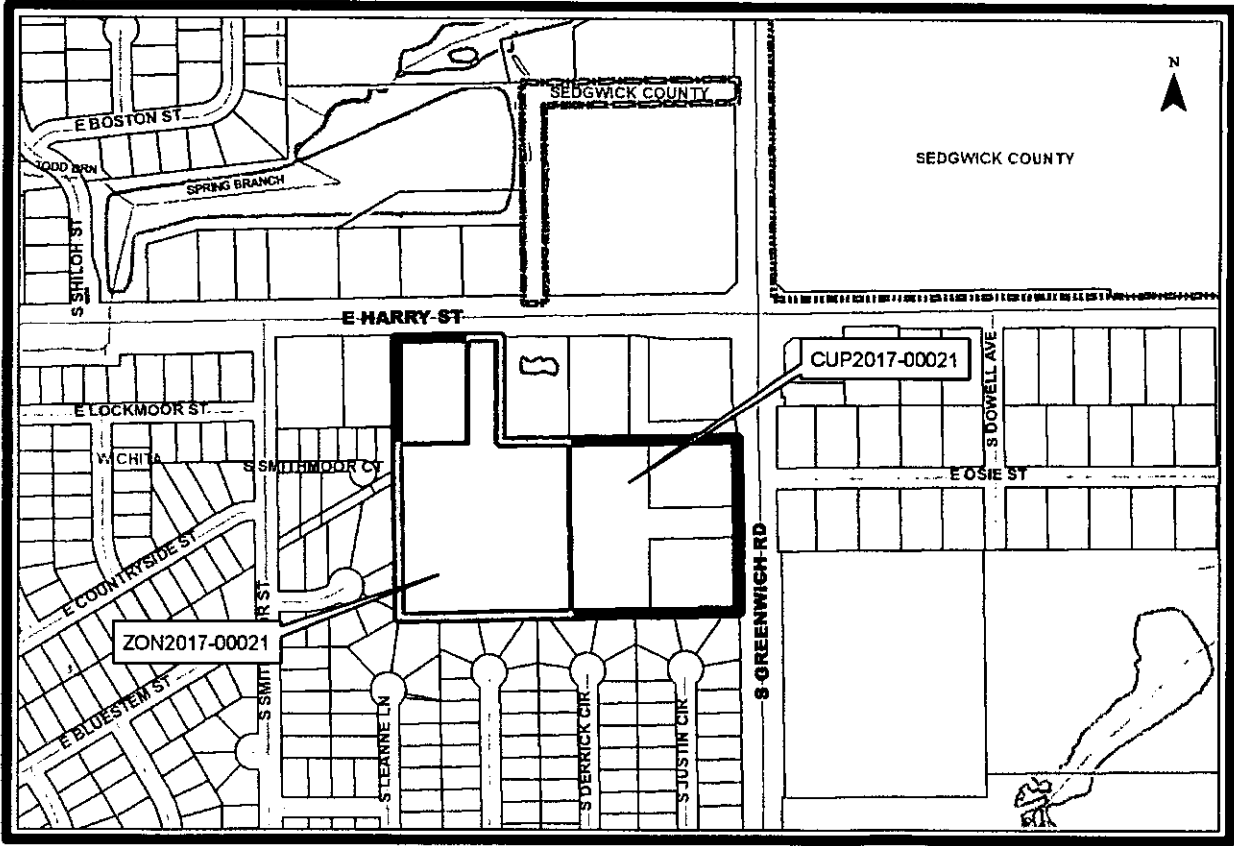
INITIATED BY: Metropolitan Area Planning Department *DM*

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (11-1).

DAB Recommendation: District Advisory Board II recommended approval of the request (9-0).

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



Background: The subject site is located southwest of the southwest corner of East Harry Street and South Greenwich Road. Total acreage of DP-243 is approximately 23.8 acres. The applicant is requesting a zone change to Lot 3, Block A, Smithmoor Addition from LC Limited Commercial (LC) to GC General Commercial (GC), approximately 6.14 acres, to expand existing warehouse and storage uses to allow construction sales and service, warehouse and outdoor storage. The current CUP provides one parcel of General Office use, one parcel of neighborhood retail and eight parcels of commercial use (one of which has a conditional use to allow self-service storage), and one residential single-family residential parcel. No Adult Entertainment, Taverns, Drinking Establishments or Night Clubs are allowed in the Smithmoor Commercial Development CUP-DP-243.

In addition to a zone change to GC, the applicant is proposing to amend the existing CUP to reflect the zone change and modify boundaries of Parcels 2, 3, 6, 8, and 9 in CUP DP-243.

Land to the north (across East Harry Street) of the application area is zoned LC and is vacant. Properties located to the east are zoned LC and SF-5 Single-Family Residential (SF-5) and developed with an auto/body shop, duplex, single-family residences and a church. Properties to the west are zoned GO General Office developed with duplexes and SF-5 developed with single family residences. Properties south of the site are zoned SF-5 and developed with single-family residences.

Analysis: On June 8, 2017, the Metropolitan Area Planning Commission (MAPC) recommended approval of the request (11-1). One member of the public spoke at the MAPC hearing. The minutes of the MAPC hearing are attached.

On June 12, 2017, District Advisory Board (DAB) II reviewed the application and recommended approval (9-0). The report of DAB II is attached.

No protests were received. The request can be approved with a simple majority vote.

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 adopt the findings of the MAPC and approve the requested zone change and CUP amendment, place the ordinance on first reading, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval on second reading (requires four of seven votes).

Attachments: MAPC minutes
DAB II Report
Ordinance