

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. ZON2007-07

Request for zone change from "SF-5" Single-Family Residential to "GO" General office on property described as:

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).

SECTION 2. That upon the taking effect of this ordinance, the above zone change 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, _____

Carl Brewer - Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

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)

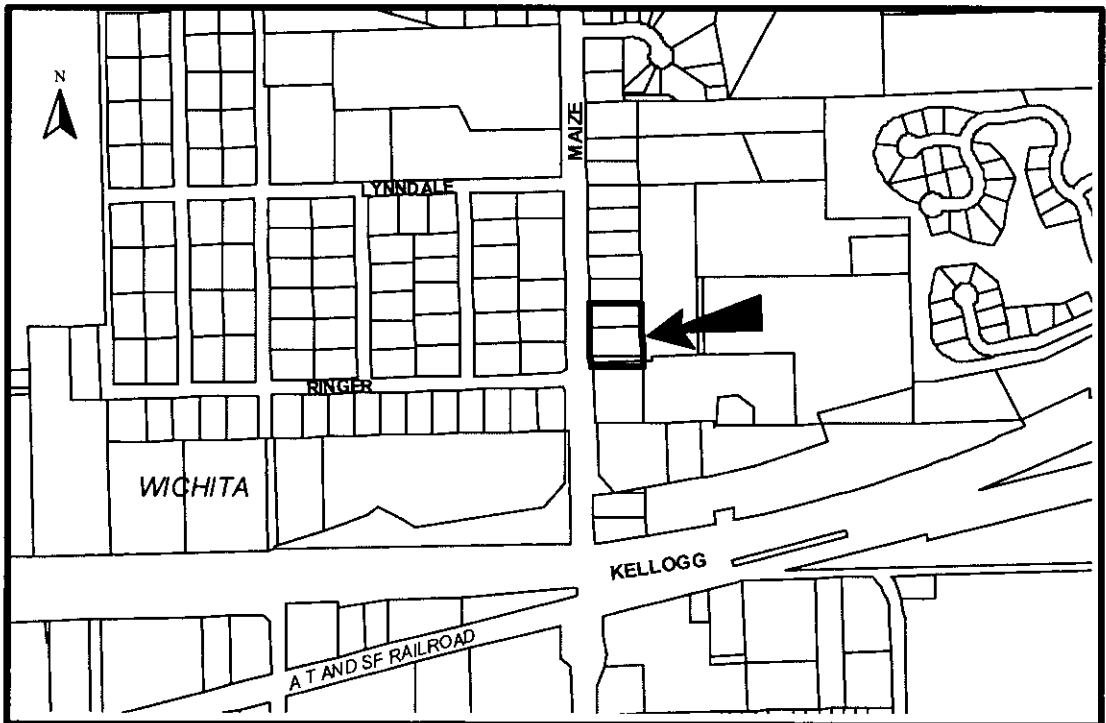
INITIATED BY: Metropolitan Area Planning Department *JVS*

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.



Background: The applicant requests a zone change from “SF-5” Single-family Residential to “GO” General Office with a Conditional Use for a bank or financial institution on 0.66 acres. The site is located east on the east side of Maize Road, north of Kellogg. The platted site was originally developed with two single-family residential units. The applicant intends to develop a bank on the site.

The site has SF-5 zoned single-family residences to the north and west across Maize Road. East of the site is vacant SF-5 zoned property containing the Cowskin Creek Floodway. South of the site is vacant LC zoned property. Further south, at the Kellogg and Maize Road intersection, is an LC zoned convenience store and car wash.

Analysis: DAB V heard this request on April 2, 2007. Area residents and the DAB spoke about drainage and traffic concerns. DAB V moved to approve the request, subject to staff recommended conditions and replatting, with drainage to be reviewed by DAB V (6-3).

MAPC heard this request on April 5, 2007 and approved, subject to staff recommendations (12-0). No members of the public spoke at the MAPC hearing, and no protests have been received.

Financial Considerations: None.

Goal Impact: Promote Economic Vitality.

Legal Considerations: The ordinance and resolution has been reviewed and approved as to form by the Law Department.

Recommendation/Actions:

1. Adopt the findings of the MAPC and approve the zone change and Conditional Use subject to replatting within one year; withhold publishing the ordinance and resolution until the plat is recorded; or
2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a two-thirds majority vote of the City Council on the first hearing.)