OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Nov. 8, 2019

ORDINANCE NO. 51-132

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. ZON2019-00034

City zone change from LC Limited Commercial to OW Office Warehouse on property described as:

Lot 3, Dody Cole Second Addition to 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.

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Jeff Longwell, Mayor

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

A6-0

AGENDA ITEM NO. _____

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC September 19, 2019
DAB IV October 7, 2019

CASE NUMBER: ZON2019-00034

APPLICANT/AGENT: Automart Leasing LLC (Howard and Barbara Redburn, Owners)/ Baughman Company, P.A. (Russ Ewy, Agent)

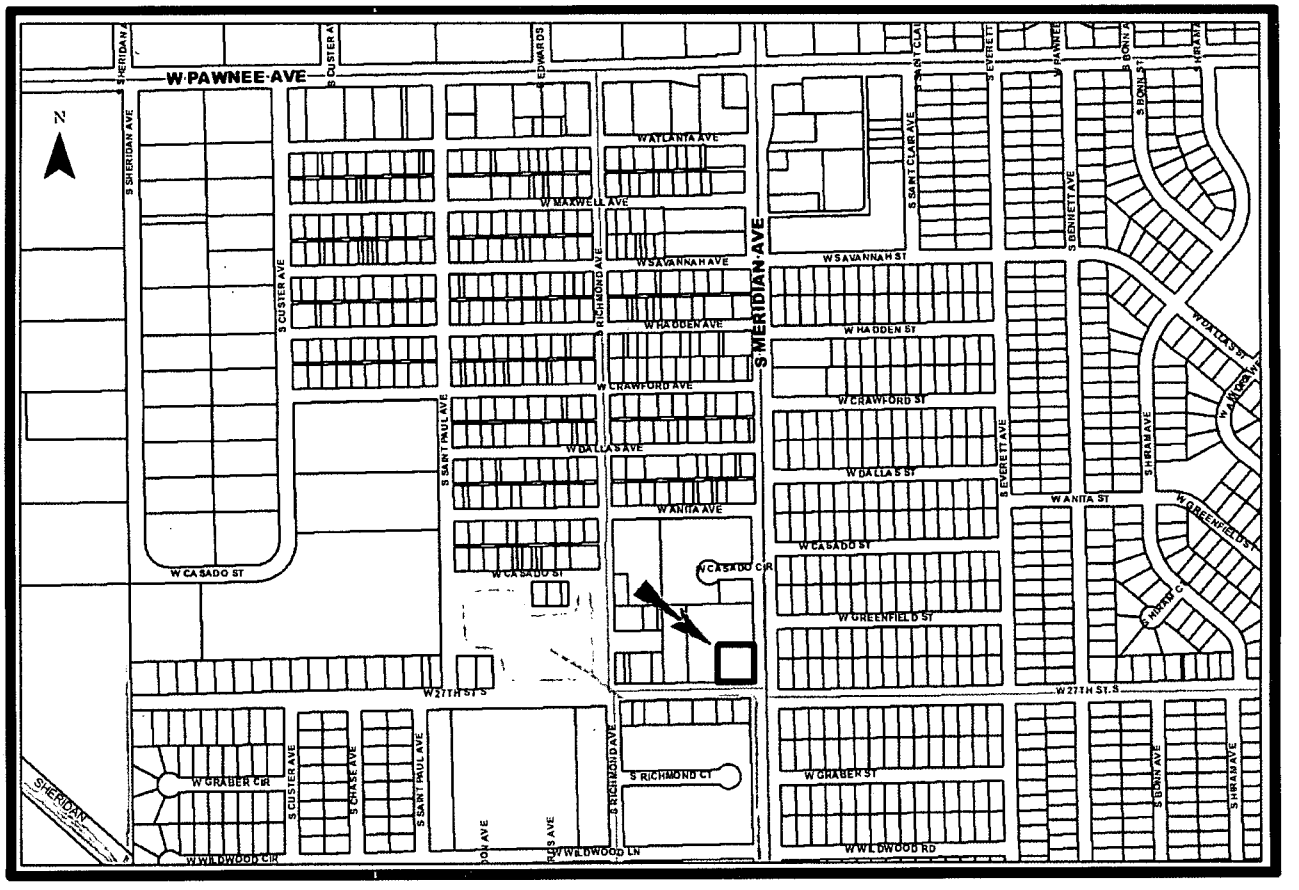
REQUEST: OW Office Warehouse

CURRENT ZONING: LC Limited Commercial

SITE SIZE: 0.52 acre

LOCATION: One-half mile north of the intersection of West 31st Street South and South Meridian Avenue on the west side of South Meridian

PROPOSED USE: Construction sales and service



the request would allow the re-use of the existing building for construction sales and service and provide economic opportunity in the area.

4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval will allow the existing building to be used for construction sales and service. Denial would represent a loss of economic opportunity to the applicant or property owner.

5. 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 and is included in the Urban Infill Plan *Wichita: Places for People*. The area is located along a strip corridor on the west side of South Meridian Avenue between two commercial nodes located on South Meridian Avenue at West Pawnee Avenue and West 31st Street South. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential and employment mix," encompassing areas that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature.

6. Impact of the proposed development on community facilities: Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed OW zoning.