

City of Wichita
City Council Meeting
February 3, 2004

Agenda Report No.

TO: Mayor and City Council

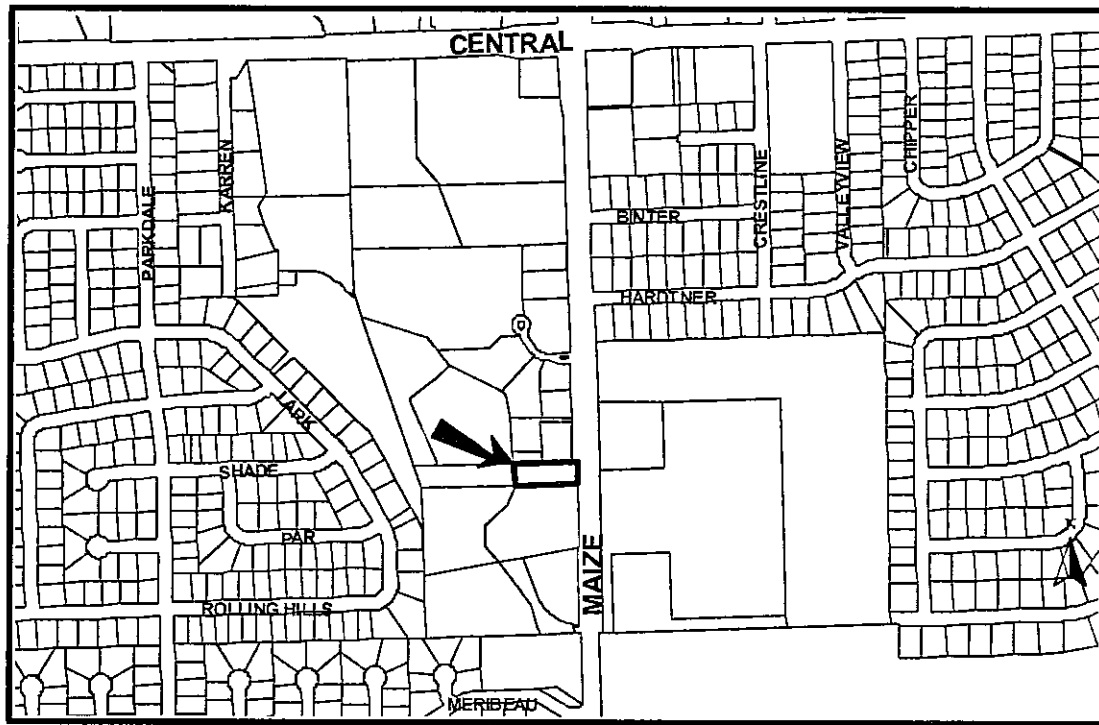
SUBJECT: ZON2003-00065 -Zone change from "SF-5" Single-family Residential to "GC" General Commercial. Generally located on the west side of Maize Road approximately 1/3 mile south of Central. (District II)

INITIATED BY: Metropolitan Area Planning Department *SLS*

AGENDA: Planning (consent)

MAPC Recommendation: Approve, subject to platting. (11-0-1)

Staff Recommendation: Approve, subject to plat and granting cross-lot easements to the properties to the north and south as part of the platting.



BACKGROUND: The applicant is requesting to rezone a 0.65-acre tract from "SF-5" Single-family Residential to "GC" General Commercial to allow intensive commercial use. The site is located on the west side of Maize Road approximately 1/3 mile south of Central.

Delano Township offices had been located on the site. This is a public entity and did not require commercial zoning.

The surrounding property is zoned "GC" General Commercial to the north and south. An animal clinic abuts the property, and an office/warehouse is located farther south. A vehicle repair business is located to the north, which is a Special Use for a communication tower on the rear of this site. A daycare, zoned "NR" Neighborhood Retail, is north of the vehicle repair business. Two less intensive uses are located farther to the north. These are a medical office, zoned "GO" General Office, and a convalescent care facility, zoned "B" Multi-family Residential. Cowskin Creek borders the property to the west and a residential neighborhood is located on the west side of the creek, with this property being zoned "SF-5". Buffalo Park, also zoned "SF-5", is located to the east of Maize Road.

At the MAPC meeting held January 8, 2004, no citizens were present to speak. The applicant's agent requested to not include the condition of cross-lot easement as part of the zoning case. MAPC voted (11-0) to approve subject to platting.

RECOMMENDATION:

1. Concur with the findings of the MAPC and approve the zone change, subject to platting within one year; instruct the Planning Department to forward the ordinance establishing the zone change for first reading when the plat is forwarded to the City Council; or
2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3 majority vote of the membership of the governing body on the first hearing.)

(150004) Filed in The Wichita Eagle on 7-1 04

ORDINANCE NO. 46-194

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. ZON 2003-65

Zone change from SF-5, Single-Family Residential District to GC, General Commercial District, on property described as:

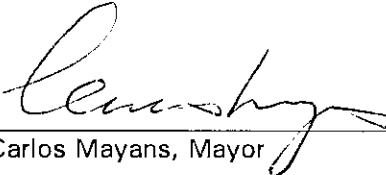
Lot 1, Block A, Voegeli Third Addition, Wichita, Sedgwick County, Kansas.

Generally located south of Central, on the west side of Maize Road.

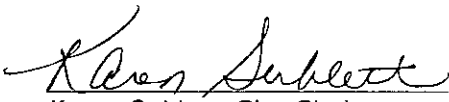
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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

ADOPTED this 15 day of June 2004.



Carlos Mayans, Mayor

ATTEST:


Karen Sublett, City Clerk



Approved as to form:


Gary E. Rebenstorf, City Attorney