

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. ZON2013-00035

Zone change from GO General Office (GO) to LC Limited Commercial (LC) on approximately .66 acres described as:

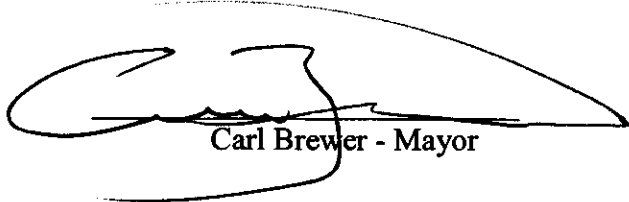
Lot 4, Block 1, Regency Plaza Addition to Wichita, Sedgwick County, Kansas.

**SUBJECT TO PROTECTIVE OVERLAY #283:**

1. The subject property shall be limited to those uses as permitted by the GO zoning district only.
2. Signs shall be permitted in accordance with the City of Wichita Sign Code for the LC zoning district. No building signs are permitted on the north or east building facades facing residential zoning. A pole or monument sign shall not be permitted on the northern 80 feet of the Maize Road frontage.

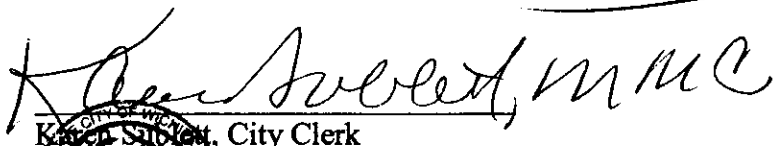
**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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



Carl Brewer - Mayor

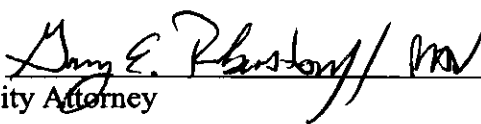
**ATTEST:**



Karen Sweet, MMC  
Karen Sweet, City Clerk

Karen Sweet, City Clerk



Approved as to form:   
Gary E. Rebenstorf, City Attorney

City of Wichita  
City Council Meeting  
January 7, 2014

**TO:** Mayor and City Council

**SUBJECT:** ZON2013-00035 – Zone change request from GO General Office to LC Limited Commercial, generally located east of Maize Road, north of West Central Avenue (746 N. Maize Rd.) (District V).

**INITIATED BY:** Metropolitan Area Planning Department *JL & DM*

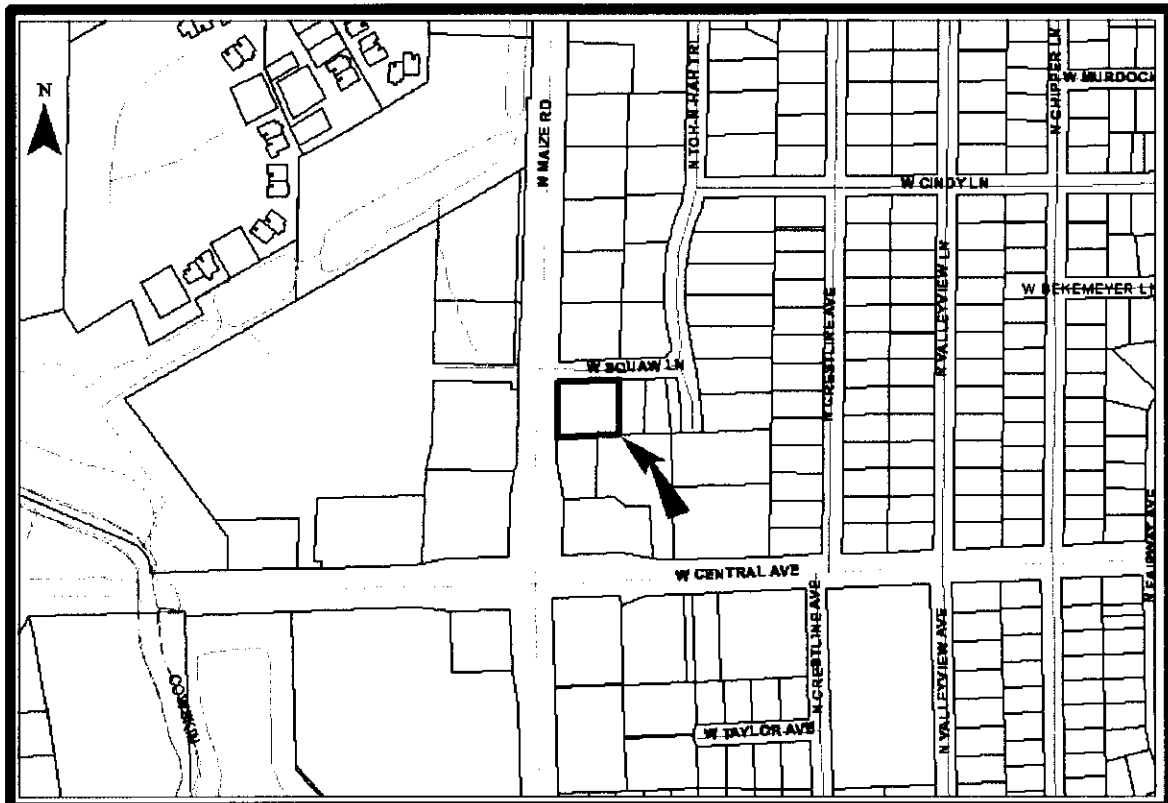
**AGENDA:** Planning (Consent)

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**MAPC Recommendation:** The MAPC recommended approval of the request (8-0).

**DAB Recommendation:** District Advisory Board V recommended approval of the request (unanimous).

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



**Background:** The applicant's GO General Office (GO) zoned site is developed with an office building. The applicant intends to continue office use on the site, but desires increased signage as allowed under LC Limited Commercial (LC) zoning. The applicant submitted a voluntary Protective Overlay (PO) restricting land uses to those permitted in the GO zoning district, but permitting signage in accordance with LC zoning under the Sign Code. The Sign Code allows a maximum of 32 square feet for pole or monument signs in GO zoning; it allows .8 square feet per linear foot of arterial street frontage in LC zoning, not to exceed 300 square feet. Building signs in GO zoning are limited to 32 square feet; building signs in LC zoning are permitted up to 20 percent of building elevation per building tenant, not to exceed a total of 400 square feet.

The application area is at the commercial corner of Central and Maize with LC zoning at each corner and larger commercial developments at the northwest and southwest corners of the intersection. North of the site, across Squaw Lane, are SF-5 Single-family Residential (SF-5) zoned single family residences. South of the site are LC zoned office and retail developments. East of the site is an MF-18 Multi-family (MF-18) Residential zoned duplex. West of the site, across Maize, is an LC zoned retail development anchored by a big box retail store.

**Analysis:** District Advisory Board (DAB) V heard the rezone request on December 2, 2013, and recommended approval unanimously. No citizens spoke at the DAB hearing on this request.

The Metropolitan Area Planning Commission (MAPC) heard the request on November 21, 2013. No citizens spoke at the MAPC hearing and no protests were filed on this request. The MAPC voted (8-0) to recommend approval of the request subject to Protective Overlay #283:

1. The subject property shall be limited to those uses as permitted by the GO zoning district only.
2. Signs shall be permitted in accordance with the City of Wichita Sign Code for the LC zoning district. No building signs are permitted on the north or east building facades facing residential zoning. A pole or monument sign shall not be permitted on the northern 80 feet of the Maize Road frontage.

**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 zone change request, place the ordinance on first reading and authorize the Mayor to sign the ordinance (simple majority vote required).

**Attachments:**

- Ordinance
- MAPC minutes