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ORDINANCE NO. 50-158

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. ZON2015-00045

Zone change request from Single-Family Residential (SF-5) to Limited Commercial (LC) on property described as:

Rib Crib Wichita Addition, Wichita, Sedgwick County, Kansas.

Generally located East of South Eisenhower Airport Parkway, on the South Side of West Taft Avenue.

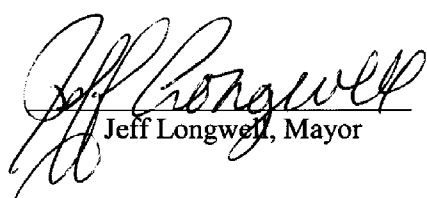
SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

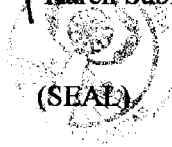
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 15 day of March, 2016.

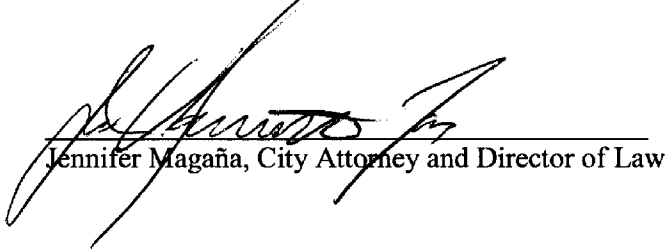
ATTEST:


Karen Sublett, City Clerk


Jeff Longwell, Mayor



APPROVED AS TO FORM:


Jennifer Magaña, City Attorney and Director of Law

Background: The applicant requests a rezone from SF-5 Single-family Residential (“SF-5”) to LC Limited Commercial (“LC”) zoning on three lots, one platted (501 S. Summitlawn Dr.) and two unplatted (500 and 526 S. Ridge Rd) lots equaling approximately 1.10 acres, located on the east side of Ridge Road and the south side of Taft Avenue. The parcels are currently developed with single-family residences.

The current neighborhood character is a mix of GC General Commercial (“GC”) and LC zoned shopping, restaurant and entertainment uses along Kellogg Dr., Mid-Continent Dr., Ridge Rd. and Taft Ave. The only remaining residential properties along this corridor are these two SF-5 zoned homes on the east side of Ridge Rd. and the one SF-5 zoned home on the south side of Taft Ave. The proposed zone change, from SF-5 to LC would require conformance to all property development standards in the Unified Zoning Code.

To the north of the application area (across Taft Ave.), the property is zoned LC and is developed with a collection of restaurants. South of the application area the property is zoned GC and still developed with a single-family residence. East of the subject site is property zoned GC (DP-151 The Dugan Center) and is developed with regional retail uses. West of the application area (across S. Ridge Rd.) is property zoned LC and developed with a theater and restaurants. US-54 (Kellogg) is located approximately 1,000 feet south of the application area, which is accessible from Mid-Continent Dr., but not S. Ridge Rd., which turns into a cul-de-sac just south of the application area.

Analysis: On December 3, 2015, The Metropolitan Area Planning Commission (MAPC) recommend approval of (12-0) the application subject to platting within one year.

On December 7, 2015, District Advisory Board (DAB) IV reviewed the application and recommend approval 6-0.

No protest petitions have been 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 Zone Change, and place the ordinance on first reading (simple majority vote).

Attachments: Ordinance, DAB Memo, MAPC minutes