

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. ZON2016-00015

Zone change request from SF-5 Single-family Residential (SF-5) to LC Limited Commercial (LC) on property located on the west side of S. Seneca Street and north of W. Maple Street (333 S. Seneca); described as:

Beg NE corner Reserve E then W 135 feet S 45 feet E 135 feet N to beg except E 10 feet dedicated for St. Lawrence's 2nd Addition, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this ordinance, the above zoning 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 this 14 day of June, 2016

Jeff Longwell
Jeff Longwell, Mayor

ATTEST:
Karen Sublett
Karen Sublett, City Clerk

(SEAL)

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

City of Wichita
City Council Meeting
June 7, 2016

TO: Mayor and City Council

SUBJECT: ZON2016-00015 – Zone Change from SF-5 Single-family Residential to LC Limited Commercial, Generally Located North of West Maple Street on the West Side of South Seneca Street (333 South Seneca Street) (District IV)

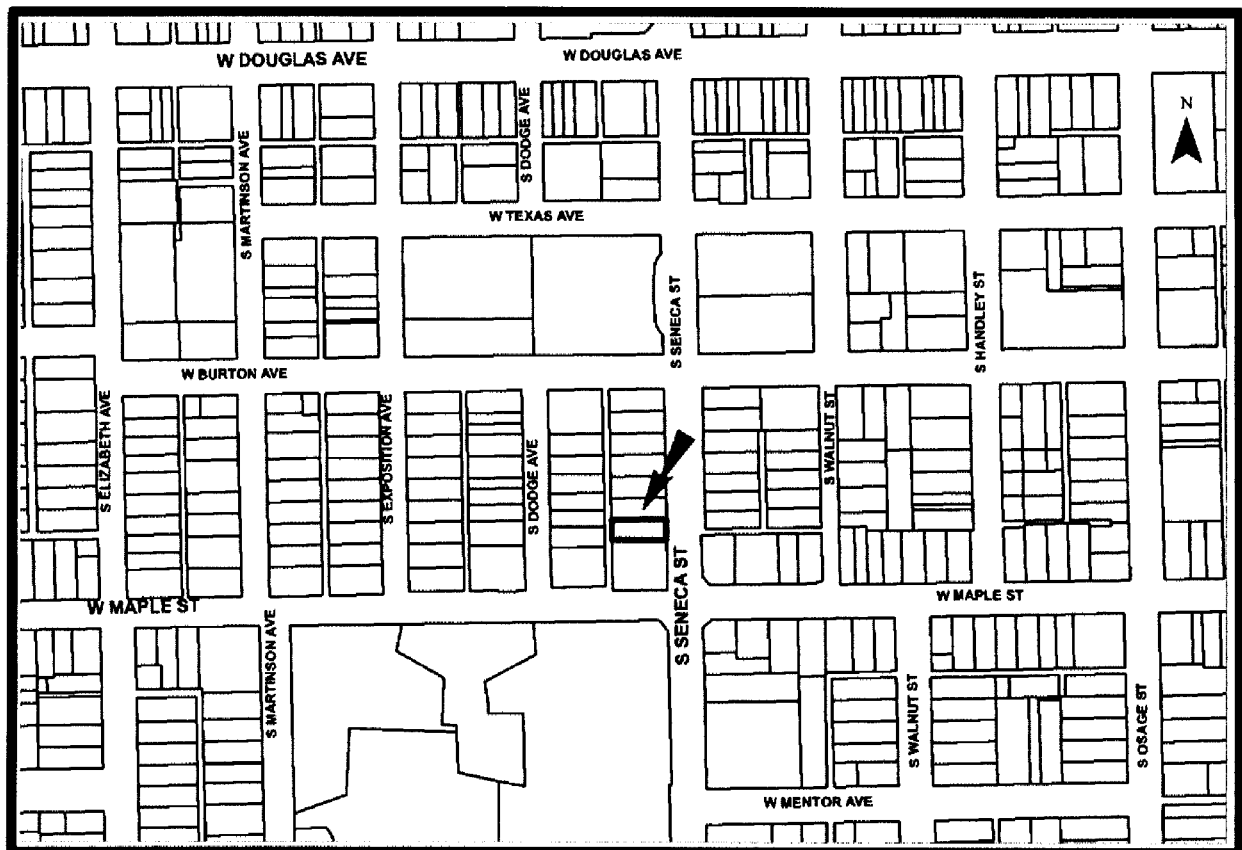
INITIATED BY: Metropolitan Area Planning Department *DM*

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (9-0) subject to staff recommended conditions.

DAB Recommendation: District Advisory Board IV recommended approval of the request (9-0) subject to staff recommended conditions.

MAPD Staff Recommendation: Metropolitan Area Planning Department staff recommended approval of the request subject to dedication of complete access control to South Seneca Street, and recording a cross-lot access agreement with the property to the south.



Background: The applicant requests LC Limited Commercial (LC) zoning on a 0.13-acre platted parcel. The SF-5 Single-family Residential (SF-5) zoned site is developed with a single-family residence built in 1920. The site has 45 feet of frontage along South Seneca Street and 130 feet of depth. The site is 120 feet north of the West Maple Street intersection. The applicant also owns the GC General Commercial (GC) zoned property to the south, developed with a convenience store and gas station. The applicant intends to develop the site with a commercial use. The site is located within the Delano District, a commercial district serving West Wichita with a variety of commercial, personal service and entertainment uses since the 1870's.

The site is within the Delano Neighborhood Plan area and the Delano Overlay Neighborhood District (D-O). Any development or changes on the site will be reviewed by the Delano Design Review Committee for consistency with the Delano Neighborhood Design Guidelines. The Delano Neighborhood design guidelines would require a 10-foot landscaped building setback along South Seneca and parking lot screening with a three to four-foot tall masonry screening wall and wrought iron. The Unified Zoning Code (UZC) would require non-residential development on this site to provide screening from the residential properties to the north and west. The UZC would require a 25-foot compatibility setback from the north side property line where abutting residential zoning and a 15-foot building setback on the western rear property line. Development on the site is required to meet the UZC parking requirements.

North of the site, along South Seneca, is a mixture of SF-5, TF-3 Two-family Residential (TF-3), MF-18 Multi-family Residential (MF-18) and B Multi-family Residential (B) zoning. North of the site is a vacant lot, further north are single, duplex and multi-family residences and a church. South of the site is a GC zoned convenience store and a B zoned assisted living facility. East of the site, across South Seneca, are GC zoned contractor and vehicle sales uses. West of the site, along South Dodge Avenue, are B, MF-18, TF-3 and SF-5 zoned retail, office, single and multi-family residential uses.

Analysis: On May 5, 2016, the Metropolitan Area Planning Commission (MAPC) approved the request (9-0) subject to staff recommended conditions. No members of the public spoke at the MAPC hearing.

On May 2, 2016, District Advisory Board (DAB) IV reviewed the application and approved it 9-0 subject to staff recommended conditions. No members of the public spoke at the DAB hearing.

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, approve the requested Zone Change subject to staff recommended conditions and withhold publication of the ordinance until conditions are met (simple majority vote).

Attachments: Ordinance, MAPC minutes, DAB IV report.