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Sedgwick County

525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Text

File #: 17-139, **Version:** 1

ZON2016-00059 - ZONE CHANGE FROM LC LIMITED COMMERCIAL TO GC GENERAL COMMERCIAL ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PAWNEE AND GREENWICH (DISTRICT 5).

Presented by: Dale Miller, Director of Planning.

RECOMMENDED ACTION: Adopt the findings of the Metropolitan Area Planning Commission (MAPC) and approve the zone change; authorize the Chairman to sign the resolution and authorize the resolution to be published.

PUBLIC COMMENT.

Background: The subject property is 5.0 acres zoned LC Limited Commercial located at the southeast corner of Pawnee and Greenwich. The subject property is partially developed with an office building for Zernco, Inc., a commercial general contractor and specialty construction firm. Zernco proposes to construct a new office/warehouse building on the subject property as well store construction vehicles and materials outside. The proposed new uses for the subject property are not permitted in LC; thus, the applicant has filed the request for GC General Commercial zoning. In the GC district, outdoor storage of construction vehicles and equipment is permitted as long as the storage area is screened from view from abutting streets and residential properties.

North of the subject property are retail stores and single family residences on properties zoned LC. South of the subject property is a vacant property zoned LC and SF-20 Single Family Residential. East of the subject property are single-family residences on properties zoned SF-20. West of the subject is property is agricultural land zoned LC and SF-20.

Analysis: The request was heard by the Metropolitan Area Planning Commission (MAPC) on December 15, 2016. The MAPC approved the request (11-0). No citizens spoke at the public hearing. No protests were submitted against this request.

Alternatives:

1. Adopt the findings of the MAPC and approve the zone change. Authorize the Chairman to sign the resolution and authorize the resolution to be published (requires a simple majority vote).
2. Deny the zone change and override the MAPC's recommendation (requires a two-thirds majority vote).
3. Return such recommendation to the MAPC with a statement specifying the basis for the BOCC's failure to approve or disapprove (requires a simple majority vote).

Financial Considerations: There are no additional financial considerations to the County associated with this application.

Legal Considerations: The Board of County Commissioners is authorized to consider this zone

change pursuant to K.S.A. 12-741 et seq. and Sec. V-C of the Wichita-Sedgwick County Unified Zoning Code. The options and vote requirements are included within the “Alternatives” section above.

Policy Considerations: The MAPC recommendations are based upon the findings of fact stated in the MAPC minutes.

Outside Attendees: Scott Marko, Zernco, Inc. (Agent)

Multimedia Presentation: PowerPoint