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ORDINANCE NO. _____

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 2007-51

Request for Zone change from "SF-5" Single-Family Residential District to "LI" Limited Industrial District, for property described as:

Lot 1, Block A, Allen Williams Addition, Wichita, Sedgwick County, Kansas.

Generally located south of Harry and on the east side of Hoover.

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 _____ day of _____, 2008.

ATTEST:

Carl Brewer, Mayor

Karen Sublett, City Clerk

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney

Background: The applicant requests a zone change from “SF-5” Single-Family Residential to “LI” Limited Industrial on two unplatted lots totaling 1.70-acres located ½ mile south of the intersection of South Hoover and West Harry; the subject property is currently undeveloped. The applicant proposes to develop the property with an industrial building.

The surrounding area is characterized primarily by industrial uses; although, there is an SF-5 zoned lot south of the site. Further north on Hoover, towards the Harry intersection, are industrial uses zoned LI. The property to the west is zoned “LI” Limited Industrial and developed with warehousing and aviation uses. Directly to the east is the Wichita-Valley Center Flood Control Project.

Because property to the south is zoned residential, screening will be required along that property line. The compatibility setback standards will require a 25-foot building setback along the south property line unless a Zoning Adjustment is granted by the Planning Director and Zoning Administrator to reduce or waive the compatibility setback. Because the property to the south is zoned residential, a landscape buffer will be required when the site is developed; a landscape plan will require approval by the Planning Department.

Analysis: At the MAPC meeting held November 15, 2007, the MAPC voted (10-0) to approve subject to staff recommendation. No citizens were present to speak and no protests have been received.

Financial Considerations: None.

Goal Impact: Promote Economic Vitality.

Legal Considerations: The ordinance has been reviewed and approved as to form by the Law Department.

Recommendation/Actions:

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

(An override of the Planning Commission’s recommendation requires a two-thirds majority vote of the City Council on the first hearing.)