

OCA150006 BID37529-009 CID#76383

Published in The Wichita Eagle on

February 15, 2008

ORDINANCE NO. 47-767

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. ZON2007-62

Zone change from "GC" General Commercial and "SF-5" Single-Family Residential to "LI" Limited Industrial on property described as:

Lots 2-24 (even lots) and vacated alley abutting on the west of said lots, Block 1, Washington Avenue Addition, Wichita, Sedgwick County, Kansas. Generally located east of Washington Avenue, on the northwest corner of 13th Street North & Wabash Avenue.

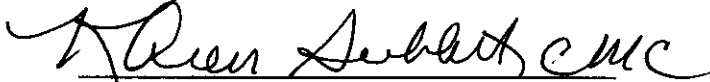
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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 AT WICHITA, KANSAS, February 12, 2008


Carl Brewer - Mayor

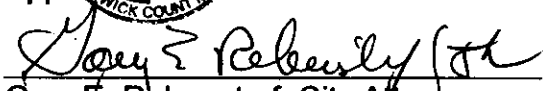
ATTEST:



Karen Schubert, City Clerk

(SEAL)

Approved as to form:


Gary E. Rebenstorf, City Attorney

City of Wichita
City Council Meeting
February 5, 2008

TO: Mayor and City Council

SUBJECT: ZON2007-62 - City zone change from "GC" General Commercial and "SF-5" Single-Family Residential to "LI" Limited Industrial. Generally located on the northwest corner of 13th Street North & Wabash Avenue (District I)

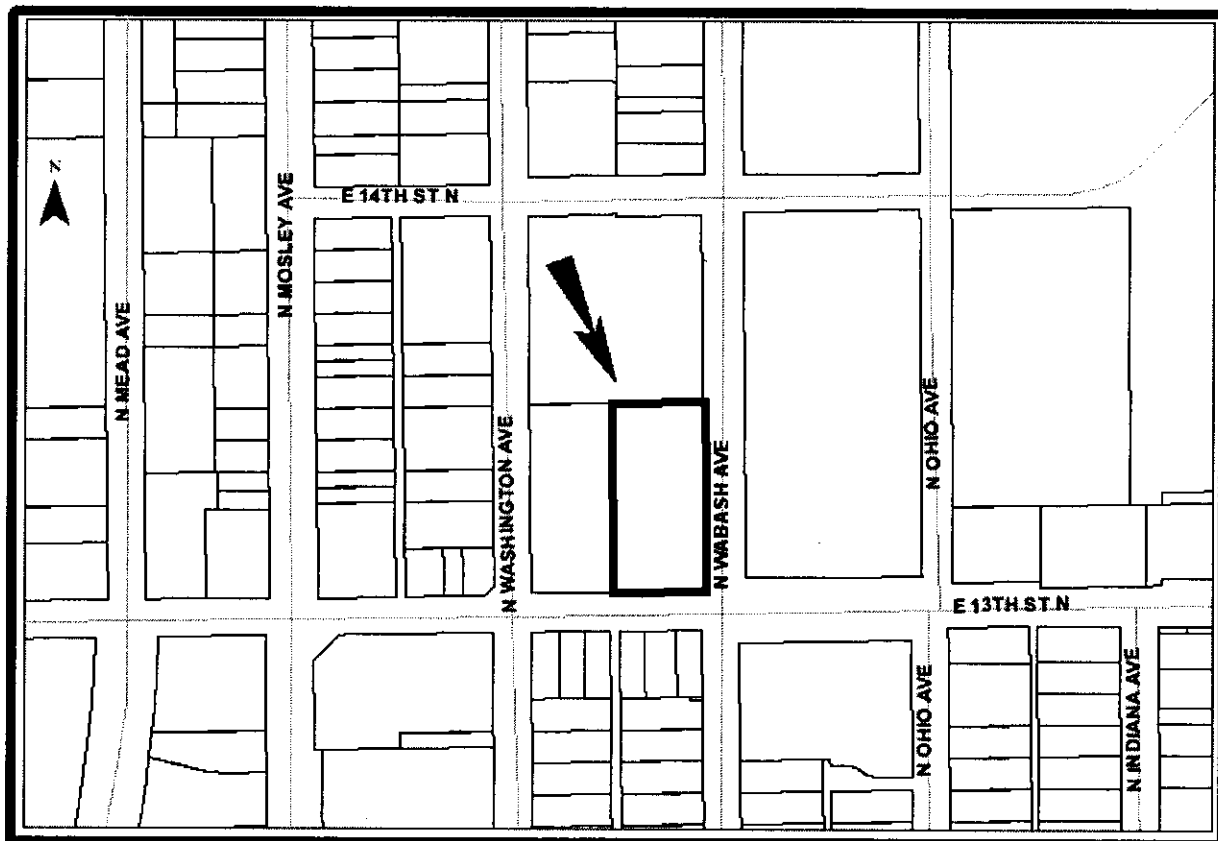
INITIATED BY: Metropolitan Area Planning Department *JVS*

AGENDA: Planning (Consent)

MAPC Recommendation: Approve (14-0).

DAB I Recommendation: DAB I did not hear this request.

MAPD Staff Recommendation: Approve.



Background: The application area is developed with manufacturing uses within a 1962 building. Approximately 50% of the applicant's property is zoned "LI" Limited Industrial. The application area is a portion of the applicant's property zoned "SF-5" Single-family Residential and "GC" General Commercial. The applicant requests a zone change to have one zoning district on their property and to conform the zoning to the current manufacturing land use.

Properties north and west of the site are zoned LI and developed with warehousing. South of the site, across 13th Street, is a mixture of GC and LI zoning and warehousing/office uses. East of the site is an SF-5 zoned city park.

Analysis: MAPC heard this request on December 20, 2007 and no one spoke in support or opposition of the request. The MAPC voted (14-0) to approve the request. No protest petitions have been filed.

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. Concur with the findings of the MAPC and approve the first reading of the ordinance establishing the zone change; or
2. Return the application to the MAPC for reconsideration

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