

Agenda Item #

City of Wichita
City Council Meeting
December 16, 2003

Agenda Report No.

TO: Mayor and City Council

SUBJECT: ZON2003-00056 – Zone change from “TF-3” Two-family Residential to “GO” General Office. Generally located at the northwest corner of Waterman and Hillside. (District I)

INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

MAPC Recommendation: Approve, subject to replatting within one year. (12-0)

Staff Recommendation: Approve, subject to replatting within one year.



BACKGROUND: The applicant requests a zone change from “TF-3” Two Family to “GO” General Office on a 0.15 acre platted tract located on the northwest corner of Waterman and Hillside. The subject property is two platted lots and has been undeveloped since the residential structure on the property was razed in the early 1990s. The applicant intends to develop the subject property with an office building.

The surrounding area is characterized by primarily office uses along Hillside, with residential uses located on the interior properties beyond the Hillside frontage. The Hillside frontage between Douglas and Kellogg has been transitioning from residential to non-residential uses since the 1970s. The properties to the north and south are zoned “GO” General Office and are developed with office uses. The property to the east across Hillside is zoned “LC” Limited Commercial and is developed with a convenience store. The properties to the west across are zoned “TF-3” Two Family and are developed with duplexes and single family residences.

No speakers in opposition to the request appeared at the MAPC hearing on November 20, 2003. The MAPC voted (12-0) to recommend approval of the request subject to the condition of replatting the property within one year.

Recommendations:

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

(An override of the Planning Commission’s recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

ORDINANCE NO. 45-981

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 2003-56

Zone change from "TF-3" Two-Family Residential District to "GO" General Office District on property described as:

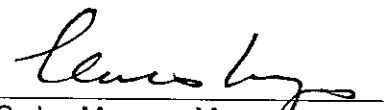
Cy Wiggans Addition, Wichita, Kansas, Sedgwick County, Kansas.

Generally located at the west of Hillside and North of Kellogg.

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 FEB 3 2004

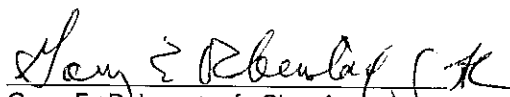

Carlos Mayans, Mayor

ATTEST:


Karen Schofield, City Clerk

(SEAL)

Approved as to form:


Gary E. Rebenstorf, City Attorney