

W.P.  
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ORDINANCE NO. 46-861

19/04

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 2005-22**

Request for Zone change from "TF-3" Two-family Residential to "GO" General Office, on property described as:

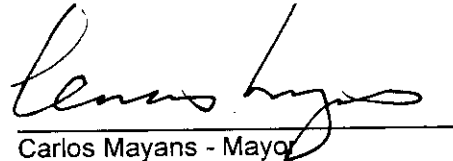
Lot 1, Block A, T. & L. Johnson Addition to Wichita, Sedgwick County, Kansas.

Generally located north of Kellogg and on the west side of Hillside.

**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 20<sup>th</sup> day of December, 2005.

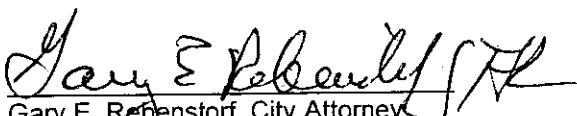
  
Carlos Mayans - Mayor

ATTEST:

  
Karen Sublett, City Clerk



Approved as to form:

  
Gary E. Rebenstorf, City Attorney

City of Wichita  
City Council Meeting  
July 12, 2005

Agenda Report No. \_\_\_\_\_

FILE COPY

**TO:** Mayor and City Council

**SUBJECT:** ZON2005-00022 – Zone change from “TF-3” Two-family Residential to “GO” General Office. Generally located south of Waterman and west of Hillside. (District I)

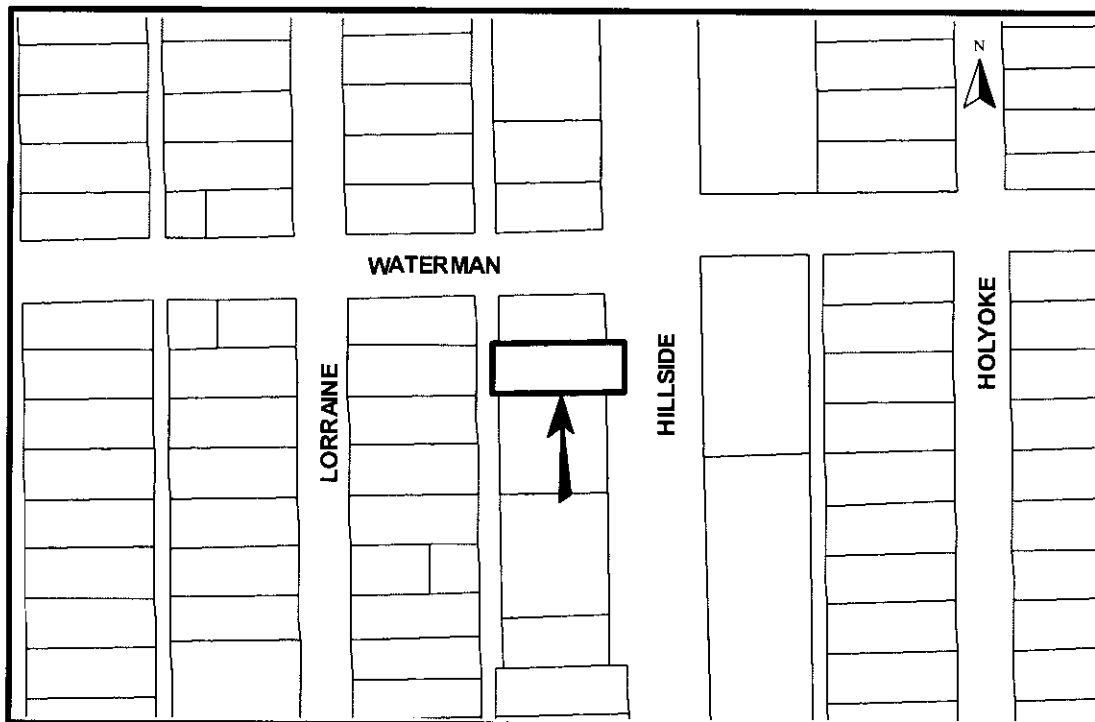
**INITIATED BY:** Metropolitan Area Planning Department *JVS*

**AGENDA:** Planning (Consent)

**MAPC Recommendations:** Approve, subject to staff recommendations (10-1).

**MAPD Staff Recommendations:** Approve, subject to replatting within one year.

**DAB Recommendations:** Not applicable.



**Background:** The applicant requests a zone change from “TF-3” Two Family to “GO” General Office on a 0.15-acre platted tract located south of Waterman and west of Hillside. The subject property is two platted lots and is developed with a single family residence. The applicant intends to convert the existing structure to an insurance office. The requested “GO” General Office zoning district will permit the proposed use of the subject property.

The surrounding area is characterized by primarily office uses along Hillside, with residential uses located on the interior properties beyond the Hillside frontage. Since the 1970s, most residential properties along the Hillside frontage between Douglas and Kellogg have been rezoned and replatted to transition from residential to non-residential uses. The properties to the north, south, and east are zoned “GO” General Office and are developed with office uses. The properties to the west are zoned “TF-3” Two Family and are developed with single family residences.

**Analysis:** The Metropolitan Area Planning Commission (MAPC) recommended approval subject to replatting. No neighboring property owners were present to speak about the case, and no protests have been received.

**Financial Considerations:** None.

**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 replatting within one year; instruct the Planning Department to forward the ordinance for first reading when the plat has been recorded with the register of Deeds; 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.)