

OCA 150004

ORDINANCE NO. 49-651

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:

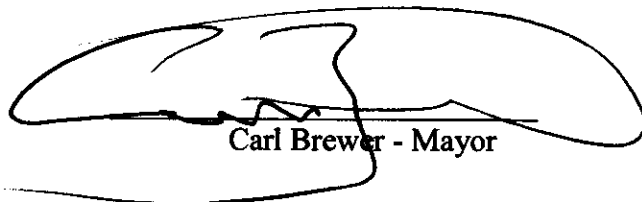
**Case No. ZON2013-00037**

Zone change from MF-29 Multi-family Residential (MF-29) to GO General Office (GO) on approximately .5 acres described as:

That part of Lot 1, Block L, Planeview Subdivision No 1, being a subdivision in Section 2, Township 28 South, Range 1 East of the 6th. Principal Meridian, in Sedgwick County, Kansas, described as beginning at the point of tangency on the south line of said Lot 1; thence southwesterly along said right of way line, 9.00 feet; thence northwesterly at right angles, 133.00 feet; thence northeasterly at right angles, 160.00 feet; thence southeasterly at right angles, 143.81 feet to the south line of said Lot 1, being a curve to the left and having a radius of 1060.0 feet; thence along said curve 151.52 feet to the place of beginning.

**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.

  
Carl Brewer - Mayor

ATTEST:

  
K. Allen, City Clerk



Approved as to form:   
Gary E. Rebenstorf, City Attorney

City of Wichita  
City Council Meeting  
January 7, 2014

**TO:** Mayor and City Council

**SUBJECT:** ZON2013-00037 – Zone change request from MF-29 Multi-family Residential to GO General Office, generally located east of Hillside and ½ mile south of Pawnee (3550 E. Ross Parkway) (District III).

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

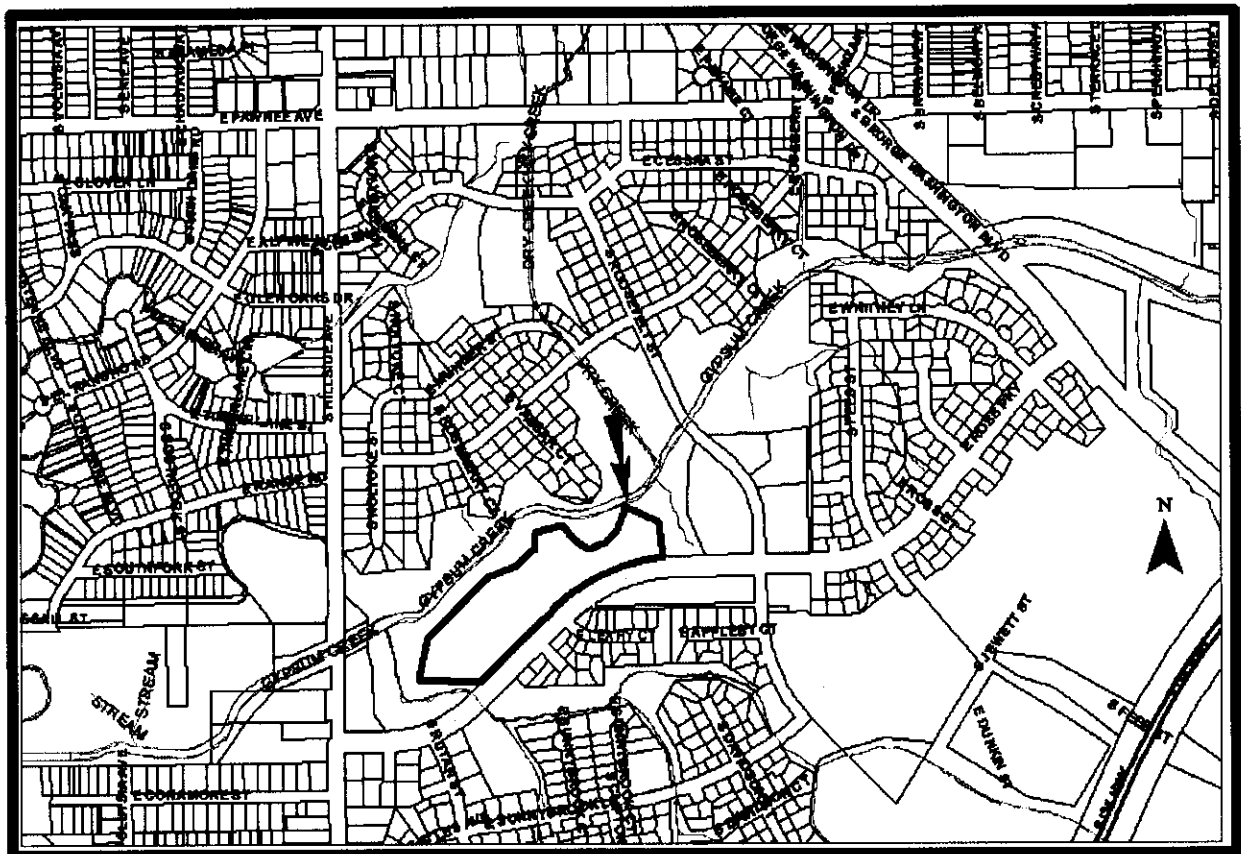
**AGENDA:** Planning (Consent)

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**MAPC Recommendation:** The MAPC recommended approval of the request (10-0).

**DAB Recommendation:** District Advisory Board III recommended approval of the request (unanimous).

**MAPD Staff Recommendation:** Metropolitan Area Planning Department staff recommended approval of the request.



**Background:** The applicant requests a zone change from MF-29 Multi-family Residential (MF-29) to GO General Office (GO) on a .5-acre site along the east side of the existing Jardine Middle School. The subject site is located along Ross Parkway, approximately ¼ mile east of Hillside and ½ mile south of Pawnee. The applicant proposes to develop the property with a medical facility in association with the middle school. A school is a permitted use under the existing MF-29 zoning; the proposed medical clinic requires a change in zoning. The application area is owned by USD 259 who will maintain ownership of the property.

The medical facility will be open year round and will serve Jardine Middle School students, faculty and the surrounding neighborhood. Development on the site will be required to meet screening, building height, dumpster location, landscaping, parking and all other requirements of the Unified Zoning Code. See the proposed site plan attached to this report.

Property north of the site, across Gypsum Creek, is zoned MF-29 and is developed with a combination of multi-family, two-family and single-family residences in the Plainview Neighborhood. Property south the site is also zoned MF-29 and developed with a combination of multi-family, two-family and single-family residences in the Plainview Neighborhood. East of the site is GC General Commercial (GC) zoned property developed with an office and warehouse north of Ross Parkway, and developed with an apartment complex south of Ross Parkway. West of the site is an LC Limited Commercial (LC) zoned skilled nursing facility.

**Analysis:** District Advisory Board (DAB) III heard the rezone request on December 4, 2013, and unanimously recommended approval. No citizens spoke at the DAB hearing on this request.

At the Metropolitan Area Planning Commission (MAPC) meeting held on December 5, 2013, the MAPC voted (10-0) to recommend approval of the request. No citizens spoke at the MAPC hearing and no protests were filed on this request.

**Financial Considerations:** Approval of this request will not create any financial obligations for the City.

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

**Recommendation/Actions:** It is recommended that the City Council adopt the findings of the MAPC and approve the zone change request, place the ordinance on first reading and authorize the Mayor to sign the ordinance (simple majority vote required).

**Attachments:**

- Ordinance
- MAPC minutes

# ZONE CHANGE EXHIBIT

Jardine GraceMed Clinic

