

47-686
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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 2007-15

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

A tract of platted land lying in the Southeast Quarter, Section 9, Township 27 South, Range 2 East, of the 6th Principal Meridian, containing all of Lots 1-64 inclusive, Block 1; all of Lots 1-4 inclusive, Block 2; all of Lots 1-5 inclusive, Block 5; all of Reserves C, D, E, F, G, H, J, K, and portions of Reserves "A", "B", and "L", The Waterfront Residential Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:

COMMENCING at southwest corner of said Southeast Quarter, thence along the west line of said Southeast Quarter N01°00'39"W, 615.00 feet to the POINT OF BEGINNING, thence continuing along said west line, N01°00'39"W, 1946.49 feet to a point lying 100.00 feet south of the north line of said Southeast Quarter; thence parallel with and 100.00 feet south of said north line, N88°54'54"E, 1326.83 feet to the east line of the West Half, of said Southeast Quarter; thence along said east line, S00°54'24"E, 1230.47 feet to the northwest corner of the Southeast Quarter of the Southeast Quarter; thence along the north line of said Southeast Quarter, N88°54'23"E, 15.00 feet; thence S00°54'24"E, 625.59 feet to a point lying 705.00 feet north of the south line of said Southeast Quarter; thence parallel with and 705.00 feet north of said south line S88°53'46"W, 1096.15 feet to a point lying 242.31 feet east of said west line; thence parallel with said west line S01°00'39"E, 89.76 feet; thence parallel with said south line S88°53'46"W, 242.31 feet to the POINT OF BEGINNING.

Said tract contains: 2,491,025 square feet or 57.19 acres of land, more or less, Wichita, Sedgwick County, Kansas.

Generally located on the north side of 13th Street North and west of Greenwich Road.

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.

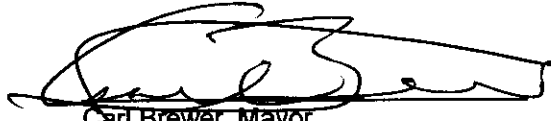
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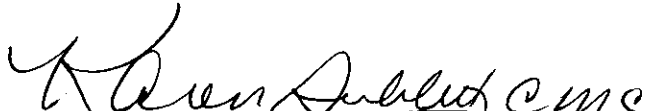
NOV 29 2007

METROPOLITAN PLANNING
DATE ☐ _____

ADOPTED this 20 day of November, 2007.

ATTEST:

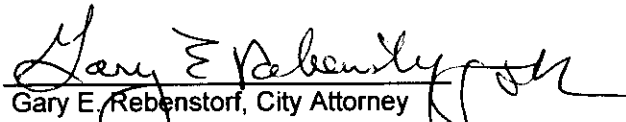

Carl Brewer, Mayor


Karen Sublett, City Clerk

(SEAL)



Approved as to form:


Gary E. Rebenstorf, City Attorney

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NOV 29 2007

METROPOLITAN PLANNING
ROUTE ☐ _____

City of Wichita
City Council Meeting
June 19, 2007

FILE COPY

Agenda Report No. _____

TO: Mayor and City Council

SUBJECT: ZON2007-15 – Zone change from “LI” Limited Industrial to “SF-5” Single-family Residential. Generally located one-half mile west of Greenwich Road and 1/8 mile north of 13th Street North. (District II)

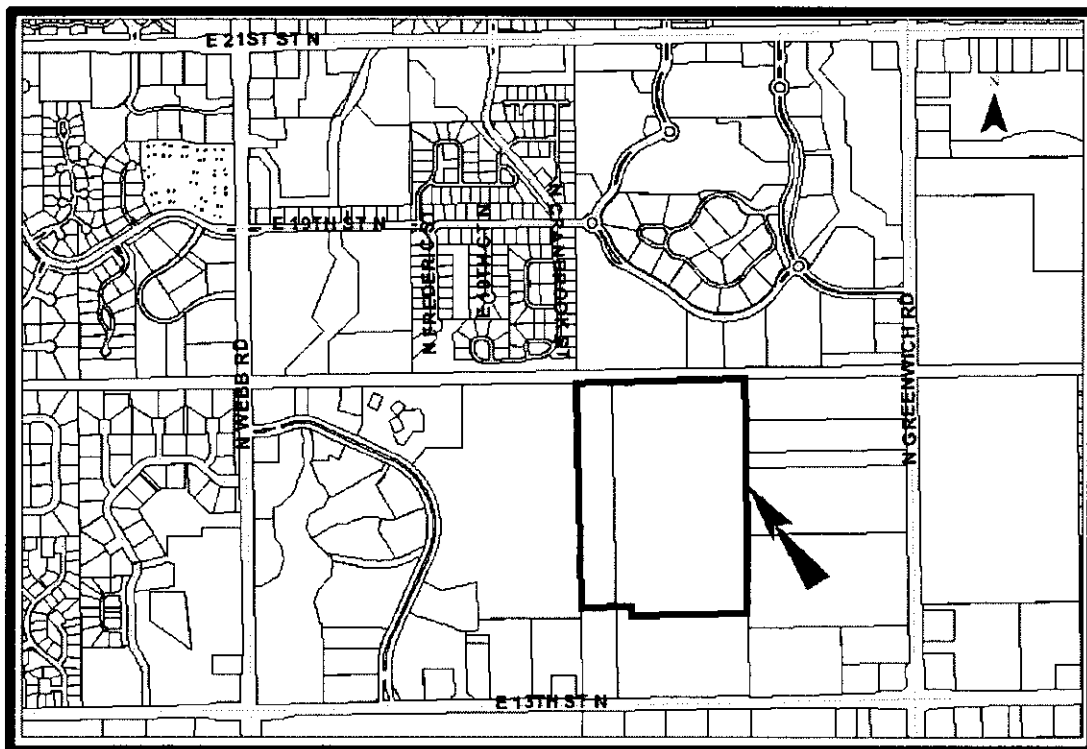
INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

MAPC Recommendations: Approve (9-0).

MAPD Staff Recommendations: Approve.

DAB Recommendations: DAB II did not review.



Background: The applicant requests a zone change, or down zoning, on 57.19 acres from “LI” Limited Industrial to “SF-5” Single Family Residential for residential development. The site is located 600 feet north of 13th Street north and ¼ mile west of Greenwich. The unplatted, vacant property is currently used for agriculture. The site lies within Area A of the Airport Hazard Zone (Wichita-Sedgwick Count Airport Hazard Zoning Map) and will require FAA review (FAA Form 7460-1) for any structures.

North of this site is vacant “GO” General Office and “LC” Limited Commercial zoned property within DP 274, The Oak Creek Community Unit Plan. Northwest of the site is an “SF-5” Single-family Residential zoned residential subdivision. South of the application area is LI zoned property with frontage on 13th Street North. East of the site is a “GI” General Industrial concrete plant, and GI zoned property currently requesting LI zoning. West of the site is the LI zoned Waterfront Development.

Analysis: At the MAPC hearing on May 17, 2007, no individuals spoke in opposition to the request. The MAPC voted (9-0) to recommended approval of the request, subject to staff recommendations.

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; withhold publishing the ordinance until the plat is recorded; 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.)