

Agenda Item # _____

City of Wichita
City Council Meeting
February 4, 2003

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: ZON2002-00068 – Zone change from “B” Multi-family Residential to “U” University. Generally located north of Kellogg and east of Meridian (602 S. Everett). (District IV)

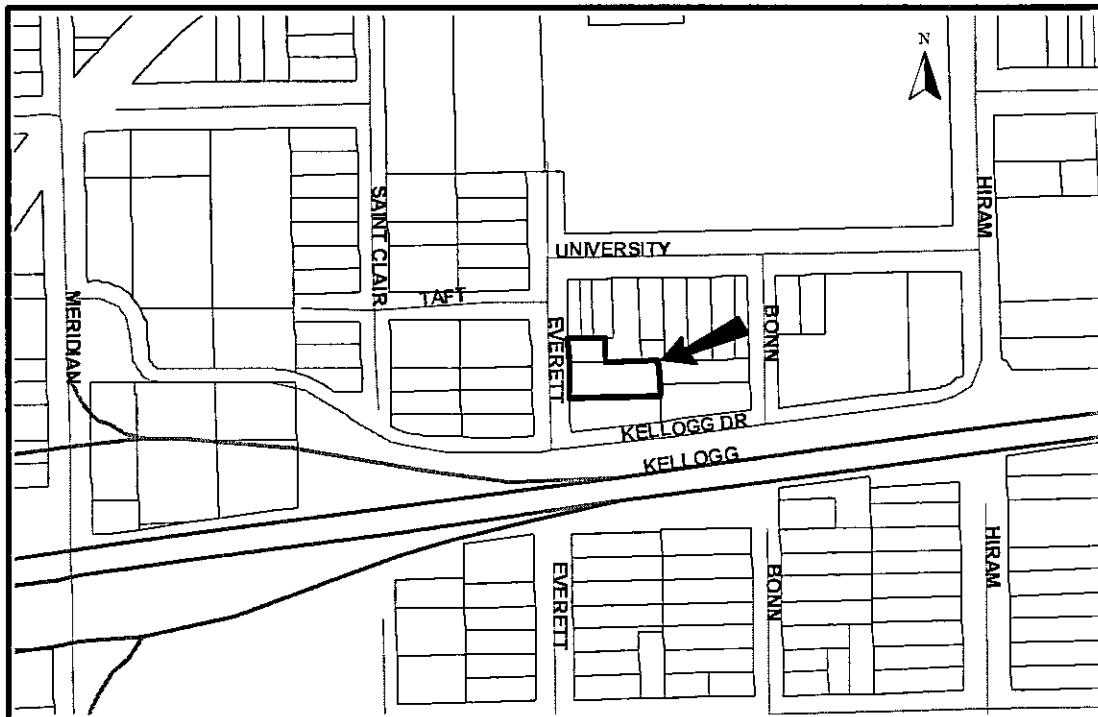
INITIATED BY: Metropolitan Area Planning Department *DM*

AGENDA ACTION: Planning

MAPC Recommendation: Approve (11-0).

Staff Recommendation: Approve.

D.A.B. Recommendation: Approve (6-0).



BACKGROUND: The applicant requests "U" zoning on a platted, .42-acre site for the construction of a Friends University residence hall. The application area was developed with two single-family residences that were recently demolished. The application area is to be included in the replat of a larger site. The site is on the east side of Everett, north of Kellogg, on the Friends University Campus. All property surrounding the application area is zoned "U" and developed with Friends University uses.

The requested zone change is in conformance with the *Wichita/Sedgwick County Comprehensive Plan*, and is in conformance with the adopted *Delano Neighborhood Revitalization Plan*. The proposed zone change, from "B" to "U", and the proposed development, would require conformance to all property development standards in the *Wichita-Sedgwick County Unified Zoning Code (UZC)*.

At the MAPC meeting held on January 9, 2003, MAPC voted (11-0) to approve the zone change. At the DAB IV meeting held on January 15, 2003, the DAB voted (6-0) to approve the zone change also. No citizens were present to speak at either meeting.

Recommended Action:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; 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.)

(150004) Published in The Wichita Eagle on FEB 15 2003

ORDINANCE NO. 45-556

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. ZON2002-00068

Request for zone change from "B" Multi-family Residential to "U" University on property described as:

Lots 101, 103 and 105, on Everett Avenue, and the south 51 feet of Lots 167, 169 and 171, on University Avenue, in University Place Addition to the City of Wichita, Sedgwick County, Kansas. Generally located north of Kellogg and east of Meridian (602 S. Everett)

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, FEB 11 2003

ATTEST:

for Patricia Ellis Deputy
Pat Graves, City Clerk

Bob Knight
Bob Knight, Mayor



approves as to form:

Gary E. Rebenstorf
Gary E. Rebenstorf, City Attorney