

Agenda Item #

City of Wichita  
City Council Meeting  
November 18, 2003

Agenda Report No.

TO: Mayor and City Council

SUBJECT: ZON2003-00051 - Zone change from "SF-5" Single-Family Residential to "GO" General Office. Generally south of Central and east of Doris. (District IV)

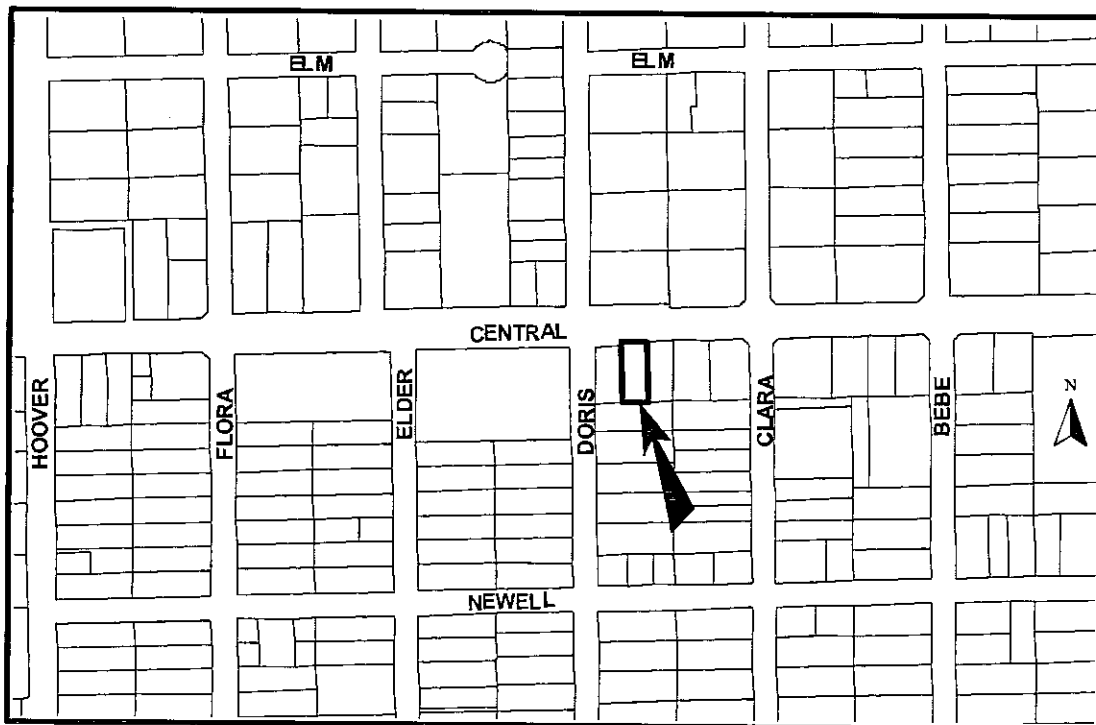
INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

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**MAPC Recommendation:** Approve, subject to completing lot splits within one year. (12-0)

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



**BACKGROUND:** The applicant requests a zone change from "SF-5" Single Family to "GO" General Office on a 0.2 acre platted tract located south of Central and east of Doris. The subject property is part of two separate lots and is undeveloped. The applicant intends to develop the subject property with unspecified office type uses.

The surrounding area is characterized by primarily commercial uses along Central, with residential uses located on the interior properties beyond the commercial frontage. The properties to the south and east are zoned "SF-5" Single Family and are developed with single-family residences. The property to the west is zoned "LC" Limited Commercial and is developed with a single family residence. The property to the north across Central is zoned "TF-3" Two Family and is developed with a single family residence.

The MAPC considered the request on November 18, 2003 and voted (12-0) to recommend that the request be approved subject to completing lot splits within one year. No citizens or neighboring property owners have indicated opposition the request.

**RECOMMENDATION:**

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of completing lot splits within one year; approve first reading of the ordinance and instruct the City Clerk to withhold publication of the ordinance until the lot splits are 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 2/3 majority vote of the membership of the governing body on the first hearing.)

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(150004) Published in The Derby Reporter on February 27, 2004

ORDINANCE NO. 45-937

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. ZON2003-00051**

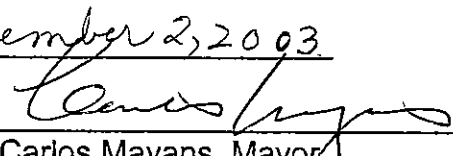
Zone change from "SF-5" Single-family Residential to "GO" General Office on property described as:

Lot 1, except the West 65 feet, and Lot 2, except the East 60 feet, Block 2, Kell Hawkins Addition, Wichita, Sedgwick County, Kansas. Generally located south of Central and east of Doris.

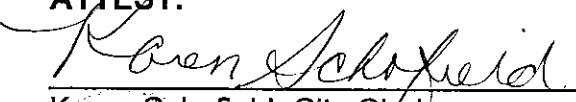
**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**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, December 2, 2003

  
Carlos Mayans, Mayor

ATTEST:

  
Karen Schofield, City Clerk

(SEAL)

Approved as to form:

  
Gary E. Rebenstorf, City Attorney