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ORDINANCE NO. 4556

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. ZON2013-00001

Zone change request from SF-5 Single-family Residential and LC Limited Commercial to LI Limited Industrial on property described as:

Koch Campus Addition, Wichita, Sedgwick County, Kansas.

Generally located on the north and south side of 37th Street North, between Hillside and Oliver.

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.

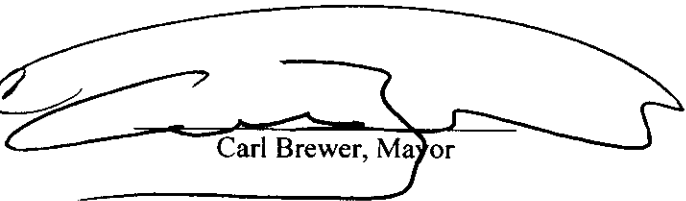
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 4th day of June, 2013

ATTEST:


Karen Sublett, City Clerk

(SEAL)


Carl Brewer, Mayor

APPROVED AS TO FORM:


Gary E. Rebenstorf, Director of Law

**City of Wichita
City Council Meeting
March 26, 2013**

TO: Mayor and City Council

SUBJECT: ZON2013-01 – City zone change request from SF-5 Single-family Residential ("SF-5") and LC Limited Commercial ("LC") to LI Limited Industrial ("LI"), generally located on both sides of 37th Street North between Hillside and Oliver (4111 E. 37th Street North) (District I).

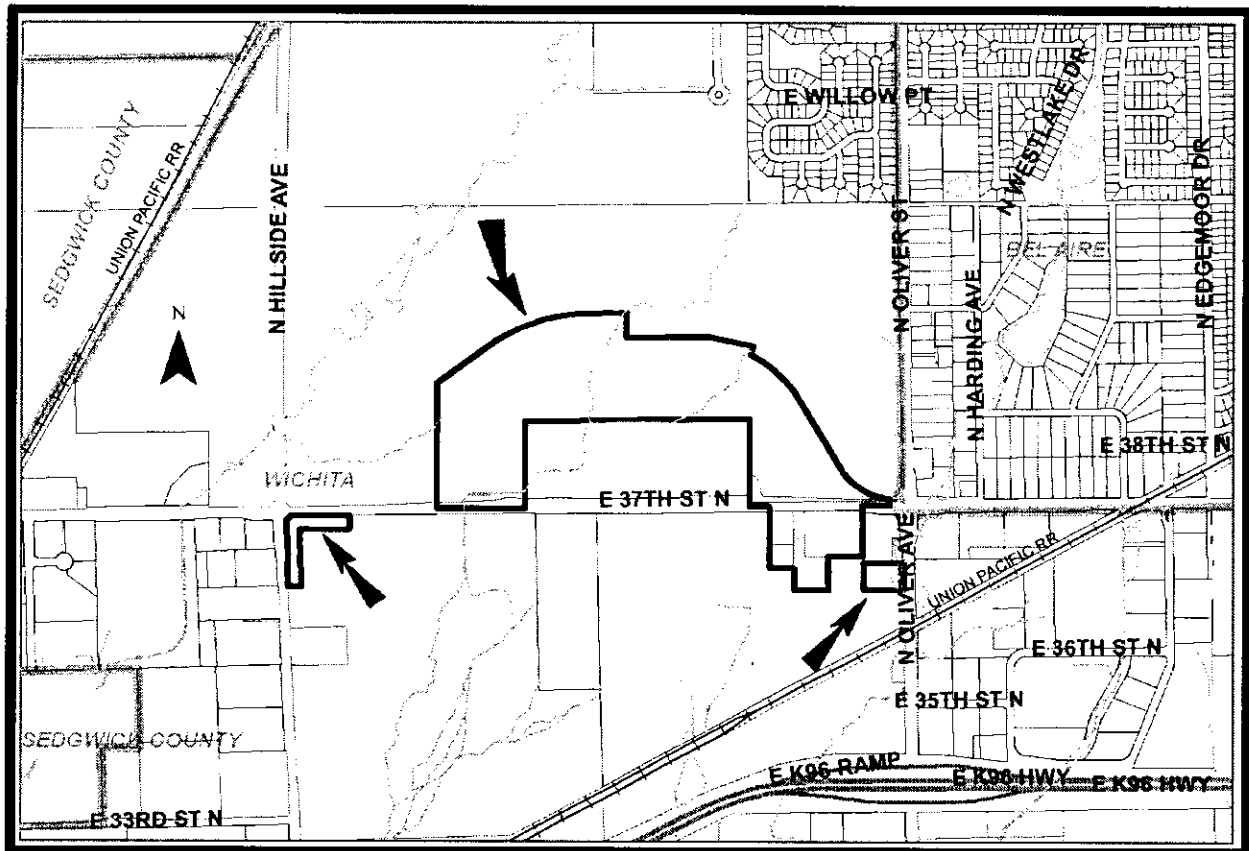
INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (consent)

MAPC Recommendation: The MAPC recommended approval, subject to platting within one year (9-0).

DAB Recommendation: District Advisory Board I recommended approval.

MAPD Staff Recommendation: Planning Department staff recommended approval subject to platting within one year.



Background: The applicants request a zone change from existing SF-5 Single-family Residential ("SF-5") and LC Limited Commercial ("LC") to LI Limited Industrial ("LI") zoning on 91 acres of un-platted property. The application area is currently vacant, with the exception of a single-family house, and is planned for expansion of the LI zoned Koch Industries office and industrial campus. The proposed campus expansion includes re-routing of 37th Street North and associated platting. The requested zone change would result in uniform LI zoning on the entire expanded Koch campus.

Property north and west of the site is SF-5 and LI zoned vacant property owned by the applicant. Further west, across Hillside Avenue, is LI zoned property developed with warehousing and a radio / television broadcasting facility. South of the site is the existing LI zoned Koch office and industrial campus. Southeast of the site, at the southwest corner of Oliver and 37th Street North, is an LC zoned medical office. East of the site is SF-5 and LC zoned vacant property owned by the applicant. Further east, across Oliver Street, is single and multi-family development in the City of Bel Aire.

Analysis: At the Metropolitan Area Planning Commission (MAPC) meeting held on February 21, 2013, the MAPC voted (9-0) to recommend approval of the zone change subject to platting within one year. No citizens spoke at the MAPC hearing.

On March 4, 2013, the District Advisory Board (DAB) I heard the request and voted to approve the request. No citizens spoke at the DAB hearing.

Staff did not receive protest petitions on this application.

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: Adopt the findings of the MAPC, approve the zone change subject to platting within one year of governing body approval and instruct the Planning Department to forward the ordinance for first reading when the plat is complete (simple majority required).

Attachments: Ordinance and MAPC minutes.