

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. ZON2007-00002**

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


Lot 1, Block 1, Except the South 38 feet thereof, Block 1 and that part of Reserve "A" described as commencing at the N.W. Corner of said Lot 1, thence S89° 33' 59" E, along the north line of said Lot 1, 110 feet for a place of beginning; thence S30° 25' 08" E, along the northeasterly line of said Lot 1, 97.49 feet to a corner of said Lot 1; thence S00° 26' 01" W, along the east line of said Lot 1, 119.08 feet; thence S89° 33' 59" E, 30 feet; thence N00° 26' 01" E, 127.36 feet; thence N30° 25' 08" W, 105.77 feet; thence S59° 34' 52" W, 30 feet to the place of beginning, Mere Ridge Addition to Wichita, Sedgwick County, Kansas. Generally located east of Ridge Road and south of 29<sup>th</sup> Street N. (2636 N. Ridge Rd.)

**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,

April 3, 2007

  
Carlos Mayans - Mayor

RECEIVED

APR 16 2007

**ATTEST:**

Karen Sublett, CMC

Karen Sublett, City Clerk

(SEAL)

Approved as to form:



Gary E. Rebenstorf, Jr.

Gary E. Rebenstorf, City Attorney

City of Wichita  
City Council Meeting  
April 3, 2007

**FILE COPY**

Agenda Report No. \_\_\_\_\_

**TO:** Mayor and City Council

**SUBJECT:** ZON2007-00002 – Zone change request from “LI” Limited Industrial to “SF-5” Single-family Residential zoning for residential. Generally located east of Ridge Road and south of 29th Street North. (District V)

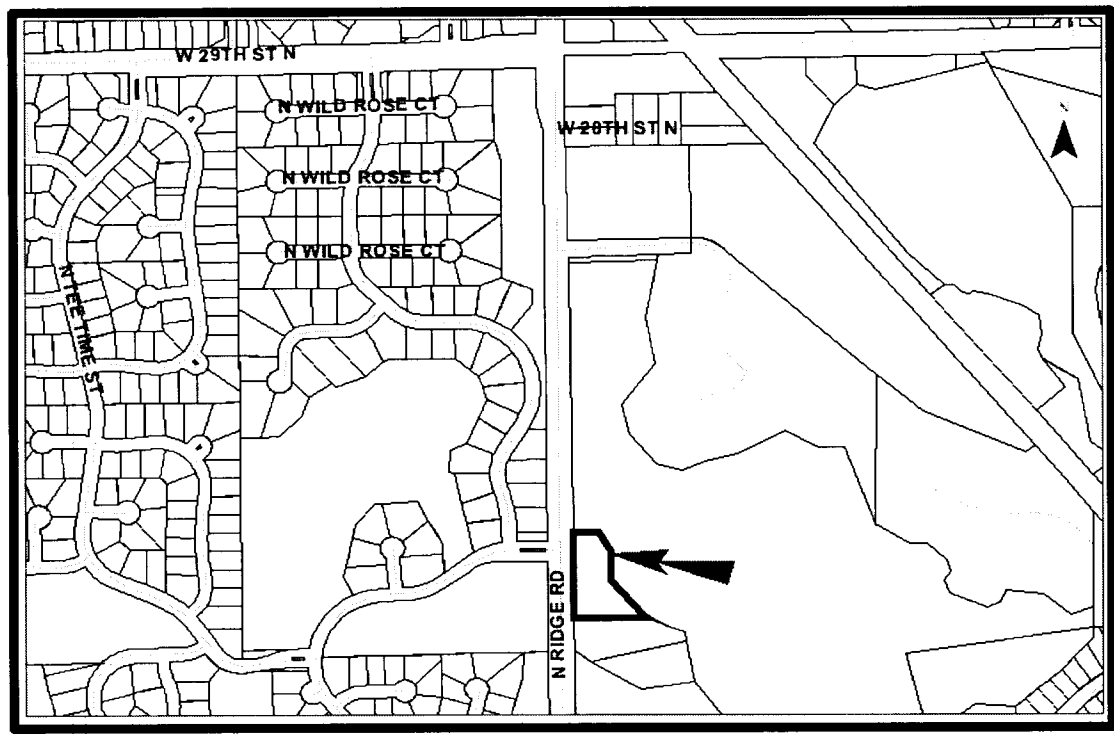
**INITIATED BY:** Metropolitan Area Planning Department *JLS*

**AGENDA:** Planning (Consent)

**MAPC Recommendations:** Approve (12-0).

**MAPD Staff Recommendations:** Approve.

**DAB Recommendations:** DAB V did not review.



**Background:** The applicant is requesting that the 1.8 acre site currently zoned “LI” Limited Industrial be rezoned to “SF-5” Single-family Residential. The site is located east of the intersection of Ridge Road and Reflection Road and is part of the Mere Ridge Addition plat. The Mere Ridge Addition was approved by the MAPC in 1988. The remainder of the Mere Ridge Addition is currently zoned SF-5 or LI. The subject property is vacant.

The surrounding area consists of urban residential development, with a covenant community directly across Ridge Road, just west of the subject site. The site is located midway between 21<sup>st</sup> Street North and 29<sup>th</sup> Street North on Ridge Road. The area west of Ridge Road (and west of the site) is the Reflection Ridge community, zoned SF-5, north of the site is LI zoned vacant land, south of the site is SF-5 zoned land developed with single family residences and east of the site is LI zoned property primarily occupied by a lake. The applicant is filing this request for a SF-5 rezone for the proposed development of a single-family residence.

**Analysis:** At the MAPC hearing on March 1, 2007, there were no speakers in opposition to the request. The MAPC voted (12-0) to recommended approval of the request.

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