

47-589

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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 2005-17

Request for a zone change from "SF-5" Single-Family Residential District to "LC" Limited Commercial District, for property described as:

Lot 1, Block 1, Nguyen Addition, Wichita, Sedgwick County, Kansas.

Generally located on the south side of Harry and east of Webb 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.

ADOPTED this 16 day of Oct, 2007.

ATTEST:


Carl Brewer, Mayor


Karen Sublett, City Clerk



(SEAL)

Approved as to form:


Gary E. Rebenstorf, City Attorney

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City of Wichita
City Council Meeting
July 12, 2005

Agenda Report No. _____

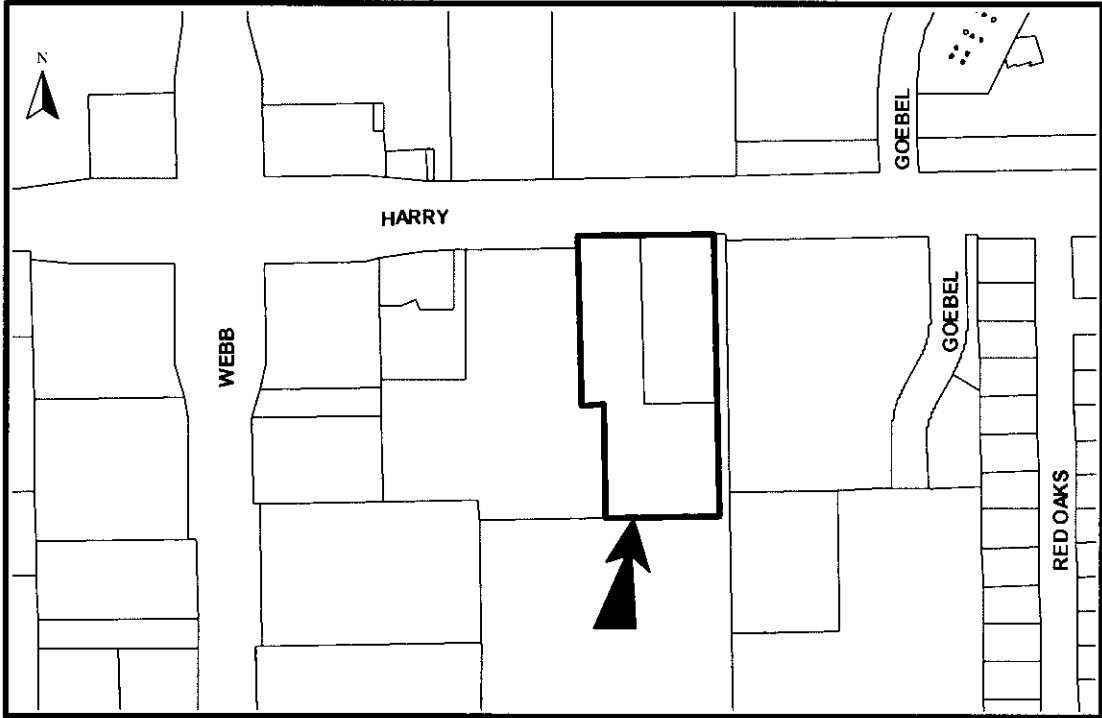
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TO: Mayor and City Council
SUBJECT: ZON2005-00017 – Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial. Generally located south of Harry and east of Webb. (District II)
INITIATED BY: Metropolitan Area Planning Department *JLS*
AGENDA: Planning (Consent)

MAPC Recommendations: Approve, subject to staff recommendations (11-0).

MAPD Staff Recommendations: Approve, subject to platting within one year, dedication of 20 feet of right-of-way on Harry and dedication of access control on Harry, except for one opening.

DAB Recommendations: NA



Background: The applicant requests “LC” Limited Commercial zoning on an unplatted 2.4-acre site, currently zoned “SF-5” Single-Family Residential, for a retail development. The application area is south of Harry and west of Webb Road, and is currently developed with a vacant single-family residence.

Analysis: At its regular meeting on June 9, 2005, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered and approved this request. No members of the public spoke at that hearing on this request.

Financial Considerations: None.

Legal Considerations: The ordinance has been reviewed and approved as to form by the Law Department.

Recommendation/Actions: It is recommended that the City Council

1. Adopt the findings of the MAPC and approve the zone change subject to the condition of platting within one year, subject to dedication of 20 feet of right-of-way on Harry, and subject to dedication of access control on Harry, except for one opening; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the application to MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a two-thirds majority vote of the members of the governing body on the first hearing.)