

Published in The Wichita Eagle on 48-437

**ORDINANCE**

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 2004-24**

Zone change request from SF-5, Single-Family Residential and LC, Limited Commercial to LI, Limited Industrial and to PO #142, for property described as:

Lots 1-3, Block A, Lots 1-3, Block B, and Reserves A and B, MAA Addition, Wichita, Sedgwick County, Kansas.

Generally located on the east side east of Broadway and north of south of 47<sup>th</sup> Street South.

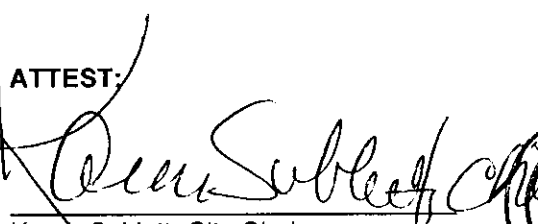
**SUBJECT TO PLATTING WITHIN ONE YEAR AND THE PROVISIONS OF THE FOLLOWING PROTECTIVE OVERLAY #142:**

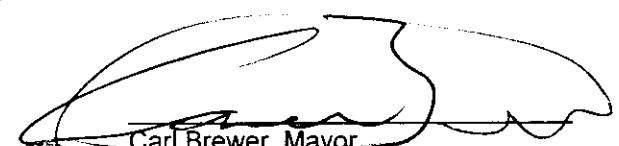

- (1) Retain the mature hedge along the site's north and west sides. If the hedge comes down replace with 6-foot solid screening and meet the City of Wichita's Landscape Ordinance requirements along the site's west and north sides, where adjacent to residential uses.
- (2) Lighting standards shall be no more than 20 feet in height along the site's north and west sides, and shall otherwise conform to Sec. IV-B.4 of the Unified Zoning Code.

**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 20 day of October, 2009.

ATTEST:  
  
Karen Sublett, City Clerk

  
Carl Brewer, Mayor  


City of Wichita  
City Council Meeting  
February 5, 2007

**TO:** Mayor and City Council Members

**SUBJECT:** ZON2004-00024 – Extension of time to complete the platting requirement for a zone change from “SF-5” Single-Family Residential and “LC” Limited Commercial to “LI” Limited Industrial. Generally located northeast of the 47<sup>th</sup> Street South and Broadway intersection. (District III)

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

**AGENDA ACTION:** Planning (Consent)

---

**Staff Recommendation:** Approve two-year extension of time to complete platting with a new platting deadline of January 20, 2009.



**Background:** On July 20, 2004, the Wichita City Council considered the above request. The action of the City Council was to approve, subject to platting within one year, and the provisions of Protective Overlay #142. The applicant has since received two platting extensions through January 20, 2007. The applicant indicates in the attached letter that the plat has been submitted and approved by MAPD; the applicant is in the process of revising the plat drainage plan in response to a new FEMA Drainage Study. Therefore, the applicant requests an additional two-year platting extension.

**Analysis:** Staff recommends that a two-year extension of time to complete platting requirements be granted to January 20, 2009. The City Council may deny the request for an extension of time to complete platting. Denying the extension would declare the zone change null and void and would require reapplication and rehearing if the property owner still desired a zone change.

**Financial Considerations:** None.

**Goal Impact:** Promote Economic Vitality and Affordable Living.

**Legal Considerations:** No legal documents are required to enact the granting of the platting extension. The granting of a platting extension is indicated via letter to the applicant noting the extended platting deadline as granted by the City Council.

**Recommendations/Actions:** Approve a one-year platting extension to January 20, 2009.