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OCA150064 BID 37529-009 CID #76383  
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ORDINANCE NO. 47-349

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. ZON2006-00055**

Request for Zone change from "SF-20" Single-family Residential to "LI" Limited Industrial, on property described as:

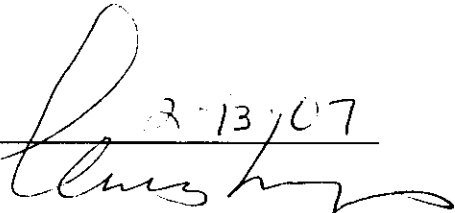
BEGINNING 426 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER, OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE EAST PARALLEL TO THE NORTH LIN OF SAID SOUTHWEST QUARTER, 315.69 FEET, THENCE WEST 278.71 FEET; THENCE NORTH 315.69 FEET TO THE POINT OF BEGINNING.

Generally located one-quarter mile south of I-235 and on the east side of West Street.

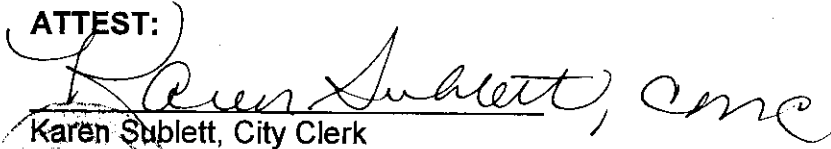
**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

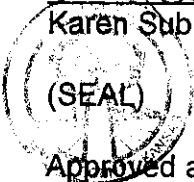
**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS,

2-13-07  
  
Carlos Mayans - Mayor

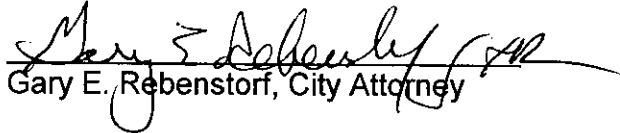
ATTEST:

  
\_\_\_\_\_  
Karen Sublett, City Clerk



(SEAL)

Approved as to form:

  
\_\_\_\_\_  
Gary E. Rebenstorf, City Attorney

**City of Wichita  
City Council Meeting  
February 6, 2007**

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

**TO:** Mayor and City Council

**SUBJECT:** ZON2006-00055 – Zone change from “SF-5” Single Family Residential to “LI” Limited Industrial. Generally located south of I-235 and north of MacArthur Road on the east side of West Street. (District IV)

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

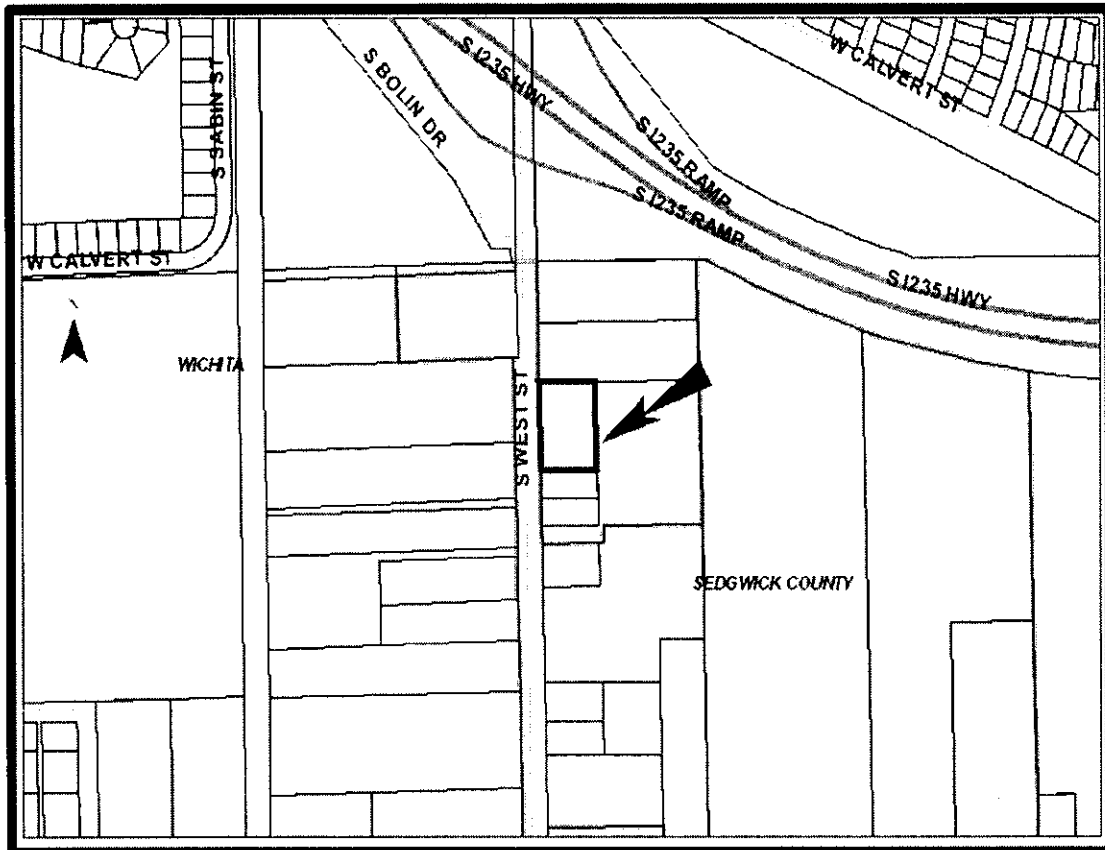
**AGENDA:** Planning (Consent)

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

**MAPD Staff Recommendations:** Approve, subject to platting within one year.

**DAB Recommendations:** N/A



**Background:** The applicant requests a zone change from “SF-20” Single Family Residential to “LI” Limited Industrial on a 1.60-acre unplatted tract located one-quarter mile south of I-235 on the east side of West Street. The subject property was used as a warehouse/storage oriented use, but the existing structures are now currently vacant. The applicant proposes the zone change to develop the land for limited industrial uses, one of which being an irrigation system contractor and to allow expansion of the existing development of “LI” zoning abutting the subject’s property to the north, south and east sides. This case is published as a “SF-20” to “LI” request, but annexation for the subject property has been requested.

The surrounding area is characterized by large developed and undeveloped industrial tracts, with the developed tracts containing industrial and commercial uses. North of the application area is an “LI” zoned property used for plastic material manufacturing. East of the site is an “LI” zoned property developed with commercial uses. South of the site is an “LI” zoned property developed with warehouses/storage-oriented uses. West of the site is an “LI” zoned property developed with contract construction services.

**Analysis:** At the MAPC meeting held January 4, 2007, MAPC voted (11-0) to approve subject to platting within one year. Subject site was annexed into the city by the Wichita City Council on January 9, 2007.

No citizens were present to speak and no protests have been received.

**Financial Considerations:** None.

**Goal Impact:** Promote Economic Vitality.

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

**Recommendation/Actions:**

1. Adopt the findings of the MAPC and approve the zone change subject to platting within one year; withhold the publication of the ordinance until the plat is recorded; or
2. Return the application to the MAPC for reconsideration.

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