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ORDINANCE NO. 48-598

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 2005-47**

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

That part of Lot 1, Block A, Mandy Kay Commercial Addition, Wichita, Sedgwick County, Kansas described as follows: Beginning at the southeast corner of said Lot 1; thence S89°10'19"W along the south line of said Lot 1, 251.10 feet to the southwest corner of said Lot 1; thence N00°43'53"W along the west line of said Lot 1, 99.64 feet to a point 600.00 feet normally distant south of the north line of Government Lot 1 in the Northeast Quarter of Section 27, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence N89°06'08"E parallel with the north line of said Government Lot 1, 251.10 feet to a point on the east line of said Lot 1; thence S00°43'41"E along the east line of said Lot 1, 99.94 feet to the point of beginning, Wichita, Sedgwick County, Kansas.

Generally located south of 45<sup>th</sup> Street North and on the west side of Hoover 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 2 day of February 2010.

**ATTEST:**

*Karen Sublett, M.A.C.*  
Karen Sublett, City Clerk

*[Signature]*  
Carl Brewer, Mayor



Approved as to form:

*Gary E. Rebenstorf* 1/12  
Gary E. Rebenstorf, Director of Law

**City of Wichita  
City Council Meeting  
January 8, 2008**

**TO:** Mayor and City Council Members

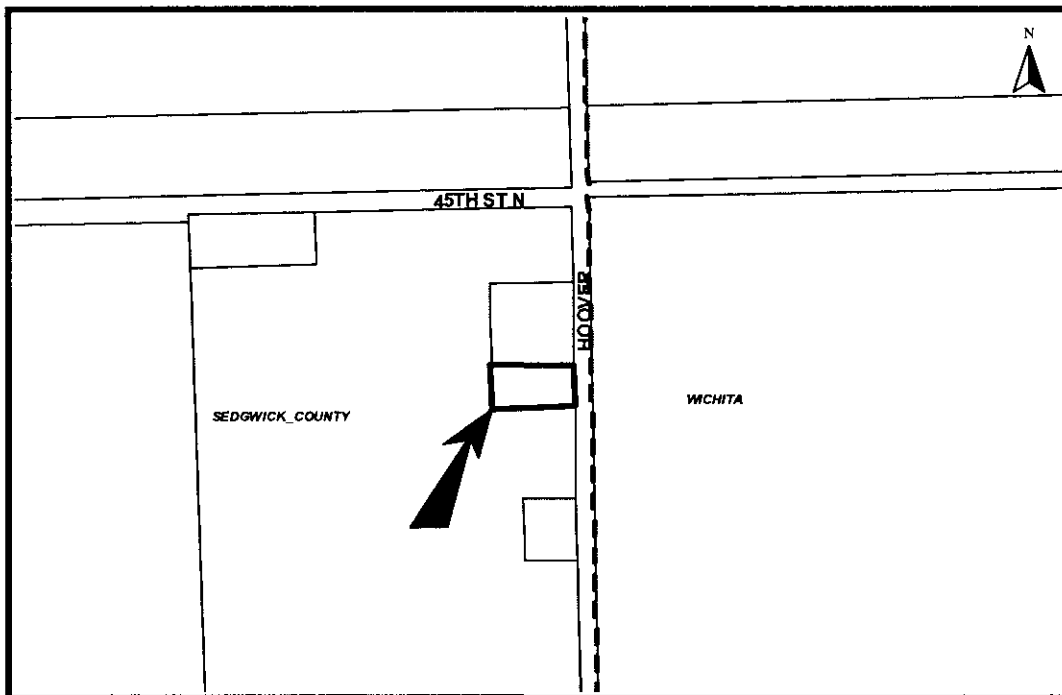
**SUBJECT:** ZON2005-47 – Extension of time to complete the platting requirement for a zone change from “SF-20” Single-Family Residential to “LC” Limited Commercial. Generally located west of Hoover Road and south of 45<sup>th</sup> Street North. (District VI)

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

**AGENDA ACTION:** Planning (Consent)

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**Staff Recommendation:** Approve extended platting deadline of December 21, 2008



**Background:** On December 21, 2005, the Board of County Commissioners approved a zone change from "SF-20" Single-Family Residential to "LC" Limited Commercial, subject to the condition of platting the property within one year. The site has since been annexed into the City of Wichita. The applicant indicates that the owner is seeking a contract purchaser. The applicant requests a three year platting extension to December 21, 2008, in order to complete the platting process.

**Analysis:** Staff recommends that an extension of time to complete platting requirements be granted. The City Council may deny the request for an extension of time to complete platting; however, 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 extended platting deadline of December 21, 2008.