

OCA#: 150004

ORDINANCE NO. 49-344

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. ZON2012-00019

Zone change request from MF-29 Multi-family Residential ("MF-29") to GO General Office ("GO") on properties described as:

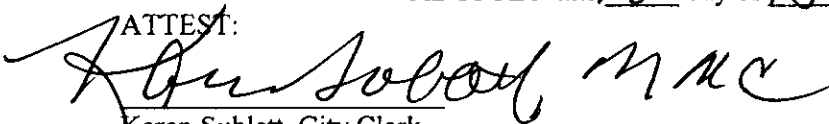
Lots 121, 123, 125 and 127, on Wichita Street, Munger's Original Town Addition, Wichita, Sedgwick County, Kansas; generally located south of 8th Street North and west of Wichita Street (839 N. Wichita).

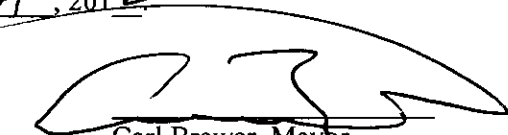
SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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 18 day of Sept, 2012

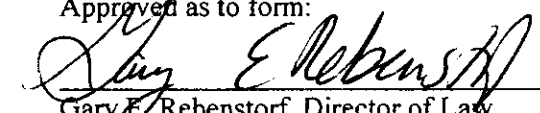
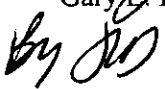
ATTEST:


Karen Sublett, City Clerk


Carl Brewer, Mayor



Approved as to form:


Gary E. Rebenstorf, Director of Law
By 

Background: The applicants request a zone change from the existing MF-29 Multi-family Residential (“MF-29”) to GO General Office (“GO”) zoning on a 0.32-acre platted property. The site is currently vacant. This property received a Zoning Administrative Adjustment earlier this year to reduce the street side setback from 20 to 16 feet for residential development. The property owners have now changed their intended use for the property from residential to office, and therefore request this zone change.

The subject property is within the environs of the of the historic registered Riverview Apartments requiring Historic Preservation Board design review of building plans. Property north of the site is zoned B Multi-family Residential (“B”) and GC General Commercial (“GC”) and is developed with multi-family residences. Property south of the site is zoned LI Limited Industrial (“LI”) and is used for an office and warehousing. East of the site, across Wichita Street, is property zoned TF-3 Two-family Residential (“TF-3”) and developed with a church, and property zoned LI used for offices. West of the site is property zoned B and developed with multi-family residences, and property zoned GO used for offices.

Analysis: At the MAPC meeting held August 2, 2012, the MAPC voted (7-0-1) to approve the request for GO zoning. No citizens spoke at the MAPC hearing regarding this request. District Advisory Board (DAB) VI heard this request on August 6, 2012. The DAB voted to approve the request, no citizens spoke in opposition to the request. No protests were received during the two-week protest period following the MAPC hearing.

Financial Considerations: There are no financial considerations in regards to the zoning request.

Goal Impact: The application will promote Economic Vitality.

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

Recommendation/Actions:

Adopt the findings of the MAPC and approve the zone change, authorize the Mayor to sign the ordinance and place the ordinance on first reading.

Attachments:

- Ordinance
- DAB Memo
- MAPC Minutes