

OCA#: 150004

ORDINANCE NO. 49-345

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. ZON2012-00020

Zone change request from MF-29 Multi-family Residential ("MF-29") and LI Limited Industrial ("LI") to SF-5 Single-family Residential ("SF-5") on properties described as:

Lots 144 to 160 Even, on Wichita Street, Munger's Original Town Addition, Wichita, Sedgwick County, Kansas; generally located south of 9th Street North and east of Wichita Street (943 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
Karen Sublett, City Clerk

Carl Brewer
Carl Brewer, Mayor



Approved as to form:

Gary E. Rebenstorf
Gary E. Rebenstorf, Director of Law

By JM

City of Wichita
City Council Meeting
September 11, 2012

TO: Mayor and City Council

SUBJECT: ZON2012-00020 – City zone change from MF-29 Multi-Family Residential ("MF-29") and LI Limited Industrial ("LI") to SF-5 Single-family Residential ("SF-5") generally located on the southeast corner of 9th Street North and Wichita Street. (District VI)

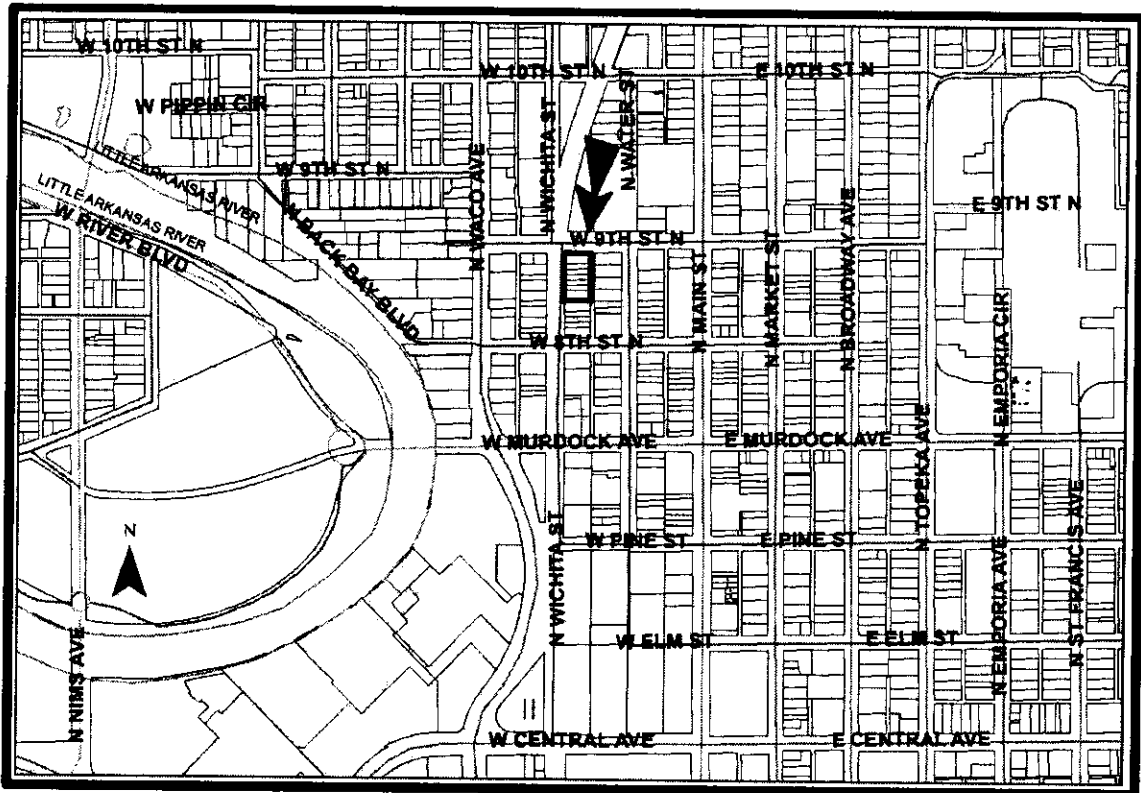
INITIATED BY: Metropolitan Area Planning Department *JS*

AGENDA: Planning (Consent)

MAPC Recommendation: Approve (7-0-1).

DAB VI Recommendation: Approve (6-0).

MAPD Staff Recommendation: Approve.



Background: The applicants request a zone change from the existing MF-29 Multi-family Residential (“MF-29”) and LI Limited Industrial (“LI”) to SF-5 Single-family Residential (“SF-5”) zoning on a 0.72-acre platted property. The property owners wish to develop the site with single-family residences, which are permitted on the existing MF-29 zoning. However, the existing LI zoning prohibits residential development; therefore the applicant requests this zone change.

The subject property is partially within the environs of the historic registered Riverview Apartments requiring Historic Preservation Board design review of building plans. Property north of the site is zoned TF-3 Two-family Residential (“TF-3”) and used for a park and elementary school. Property south of the site is zoned MF-29 and LI, and is developed with single and two-family residences. Property east of the site is zoned MF-29 and LI and is developed with a warehouse and single-family residences. Property west of the site is zoned B Multi-family Residential (“B”) and is developed with multi-family residences.

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