

OCA 150004

ORDINANCE NO. 49-9189

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:

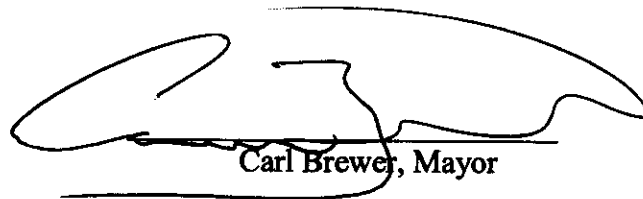
**Case No. ZON2015-00005**

Zone change from MF-29 Multi-Family Residential ("MF-29") to LC Limited Commercial ("LC") zoning on an approximately 0.15-acre property described as:

Lots 5 and 7, Block H, South University Place Addition to Wichita, Sedgwick County, Kansas; generally located south of Harry Street, south of Merton Street on the east side of Meridian Avenue.

**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.

  
Carl Brewer, Mayor

**ATTEST:**

*Karen Sublett, nmc*  
\_\_\_\_\_  
Karen Sublett, City Clerk



Approved as to form: *Sharon Dickgrafe*  
\_\_\_\_\_  
Sharon Dickgrafe, Interim City Attorney

City of Wichita  
City Council Meeting  
March 24, 2015

**TO:** Mayor and City Council

**SUBJECT:** ZON2015-00005 – Request for LC Limited Commercial on MF-29 Multi-Family Residential Zoned Property Generally Located South of Harry Street, South of Merton Street, on the East Side of Meridian Avenue. (District IV)

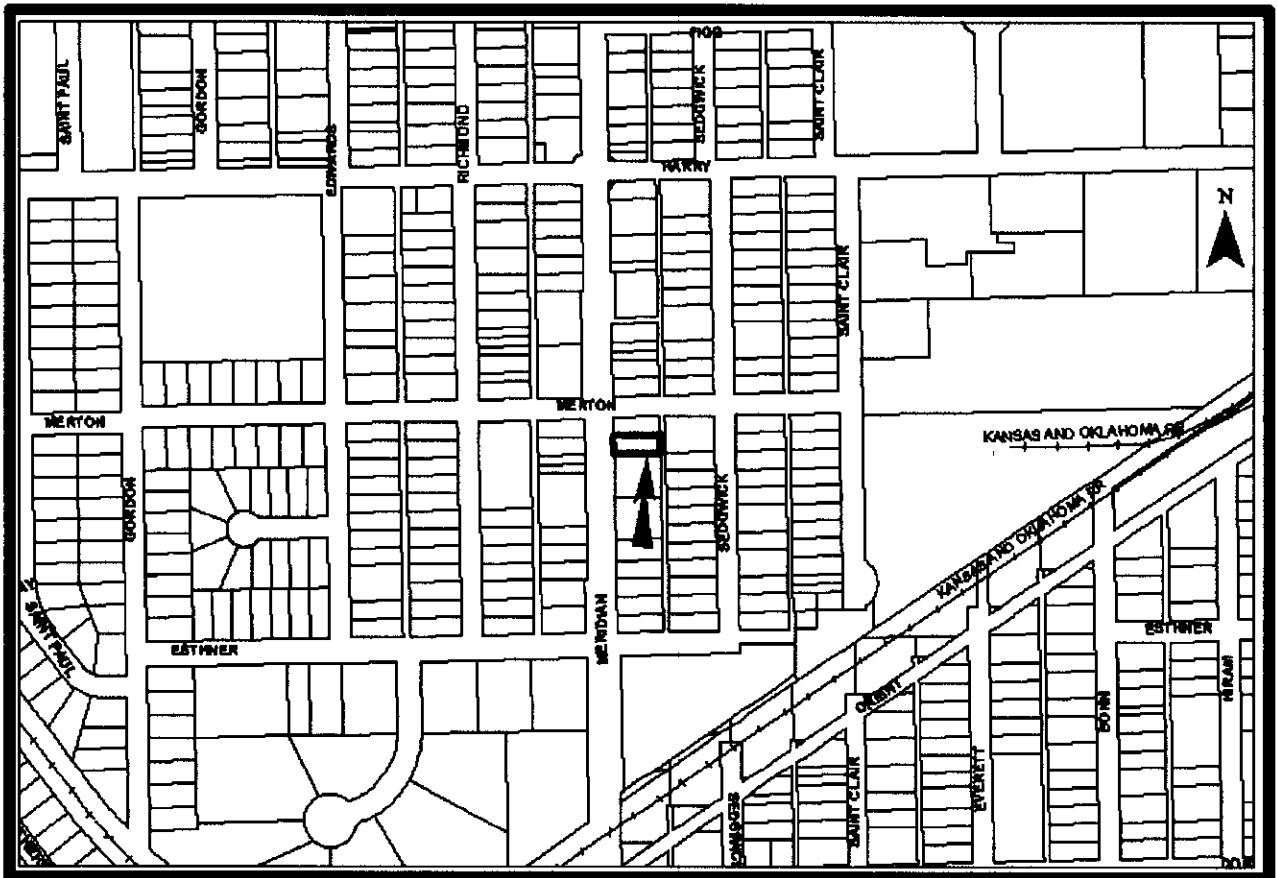
**INITIATED BY:** Metropolitan Area Planning Department *JLS*

**AGENDA:** Planning (Consent)

**MAPC Recommendation:** The MAPC recommended approval of the request (12-0).

**DAB Recommendation:** District Advisory Board V recommended approval of the request (10-0).

**MAPD Staff Recommendation:** The Metropolitan Area Planning Department staff recommended approval of the request.



**Background:** The application area has 50 feet of frontage along Meridian, with 130-foot depth. The site is currently zoned MF-29 Multi-family Residential and county records describe the current use as warehouse distribution or storage facility. The applicant seeks a zone change to LC Limited Commercial. Property to the south was rezoned from MF-29 to LC in 2007, along with property to the north, which was also rezoned MF-29 to LC in 2007. This request would complete the block with LC zoning.

North of the subject site, the property is zoned LC and is developed with a warehouse distribution/storage facility. Property to the south is also zoned LC and is developed with a single-family residence. Property east of the subject site, across the alley, is zoned TF-3 Two-family Residential and is developed with a church/place of worship. Property west of the site, across Meridian Avenue, is zoned GC General Commercial and is developed with a single-family residence.

**Analysis:** On March 2, 2015, District Advisory Board (DAB) IV considered the request. DAB IV voted 10-0 to approve the request. There were no protests against the request at the DAB V meeting.

On, February 19, 2015, the Metropolitan Area Planning Commission (MAPC) considered the request. The MAPC voted 12-0 to approve the request. There were no protests against the request at the MAPC meeting. Planning staff has received no valid protests and received no calls protesting the request.

**Financial Considerations:** Approval of this request will not create any financial obligations for the City.

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

**Recommendation/Actions:** It is recommended that the City Council concur with the findings of the MAPC and approve the zoning and place the ordinance on first reading (simple majority vote required).

**Attachments:**

- MAPC minutes
- DAB memo
- Ordinance