

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. ZON2015-00008

Zone change from SF-5 Single-family Residential (SF-5) to GO General Office (GO) on approximately 0.11 acre described as:

The east 50 feet of Lot 49, Park Vista Addition to Wichita, Kansas; generally located at the northwest corner of West 9th Street North and North McLean Boulevard (1016 North Edwards 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.


Jeff Longwell - Mayor

ATTEST:


Karen Sublett, City Clerk



Approved as to form: 
Sharon Dickgraft, Interim City Attorney

City of Wichita
City Council Meeting
April 21, 2015

TO: Mayor and City Council

SUBJECT: ZON2015-00008 – City Zone Change from SF-5 Single-Family Residential to GO General Office on Property Generally Located on the Northwest Corner of West 9th Street North and North McLean Boulevard (District VI)

INITIATED BY: Metropolitan Area Planning Department *JLS DM*

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (9-0).

DAB Recommendation: District Advisory Board VI recommended approval of the request (7-0).

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



BACKGROUND: BACKGROUND: The application area is the eastern or rear 50 feet of Lot 49, Park Vista Addition that is addressed as 1016 North Edwards Avenue. Lot 49, Park Vista Addition is 300 feet deep, is zoned Single-Family Residential (SF-5) and its only street frontage is onto North Edwards Avenue. The western end of Lot 49, Park Vista Addition is developed with single-family residence. The owner of the property located immediately east of Lot 49, Park Vista Addition wishes to purchase the eastern or rear 50 feet of Lot 49, Park Vista Addition in order to provide more parking for his property (2604 West 9th Street) that fronts North McLean Boulevard and West 9th Street, is zoned General Office (GO) and is developed with a strip office center. If the zoning request is approved, the subject property – the rear 50 feet of Lot 49, Park Vista Addition – would be attached to Lot 1, Knudtson Addition (2604 West 9th Street) in order to provide additional parking for the strip office center.

The land located immediately west of the application area is developed with a single-family residence, and is the lot from which the subject property is proposed to be removed and rezoned. Land located to the south and east of the subject site is the property owned by the property owner that is attempting to obtain the zone change and is zoned GO. Land located north of the application area is zoned SF-5 and is developed with a single-family residence.

If the request is approved, the application will have to be screened from adjoining SF-5 zoned property, provide parking lot and buffer landscaping, limit any parking lot lighting standards to a maximum height of 15 feet and pave the surface.

Analysis: On March 19, 2015, the Metropolitan Area Planning Commission (MAPC) reviewed the application. The MAPC approved the application by consent (9-0).

On March 18, 2015, District Advisory Board (DAB) VI heard the case. No comments from the public were recorded.

No official protests were received. The MAPC recommendation may be approved by a simple majority vote.

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 adopt the findings of the MAPC and approve the requested zone change as recommended by MAPC and place the ordinance on first reading (simple majority vote).

Attachments: MAPC minutes, DAB memo and ordinance.