

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:

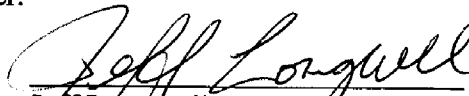
Case No. ZON2015-00015

City zone change request from GI General Industrial to SF-5 Single-family on property generally located north of 39th Street North on the west side of Hydraulic Avenue described as:

The south 80 feet of the east 190 feet of the south 1/2 of Lot32 and the south 1/2 of Lot 32 except the south 80 feet of the east 190 feet and except Fldwy CC A-41035 and the north 1/2 of Lot 32 except Fldwy CC A-41035, North Wichita Gardens 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.

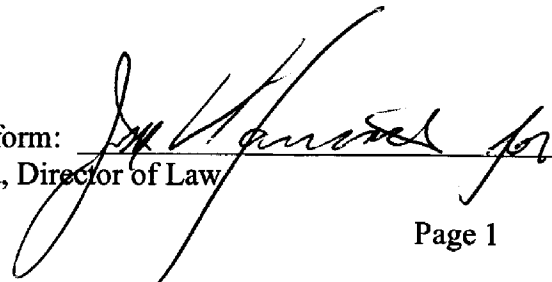
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk

(SEAL)

Approved as to form: 
Jennifer Magana, Director of Law

BACKGROUND: The applicant is requesting SF-5-Family Residential (SF-5) zoning on the platted approximately 3.67-acres GI General Industrial zoned site. The site consists of Lot 32 ECX FLDWY CCA-41035, North Wichita Gardens Addition, located on the west side of North Hydraulic Avenue between East 39th Street North and the Chisholm Creek Floodway. Lot 32 is developed into three parcels, with a single-family residence on each parcel. The applicant is requesting the zone change to allow for refinancing and expansions of the residential structures.

The site was annexed into the City limit between 1981 and 1990. Prior to annexation, Sedgwick County had zoned the property F – Heavy Industrial. In March 1996, the F – Heavy Industrial zoning district was converted to GI. The lot abutting the subject site on the south has a used car lot with improvements that were built in 2010. The original structure on the site is a 1920s bungalow. All other development north of East 39th Street North are single family residences built between 1920 and 1950. The property west of the site is used for agriculture and has no improvements. The north and west abutting properties are rights-of-way for I-135, K-254 and the Chisholm Creek Floodway.

Analysis: On April 16, 2015, the Metropolitan Area Planning Commission (MAPC) reviewed the application. The MAPC approved the application by consent (11-0).

On April 15, 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.