

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. ZON2015-00021

City zone change request from B Multi-Family (B) to Limited Industrial (LI) on property generally located south of 15th Street North on the west side of North Santa Fe Avenue described as:

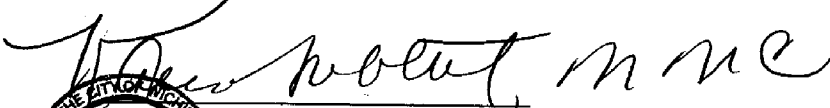
Lots 37-39, North Park Addition to Wichita, Kansas; generally south of 15th Street North on the west side of North Santa Fe Avenue (1547 North Santa Fe Avenue).

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:


Heather Mablett, City Clerk



Approved as to form:
Jennifer Magaña, City Attorney and Director of Law

City of Wichita
City Council Meeting
August 11, 2015

TO: Mayor and City Council

SUBJECT: ZON2015-00021 – City Zone Change Request from B Multi-Family to Limited Industrial (LI) on Property Generally Located South of 15th Street North on the West side of North Santa Fe (District VI)

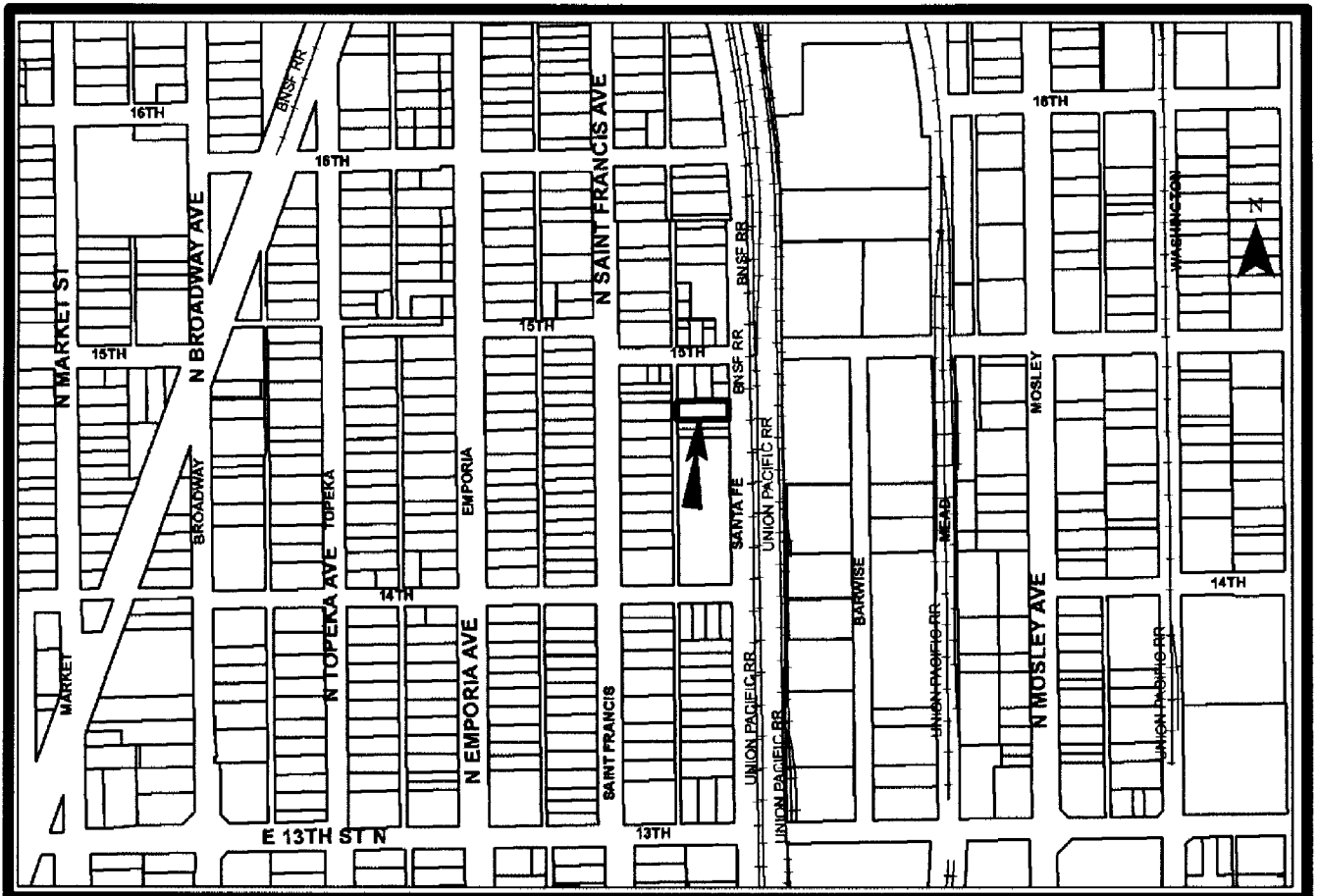
INITIATED BY: Metropolitan Area Planning Department *WDB DM*

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (13-0).

DAB Recommendation: District Advisory Board VI recommended approval of the request (5-0).

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



BACKGROUND: The applicant is requesting Limited Industrial (LI) zoning for lots 37-39 North Park Addition, approximately 0.16-acre, which is currently zoned B Multi-Family residential. The site is located 100 feet south of 15th Street North on the west side of North Santa Fe and is undeveloped.

The North Park Addition was platted in February 1886 with 15-foot wide alley and 25-feet by 142-feet lots. Originally developed with single family residences, by 1968 the properties in the 1400, 1500 and 1600 blocks on North Santa Fe were beginning to transition to industrial/manufacturing uses. There are only six single-family residences that remain in this three-block area. The Two-Family (TF-3) zoned residential use to the west of the subject property still retains residential uses, but there has been demolition leaving only eight residential structures in the 1500 block of North St. Francis.

Analysis: On July 9, 2015, the Metropolitan Area Planning Commission (MAPC) reviewed the application. The MAPC approved the application by consent (13-0).

On July 6, 2015, District Advisory Board (DAB) VI heard the case. No comments from the public were recorded. DAB VI approved the application unanimously (5-0).

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

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 of four votes).

Attachments: MAPC minutes, DAB memo and ordinance.