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ORDINANCE NO. 49-568

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. ZON2012-00015

Zone change from LI Limited Industrial ("LI") to GO General Office ("GO") on approximately 25 acres described as:

The Waterfront Seventh Addition, Wichita, Sedgwick County, Kansas; generally located north of East 13th Street North and east of North Webb Road.

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 10 day of Sept., 2015.


Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk



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

**City of Wichita
City Council Meeting
August 27, 2013**

TO: Mayor and City Council

SUBJECT: ZON2012-15 - City zone change request from LI Limited Industrial to GO General Office generally located north of 13th and east of Webb. (District II)

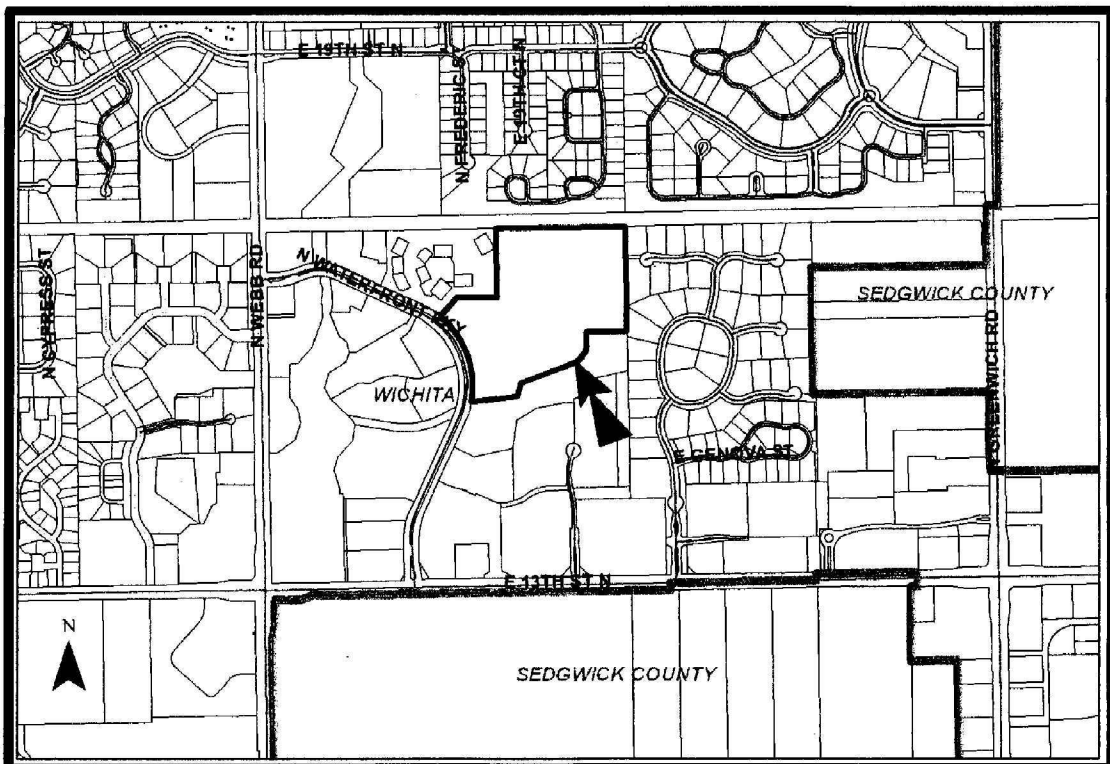
INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

DAB Recommendation: DAB II did not hear this request.

MAPC Recommendation: Approve (9-0-1).

MAPD Staff Recommendations: Approve.



Background: The applicants request a zone change from the existing LI Limited Industrial to GO General Office zoning on a 25-acre unplatted and undeveloped property. The existing LI zoning prohibits residential development, the applicant wants the flexibility to do residential development and the other uses permitted in the GO district. This request is a down zoning, therefore permitted uses, signage and other development controls will be more restrictive under the requested zoning than they are presently.

Property north of this site, across an unused rail corridor, is zoned SF-5 Single-family Residential and developed with homes. South and west of the site is LI zoning with office and commercial uses. East of the site are SF-5 zoned lots, most of which are vacant, with a few built homes.

Analysis: On May 17, 2012, the MAPC reviewed the application and voted (9-0-1) to approve the application subject to platting within one year. No citizens spoke at the MAPC hearing regarding this request and no protests were received during the two-week protest period following the MAPC hearing.

Financial Considerations: There are no financial considerations associated with this request.

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 zone change subject to platting within one year, instruct the Planning Department to forward the ordinance for first reading when the plat is complete (simple majority required).

Attachments: Ordinance and MAPC minutes.