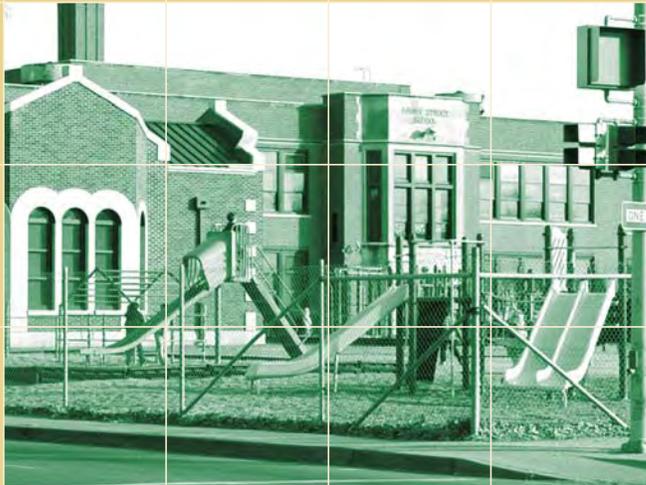




February 2009



# South Central Neighborhood Land Use Plan





**CERTIFICATION OF AMENDMENT  
TO THE  
WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN**

I, John L. Schlegel, Director of the Metropolitan Area Planning Department, and Secretary for the Metropolitan Area Planning Commission, hereby certify that the attached amendment to the *South Central Neighborhood Plan, May 2006*, an element of *The Wichita-Sedgwick County Comprehensive Plan*, is a true and correct copy of the amendment approved by the Metropolitan Area Planning Commission on February 19, 2009.

  
\_\_\_\_\_  
John L. Schlegel, Director  
Metropolitan Area Planning Department



## South Central Neighborhood Land Use Plan

The purpose of the *South Central Neighborhood Land Use Plan* is to visually portray and verbally describe future land use and development policies for the neighborhood. These policies are an officially adopted amendment of the *South Central Neighborhood Plan*, and establish the desired outcomes for future land use and provide a generalized guide for future rezoning decisions. Additionally, the *South Central Neighborhood Land Use Plan* provides the foundation for the city-initiated rezoning initiative outlined in Initiative “8.1 Residential Rezoning” of the *South Central Neighborhood Plan*. The *South Central Neighborhood Land Use Plan* is comprised of three elements:

- 1. Land Use Categories** – The “Land Use Categories” describe the desired future land uses for the neighborhood. Since the neighborhood is well-established, many of the land use categories reflect existing land uses in the neighborhood. Other land use categories reflect the desired outcomes of neighborhood redevelopment.
- 2. Land Use Guide Map** – The “Land Use Guide Map” visually portrays desired outcomes for future land use by displaying the “Land Use Categories” on a map of the neighborhood. The “Land Use Guide Map” is intended to be used with a sense of flexibility and adapt to changes, new information, and market conditions. The “Land Use Guide Map” is only one criterion to be used in determining the suitability of future development at the site-specific, facility level. Other factors to be considered include the “Locational Guidelines” of the *South Central Neighborhood Land Use Plan* and *The Wichita-Sedgwick County Comprehensive Plan* as well as the “Review Criteria” established by the *Wichita-Sedgwick County Unified Zoning Code*.
- 3. Locational Guidelines** – The “Locational Guidelines” are essentially best planning practices that encourage desirable patterns of development, strive for compatibility of land use, and promote attractive urban design principles. The “Locational Guidelines” are the foundation for the allocation of the “Land Use Categories” on the “Land Use Guide Map.” Additionally, the “Locational Guidelines” provide policy guidance for future decisions regarding rezoning and changes to development standards. As with the “Land Use Guide Map,” the “Locational Guidelines” are intended to be used with a sense of flexibility.

### Land Use Categories

Low-Density Residential - The predominate existing land use in the neighborhood is low-density residential (see Figure 1), which consists primarily of single-family, detached dwellings that are typically developed at a gross density of less than 10 dwelling units per acre. Accessory dwelling units and duplexes could be appropriate in locations where compatibility with surrounding single-family uses can be maintained. Most of the policies of the *South Central Neighborhood Land Use Plan* are intended to protect existing low-density residential uses from encroachment by incompatible land uses.



Figure 1 - Low-Density Residential



Figure 2 - Compact Residential

**Compact Residential** - This category encompasses areas appropriate for compact residential development at a gross density of 10 dwelling units per acre or more (see Figure 2). Multiple dwelling unit types are appropriate, including single-family detached, single-family attached, duplex, townhouse, and apartment. Existing individual residential properties developed with compact residential uses are not shown on the “Land Use Guide Map.” Rather, this category indicates areas of contiguous development of numerous small parcels or large individual parcels with compact residential uses.

**Mixed-Use Commercial** – This category encompasses areas that were originally developed with low-density residential uses that have transitioned to commercial use due to strip commercial zoning along arterial streets (see Figure 3). Commercial development consisting primarily of low-intensity uses, such as office, neighborhood-serving commercial uses, and specialty retail, that are mixed with residential uses are encouraged. Commercial and residential uses are encouraged to locate within the same structure, such as apartments located above shops or offices. Commercial uses that preserve existing single-family structures are particularly encouraged.



Figure 3 - Mixed-Use Commercial



Figure 4 - Commercial

**Commercial** – This category encompasses areas of commercial development (see Figure 4) at major intersections, along highways, and along arterial streets. This category supports higher-intensity commercial uses such as auto-oriented uses, major retail, and/or office centers and regional-serving commercial uses, such as major chain hotels and restaurants.

**Industrial** – This category encompasses areas where industrial development (see Figure 5) consisting primarily of employment-based uses, such as manufacturing, research, and warehousing, is encouraged. Resource processing industries should be limited to locations where appropriate buffers from residential uses are provided.



Figure 5 - Industrial

**Institutional** - This category encompasses areas developed with institutional uses (see Figure 6) such as schools, non-profit agencies, churches, museums, and government facilities.



Figure 6 - Institutional

Park and Open Space - This category encompasses areas developed with parks and public open space (see Figure 7) and areas where expansion of parks or open space is encouraged.



Figure 7 - Park and Open Space

Commercial Redevelopment Node – This category encompasses areas where lots fronting Broadway can be combined with lots across the alley to create a larger redevelopment lot for medium-intensity commercial uses, such as community-destination retail and restaurant uses, that



are developed in a node rather than a strip commercial pattern (see Figure 8). The node should have few access points to public streets, and commercial structures should be interconnected and constructed with high-quality architecture and landscaping.

Figure 8 - Commercial Redevelopment Node

Residential Redevelopment District - This category encompasses a specific opportunity area where residential redevelopment (see Figure 9) consisting of multi-family, townhouse-style dwellings linked by pedestrian greenways to the proposed East Bank River Center and WaterWalk is encouraged (see Initiative 8.2).



Figure 9 - Residential Redevelopment District



Figure 10 - East Bank River Center

East Bank River Center - This category encompasses a specific and unique area where mixed-use redevelopment (see Figure 10) that would be a premier community destination utilizing the riverfront location is encouraged. The mixture of uses should include recreation, entertainment-based commercial and pedestrian-oriented residential (see Initiative 13.2).



## Locational Guidelines

The “Locational Guidelines” of the *South Central Neighborhood Land Use Plan* supplement the “Locational Guidelines” contained in *The Wichita-Sedgwick County Comprehensive Plan*. Where the “Locational Guidelines” of the *South Central Neighborhood Land Use Plan* and *The Wichita-Sedgwick County Comprehensive Plan* are inconsistent, the “Locational Guidelines” of the *South Central Neighborhood Land Use Plan* apply.

1. The “Least Desirable Land Uses” for the South Central Neighborhood are: motels, bars, used car lots, and resource processing industries.
2. The “Most Desirable Land Uses” for the South Central Neighborhood are: residential uses, parks/open space, institutional uses, neighborhood-serving retail, specialty retail, restaurants, medical services, professional offices, personal care/improvement services, and high-employment commercial and industrial uses.
3. “Least Desirable Land Uses” should be restricted to properties that currently permit the use by-right. Changes in zoning classification and approval of Conditional Use Permits that allow “Least Desirable Land Uses” are strongly discouraged.
4. Changes in zoning classification and approval of Conditional Use Permits should be accompanied by conditions of approval, if necessary, to mitigate any negative impacts of signage, traffic, lighting, and noise on adjacent properties; to encourage architectural compatibility with the surrounding area; and to establish landscaping, screening, and/or buffering to maintain compatibility among uses.
5. The “Property Development Standards,” “Supplementary Use Regulations,” and “Site Development Regulations” of *Wichita-Sedgwick County Unified Zoning Code* and the requirements of the “Landscape Ordinance” and “Sign Code” should be strictly followed for the “Least Desirable Land Uses” or any land use proposed to be established in a manner that is inconsistent with the recommendations of the “Land Use Guide Map” and “Locational Guidelines.” A reduction or waiver of these requirements should be reserved for instances where the use of an existing single-family residential structure is converted to commercial use in an area identified as appropriate for “Mixed-Use Commercial” on the “Land Use Guide Map” or for instances where a “Most Desirable Land Use” is proposed to locate in accordance with the recommendations of the “Land Use Guide Map” and “Locational Guidelines.”
6. Any reduction or waiver of the requirements of the “Property Development Standards,” “Supplementary Use Regulations,” “Site Development Standards,” “Landscape Ordinance,” or “Sign Code” should be accompanied by conditions of approval, if necessary, to mitigate any negative impacts of signage, traffic, lighting, and noise on adjacent properties; to encourage architectural compatibility with the surrounding area; and to establish landscaping, screening, and/or buffering to maintain compatibility among uses.
7. Changes in zoning classification in areas indicated as appropriate for “Mixed-Use Commercial” on the “Land Use Guide Map” should be to NR, Neighborhood Retail or a more restrictive zoning classification.
8. The preservation of historic resources is particularly encouraged, including adaptive reuse in accordance with the “Land Use Guide Map” and “Locational Guidelines.”



## **RESOLUTION**

### **WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION**

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000, 2002, 2005; 2006, 2007, and 2008; and

WHEREAS, the Comprehensive Plan may be amended as needed to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission in collaboration with the South Central Neighborhood Plan Implementation Committee, South Central Improvement Alliance, South Central Neighborhood Association, and neighborhood stakeholders, undertook the development of the South Central Neighborhood Land Use Plan, February 2009, to establish the desired outcomes for future land use and provide a generalized guide for future rezoning decisions for the South Central Neighborhood; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 et seq. to hold a public hearing; and

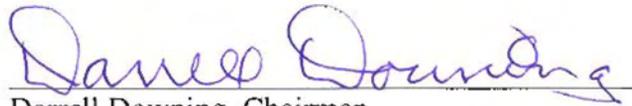
WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on January 29, 2009, of a public hearing on said land use plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 19, 2009, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said land use plan, and approved a resolution adopting the South Central Neighborhood Land Use Plan, February 2009, as an amendment to the South Central Neighborhood Plan, May 2006, an element of The Wichita-Sedgwick County Comprehensive Plan; and

NOW, BE IT THEREFORE RESOLVED, the Wichita-Sedgwick County Metropolitan Area Planning Commission hereby adopts the South Central Neighborhood Land Use Plan, February 2009, as an amendment to the South Central Neighborhood Plan, May 2006, an element of The Wichita-Sedgwick County Comprehensive Plan; and

BE IT FURTHER RESOLVED, that notice of this action be transmitted to the City Council of the City of Wichita and to the Sedgwick County Board of County Commissioners for their consideration and adoption.

ADOPTED at Wichita, Kansas, this 19<sup>th</sup> day of February 2009.



Darrell Downing, Chairman  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission



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John L. Schlegel, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission

Approved as to Form:



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Gary E. Rebenstorf, Director of Law

PUBLISHED IN THE WICHITA EAGLE ON

April 17, 2009

ORDINANCE NO.

48-311

AN ORDINANCE ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD LAND USE PLAN, FEBRUARY 2009, AS AN AMENDMENT TO THE SOUTH CENTRAL NEIGHBORHOOD PLAN, MAY 2006, AN ELEMENT OF THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 *et seq.*, the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000, 2002, 2005, 2006, 2007, and 2008; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission in collaboration with the South Central Neighborhood Plan Implementation Committee, South Central Improvement Alliance, South Central Neighborhood Association, and neighborhood stakeholders, undertook the development of the South Central Neighborhood Land Use Plan, February 2009, to establish the desired outcomes for future land use and provide a generalized guide for future rezoning decisions for the South Central Neighborhood; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, , the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on January 29, 2009, of a public hearing on said land use plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 19, 2009, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said land use plan, and approved a resolution adopting the South Central Neighborhood Land Use Plan, February 2009, as an amendment to the South Central Neighborhood Plan, May 2006, an element of The Wichita-Sedgwick County Comprehensive Plan;

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. The City of Wichita hereby adopts the South Central Neighborhood Land Use Plan, February 2009, as an amendment to the South Central Neighborhood Plan, May 2006, an element of The Wichita-Sedgwick County Comprehensive Plan; and

SECTION 2. Notice of this action shall be transmitted to the Sedgwick County Board of County Commissioners and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION 3. This ordinance shall become effective and be in force from and after its adoption and publication once in the official City newspaper.

ADOPTED at Wichita, Kansas, this April 14, 2009.

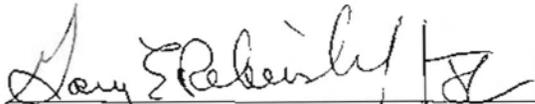


  
Carl Brewer, Mayor

ATTEST:

  
Karen Sublett, City Clerk

Approved as to form:

  
Gary E. Rebenstorf, Director of Law

**AFFIDAVIT**

STATE OF KANSAS \
- SS.
County of Sedgwick /

Mark Fletchall, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle for  1  issues - weeks, that the first publication of said notice was

made as aforesaid on the  17th  of

April  A.D.  2009 , with

subsequent publications being made on the following dates:

And affiant further says that he has personal knowledge of the statements above set forth and that they are true.

*Mark Fletchall*

Subscribed and sworn to before me this

17th day of April, 2009

JANICE L. TRAMMELL
Notary Public - State of Kansas
My Appt. Expires 4 29 2012

*Janice L. Trammell*
Notary Public Sedgwick County, Kansas

Printer's Fee : \$49.80

RECEIVED

APR 28 2009

METROPOLITAN PLANNING
COMMISSION

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE
ON April 17, 2009 (2942213)
ORDINANCE NO.48-311

AN ORDINANCE ADOPTING THE SOUTH
CENTRAL NEIGHBORHOOD LAND USE
PLAN, FEBRUARY 2009, AS AN
AMENDMENT TO THE SOUTH
CENTRAL NEIGHBORHOOD PLAN,
MAY 2006, AN ELEMENT OF THE
WICHITA-SEDGWICK COUNTY
COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority
granted by the statutes of the State
of Kansas, in K.S.A. 12-747 et seq., the Wichita-
Sedgwick County Metropolitan Area
Planning Commission developed a
Comprehensive Plan, adopted by the City of
Wichita and Sedgwick County in 1993, and
amended in 1996, 2000, 2002, 2005, 2006, 2007,
and 2008; and

WHEREAS, the Comprehensive Plan may
be amended, as needed, to ensure it reflects
timely and relevant information and the
needs of the community; and

WHEREAS, the Wichita-Sedgwick County
Metropolitan Area Planning Commission in
collaboration with the South Central
Neighborhood Plan Implementation
Committee, South Central Improvement
Alliance, South Central Neighborhood
Association, and neighborhood
stakeholders, undertook the development of
the South Central Neighborhood Land Use
Plan, February 2009, to establish the desired
outcomes for future land use and provide a
generalized guide for future rezoning
decisions for the South Central
Neighborhood; and

WHEREAS, before the adoption of any
Comprehensive Plan or amendment thereto,
the Wichita-Sedgwick County Metropolitan
Area Planning Commission is required by
K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County
Metropolitan Area Planning Commission did
give notice by publication in the official City
and County newspaper on January 29, 2009,
of a public hearing on said land use plan; and

WHEREAS, the Wichita-Sedgwick County
Metropolitan Area Planning Commission, on
February 19, 2009, did hold a public hearing
at which a quorum was present, and did
hear all comments and testimony relating to
said land use plan, and approved a
resolution adopting the South Central
Neighborhood Land Use Plan, February
2009, as an amendment to the South Central
Neighborhood Plan, May 2006, an element of
The Wichita-Sedgwick County
Comprehensive Plan;

NOW THEREFORE BE IT ORDAINED BY
THE GOVERNING BODY OF THE CITY
OF WICHITA, KANSAS:

SECTION 1. The City of Wichita hereby
adopts the South Central Neighborhood
Land Use Plan, February 2009, as an
amendment to the South Central
Neighborhood Plan, May 2006, an element of
The Wichita-Sedgwick County
Comprehensive Plan; and

SECTION 2. Notice of this action shall be
transmitted to the Sedgwick County Board
of County Commissioners and to all other
faxing subdivisions in the planning area
which request a copy of the plan.

SECTION 3. This ordinance shall become
effective and be in force from and after its
adoption and publication once in the official
City newspaper.

ADOPTED at Wichita, Kansas, this April
14, 2009.

Carl Brewer, Mayor
ATTEST:
Karen Sublett, City Clerk

(150004) PUBLISHED IN THE WICHITA EAGLE ON April 17, 2009

RESOLUTION NO. 59-09

A RESOLUTION ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD LAND USE PLAN, FEBRUARY 2009, AS AN AMENDMENT TO THE SOUTH CENTRAL NEIGHBORHOOD PLAN, MAY 2006, AN ELEMENT OF THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 *et seq.*, the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000, 2002, 2005, 2006, 2007, and 2008; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission in collaboration with the South Central Neighborhood Plan Implementation Committee, South Central Improvement Alliance, South Central Neighborhood Association, and neighborhood stakeholders, undertook the development of the South Central Neighborhood Land Use Plan, February 2009, to establish the desired outcomes for future land use and provide a generalized guide for future rezoning decisions for the South Central Neighborhood; and

WHEREAS, before the adoption of any comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on January 29, 2009, of a public hearing on said land use plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 19, 2009, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said land use plan, and approved a resolution adopting the South Central Neighborhood Land Use Plan, February 2009, as an amendment to the South Central Neighborhood Plan, May 2006, an element of The Wichita-Sedgwick County Comprehensive Plan;

**NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:**

**SECTION I.** That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby adopts the South Central Neighborhood Land Use Plan, February 2009, as an amendment to the South Central Neighborhood Plan, May 2006, an element of The Wichita-Sedgwick County Comprehensive Plan; and

**SECTION II.** That upon taking effect, a notation of this amendment to the Comprehensive Plan shall be entered in the official Comprehensive Plan records in the offices of the Metropolitan Area Planning Department.

**SECTION III.** Notice of this action shall be transmitted to the Wichita City Council, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION IV. This resolution shall become effective upon its passage and publication once in the Official County Newspaper.

Commissioners present and voting were:

DAVID M. UNRUH	<u>AYE</u>
TIM R. NORTON	<u>ABSENT</u>
KARL PETERJOHN	<u>AYE</u>
KELLY PARKS	<u>AYE</u>
GWEN WELSHIMER	<u>AYE</u>

DATED this 8<sup>th</sup> day of April, 2009.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

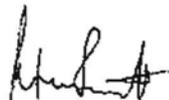
  
\_\_\_\_\_  
KELLY PARKS, CHAIRMAN  
Fourth District

ATTEST:

  
\_\_\_\_\_  
KELLY B. ARNOLD  
County Clerk



APPROVED AS TO FORM:

  
\_\_\_\_\_  
ROBERT W. PARNACOTT  
Assistant County Counselor

AFFIDAVIT

RECEIVED

STATE OF KANSAS

APR 21 2009

- SS.

County of Sedgwick

METROPOLITAN PLANNING DISTRICT

Mark Fletchall, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle for \_1\_ issues - weeks, that the first publication of said notice was

made as aforesaid on the 17th of

April A.D. 2009, with

subsequent publications being made on the following dates:

And affiant further says that he has personal knowledge of the statements above set forth and that they are true.

Mark Fletchall

Subscribed and sworn to before me this

17th day of April, 2009

JANICE L. TRAMMELL
Notary Public - State of Kansas
My Appt. Expires 4-29-2012

Notary Public Sedgwick County, Kansas

Printer's Fee : \$64.20

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE
ON April 17, 2009 (2941416)
RESOLUTION NO. 59-09

A RESOLUTION ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD LAND USE PLAN, FEBRUARY 2009, AS AN AMENDMENT TO THE SOUTH CENTRAL NEIGHBORHOOD PLAN, MAY 2006, AN ELEMENT OF THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000, 2002, 2005, 2006, 2007, and 2008; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission in collaboration with the South Central Neighborhood Plan Implementation Committee, South Central Improvement Alliance, South Central Neighborhood Association, and neighborhood stakeholders, undertook the development of the South Central Neighborhood Land Use Plan, February 2009, to establish the desired outcomes for future land use and provide a generalized guide for future rezoning decisions for the South Central Neighborhood; and

WHEREAS, before the adoption of any comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on January 29, 2009, of a public hearing on said land use plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 19, 2009, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said land use plan, and approved a resolution adopting the South Central Neighborhood Land Use Plan, February 2009, as an amendment to the South Central Neighborhood Plan, May 2006, an element of the Wichita-Sedgwick County Comprehensive Plan;

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby adopts the South Central Neighborhood Land Use Plan, February 2009, as an amendment to the South Central Neighborhood Plan, May 2006, an element of The Wichita-Sedgwick County Comprehensive Plan; and

SECTION II. That upon taking effect, a notation of this amendment to the Comprehensive Plan shall be entered in the official Comprehensive Plan records in the offices of the Metropolitan Area Planning Department.

SECTION III. Notice of this action shall be transmitted to the Wichita City Council, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION IV. This resolution shall become effective upon its passage and publication once in the Official County Newspaper.

Commissioners present and voting were: DAVID M. UNRUHAYE, TIM R. NORTONABSENT, KARL PETERJOHNAYE, KELLY PARKSAYE, GWEN WELSHIMERAYE

DATED this 8th day of April 2009. BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

KELLY PARKS, CHAIRMAN Fourth District ATTEST:

KELLY B. ARNOLD County Clerk APPROVED AS TO FORM:

ROBERT W. PARNACOTT Assistant County Counselor