

028001 **PUBLISHED IN THE WICHITA EAGLE ON** August 22, 2008

Ordinance No. 47-954

**AN ORDINANCE OF THE CITY OF WICHITA  
ESTABLISHING THE KEN MAR REDEVELOPMENT DISTRICT**

WHEREAS, the provisions of K.S.A. 12-1771, as amended, set forth the procedure for the establishment of a redevelopment district for certain purposes in eligible areas; and

WHEREAS, the Governing Body of the City of Wichita, by Resolution No. R 08-352 dated July 8, 2008, has given notice of its consideration of the establishment of a redevelopment district and described a proposed district plan that identifies all of the proposed redevelopment project areas along with a general description of the buildings and facilities to be constructed or improved; and

WHEREAS, the Ken Mar Redevelopment District area appears to qualify as an eligible area as a “conservation area” under the provisions of K.S.A. 12-1770a, as amended, in that

- a. The area comprises less than 15% of the land area within the corporate limits of the City,
- b. More than 50% of the structures in the area have an age of 35 years or more,
- c. The area is not yet blighted, but may become a blighted area due to the existence of the combination of the following:
  1. dilapidation, obsolescence or deterioration of the structures,
  2. excessive vacancies; and

WHEREAS, the Governing Body of the City of Wichita, finds and determines that the conservation, development or redevelopment of the area is necessary to promote the general and economic welfare of the City; and

WHEREAS, a public hearing required by K.S.A. 12-1771, as amended has been held and concluded; and

WHEREAS, the Governing Body of the City of Wichita desires to establish a redevelopment district that encompasses the Ken Mar Redevelopment District area,

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

Section 1. The Governing Body hereby finds and determines that the Ken Mar Redevelopment District area qualifies as an eligible area as a “conservation area” under the provisions of K.S.A. 12-1770a, as amended, in that

- a. The area comprises less than 15% of the land area within the corporate limits of the City,
- b. More than 50% of the structures in the area have an age of 35 years or more,
- c. The area is not yet blighted, but may become a blighted area due to the existence of the combination of the following:
  1. dilapidation, obsolescence or deterioration of the structures,
  2. excessive vacancies.

Section 2. A redevelopment district is hereby established that shall hereafter be designated the Ken Mar Redevelopment District, the description and boundaries of such redevelopment district in the City of Wichita, Sedgwick County, Kansas, are set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. The redevelopment district plan identifying all the proposed redevelopment project areas along with a general description of the buildings and facilities that are proposed to be constructed or improved in each redevelopment project area is adopted as the redevelopment district plan for the Ken Mar Redevelopment District, and is set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Section 4. This ordinance shall be in force and effect from and after its passage, approval, and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this 19th day of August, 2008.

ATTEST:

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Karen Sublett, City Clerk

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Carl Brewer, Mayor

Approved as to Form:

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Gary E. Rebenstorf, City Attorney