Wichita-Sedgwick County Metropolitan Area Planning Department

November 16, 2020

Sanders Investments, LLC
6601 East Kellogg Drive
Wichita, KS 67207

Jim Albertson
9225 Peppertree Circle
Wichita, KS 67226

RE: ZON2020-00035 – City Zone Change from LC Limited Commercial to GC General Commercial to allow vehicle sales on property generally located on the south side of East Kellogg Drive and east of South Cypress Drive (9045 East Kellogg Drive)

Dear Applicants:

At its regular meeting on **November 10, 2020** the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request. The zoning will become official upon publication of the ordinance in the Wichita Eagle.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR District II

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON Nov. 29, 2020

ORDINANCE NO. 51-376

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. ZON2020-00035

City zone change from LC Limited Commercial to GC General Commercial and described as follows:

That part of Lot 1, East Turnpike Entrance Addition, Wichita, Sedgwick County, Kansas, described as beginning at the Northwest corner thereof; thence Easterly along the Northerly line of said Lot, 153.7 feet; thence Southeasterly along the Northerly line of said Lot, 353.62 feet; thence Southerly along the Easterly line of said Lot, 125 feet; thence West 445.08 feet to a point on the West line of said Lot, said point being 362 feet South of beginning; thence North 362 feet to the point of beginning; EXCEPT THAT PART DESCRIBED AS:
Beginning at the Northwest corner of said Lot 1; thence Easterly along the North line of said Lot 1, 153.70 feet (platted), 153.71 feet (calculated per described information), to a deflection corner in said North line; thence Southeasterly along the Northeasterly line of said Lot 1, 353.62 feet (platted), 353.61 feet (calculated per described information), to a deflection corner in said Northeast line; thence Southerly along the East line of said Lot 1; 49.96 feet; thence Northwesterly with a deflection angle to the right of 124°50'20", 153.63 feet; thence Northwesterly with a deflection angle to the left of 9°57'58", a distance of 301.25 feet; thence Westerly with a deflection angle to the left of 21°24'59", 30.00 feet to the West line of said Lot 1, said point being 89.44 feet South of the Northwest corner of said Lot 1; thence Northerly along the west line of said Lot 1, 89.44 feet to the point of beginning; AND EXCEPT ANY PORTION WITHIN THE FOLLOWING:
That part of Lot 1, East Turnpike Entrance Addition, Wichita, Sedgwick County, Kansas, described as beginning at the Northwest corner thereof; thence S00°53'32"E, along the West line of said Lot 1, 95 feet; thence N89°06'28"E, 70 feet; thence N00°53'32"W, 84.14 feet to the North line of said Lot 1; thence N82°04'15"W, along the North line of said Lot 1, 70.84 feet to the place of beginning.
(Generally located on the south side of East Kellogg Drive and South Cypress Drive (9045 East Kellogg Drive).

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 24 day of Nov., 2020.

Brandon J. Whipple, Mayor

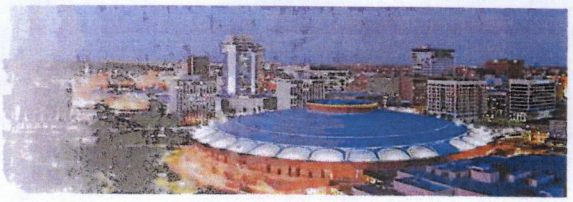
ATTEST:

Karen Sublett, City Clerk

(SEAL)

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

The Wichita Eagle
Kansas.com
330 N Mead St | Wichita, KS 67202 | 316-268-6000



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453697	0004817976		OCA 150004	$67.20	1	8.00 In

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 11/29/2020

Ending issue of: 11/29/2020

STATE OF KANSAS)
.SS
County of Sedgwick)

VICTORIA RODELA, 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 from **11/29/2020** to **11/29/2020**.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

V Rodela

Signature of Principal Clerk
DATED: 12/2/2020

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Notary Public Dallas County, Texas

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON NOVEMBER 29, 2020

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ATTEST:

Karen Sublett, City Clerk

(SEAL)

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Jennifer Magaña, City Attorney and Director of Law