CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 2, 2009

Wichita Area Technical College
Attn Ray Frederick Jr
301 S Grove
Wichita, KS 67211

RE: **ZON2009-00022** - City zone change from SF-5 Single-Family Residential to GC General Commercial, generally located north of I-235 & K-96, on the west side of Seneca Street.

Dear Ladies and Gentlemen:

At its regular meeting on **September 2, 2009**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request, subject to a Lot Split within a year and the following provisions of a Protective Overlay:

A. No off-site or portable signs shall be permitted on the subject property. No building signs shall be permitted along the north or west face of any building that is adjacent to any property that is zoned residential or abutting playing fields.

B. Signs shall be in accordance with the City of Wichita sign code, with the exception that signs shall be monument-style and limited to 20 feet in height. No LED signs.

C. Any new light poles shall be of the same color and design and shall have cut-off fixtures which direct light away from any abutting or adjacent properties that are in a residential zoning district. Light poles shall be limited to a maximum height, including the base of the light pole, of 15 feet. Light poles shall not be located within any setbacks.

D. Outdoor speakers and sound amplification systems shall not be permitted.
No buildings shall exceed one story in height with a maximum building height of 35 feet.

E. All vehicle repairs shall be done inside buildings.

F. A 6-8-foot masonry wall shall be located parallel to the north and west property lines of the subject site, where it abuts existing residential zoning. As long as the hedge on the south side remains, no masonry wall or solid screening is required. At such time that the hedge is taken out, or is thinned out a masonry wall will be put up on the south side of the subject site.

G. Landscaping shall be installed that meets the Landscape Ordinance. A landscape plan shall prepared by a licensed landscape architect, to be reviewed and approved by the Planning Department.

H. Provide a site plan showing current development and, if needed proposed development.

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Dec. 18, 2020
ORDINANCE NO. 48-976

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. ZON2009-00022

Zone change from SF-5 Single-family Residential ("SF-5") to GC General Commercial ("GC"), subject to a Lot Split within a year and subject to the provisions of Protective Overlay #235 on property described as:

Parcel A of Lot 1, Block A, USD 259 Addition (Reference Lot Split; SUB2010-00056), Wichita, Sedgwick County, Kansas; generally located north of I-235 & 40th Street North, on the west side of Seneca Street.

GC GENERAL COMMERCIAL ("GC") ZONING SUBJECT TO APPROVAL BY THE GOVERNING BODY, A LOT SPLIT WITHIN A YEAR OF APPROVAL BY THE GOVERNING BODY AND THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #235:

A. No off-site or portable signs shall be permitted on the subject property. No building signs shall be permitted along the north or west face of any building that is adjacent to any property that is zoned residential or abutting playing fields.

B. Signs shall be in accordance with the City of Wichita sign code, with the exception that signs shall be monument-style and limited to 20 feet in height. No LED signs.

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G. Landscaping shall be installed that meets the Landscape Ordinance. A landscape plan shall prepared by a licensed landscape architect, to be reviewed and approved by the Planning Department.

H. Provide a site plan showing current development and, if needed proposed development.

I. The Lot Split shall include 35-foot setbacks along the north, west and south sides. No paving, storage, parking, trash receptacles, or placement of equipment within the 35-foot setback.

J. More extensive development of the site, beyond its current one building, is contingent on Public Works approving sewer and water for the site.

K. All driveways, parking, loading and vehicle circulation shall be paved with concrete, asphalt or asphaltic concrete.

L. The following uses shall not be permitted: hotel or motel; pawn shop; rodeo; riding academy or stable; tattooing or body piercing facility; vehicle and equipment sales; asphalt or concrete plant; outdoor storage; vehicle storage yard; adult entertainment establishment; correctional placement residence; recycling process centers; reverse vending machine; car wash; convenience store; night club; indoor and outdoor recreation and entertainment; restaurant with or without drive-in or drive-thru facilities; service station; tavern and drinking establishment; and rock crushing.

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 AT WICHITA, KANSAS, April 5, 2011

Brandon Whipple - Mayor

ATTEST:

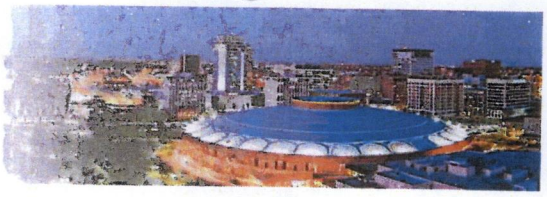
Karen Sublett, City Clerk

(SEAL)

Approved as to form:

Jennifer Magana, City Attorney

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	0004832077		ORD. NO. 48-976 / OCA 150004	$84.00	1	10.00 In

Attention: Jamie Buster

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

Ord. 48-976

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

1 Insertions

Beginning issue of: 12/18/2020

Ending issue of: 12/18/2020

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 **12/18/2020** to **12/18/2020**.

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

V Rodela
Signature of Principal Clerk
DATED: 12/15/2020

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 DECEMBER 18, 2020 (4832077)
ORDINANCE NO. 48-976

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