



**Wichita-Sedgwick County Metropolitan Area Planning Department**

Kaw Valley Engineering  
200 N. Emporia, Suite 100  
Wichita, KS 67202

January 26, 2021

**RE: ZON2020-00023: City Zone Change from B Multi-Family Residential and GC General Commercial to LI Limited Industrial to allow for uniform development with the lot to the south addressed 203 N. Handley; generally located 515 feet north of West Douglas on the east side of Walnut Street.**

Dear Applicant:

At its regular meeting on August 11, 2020 the Wichita City Council considered the above captioned request. The action of the Council was to APPROVE the request in accordance with the attached ordinance.

The ordinance of this zoning action is attached for your records.

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

Sincerely,

A handwritten signature in blue ink that reads 'Matt Williams'.

Matthew Williams, AICP  
Associate Planner

Copies to: Delano Development, LLC., PO Box 403, Wichita, KS 67201  
MABCD  
Cindy Claycomb, Council Member District VI  
Ana Lopez, CSR District VI  
Seth Gotchey, City Engineering

OCA 150004

(Published in the Wichita Eagle, Aug. 21, 2020)

ORDINANCE NO. 51-334

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. ZON2020-00023**

City zone change from B Multi-Family Residential and GC General Commercial to LI Limited Industrial subject to the conditions set forth in Protective Overlay #352, legally described as:

Lots 32, 34, 36, and 38, on Walnut Street, West Wichita Addition, Sedgwick County, Kansas, together with that portion of vacated alley accruing thereto.

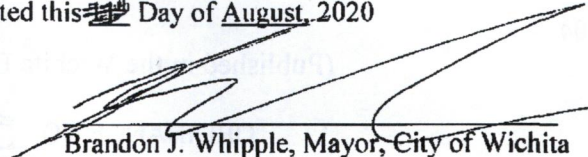
**Protective Overlay #352**

1. All uses permitted by right in the "LI" zoning district except the following uses: Correctional Facility; Correctional Placement Residence, Limited and General; Day Reporting Center; Animal Care, General; Kennel, Boarding/Breeding/Training; Night Club in the City or the County; Sexually Oriented Business in the City or the County; Tavern and Drinking Establishment; Vehicle Storage Yard; Construction Burn Site; Asphalt or Concrete Plant, Limited and General; Recycling Processing Center; Mining or Quarrying; Storage, Outdoor, as a principal use; Wrecking/ Salvage Yard; and Grain Storage.
2. The site shall be developed in conformance with all other development standards of the Unified Zoning Code for the "LI" Limited Industrial district.
3. The applicant shall submit a site plan and elevations for review and approval by the Director of Planning prior to the issuance of a building permit.

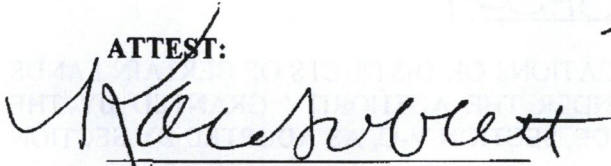
**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

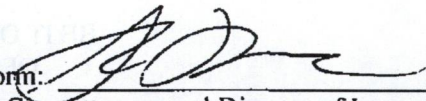
Adopted this <sup>18<sup>th</sup></sup> ~~11<sup>th</sup>~~ Day of August, 2020

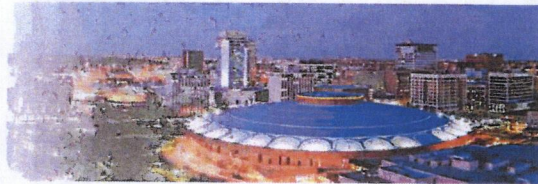
  
Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

  
Karen Sublett, City Clerk



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



**AFFIDAVIT OF PUBLICATION**

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453697	0004731642		OCA 150004 ORD. NO. 51-334	\$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: 08/21/2020

Ending issue of: 08/21/2020

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 8/21/2020 to 08/21/2020.

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

*V Rodela*

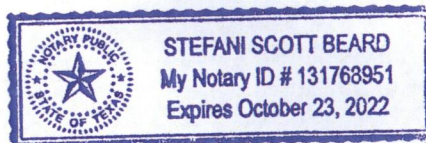
Signature of Principal Clerk

DATED: 8/25/2020

*Stefani Scott Beard*

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 AUGUST 21, 2020 (4731642)

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Adopted this 18<sup>th</sup> Day of August, 2020

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form: \_\_\_\_\_

Jennifer Magaña, City Attorney and  
Director of Law