

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. ZON2021-00036

City zone change from SF-5 Single-Family Residential to GC General Commercial zoning described as:

A tract of land in the Northeast Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning 630 feet South and 621 feet West of the Northeast corner of the South half of said Northeast Quarter; thence North 300 feet; thence West 145 feet; thence South 300 feet; thence East 145 feet to the place of beginning; TOGETHER WITH the West 1/2 acre of a tract beginning 40 feet West and 330 feet South of the Northeast corner of the South half of the Northeast Quarter of said Section 22; thence South 300 feet; thence West 581 feet; thence North 300 feet; thence East to beginning; EXCEPT that part condemned in Case No. 77195; AND EXCEPT that part deeded to The Secretary of Transportation of the State of Kansas for highway filed as Doc#/Flm-Pg: 29463571.

Subject to the following Protective Overlay #376 as follows:


1. Allowed uses are those permitted by-right in the SF-5 Single-Family Residential zoning district in addition to Warehousing as permitted in GC General Commercial.
2. Warehousing shall be for operable vehicles and equipment only. Warehousing for distribution is prohibited.
3. Outdoor storage is prohibited.
4. No garage door shall face west or north from the subject property.
5. Screening shall be per the Unified Zoning Code Section IV-B.1-3, however, any fences or walls shall be constructed of a consistent pattern and color.
6. A landscape buffer on the north zoning district line and the west property line shall be in compliance with the Wichita Landscape Ordinance.
7. All signs shall be limited to signs that would be allowed in the NR Neighborhood Retail zoning district.
8. The applicant shall submit a site/landscape plan to the Planning Department for review and approval prior to the issuance of building permits.

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.

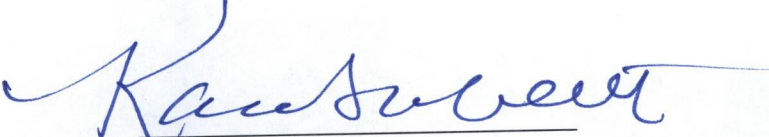
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this _____ day of _____, 2021.

ATTEST:

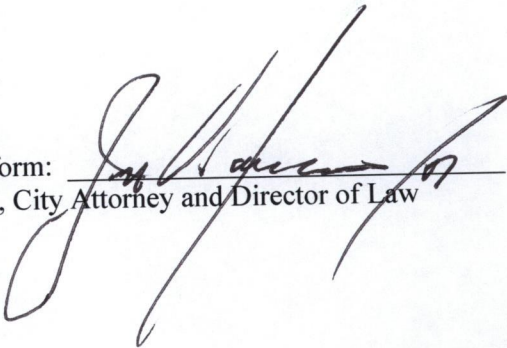


Brandon J. Whipple, Mayor, City of Wichita



Karen Sublett, City Clerk



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law