

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON October 1, 2021

ORDINANCE NO. 51-641

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. ZON2021-00037**

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

The South 1 Acre of the East 10 Acres of the North Half of the Northeast Quarter of Section 32, Township 27 South, Range 2 East, Sedgwick County, Kansas.

Subject to the following Protective Overlay #377 as follows:

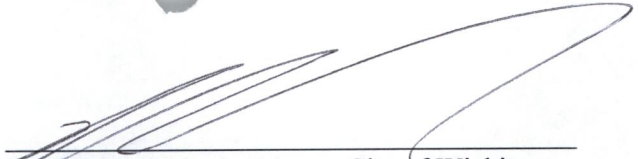
1. No portable or off-site signs shall be allowed.
2. Speakers associated with drive-up windows shall be directed away from any residential zoned district and shall be a minimum of 50 feet from any residential zoned district.
3. Buffer trees shall be planted along the west and south properties lines of the lot where abutting residential zoning at a density of at least 1.5 times the minimum standard in the City Landscape Ordinance.
4. Screening along the west and south property lines shall be an eight-foot masonry wall.

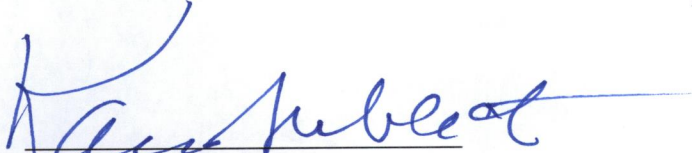
**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

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ATTEST:

  
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Brandon J. Whipple, Mayor, City of Wichita

  
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Karen Sublett, City Clerk



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