



Wichita-Sedgwick County Metropolitan Area Planning Department

Mark Savoy/Savoy Company, P.A.
433 S. Hydraulic
Wichita, KS 67211

August 10, 2020

RE: ZON2020-00018: City Zone Change from SF-5 Single-Family Residential to LC Limited Commercial to redevelop existing building; generally located one-quarter mile south of West 53rd Street North on the east side of North Meridian Avenue (5130 N. Meridian Ave).

Dear Applicant:

At its regular meeting on July 21, 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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Williams'.

Matthew Williams, AICP
Associate Planner

Copies to: Dianne K. Bolain, Revocable Trust, By Dianne K. Bolain, 10512 E. Genova St., Wichita, KS 67206
Luke Robert/Dingers Roofing & Construction, 1927 S. West St. Suite A, Wichita, KS 67213
MABCD

(Published in the Wichita Eagle, July 31, 2020)

ORDINANCE NO. 51-314

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. ZON2020-00018

City zone change from SF-5 Single-Family Residential to LC Limited Commercial subject to the conditions set forth in Protective Overlay #351, legally described as:

Lot 1, Block 1, Bolain Addition to the City of Wichita, Sedgwick County, Kansas.

Protective Overlay #351

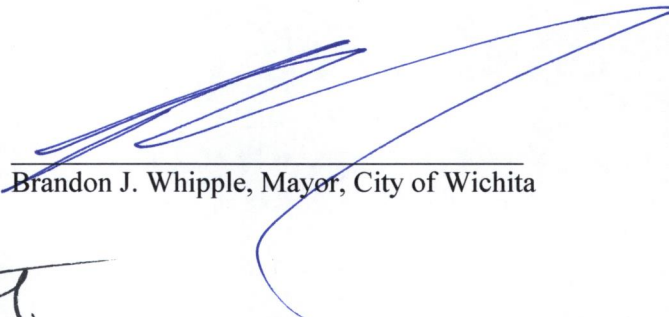
1. Proposed Uses: The subject property shall be limited to the following uses: All uses permitted within the "LC" Limited Commercial Zoning District with the following exceptions: Manufactured Home; Cemetery; Correctional Placement Residence, Limited and General; Marine Facility, Recreational; Monument Sales; Nightclub in the City; Pawn Shop; Sexually Oriented Business in the City; Tavern or Drinking Establishment; Teen Club in the City; Vehicle Repair, Limited; Asphalt or Concrete Plant, Limited and General; Recycling Collection Station; Reverse Vending Machine; Event Center; and Recreation And Entertainment (Indoor). Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
2. Signage shall be per the Wichita City Sign Code, except all signs shall be monument style and limited to 12 feet in height. Portable signs, off-site signs, banners, string pennants and the like shall not be permitted, except for a banner sign permitted for 30 days from the opening of business.
3. All outdoor lighting sources shall employ cut-off luminaries to minimize light trespass and glare. The site shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and the height of light poles shall be limited to 15 feet within 200 feet of abutting residential-zoned property. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
4. Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code.
5. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
6. A site plan shall be submitted and approved by the Director of Planning prior to the issuance of building permits.

7. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.

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.

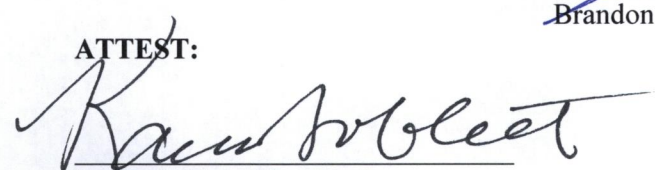
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this ^{28th}~~21st~~ Day of July 2020



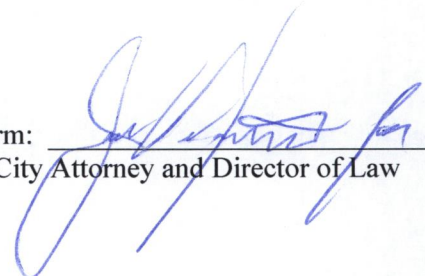
Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

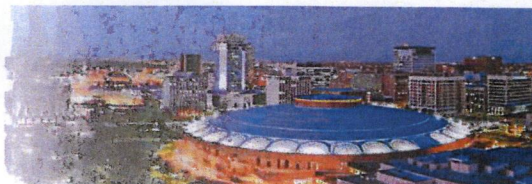


Karen Sublett, City Clerk



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453697	0004712777		OCA 150004	\$75.60	1	9.00 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: 07/31/2020

Ending issue of: 07/31/2020

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 7/31/2020 to 07/31/2020.

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

V Rodela

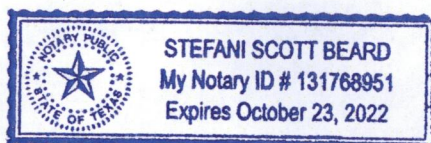
Signature of Principal Clerk

DATED: 8/6/2020

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,
JULY 24, 2020 (4712777)

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Adopted this 28th Day of July 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