

(OCA150004)

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ORDINANCE NO. 49-579

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. ZON2010-00039

Zone change request from SF-20 Single-family Residential ("SF-20") to IP Industrial Park ("IP"), on property described as:

Skyway West 2nd Addition, Wichita, Sedgwick County, Kansas.

Generally located on the southeast corner of 31st Street South and 119th Street West.

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY #247:

1. A building setback of 100 feet shall be provided where the property line abuts residential zoning and the north and west property line.
2. The following uses shall be prohibited: Auditorium or Stadium; Animal Care; Convenience Store; Recycling Processing Center; Restaurants with drive-through or in-car service and with more than 2,000 square feet gross floor area; Tattooing and Body Piercing
3. Preferred access shall be provided by local street/roads intersecting with the arterial streets, with points of access not being located directly across from residential streets and driveways, and with provision of left-turn and right-turn lanes at each point of intersection with the major street network, and with final determination at time of platting.

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 24th day of September, 2013.

Carl Brewer, Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

APPROVED AS TO FORM:

Gary E. Rebenstorf, Director of Law