

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. ZON2014-00025 (associated with CUP2014-00032)

Zone change request from GO General Office (GO) to LC Limited Commercial (LC) described as a tract of land lying within a portion of Lot 2, Block A, Sweetbriar Addition and Replat of part of Benjamin Hills Second Addition, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 2, thence along the east line said Lot 2, on a Kansas coordinate system south zone bearing of S01°00'23"E, 164.58 feet; thence S89°25'24"W, 42.83 feet; thence N89°16'19"W, 115.94 feet; thence S01°27'20"W, 20.19 feet; thence S45°51'07"W, 5.26 feet; thence N88°39'26"W, 66.62 feet; thence S28°08'18"W, 6.93 feet; thence N89°13'51"W, 70.47 feet; thence N35°53'05"W, 12.88 feet; thence N88°48'29"W, 128.86 feet; thence S71°44'22"W, 10.35 feet; thence S65°56'27"W, 80.22 feet; thence S55°02'56"W, 114.23 feet; thence N55°59'54"W, 104.61 feet to the northwesterly line of said Lot 2; thence along said northwesterly line, N34°06'17"E, 279.55 feet to the northwest corner of said Lot 2; thence along the north line of said Lot 2, S88°52'05"E, 543.66 feet to the POINT OF BEGINNING. Said tract contains 125,116.43 square feet or 2.872 acres of land more or less. The tract is part of Parcel 10, CUP DP-7.

Zone change request from LC Limited Commercial (LC) to GC General Commercial (GC) described as a tract of land lying in a portions of Lots 1 and 2, Block A, Sweetbriar Addition and Replat of Benjamin Hills Second Addition, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows: COMMENCING at the southeast corner of the Southwest Quarter, Section 6, Township 27 South, Range 1 East, of the Sixth Principal Meridian, thence on a Kansas coordinate system of 1983 south zone bearing, along the south line of said Southwest Quarter, N88°53'29"W, 667.88 feet; thence N01°06'31"E, 50.00 feet to the southwest corner of said Lot 1; thence along the west line of said Lot 1, N01°00'22"W, 170.64 feet to the POINT OF BEGINNING; thence continuing along said west line on said bearing, N01°00'22"W, 129.49 feet; thence continuing along said west line, N01°02'42"W, 311.63 feet to a northwest corner of said Lot 1; thence along a northerly line of said Lot 1, S88°44'29"E, 36.42 feet; thence along a westerly line of said Lot 2, N34°10'56"E, 30.03 feet to a southwesterly corner of said Lot 2; thence S55°38'36"E, 52.09 feet; thence N88°59'47"E, 154.93 feet; thence S01°00'13"E, 413.98 feet; thence N88°53'29"W, 5.04 feet; thence S01°00'13"E, 20.29 feet; thence S88°59'47"W, 245.83 feet to the POINT OF BEGINNING. Said tract CONTAINS: 110,012 square feet or 2.526 acres of land, more or less. The tract is Parcel 4B, CUP DP-7.

Zone change request SF-5 Single-family Residential (SF-5) to LC Limited Commercial (LC) on a tract of land lying in a portion of Lot 2, Block A, Sweetbriar Addition and Replat of Benjamin Hills Second Addition, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows: COMMENCING at the southeast corner of the Southwest Quarter, Section 6, Township 27 South, Range 1 East, of the Sixth Principal Meridian, thence on a Kansas coordinate system of 1983 south zone bearing, along the east line of said Southwest

Quarter, N01°00'13"W, 867.81 feet; thence S88°59'47"W, 50.00 feet to a point on the east line of said Lot 2; thence S88°59'47"W, 113.63 feet; thence S01°00'14"E, 21.78 feet; thence S88°59'47"W, 36.00 feet; thence S88°59'47"W, 153.00 feet; thence N01°00'13"W, 50.76 feet; thence S88°59'47"W, 379.28 feet; thence S34°11'54"W, 53.77 feet to a point on the westerly line of said Lot 2; thence along said westerly lines of said Lot 2 for the next three courses, N55°48'06"W, 25.03 feet to the POINT OF BEGINNING; thence continuing along said bearing, N55°48'06"W, 119.88 feet; thence N34°06'17"E, 249.90 feet; thence S55°53'23"E, 119.88 feet; thence S34°06'17"W, 250.09 feet to the POINT OF BEGINNING. Said tract CONTAINS: 29,969 square feet or 0.688 acres of land, more or less. The tract is part of Parcel 9, CUP DP-7.

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 16th day of December, 2014.

Carl Brewer - Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form: _____
Sharon Dickgrafe, Interim City Attorney