

OCA 150004

ORDINANCE NO. 50-151

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. ZON2015-00050

Zone change from NR Neighborhood Retail ("NR") to LC Limited Commercial ("LC") with Protective Overlay #303:

- (1) All uses allowed as permitted uses in the LC Limited Commercial ("LC") zone district except the following: adult bookstores; pawn shops; payday loan operations; funeral home; adult entertainment; convenience stores; hotel or motel; night club; recreation and entertainment, indoor; service station; tavern and drinking establishment; vehicle and equipment sales, outdoor and wireless communication facility;
- (2) The site shall be developed in conformance with code required noise, setback and height standards, zoning screening and buffering and landscaping requirements unless modified by this Protective Overlay;
- (3) No outdoor storage shall be permitted on the site;
- (4) Outdoor lighting on the site shall be restricted to 12 feet in height, including the base, and shall be shielded away from residential zoning;
- (5) Outdoor speakers and sound amplification systems shall not be permitted.
- (6) Access Control will be determined through Traffic Engineering approval.

On property located at the northeast corner of East Central Avenue and Old Manor Road (5308, 5314, 5320 and 5326 E. Central Ave.), described as:

Lots 1, 2 and 3; Rebecca Addition, Wichita, Sedgwick County, Kansas.

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 February, 2016.

Jeff Longwell - Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

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