

ORDINANCE NO. 50-342

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. ZON2016-00028

Zone change from LC Limited Commercial, B Multi-Family Residential, and SF-5 Single-Family Residential to GC General Commercial with Protective Overlay #308:

1. Permitted uses shall be those uses permitted by right in GC General Commercial, except for auditorium or stadium, correctional placement residence, recycling collection station, recycling processing center, reverse vending machine, animal care, car wash, entertainment establishment, event center, kennel, marine facility, microbrewery, monument sales, nightclub, pawnshop, recreation and entertainment, recreational vehicle campground, riding academy or stable, secondhand store, sexually oriented business, tattooing and body piercing, tavern and drinking establishment, teen club, vehicle and equipment sales, self-storage warehouse, asphalt or concrete plant, outdoor storage, vehicle storage, and agricultural sales and service.
2. The entire frontage of the ground floor of the manufacturing and machine shop building along 21st Street North shall be used for office space, display, or wholesale or retail sales.
3. All buildings located within GC zoning shall share a uniform architectural character, color, and predominate exterior building material as approved by the Planning Director.
4. Development shall be in accordance a site plan approved by the Planning Director.
5. Building height is limited to 35 feet.
6. The warehouse building on the west parcel shall be located at the north end of the GC zoning and shall be no closer than 25 feet from the west property line.
7. A 30 foot landscaped buffer shall be provided along the south property line of the east parcel and a 50-foot landscaped buffer provided along the south property line of the west parcel. The landscaped buffers shall be planted with staggered evergreen trees spaced every 10 feet and shall preserve the existing trees in the hedge row. No parking or buildings may be located in the landscaped buffer.
8. An eight (8) foot high concrete/masonry wall shall be constructed parallel to the south and east property lines of the east parcel and parallel to the south and west property lines of the portion of the west parcel zoned GC. The masonry wall shall be constructed in a manner that preserves the existing trees in the hedge row and shall not be constructed within a utility easement without the permission of the City Engineer.
9. Parking lot screening per the Landscape Ordinance shall be provided along 21st Street North and Piatt for all parking lots on GC zoned property.

10. Loading docks, trash receptacles, mechanical equipment, and outdoor work areas shall be screened from ground-level view from street right-of-way and adjacent properties.
11. Parking and loading shall be in accordance with Section IV-A of the Unified Zoning Code.
12. Signs shall per the Sign Code provisions for the LC district, except that no signage is permitted along the Piatt frontage or facing south.

On property generally located south of 21st Street North on the east and west sides of Piatt Avenue; described as:

Lot 1, except the north 10 feet thereof, and all of Lots 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23, on Guy, now Piatt Avenue, in Parkview Addition to Wichita, Kansas, Sedgwick County, Kansas.

TOGETHER WITH

Lot 2, except the north 10 feet thereof, and all of Lots 4, 6, 8, 10 and 12, on Sedgwick, now Minnesota Avenue, in Parkview Addition to Wichita, Kansas, Sedgwick County, Kansas.

TOGETHER WITH

Lot 1, Conway Addition to Wichita, Sedgwick County, Kansas, EXCEPT that portion platted as U.N.B. 2nd 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 18th day of October, 2016.

Jeff Longwell - Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

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