

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. ZON2016-00034

City zone change from LI Limited Industrial to Single-Family Residential (SF-5) and MF-18 Multi-Family; described as:

MF-18 Zoning for Firefly Way Legal Description:

All of Lots 3 and 4, Block 2, TOGETHER with all of Lots 1, 11, 12, 13, 14, and 15, Block 3, TOGETHER with that part of Lots 2, 3, 4, 9, and 10, in said Block 3, TOGETHER with that part of Lots 1, 2, and 3, Block 4, TOGETHER with all of Reserve "F", TOGETHER with that part of Reserve "B", TOGETHER with all of Founders Ct., and TOGETHER with that part of 28th St., Founders, and Collective Ln., all as platted and dedicated in Greenwich Business Center Addition, an addition to Wichita, Sedgwick County, Kansas, and all of the above lying within and being coincident with the following described tract of land: Beginning at the northwest corner of Lot 4 in said Block 2; thence N88°52'42"E along the north line of Lot 4 in said Block 2, the north line of said Reserve "F", the north line of said Founders, and the north line of said Reserve "B", 881.98 feet to a point 168.59 feet east of the north west corner of said Reserve "B"; thence S01°07'17"E into said Reserve "B", 154.59 feet to the intersection with the most northerly lot line common to said Reserve "B" and Lot 2 in said Block 3; thence continuing S01°07'17"E into Lot 2 in said Block 3, 134.42 feet to the point of curvature of a tangent curve to the right; thence southerly and southeasterly along said curve, through a central angle of 49°50'55" and having a radius of 200.00 feet, an arc distance of 174.00 feet; (having a chord length of 168.57 feet bearing S23°48'10"W); thence S41°16'22"E, 33.05 feet to the point of curvature of a tangent curve to the left; thence southeasterly and easterly along said curve, having a central angle of 49°17'05" and a radius of 100.00 feet, an arc distance of 86.02 feet, (having a chord length of 83.39 feet bearing S65°54'55"E), to the point of tangency of said curve; thence N89°26'33"E, 89.24 feet; thence S00°33'27"E, 75.60 feet to the intersection with the lot line common to Lots 2 and 3 in said Block 3; thence continuing S00°33'27"E into Lot 3 in said Block 3, 172.31 feet to the intersection with the lot line common to Lots 3 and 4 in said Block 3; thence continuing S00°33'27"E, 435.41 feet to the intersection with the southwest line of Lot 4 in said Block 3, said southwest line also being the east right-of-way line of said Founders; thence continuing S00°33'27"E into said Founders right-of-way, 47.57 feet; thence S89°07'06"W, 56.66 feet to the intersection with the west right-of-way line of said Founders, said west right-of-way line also being the east line of Lot 1 in said Block 4; thence continuing S89°07'06"W into Lot 1 in said Block 4, 304.08 feet; thence S00°52'54"E, 222.49 feet to the intersection with the lot line common to Lots 1 and 2 in said Block 4; thence continuing S00°52'54"E into Lot 2 in said Block 4, 37.20 feet to the point of curvature of a tangent curve to the right, thence southerly and southeasterly along said curve, having a central angle of 30°52'57" and a radius of 200.00 feet, and arc distance of 107.80 feet, (having a chord length of 106.50 feet bearing S14°33'35"W), to the point of reverse curvature of a tangent curve to the left; thence southeasterly and southerly along said curve, having a central angle of 30°52'57" and a radius of 200.00 feet, and

arc distance of 107.80 feet, (having a chord length of 106.50 feet bearing S14°33'35"W), to the point of tangency of said curve; thence S00°52'54"E, 57.20 feet to the intersection with the lot line common to Lots 2 and 3 in said Block 4; thence continuing S00°52'54"E into Lot 3 in said Block 4, 219.80 feet to the point of curvature of a tangent curve to the left; thence southerly and southeasterly along said curve, through a central angle of 73°20'02" and having a radius of 100.00 feet, an arc distance of 127.99 feet, (having a chord length of 119.43 feet bearing S37°32'55"E); thence S15°47'04"W, 4.96 feet to the intersection with the south line of Lot 3 in said Block 4, said south line also being the north right-of-way line of said Collective Ln.; thence continuing S15°47'04"W into said Collective Ln., 27.04 feet; thence S00°52'54"E, 44.06 feet to the intersection with the south right-of-way line of said Collective Ln., said south right-of-way line also being the north line of Lot 9 in said Block 3; thence continuing S00°52'54"E into Lot 9 in said Block 3, 91.49 feet; thence S89°07'06"W, 21.34 feet to the intersection with the lot line common to Lots 9 and 10 in said Block 3; thence continuing S89°07'06"W into Lot 10 in said Block 3, 629.42 feet to the intersection with the west line of Lot 10 in said Block 3; thence N00°35'43"W along the west line of Lot 10 in said Block 3, 107.79 feet to the most westerly corner common to Lots 10 and 11 in said Block 3; thence continuing N00°35'43"W along the west line of Lots 11, 12, 13, 14, and 15 in said Block 3, 1497.51 feet to the northwest corner of Lot 15 in said Block 3, said northwest corner also being a point on the south right-of-way line of said 28th St.; thence continuing N00°35'43"W into said 28th St. right-of-way, 70.61 feet to the intersection with the north right-of-way of said 28th St., said intersection also being the southwest corner of Lot 3 in said Block 2; thence continuing N00°35'43"W along the west line of Lots 3 and 4 in said Block 2, 558.35 feet to the point of beginning. Containing 1790541.5 Sq. Ft., or 41.105 Acres, more or less.

SF-5 Zoning for Firefly Way Legal Description

That part of Greenwich Business Center Addition, an addition to Wichita, Sedgwick County, Kansas lying in Government Lot 2 and in the West Half of the South Half of the Northeast Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part of 29th St. N. lying in said Government Lot 2 as dedicated in said Greenwich Business Center Addition, and EXCEPT the following: All of Lots 3 and 4, Block 2, together with all of Lots 1, 11, 12, 13, 14, and 15, Block 3, together with that part of Lots 2, 3, 4, 9, and 10, in said Block 3, together with that part of Lots 1, 2, and 3, Block 4, together with all of Reserve "F", together with that part of Reserve "B", together with all of Founders Ct., and together with that part of 28th St., Founders, and Collective Ln., all as platted and dedicated in said Greenwich Business Center Addition, and all of the above lying within and being coincident with the following described tract of land: Beginning at the northwest corner of Lot 4 in said Block 2; thence N88°52'42"E along the north line of Lot 4 in said Block 2, the north line of said Reserve "F", the north line of said Founders, and the north line of said Reserve "B", 881.98 feet to a point 168.59 feet east of the north west corner of said Reserve "B"; thence S01°07'17"E into said Reserve "B", 154.59 feet to the intersection with the most northerly lot line common to said Reserve "B" and Lot 2 in said Block 3; thence continuing S01°07'17"E into Lot 2 in said Block 3, 134.42 feet to the point of curvature of a tangent curve to the right; thence southerly and southeasterly along said curve, through a central angle of 49°50'55" and having a radius of 200.00 feet, an arc distance of 174.00 feet; (having a chord length of 168.57 feet bearing S23°48'10"W); thence S41°16'22"E, 33.05 feet to the point of curvature of a tangent curve to the left; thence southeasterly and easterly along said curve, having a central angle of 49°17'05" and a radius of 100.00 feet, an arc distance of 86.02 feet, (having a chord length of 83.39 feet bearing S65°54'55"E), to the point of tangency of said curve; thence N89°26'33"E, 89.24 feet; thence S00°33'27"E, 75.60 feet to the intersection with the lot line common to Lots 2 and 3 in said Block 3; thence continuing S00°33'27"E into Lot 3 in said Block 3, 172.31 feet to the intersection with the lot line common to Lots 3 and 4 in said Block 3; thence continuing S00°33'27"E, 435.41 feet to the intersection with the southwest line of Lot 4 in said Block 3, said southwest line also being the east right-of-way line of said Founders; thence continuing S00°33'27"E into said Founders right-of-way, 47.57 feet; thence S89°07'06"W, 56.66 feet to the intersection with the west right-of-way line of said Founders, said west right-of-way line also being the east line of Lot 1 in said Block 4; thence continuing S89°07'06"W into Lot 1 in said Block 4, 304.08 feet; thence S00°52'54"E, 222.49 feet to the intersection with the lot line common to Lots 1 and 2 in said Block 4; thence continuing S00°52'54"E into Lot 2 in said Block 4, 37.20

feet to the point of curvature of a tangent curve to the right, thence southerly and southeasterly along said curve, having a central angle of 30°52'57" and a radius of 200.00 feet, and arc distance of 107.80 feet, (having a chord length of 106.50 feet bearing S14°33'35"W), to the point of reverse curvature of a tangent curve to the left; thence southeasterly and southerly along said curve, having a central angle of 30°52'57" and a radius of 200.00 feet, and arc distance of 107.80 feet, (having a chord length of 106.50 feet bearing S14°33'35"W), to the point of tangency of said curve; thence S00°52'54"E, 57.20 feet to the intersection with the lot line common to Lots 2 and 3 in said Block 4; thence continuing S00°52'54"E into Lot 3 in said Block 4, 219.80 feet to the point of curvature of a tangent curve to the left; thence southerly and southeasterly along said curve, through a central angle of 73°20'02" and having a radius of 100.00 feet, an arc distance of 127.99 feet, (having a chord length of 119.43 feet bearing S37°32'55"E); thence S15°47'04"W, 4.96 feet to the intersection with the south line of Lot 3 in said Block 4, said south line also being the north right-of-way line of said Collective Ln.; thence continuing S15°47'04"W into said Collective Ln., 27.04 feet; thence S00°52'54"E, 44.06 feet to the intersection with the south right-of-way line of said Collective Ln., said south right-of-way line also being the north line of Lot 9 in said Block 3; thence continuing S00°52'54"E into Lot 9 in said Block 3, 91.49 feet; thence S89°07'06"W, 21.34 feet to the intersection with the lot line common to Lots 9 and 10 in said Block 3; thence continuing S89°07'06"W into Lot 10 in said Block 3, 629.42 feet to the intersection with the west line of Lot 10 in said Block 3; thence N00°35'43"W along the west line of Lot 10 in said Block 3, 107.79 feet to the most westerly corner common to Lots 10 and 11 in said Block 3; thence continuing N00°35'43"W along the west line of Lots 11, 12, 13, 14, and 15 in said Block 3, 1497.51 feet to the northwest corner of Lot 15 in said Block 3, said northwest corner also being a point on the south right-of-way line of said 28th St.; thence continuing N00°35'43"W into said 28th St. right-of-way, 70.61 feet to the intersection with the north right-of-way of said 28th St., said intersection also being the southwest corner of Lot 3 in said Block 2; thence continuing N00°35'43"W along the west line of Lots 3 and 4 in said Block 2, 558.35 feet to the point of beginning. Containing 1677002.1 Sq. Ft., or 38.499 Acres, more or less.

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.

Jeff Longwell, Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

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