

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. ZON2008-00071

Zone change request from TF-3 Two-family Residential ("TF-3") and GO General Office ("GO") to LC Limited Commercial ("LC") subject to Protective Overlay #229 on properties described as:

The East 18.75 feet of Lots 1, 3, 5, 7, 9 and 11 and the East 18.75' of the North 20 feet of Lot 13, on Dellrose Avenue AND Lots 2, 4, 6, 8, 20, 13, 14, 16, 18 and 20, on Oliver Avenue, all in East Lawn Second Addition to Wichita, Kansas, Sedgwick County, Kansas EXCEPT Beginning at the Northeast corner of Lot 2, on Oliver Avenue, East Lawn Second Addition to Wichita, Kansas, Sedgwick County, Kansas; thence S 00 degrees 56'58" E, 25.00 feet along the East line of said Lot 2, said Addition; thence N 27 degrees 08'33" W, 27.51 feet to a point lying on the North line of said Lot 2; thence N 88 degrees 56'12" E, 12.50 feet along said North line to the point of beginning; generally located south and west of the intersection of Central Avenue and Oliver Street.

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #229:

- 1) Building signs are not allowed to face towards the south and west property lines.
- 2) Portable, billboards and off-site signs are not permitted.

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 24 day of February, 2009.

ATTEST:

Karen Sublett, City Clerk

Carl Brewer, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, Director of Law