

ORDINANCE NO. 46-999

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. ZON2005-00057

Request for Zone change from “SF-5” Single-family Residential, to “NO” Neighborhood Office, on property described as:

Lot 1, Block 1 together with Reserve N, Remington Place, an Addition to Wichita, Sedgwick County, Kansas. Generally located south of 21st Street North and west of Cranbrook.

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #170:

1. The following “NO” uses shall not be permitted:
 - a. Multi-family residential, Duplex, Church or Place of Worship, Day Care (Limited), Day Care (General), Golf Course, Group Home (General), Recycling Collection Station (Private), Utility (Minor), Automated Teller Machine, Parking Area (Commercial), Wireless Communication Facility, Asphalt or Concrete Plant (Limited), and Agriculture.
2. Setback and Screening requirements:
 - a. Buildings and parking shall be setback 125 feet along the south property boundary.
 - b. A masonry wall 8-10 feet in height shall be placed along the southern most edge of parking located within 200 feet of the south property boundary. A landscape buffer shall be placed south of the wall with a minimum of 6 conifer trees 8-10 feet in height.
 - c. Tree screening between parking areas and Cranbrook shall be placed from the southern boundary line to a point 300 feet north of the south boundary. Trees shall be similar to those on the east side of Cranbrook, and shall be 6-8’ tall.
3. Residential uses shall be restricted to the maximum density allowed by SF-5

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 AT WICHITA, KANSAS, March 28, 2006.

Carlos Mayans - Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney