

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. ZON2008-00030

Zone change from GC General Commercial ("GC") and B Multi-family Residential ("B") to LI Limited Industrial ("LI") subject to Protective Overlay #216 on property described as:

Lots 114, 116, 118, 120, 122, 124, 130, 132, 134 & 136, Block 19, Orme & Phillips Addition, Wichita, Sedgwick County, Kansas; generally located south and east of the intersection of East Gilbert Street and South St. Francis Avenue.

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #216:

1. The site shall be limited to the following uses: safety service, construction sales and service, medical service, monument sales, nursery and garden center, office (general), parking area (commercial), printing and copying (limited), printing and publishing (general), retail (general), vehicle and equipment sales, vehicle repair (limited and general), warehouse (self-service storage), manufacturing (limited and general), warehousing, welding or machine shop and wholesale or business shop.
2. Dedication of complete access control onto South St. Francis Avenue except for one opening for lots 114-124 and 130-136, also, dedication of complete access control except for one opening for lots 126-128.
3. Screening and landscaping shall be per code.
4. No ground supported signage is allowed along the west sides of the site, and no building signs facing the west are permitted on the site as long as the property adjacent to or across the street is residential developed or zoned. No off-site or portable signs are allowed.
5. On-site pole lighting will be no taller than 15-feet including the base/pedestal. Pole lighting will be directed down onto the site away from adjacent residential development. No pole lighting will be placed within setbacks.
6. The site shall be developed in conformance with all applicable regulations.

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, August 19, 2008.

Carl Brewer - Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney