

ORDINANCE NO. 51-403

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. ZON2020-00041

City zone change from SF-5 Single-Family Residential and LC Limited Commercial to TF-3 Two-Family Residential zoning district described as:

Reserves A and C, and Lots 1, 2, 3, 4, and 5, Block 1, and Lots 1, 2, 3, and 4, Block 2, Neville West Addition, Wichita, Sedgwick County, Kansas, EXCEPT that part of Lots 3 and 4 in said Block 2, lying East of a line described as beginning at a point on the South line of Lot 4, in said Block 2, S89°22'10"E, 11.55 feet from the Southwest corner thereof (said point being on the West line of Lot 1, Block 1, Goddard School 2nd Addition, an Addition to Wichita, Sedgwick County, Kansas); thence N00°29'16"E, along the West line of said Goddard School 2nd Addition, 357.73 feet to a point on the Northeasterly line of Lot 3, in said Block 2 for a point of termination, TOGETHER with that part of the Southwest Quarter of Section 27, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the West line of said Southwest Quarter, said point being N00°32'21"E, 1390.55 feet of the Southwest Corner of said Southwest Quarter (said point being the Northwest Corner of Neville West Addition, Wichita, Sedgwick County, Kansas); thence N00°32'21"E, along the West line of said Southwest Quarter, 273.39 feet; thence S89°27'39"E, 898.12 feet; thence S46°22'09"E, 439.02 feet to the Northerly most corner of Lot 1, Block 2, in said Neville West Addition; thence S43°37'51"W, along the Northwesterly line of Lot 1, in said Block 2, 250 feet to the Westerly most corner of Lot 1, in said Block 2; thence Northwesterly and Westerly, along the Northerly line of Woodbine Circle as platted in said Neville West Addition with the following chords and bearings: N46°22'09"W, 297.73 feet to the P.C. of a curve to the left, having a radius of 182 feet; thence Northwesterly, along said curve and through a central angle of 43°05'30", 136.88 feet to the P.T. of said curve; thence N89°27'39"W, 201.17 feet to the P.C. of a curve to the left, having a radius of 182 feet; thence Southwesterly, along said curve and through a central angle of 29°37'15", 94.09 feet to the P.R.C. of a curve to the right, having a radius of 150 feet; thence Westerly, along said curve and through a central angle of 29°37'15", 77.55 feet to the P.T. of said curve; thence N89°27'39"W, 340.91 feet to the place of beginning, subject to right-of-way for 167th Street West, TOGETHER with that part of the Southwest Quarter of Section 27, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Southwest Corner of Lot 4, Block 2, Neville West Addition, Wichita, Sedgwick County, Kansas; thence S89°22'10"E, along the South line of Lot 4, in said Block 2,

11.55 feet; thence S00°29'16"W, 63.77 feet to a point on the East line of Woodbine Circle as platted in said Neville West Addition, said point being the P.C. of a curve, having a radius of 182 feet; thence Northerly, along the East line of said Woodbine Circle and said curve to the left, through a central angle of 20°31'09", 65.18 feet to the place of beginning, and TOGETHER with that part of Lots 6, 7, and 11 in said Block 1, that part of Reserve "B", and that part of Woodbine Circle, all as platted and dedicated in said Neville West Addition, lying generally north of and abutting the following described line: Commencing at the southwest corner of said Southwest Quarter; thence N00°41'12"W coincident with the west line of said Southwest Quarter, 654.24 feet; thence N89°18'48"E, 60.00 feet to the intersection with the east right-of-way line of 167th Street West as dedicated in said Neville West Addition, (said intersection also being a point on the west line of said Lot 11), and for a point of beginning; thence continuing N89°18'48"E into said Lot 11, 101.00 feet; thence S00°41'12"E, 32.00 feet; thence N89°18'48"E, 164.00 feet; thence S00°41'12"E, 93.72 feet; thence S45°41'12"E, 45.25 feet; thence N89°18'48"E, 560.82 feet to the intersection with a lot line common to said Lot 11 and said Reserve "B"; thence continuing N89°18'48"E into said Reserve "B", 402.63 feet to the intersection with the lot line common to said Reserve "B" and said Lot 6; thence continuing N89°18'48"E into said Lot 6, 56.56 feet to the intersection with the lot line common to said Lots 6 and 7; thence continuing N89°18'48"E into said Lot 7, 202.03 feet to the intersection the east line of said Lot 7, said intersection being 120.15 feet north of the southeast corner of said Lot 7, said intersection also being a point on the west right-of-way line of said Woodbine Circle; thence continuing N89°18'48"E into said Woodbine Circle, 64.00 feet to the intersection with the east right-of-way line of said Woodbine Circle, and for a point of termination.

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.

ATTEST:

Brandon J. Whipple, Mayor, City of Wichita

Karen Sublett, City Clerk

(SEAL)

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