

(Published in the Wichita Eagle, January 29, 2021)

ORDINANCE NO. 51-406

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, zone change request from B Multi-Family Residential to PUD Vassar Apartments Planned Unit Development (PUD #78) on property legally described as follows:

Case No. PUD2020-00010

Lots 31 (EXCEPT the North 4 feet thereof), 33, 35, 37, 39, 41, 43, and 45, Vassar Avenue, Fairmount, an Addition to the City of Wichita, Sedgwick County, Kansas.

This zone change is subject to the following conditions:

1. An administrative adjustment shall be approved to reduce the parking requirement for the property addressed 1717 North Vassar Avenue from 32 to 31 parking spaces. This administrative adjustment shall be filed with the Planning Department within 60 days of approval of PUD2020-000010.
2. The PUD text shall include a statement limiting the height of the building to 38 feet.
3. The PUD shall include a statement regarding the installation and maintenance of bicycle racks. All bicycle racks shall be installed on the property and not in the street right-of-way.
4. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #78 Vassar Apartments Planned Unit Development (PUD) has special conditions for development on the property.
5. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

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.

_____, Mayor, City of Wichita
Brandon J. Whipple

ATTEST:

Karen Sublett, City Clerk

(SEAL)

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