

ORDINANCE NO. 51-415

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. PUD2020-00011
Riverfront Village PUD #77

A tract in the SW ¼ of Section 20, Township 27 South, Range 1 East, including certain portions of West Wichita, Sedgwick County, Kansas, AND Payne's Park Addition to Wichita, Kansas, described as follows: Beginning at a point on the South line of Douglas Avenue 724 feet East of the intersection of the Southerly line of Douglas and the Easterly line of Sycamore Avenue, before any of said Sycamore Avenue was vacated, measure along the Southerly line of Douglas Avenue; thence Southwesterly along the Southerly line of Douglas Avenue, 284.87 feet to a point 5 feet Northeasterly of the Northwesterly corner of Lot 142 on Douglas Avenue in said West Wichita; thence Southeasterly parallel to the West line of said Lot 142 and at right angles to Douglas Avenue, 140 feet; thence Southwesterly at right angles 24.92 feet; thence Southeasterly at right angles 277.05 feet to the Northernmost corner of Lot 22, Block 1, in said Payne's Park; thence South along the West line of said Lot 22, 119.14 feet to the Southwest corner of said Lot 22; thence Southwest 35.3 feet to the intersection of the center line of vacated LaCleda Avenue and English Street as platted in said Payne's Park; thence South one the center of said vacated LaCleda Avenue, 225 feet to the South line of Lot 9 extended west in Block 6 in said Payne's Park; thence East on the South line of said Lot 9 extended, 254.3 feet to the West line of McLean Blvd. as established by Ordinance No. 4194; thence Northwesterly along the Westerly line of said McLean Blvd., 593.09 feet to the P.C. of a curve to the left having a central angle of 27°37'30" and a radius of 433.47 feet; thence along said curve 209 feet to the P.T. of said curve, said point being 125.5 feet from the point of beginning measured at right angles to the South line of Douglas Avenue; thence Northwest on tangent of said curve 125.5 feet to beginning.

TOGETHER WITH

A strip of ground lying approximately 40 feet West of the West bank of the Arkansas River and North of Maple Street more particularly described as follows: Beginning at a point on the North line of Maple Street 80 feet West of the Center line of said railroad as now located; thence in a Northerly direction parallel to and 80 feet West of said center line, a distance of 793.7 feet; thence along a 10° curve to the left 276 feet; thence along a straight line tangent to the curve at that point 91.5 feet; thence in an Easterly direction making an angle to the right of 123°30' with said line at that point, a distance of 209 feet; thence South along a line making an angle to the right of 84°6' and lying 20 feet East of and parallel to the center line of said railroad as now located, a distance of 1117.5 feet to the North line of Maple Street; thence West along said North line 100 feet to point

of beginning; EXCEPT that part thereof lying South of the South line of Lot 9, Block 6, Payne's Park Addition to Wichita, Kansas, extended East, ALL in Wichita, Sedgwick County, Kansas.

TOGETHER WITH

All that part of "Reserve A" in the Plat of West Wichita, and Lots 13 through 21 inclusive, Block 1, together with odd and even Lots 1 through 12 inclusive, Block 3, in Payne's Park Addition to Wichita, all in Wichita, Sedgwick County, Kansas, described as follows: Commencing at the Southeast corner of Lot 140 on Chicago (now Douglas) Avenue in the Plat of West Wichita, Sedgwick County, Kansas; thence Southwesterly along the Southerly line of said Lot 140 for a distance of 19.92 feet; more or less; thence Southeasterly with a deflection angle to the left of 90° for a distance of 15.00 feet to a point of Beginning; Thence Southwesterly with a deflection angle to the right of 90°, along the Northwest line of Reserve A as originally platted, to the point of intersection of the East line of Lot 12, Block 1, Payne's Park addition to Wichita, Kansas, as extended from the South; thence South along said extended East line to the South line of Lot 12, Block 3, of said Payne's Park Addition; thence East along the South line of Lots 12 and 11, Block 3 of said Payne's Park Addition and said line extended to a line lying parallel with and 25 feet East of the East line of said Block 3, said line also being the centerline of vacated LaClede Avenue as platted in said Payne's Park Addition; thence North along said centerline to a point 25 feet North of the Northeast corner of Lot 1, Block 3, of said Addition, said point being on the centerline of vacated English Street as platted in said Payne's Park Addition; thence Northeasterly to the Southeast corner of Lot 21, Block 1, of said Addition; thence Northerly along the Easterly line of said Lot 21 to a monument at a point on the North line of said Lot 21, said point begin 15.1 feet East of the Northwest corner of said Lot 21; thence Northwesterly to the Point of Beginning; EXCEPT the Northwesterly 10 feet of said tract, which was condemned for alley purposes in Condemnation Ordinance No. 10-555.

TOGETHER WITH

All that part of "Reserve A" in the Plat of West Wichita, and Lots 9, 10, 11 and 12 inclusive in Block 1, and even Lots 2 through 12 inclusive in Block 3, Payne's Park Addition to Wichita, Kansas; and part of English Street Right of Way as vacated in City of Wichita Ordinance #10-988, ALL in Wichita, Sedgwick County, Kansas, described as follows: Commencing at the Southeast corner of Lot 140 on Chicago (now Douglas) Avenue in the Plat of West Wichita, Sedgwick County, Kansas; thence Southwesterly along the Southerly line of said Lot 140 for a distance of 19.92 feet, more or less; thence Southeasterly with a deflection angle to the left of 90° for a distance of 15.00 feet; thence Southwesterly with a deflection angle to the right of 90° along the Northwest line of Reserve A as originally platted to the point of intersection of the East line of Lot 12, Block 1, Payne's Park Addition to Wichita, Kansas, as extended from the South, for a Point of Beginning; Thence continuing along the Northwest line of Reserve A as originally platted without a deflection to a point of intersection of the West line of Block 3 of said Payne's Park Addition as extended from the South; thence South along said extended West line to the South line of Lot 12, Block 3, of said Payne's Park Addition; thence East along said South line to the East line of Lot 12, Block 1, of said Payne's Park Addition as extended from the North; thence North along said extended East line to the Point of Beginning; EXCEPT the Northwesterly 10 feet of said tract, which was condemned for alley purposes in Condemnation Ordinance No. 10-555.

EXCEPT THAT PART dedicated in Film 1670, Page 1954; AND EXCEPT THAT PART lying east of the west line of McLean Blvd. as established by City Ordinance Number 4194; AND EXCEPT THAT PART described in Warranty Deed filed on Film 598, Page 160.

SECTION 2. That upon the taking effect of this ordinance, the above zoning change 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