

ORDINANCE NO. 51-994

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. ZON2022-00033**

City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential and LC Limited Commercial with Protective Overlay #393 on property described as:

Zone Change from SF-5 to LC (9.11 Acres):

The North 630.00 feet of the East 630.00 feet of the Northeast Quarter of Section 10, Township 27 South, Range 2 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas.

Zone Change from SF-5 to TF-3 (92.05 Acres):

The Northeast Quarter of the Northeast Quarter of Section 10, Township 27 South, Range 2 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas EXCEPT a tract of land described as beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 27 South, Range 2 West; thence West along the North line of the Northeast Quarter of the Northeast Quarter, a distance of 1,324.80 feet; thence South and parallel to the East line of the Northeast Quarter, a distance of 70 feet; thence East and parallel to the North line of the Northeast Quarter; to a point 914.66 feet West and 70 feet South of the Northeast corner of the Northeast Quarter; thence Easterly to a point 664.44 feet West and 75 feet South of the Northeast corner of the Northeast Quarter; thence Easterly to a point 64.66 feet West and 75 feet South of the Northeast corner of the Northeast Quarter; thence Southerly to a point 400 feet South and 45 feet West of the Northeast corner of the Northeast Quarter; thence Southerly to a point 450 feet South and 27.5 feet West of the Northeast corner of the Northeast Quarter; thence East and parallel to the North line of the Northeast Quarter, to a point on the East line of the Northeast Quarter, 450 feet South of the point of beginning; thence North along the East line of the Northeast Quarter of Section 10 to the point of beginning, EXCEPT that part of the Northeast Quarter of the Northeast Quarter of Section 10, Township 27 South, Range 2 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, described as: Beginning at the Southeast corner thereof; thence North along the East line of said Northeast Quarter, 186 feet; thence West parallel with the South line of said Northeast Quarter, 470 feet; thence South parallel with the East line, 186 feet to the South line of said Northeast Quarter; thence East along the South line of said Northeast Quarter, 186 feet to the point of beginning, AND EXCEPT that part deeded to the Secretary of Transportation of the State of Kansas for road in Doc.#/Flm-pg: 30093166, AND EXCEPT the north 630.00 feet of the East 630.00 feet of said Northeast Quarter.

AND

The West Half of the Northeast Quarter of Section 10, Township 27 South, Range 2 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, EXCEPT the West 160 feet of the North 342 feet thereof,

EXCEPT the South 40 feet of the North 70 feet thereof, AND EXCEPT that part deeded to the Secretary of Transportation of the State of Kansas for road in doc.#/Flm-Pg: 30093166.

**Protective Overlay #393 shall hereby read as follows:**

1. The publication of the zoning ordinance shall not occur until annexation in the City of Wichita has occurred.
2. The LC Limited Commercial zoned property shall conform to Section III-C.2.b of the Unified Zoning Code and establish a Community Unit Plan prior to the issuance of any building permits within the LC Limited Commercial zoned area.
  - a. If the Community Unit Plan is established prior to annexation into the City of Wichita, the Community Unit Plan shall contain language consistent with the landscaping requirements of the Wichita Landscape Ordinance.
3. Amendments, adjustments, or interpretations of this Protective Overlay shall be done in accordance with the Unified Zoning Code.

**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:

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Brandon J. Whipple, Mayor, City of Wichita

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Jamie Buster, City Clerk

(SEAL)

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