

(Published in the Wichita Eagle, December 27, 2022)

ORDINANCE NO. 52-014

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. PUD2022-00021

Zone Change Request from LC Limited Commercial District, GO General Office District, and TF-3 Two-Family Residential District to PUD Planned Unit Development subject to the general provisions of PUD #106, on property described as:

Lot 1, Block 1, and Reserve A, Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lots 22, 24, 26, 28, 30, and 32, Spruce Street, Stites Brothers Second Addition to Wichita, Sedgwick County, Kansas, TOGETHER with Lots 21, 23, 25, 27, 29, and 31, Stites now Grove Avenue, Stites Brothers Second Addition to Wichita, Sedgwick County, Kansas.

The Hunter Health Planned Unit Development (PUD #106) shall be subject to the following conditions:

1. The applicant shall provide sidewalks around the perimeter of the PUD as indicated on the PUD drawing.
2. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of any permit related to the proposed parking lot construction.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #106 Hunter Health Planned Unit Development) has special conditions for development on the property.
4. 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.

Adopted this 30th day of December, 2022.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law