

(Published in the Wichita Eagle, January 13, 2023)

ORDINANCE NO. 52-021

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. ZON2022-00062 with CUP2022-00047

Zone change from LC Limited Commercial District to GC General Commercial District, subject to the development standards contained in Community Unit Plan DP-169, on property described as:

Part of Lot 5, Block 1, Spencer Gardens 2, Addition to Wichita, Sedgwick County, Kansas, described as follows:

Beginning at the northeast corner of said Lot 5; thence S0°16'20"W along the east line of said Lot 5, 314.81 feet; thence N89°16'47"W, 394.99 feet to the west line of said Lot 5; thence N0°16'20"E along the west line of said Lot 5, 227.80 feet; thence N89°38'37"E, 65 feet; thence N00°16' 20"E, 83.14 feet; thence S89°44'23"E along the north line of said Lot 5, 329.98 feet to the point of beginning; EXCEPT the north 52 feet thereof.

The Amendment to CUP DP-169 shall be subject to the following conditions:

1. The amended language regarding additional uses shall apply only to Parcel 3.
2. The uses on Parcel 3 shall not change except for permitting Vehicle Repair, General as permitted in GC General Commercial zoning.
3. All other requirements of the CUP remain in effect unless or until a separate zoning action is approved.
4. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, 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 10th day of January, 2023.

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