

ORDINANCE NO. 52-024

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. ZON2022-00063

City zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property described as:

A legal description for zoning purposes located in the East Half of the Southwest Quarter of Section 26, Township 28 South, Range 1 East, 6th Principal Meridian, Sedgwick County, Kansas, described as: commencing at the Northwest corner of said East Half, Southwest Quarter; thence South along West line of said East Half, bearing S00°17'28"E a distance of 326.57 feet; thence bearing N89°42'32"E a distance of 30.00 feet to the East right-of-way line of Clifton Avenue, said point being the point of beginning; thence bearing S00°17'28"E along said East right-of-way line and parallel with the west line of said East Half, Southwest Quarter, a distance of 1,200.60 feet; thence bearing N89°42'32"E a distance of 205.38 feet; thence bearing N83°05'47"E a distance of 64.96 feet; thence bearing N89°42'32"E a distance of 176.22 feet; thence bearing N73°10'00"E a distance of 120.19 feet; thence bearing N41°18'51"E a distance of 128.14 feet; thence bearing N13°31'54"E a distance of 117.10 feet; thence bearing N00°13'45"W a distance of 338.77 feet; thence bearing N49°48'22"W a distance of 206.71 feet; thence bearing S89°42'32"W a distance of 129.71 feet; thence bearing N00°17'28"W a distance of 229.75 feet; thence bearing S89°42'32"W a distance of 119.00 feet; thence bearing N00°17'28"W a distance of 179.73 feet to the P.C. of a tangent curve to the left having a radius of 182.00 feet, a chord bearing N15°34'37"W, a chord distance of 95.96 feet, through a central angle of 30°34'19", an arc distance of 97.11 feet; thence bearing N30°51'47"W a distance of 28.76 feet; thence bearing S56°46'47"W a distance of 64.05 feet to a P.C. of a tangent curve to the right having a radius of 182.00 feet, a chord bearing S77°42'28"W, a chord distance of 77.49 feet, through a central angle of 24°35'03", an arc distance of 78.09 feet; thence bearing N90°00'00"W a distance of 99.84 feet to the point of beginning.

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.

[Remainder of page left intentionally blank]

ATTEST:

Brandon J. Whipple, Mayor, City of Wichita

Jamie Buster, City Clerk

(SEAL)

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