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ORDINANCE NO. 50-117

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. ZON2015-00042

Zone change request from TF-3 Two-family Residential (“TF-3”), MF-29 Multi-family Residential (“MF-29”) and B Multi-family Residential (“B”) to LC Limited Commercial (“LC”) and the provisions of Protective Overlay #301:

1. The landscaped street yards where abutting residentially zoned property on the east side of Glendale Avenue shall be required to provide an increase in the landscape requirements equivalent to 1.5 times.
2. A six foot tall solid masonry screening wall shall be installed where abutting residentially zoned property on the east side of Glendale Avenue, provided however, one drive opening shall be allowed. The six foot tall wall may be shortened at the drive location allowing for proper traffic and pedestrian visibility sight triangles
3. The property shall be re-platted prior to the issuance of a final building permit.

On property described as:

Commencing at the Northwest Corner of said Northwest Quarter; thence East along the north line of said Quarter, 60 feet; thence South parallel with the west line of said Quarter, 50 feet; thence East parallel with said north line, 35 feet to the Point of Beginning; thence East parallel with said north line, 121.5 feet to the Northwest Corner of Lot 1, McGovney Addition to Wichita, Kansas; thence South along the west line of said Lot 1, 169.1 feet to the Southwest Corner of said Lot 1; thence Southwesterly along the west line of Lot 2, said Addition and the west line of Replat of Lots 3 & 4 & part of Lot 2, McGovney Addition to Wichita, Kansas, 232.91 feet, more or less, to the southwest corner of said Replat, said point being 428 feet south and 113.5 feet east of the Northwest Corner of said Quarter; thence Southwesterly along the west line of a tract of land described in Deed Book 981, Page 109, 52.5 feet to the north line of Lot 1, McGovney Second Addition to Wichita, Sedgwick County, Kansas; thence West along said north line, 30 feet; thence North parallel with and 60 feet east of the west line of said Quarter, 390 feet; thence Northeast, 49.5 feet to the Point of Beginning, AND The North 30 feet of Lot 2, McGovney Addition to Wichita, Kansas, Sedgwick County, Kansas, AND Lot 1, in Replat of Lots 3 & 4 & Part of Lot 2, McGovney Addition to Wichita, Kansas, Sedgwick County, Kansas, generally located southeast of the intersection of East Harry Street and South Oliver Avenue.

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 24th day of November, 2015.

ATTEST:

Karen Sublett, City Clerk

Jeff Longwell, Mayor

(SEAL)

Approved as to form:

Jennifer Magana, City Attorney and Director Law