

ORDINANCE NO. 52-627

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. ZON2024-00058

Zone change request in the City from TF-3 Two-Family Residential District to NR Neighborhood Retail District on property legally described as:

Lots 19 and 20, Chautauqua Avenue, Subdivision of Lots 3 and 6, Block 7, Chautauqua Addition to Wichita, Sedgwick County, Kansas.

Protective Overlay #448 shall read:

1. The structure shall be built with compatible architecture with the existing dwellings in the area and shall have a hipped or gabled roof.
2. Commercial Parking Area is prohibited.
3. The applicant shall submit a site plan detailing placement of the building, location of required parking spaces, required screening and landscaping.
4. Parking is prohibited from being located on the east half of the property, unless a building on the site is located between the parking area and the adjacent property to the north.

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.]

Adopted this 25th day of February 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:

Paul Leeker, City Clerk

(SEAL)

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