

ORDINANCE NO. 52-614

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. PUD2024-00025

Zone Change Request in the City from SF-5 Single-Family Residential District to Planned Unit Development (PUD) to Create the Northeast Substation PUD #136, on property legally described as:

The South 562 feet of the Northwest Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1,162.75 feet thereof; AND That part of the Southwest Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, lying North of the Railroad right-of-way, EXCEPT the West 1,162.75 feet thereof.

AND

Beginning at the Southwest corner of the Northwest Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence East 1,162.75 feet more-or-less; thence North 562 feet; thence West 1,162.75 feet; thence South 562 feet to the point of beginning; AND That part of the West 1,162.75 feet of the Southwest Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, lying North of the Railroad right-of-way, EXCEPT beginning 100 feet North and 40 feet East of the Southwest corner of the Northwest Quarter; thence North 462 feet; thence East 700 feet; thence South 462 feet; thence West 700 feet to the point of beginning.

The Northeast Substation Planned Unit Development (PUD #136) shall be subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language. The PUD language shall incorporate the requirement for landscaping per the Landscape Code.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #136 Northeast Substation Planned Unit Development) has special conditions for development on the property.
3. 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 change 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 21st day of January, 2025.

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Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, Deputy City Clerk

(SEAL)

Approved as to form:

Jennifer Magana, City Attorney and Director of Law