

ORDINANCE NO. 52-730

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. ZON2025-00006

Amend Protective Overlay #36 to change building coverage/floor area, architectural controls, and screening wall location for a Hotel, on property legally described as:

That part of Lot 1, Block 1, Newmarket Square, an Addition to Wichita, Sedgwick County, Kansas, described as follows: Commencing at the Southwest corner of Lot 2, Block 1, Newmarket Square; thence N88°37'11"W a distance of 483.24 feet to the Point of Beginning, also being the P.C. of a curve to the right having a radius of 96.68; thence along said curve through a central angle of 29°57'50" an arc distance of 50.56 feet; thence N58°39'21"W a distance of 125.72 feet to the P.C. of a curve to the right having a radius of 100.00 feet; thence along said curve through a central angle of 11°47'01" an arc distance of 20.57 feet; thence N46°52'20"W a distance of 42.57 feet to the P.C. of a curve to the right having a radius of 50.00 feet; thence along said curve through a central angle of 48°12'59" an arc distance of 42.08 feet; thence N01°20'39"E a distance of 33.00 feet to the P.C. of a curve to the left having a radius of 15.00 feet; thence along said curve through a central angle of 90°00'00" an arc distance of 23.56 feet; thence N88°39'21"W a distance of 193.29 feet to the P.C. of a curve to the left having a radius of 50.00 feet; thence along said curve through a central angle of 90°00'00" an arc distance of 78.54 feet; thence S01°20'39"W, parallel with the West line of said Addition a distance of 151.20 feet; thence S88°37'11"E a distance of 480.51 feet to the Point of Beginning.

Protective Overlay #36

Parcel 1D

Proposed Uses: All uses permitted in the "LC" Zoning District, including Entertainment Establishment in the City as an Accessory Use to a Hotel, per CON2025-00040; except Taverns and Adult Entertainment as defined by city code.

- Net Area: 1.82 acres +/-; or 79,052 SF
- Maximum Building Coverage: 30% or 23,715 SF
- Maximum Gross Area: 75% or 59,289 SF
- Maximum Building Height: 45 FT
- Maximum Number of Buildings: 1

General Provisions:

8. Parking shall be provided in accordance with the Unified Zoning Code, with the exception of Parcel 1D which will be subject to a Parking Study.

10. Architectural Controls:

d. Parcel 10 shall be exempt from architectural controls, excluding General Provision 10C.

12. A Masonry wall shall be a solid or semi-solid wall constructed of brick, stone, masonry, architectural tile or other similar material (not including wood or woven wire) at least six feet in height but not more than eight feet high shall be constructed approximately 40 feet east of the west property line of Parcel 1B and 1C, as shown on the site plan. Construction of the wall will require a building permit. No wall shall be constructed in a utility easement. See Provision 12a.

a. Parcel 1D shall be allowed to construct a masonry wall in the wall easement on the west portion of Parcel 1C.

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 13th day of May, 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:

Paul Leeker, City Clerk

Approved as to form:

(SEAL)

Jennifer Magana, City Attorney and Director of Law