



Wichita-Sedgwick County Metropolitan Area Planning Department

July 8, 2021

Baughman Company
Russ Ewy
315 Ellis
Wichita, KS 67211

RE: ZON2021-00022: City Zone Change from MF-29 Multi-Family and GO General Office to NR Neighborhood Retail to expand commercial uses on property generally located on the east side of North Hillside, one block south of Eat Central Avenue (344 N Hillside).

Dear Applicant;

At its regular meeting on July 6, 2021, the Wichita City Council considered the above captioned request. The action of the City Council was to recommend APPROVAL of the request subject to the following Protective Overlay #375

1. The site shall be restricted the uses permitted by-right in NR Neighborhood Retail District, except the following uses shall be prohibited: Restaurant and Cash Advance/Title Loan or similar type lending business.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Brandon Johnson, WCC District I
Sarah Milligan, CSR I,
JECKL Investments Company, LLC 812 N Waco, Wichita, KS 67203
Green Cabin Captial, LLC, Scott Harper, 156 N Emporia, Wichita, KS 67202

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON

July 16, 2021

ORDINANCE NO. 51-590

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. ZON2021-00022

City zone change from MF-29 Family-Residential and GO General Office to NR Neighborhood Retail zoning described as:

Lot 3, EXCEPT the West 20 feet for street, Hillside Avenue, Floral Addition, Wichita, Sedgwick County, Kansas. AND Lot 5, on Hillside Avenue, in Floral Addition to Wichita, Sedgwick County, Kansas.

Subject to Protective Overlay #375 as follows:

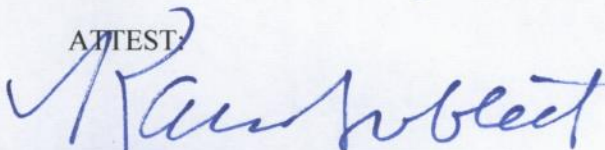
1. The site shall be restricted to the uses permitted by-right in NR Neighborhood Retail District, except the following uses shall be prohibited: Restaurant and Cash Advance/Title Loan or similar type lending business.

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.

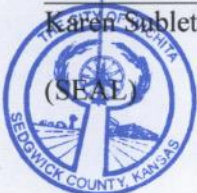
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

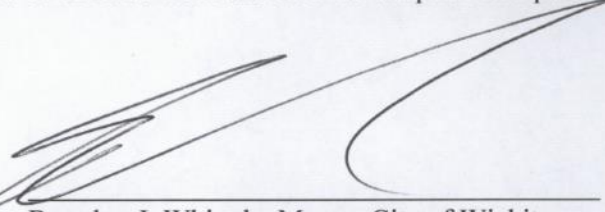
Adopted this 13 day of July, 2021.

ATTEST:

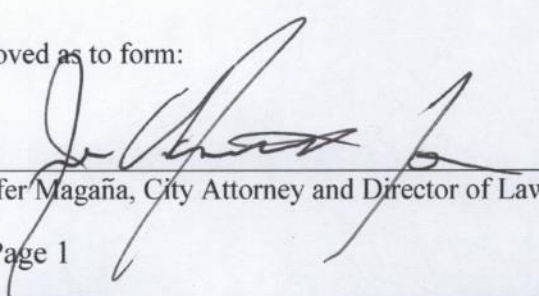


Karen Sublett, City Clerk




Brandon J. Whipple, Mayor, City of Wichita

Approved as to form:


Jennifer Magaña, City Attorney and Director of Law



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

El Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune - Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	100160	Print Legal Ad - IPL0032625	Ordinance No. 51-590	\$59.53	1	71 L

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION PUBLISHED IN THE WICHITA EAGLE ON July 16, 2021 ORDINANCE NO. 51-590

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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 July, 2021.

ATTEST:

Brandon J. Whipple, Mayor, City of Wichita

Karen Suhlelt, City Clerk

(SEAL) Approved as to form:

Jennifer Magan, City Attorney and Director of Law

IPL0032625

Jul 16 2021

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1

Beginning Issue of: 07/16/2021

Ending Issue of: 07/16/2021

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 07/16/2021 to 07/16/2021.

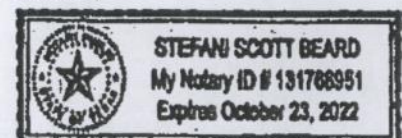
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 07/16/2021

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!