



Wichita-Sedgwick County Metropolitan Area Planning Department

July 20, 2021

Deborah Potter
2700 S. 327th St W
Garden Plain, KS 67050

RE: ZON2021-00016: City Zone Change from TF-3 Two Family Residential and SF-5 Single Family Residential to MF-29 Multi-family residential to permit a third dwelling unit; generally located on the south side of West 18th Street North and west of North Arkansas Avenue (641 W 18th Street North).

Dear Applicant;

At its regular meeting on **June 8, 2021**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request in accordance with the attached ordinance.

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

Sincerely,

A handwritten signature in blue ink that reads 'Matt Williams'.

Matthew Williams, AICP
Associate Planner

Copies to: MABCD

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON

June 18, 2021

ORDINANCE NO.

51-577

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. ZON2021-00016

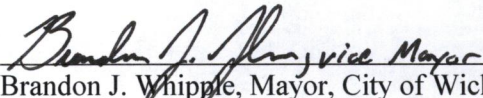
City zone change from TF-3 Two-Family Residential and SF-5 Single-Family Residential to MF-29 Multi-Family Residential zoning lot described as:

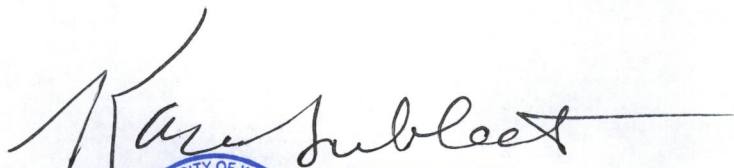
A portion of Lots 36, 38, and 40 (Block 5), Heiserman Avenue, North Riverside Addition to Wichita, Sedgwick County, Kansas, described as commencing at the northwest corner of said Lot 36; thence N89°05'35"E along the north line of said Lot 36, 70 feet for a point of beginning; thence S01°11'20"W, 75 feet to a point on the south line of said Lot 40, said point being 70 feet east of the southwest corner of said Lot 40; thence N89°05'35"E along the south line of said Lot 40, 70.67 feet to a point 15 feet west of a curb line; thence N03°49'13"E parallel with said curb line, 75.65 feet to the north line of said Lot 36; thence S89°05'35"W along the north line of said Lot 36, 76.65 feet to that point of beginning.

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.

ATTEST:


Brandon J. Whipple, Mayor, City of Wichita



Karen Sublett, City Clerk

(SEAL)



Approved as to form:

Jennifer Magaña, City Attorney and Director of Law



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
 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
16399	45007	(default) - WIC-04-15-2021	OCA 150004	\$117.60	1	14.00

Attention: Betsy Pagán
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

Copy of ad content
 is on the next page

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

No. of Insertions: 1
 Beginning Issue of: 04/15/2021
 Ending Issue of: 04/15/2021

STATE OF KANSAS)

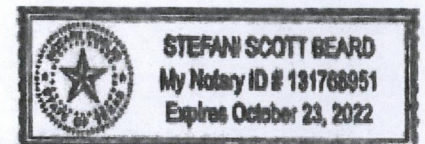
SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth 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 04/15/2021 to 04/15/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 04/15/2021

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!

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON APRIL 15, 2021 (103774)
(One Time Only)

MAPC/BZA May 6, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 6, 2021, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2021-00018 City Variance to increase building height on property located 2000 feet east of Hoover Rd. on the south side of W. 21st St. at 479 W. 21st St. N.
CON2021-00014 City Conditional Use to expand **CON2010-00022**, in association with **ZON2021-00006**, to allow limited indoor recycling (limited screened outdoor storage) of computers, appliances, equipment and machinery (no inoperable vehicles); generally located on the west side of St. Francis at 624 E. Morris

CON2021-00015 City Conditional Use to allow a Car Wash within 200 feet of a residential zoning district on property zoned LC Limited Commercial, generally located 180 feet west of North Amidon on the north side of West 21st Street North (1716 W. 21st St. N).

CON2021-00016 City Conditional Use to allow an accessory apartment on property zoned SF-5 Single-Family Residential, generally located 1,600 feet south of West 5th Street South and 400 feet west of South Seneca Street (1330 West Bones Circle).

VAC2021-00016 City vacation of a portion of a platted front yard setback on SF-5 Single Family Residential zoned property generally located northwest of South Tyler Road and West Kellogg Drive on the northeast corner of South Keith Avenue and West Bellevue Avenue (640 South Keith Avenue).

VAC2021-00017 City Vacation of a portion of a platted street side yard setback on GO General Office zoned property generally located on the northeast corner of North Hillside Avenue and East Central Avenue (550 N Hillside)

VAC2021-00018 City Vacation of a portion of a platted front yard setback on LC Limited Commercial zoned property generally located east of North Webb Road on the north side of East 21st Street North (9750 East 21st Street North)

ZON2021-00006 City Zone Change from Multi-Family Residential (B) and General Commercial (GC) to Limited Industrial, Generally located within 500 feet north of East Lincoln Street and within 1200 feet east of South Broadway Avenue (624 E. Morris St).

ZON2021-00016 City zone change from TF-3 Two Family and SF-5 Single Family to MF-29 Multi-family to permit a third dwelling unit, generally located on the south side of West 18th Street North and west of North Arkansas Avenue (641 W. 18th St. N).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Betsy Pagan 271 W. 3 rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (271) 312-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651-544-141@67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts.

<https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on April 12, 2021

Scott Wadley, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission