Wichita-Sedgwick County Metropolitan Area Planning Department

November 6, 2020

JBL, Inc.
4911 S. Meridian
Wichita, KS 67217

Mohammad Zubair Khan
1401 E. Patriot Ave.
Apt. 11-203
Derby, KS 67037

Quan P. Ma
14726 E. 9th Street North
Wichita, KS 67230

Kaw Valley Engineering
Attn: Levi Bond
200 N. Emporia, Suite 100
Wichita, KS 67202

RE: **ZON2020-00007 -** City Zone Change from SF-5 Single Family Residential to TF-3 Two Family Residential to permit the development of duplexes on property generally located one block east of South Seneca and one-quarter mile south of West 47th Street South (east of the intersection of 50th Street S. and Osage).

Dear Applicants:

At its regular meeting on **November 5, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. Remove the five lots east of the new home at the corner of 50th and Osage on the south side and the six lots on the north side of 50th Street east of Osage and allow the remaining be rezoned to TF-3;
2. Establish a Protect Overlay requiring six foot wood screening fence on all SF-5 zoned properties that abut TF-3 zoned properties.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration

or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **November 19, 2020, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a 6 of 7 vote of its members.

The application will be forwarded to the City Council for review and final action on **December 8, 2020**. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: Jeff Blubaugh, WCC IV, Mail Stop 1-13
Rebecca Fields, CRS District IV, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD
Seth Gotchey, City Engineering, Mail Stop 1-71
Brandon & Sarah Morgan, 5010 S. Osage Cir., Wichita, KS 67217
Lena M. Fox, 5014 S. Osage Cir., Wichita, KS 67217
Eric Lesh, 5002 S. Osage Cir., Wichita, KS 67217
Danny & Rachelle Slates, 5351 Midland Cir., Wichita, KS 67217
William D. Woodcock, 5001 S. Osage Cir., Wichita, KS 67217
Rameka S. Abbott, 5029 S. Osage Cir., Wichita, KS 67217
Kimberly Snow, 829 W. Sunrise, Wichita, KS 67217
Treg & Vanessa Fletcher, 821 W. 50th Street S, Wichita, KS 67217
Gary Allen, 1001 W. Sunrise, Wichita, KS 67217
Mark & Jean Suffield, 1017 W. Sunrise, Wichita, KS 67217
Sergio & Katrina Quinones, 630 W. 51st Street S, Wichita, KS 67217
Lisa L. Gruver, 818 W. 51st Street S., Wichita, KS 67217
Scott Gelwick, 830 W. 51st Street S., Wichita, KS 67217
Gaylene F. Brown, 800 W. 51st Street S., Wichita, KS 67217
Keven Germon, 730 W. 51st Street S., Wichita, KS 67217

Lisa Riel Gordanier, 720 W. 51st Street S., Wichita, KS 67217
Darlene & Steven Gordon, 742 W. 51st Street S., Wichita, KS 67217
Jessica & Christopher Ballard, 701 W. Sunrise, Wichita, KS 67217
Daniel & Starla Maxted, 717 W. Sunrise, Wichita, KS 67217
Patrick Duncan, 801 W. Sunrise, Wichita, KS 67217
Brian E. Henderson, 900 W. 51st Street S., Wichita, KS 67217
Fred Douglas Watkins, 901 W. Sunrise, Wichita, KS 67217
Sandra Free & Donald Updegrove, 905 W. 50th Street S., Wichita, KS 67217
Donavan Weik, 830 W. Sunrise, Wichita, KS 67217
Russell & Alta Sue Klick, 742 W. Sunrise, Wichita, KS 67217
Adam Butler & Nicole Komarek, 917 W. 50th Street S., Wichita, KS 67217
Craig & Anne Ciemny, 913 W. 50th Street S., Wichita, KS 67217
Bryce & Victoria Davis, 901 W. 50th Street S., Wichita, KS 67217
Tammy Jennings & Nora Donham, 601 Sunrise, Wichita, KS 67217
Matthew Lowe, 618 W. 51st Street S., Wichita, KS 67217
Leroy & Lois Risley, 541 W. 51st Street S., Wichita, KS 67217
Jay Jay & Carrie Kerr, 1004 W. 50th Street S., Wichita, KS 67217
Karen & Clay Bewley, 1030 W. 51st Street S., Wichita, KS 67217
James & Gerald Lutkie, 929 W. 51st Street S., Wichita, KS 67217
Sean & Deana Aspedon, 701 W. 51st Street S., Wichita, KS 67217
Misty Bass, 817 W. 51st Street S., Wichita, KS 67217
Kris, 835 W. 51st Street S., Wichita, KS 67217
Kimberly Jordan, 717 W. 51st Street S., Wichita, KS 67217
Ramon & Julia Olivas, 501 W. 51st Street S., Wichita, KS 67217
Early & Deborah Gattenby, 741 W. 51st Street S., Wichita, KS 67217
Merle Curtis, 729 W. 51st Street S., Wichita, KS 67217
Corbin Sutton, 500 W. Sunrise, Wichita, KS 67217
Kimberly Ann Smith Martin Estate, 813 Hedgewood, Andover, KS 67002
Johnny King, 517 W. Sunrise, Wichita, KS 67217
Amanda Armstrong, 517 W. Sunrise, Wichita, KS 67217
Daniel Judd, 817 W. Sunrise, Wichita, KS 67217
Jennifer Marks, 921 W. 50th Street S., Wichita, KS 67217

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Dec. 18, 2020

ORDINANCE NO. 51-395

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. ZON2020-00007

City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning described as:

Lots 33 thru 48, inclusive, Block 1; Lots 1 thru 32, inclusive, Block 2; and Lots 1 thru 6, inclusive, Block 3, Sycamore Pond Addition, Wichita, Sedgwick County, Kansas.

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:

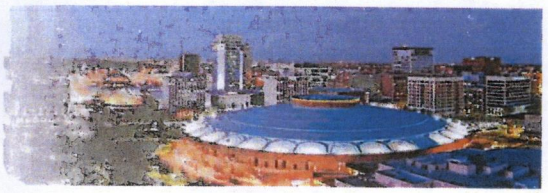
Brandon J. Whipple, Mayor, City of Wichita

Karen Sublett, City Clerk

(SEAL)

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

The Wichita Eagle
Kansas.com
330 N Mead St | Wichita, KS 67202 | 316-268-6000



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453697	0004832024		ORD. NO. 51-395	$42.00	1	5.00 In

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

Ord. 51-395

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

1 Insertions

Beginning issue of: 12/18/2020

Ending issue of: 12/18/2020

STATE OF KANSAS)
.SS
County of Sedgwick)

VICTORIA RODELA, 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 **12/18/2020** to **12/18/2020**.

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

V Rodela
Signature of Principal Clerk
DATED: 12/15/2020

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Notary Public Dallas County, Texas

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

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON DECEMBER 18, 2020 (4832024)
ORDINANCE NO. 51-395

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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 15th Day of December, 2020.

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