Wichita-Sedgwick County Metropolitan Area Planning Department

November 20, 2020

Nick Mills
1815 Southwest Boulevard
Wichita, KS 67213

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

RE: ZON2020-00042 - City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located approximately 700 feet west of South Seneca Street, on the north side of West 47st Street South.

Dear Applicants:

At its regular meeting on **November 19, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

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 **December 3, 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.

If no protest petitions are received, the application will be forwarded to the City Council for review and final action on **December 22, 2020**. If protest petitions exceed 20% of the land area in the notification area, the application will be forwarded to the City Council for review and final action

on **January, 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, Small Projects Engineer, Mail Stop 1-71

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Jan. 8, 2021

ORDINANCE NO. 51-404

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. ZON2020-00042

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

A tract of land in the Southeast Quarter of Section 18, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

Beginning at a point 681 feet West of the Southeast corner of the Southeast Quarter of said Section 18; thence North 639 feet; thence West 340.5 feet; thence South 639 feet; thence East 340.5 feet to the place of beginning, EXCEPT the North 30.00 feet for street, and EXCEPT the South 50 feet for street

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	0004847062		OCA 150004	$50.40	1	6.00 In

Attention: Jamie Buster

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

Ord 51-404

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

1 Insertions

Beginning issue of: 01/08/2021

Ending issue of: 01/08/2021

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 **1/8/2021** to **01/08/2021**.

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

AMBAR LIZARRAGA
My Notary ID # 132031291
Expires May 30, 2023

V Rodela
Signature of Principal Clerk
DATED: 2/26/2021

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 JANUARY 8, 2021 (4847062)

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City of Wichita

Karen Sublett, City Clerk
(SEAL)

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

ZON2020-42