



Wichita-Sedgwick County Metropolitan Area Planning Department

November 20, 2020

Kick "N" Development Corp
Attn: Paul Kelsey
719 N. 119th Street West, Suite 108
Wichita, KS 67212

Baughman Company, P.A.
Attn: Philip Meyer
315 Ellis
Wichita, KS 67211

RE: ZON2020-00041 - City zone change from LC Limited Commercial and SF-5 Single-Family Residential to TF-3 Two-Family Residential on property generally located on the north of West Kellogg/Hwy US 54 and east of South 127th Street West.

Dear Applicants:

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.

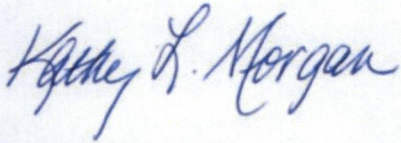
Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which 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,

A handwritten signature in blue ink that reads "Kathy L. Morgan". The signature is fluid and cursive, with the first name "Kathy" and last name "Morgan" clearly legible.

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. 51-403

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. ZON2020-00041

City zone change from SF-5 Single-Family Residential and LC Limited Commercial to TF-3 Two-Family Residential zoning district described as:

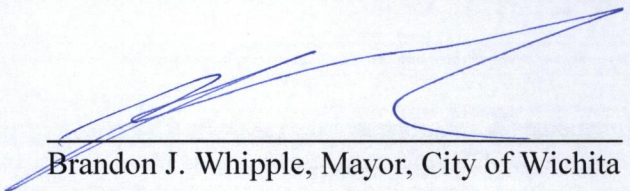
Reserves A and C, and Lots 1, 2, 3, 4, and 5, Block 1, and Lots 1, 2, 3, and 4, Block 2, Neville West Addition, Wichita, Sedgwick County, Kansas, EXCEPT that part of Lots 3 and 4 in said Block 2, lying East of a line described as beginning at a point on the South line of Lot 4, in said Block 2, S89°22'10"E, 11.55 feet from the Southwest corner thereof (said point being on the West line of Lot 1, Block 1, Goddard School 2nd Addition, an Addition to Wichita, Sedgwick County, Kansas); thence N00°29'16"E, along the West line of said Goddard School 2nd Addition, 357.73 feet to a point on the Northeasterly line of Lot 3, in said Block 2 for a point of termination, TOGETHER with that part of the Southwest Quarter of Section 27, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the West line of said Southwest Quarter, said point being N00°32'21"E, 1390.55 feet of the Southwest Corner of said Southwest Quarter (said point being the Northwest Corner of Neville West Addition, Wichita, Sedgwick County, Kansas); thence N00°32'21"E, along the West line of said Southwest Quarter, 273.39 feet; thence S89°27'39"E, 898.12 feet; thence S46°22'09"E, 439.02 feet to the Northerly most corner of Lot 1, Block 2, in said Neville West Addition; thence S43°37'51"W, along the Northwesterly line of Lot 1, in said Block 2, 250 feet to the Westerly most corner of Lot 1, in said Block 2; thence Northwesterly and Westerly, along the Northerly line of Woodbine Circle as platted in said Neville West Addition with the following chords and bearings: N46°22'09"W, 297.73 feet to the P.C. of a curve to the left, having a radius of 182 feet; thence Northwesterly, along said curve and through a central angle of 43°05'30", 136.88 feet to the P.T. of said curve; thence N89°27'39"W, 201.17 feet to the P.C. of a curve to the left, having a radius of 182 feet; thence Southwesterly, along said curve and through a central angle of 29°37'15", 94.09 feet to the P.R.C. of a curve to the right, having a radius of 150 feet; thence Westerly, along said curve and through a central angle of 29°37'15", 77.55 feet to the P.T. of said curve; thence N89°27'39"W, 340.91 feet to the place of beginning, subject to right-of-way for 167th Street West, TOGETHER with that part of the Southwest Quarter of Section 27, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Southwest Corner of Lot 4, Block 2, Neville West Addition, Wichita, Sedgwick County, Kansas; thence S89°22'10"E, along the South line of Lot 4, in said Block 2,

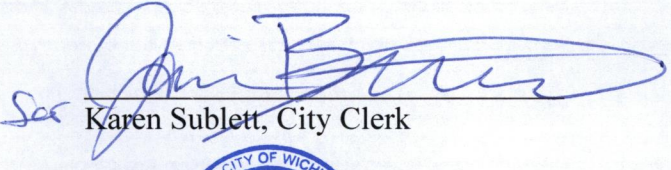
11.55 feet; thence S00°29'16"W, 63.77 feet to a point on the East line of Woodbine Circle as platted in said Neville West Addition, said point being the P.C. of a curve, having a radius of 182 feet; thence Northerly, along the East line of said Woodbine Circle and said curve to the left, through a central angle of 20°31'09", 65.18 feet to the place of beginning, and TOGETHER with that part of Lots 6, 7, and 11 in said Block 1, that part of Reserve "B", and that part of Woodbine Circle, all as platted and dedicated in said Neville West Addition, lying generally north of and abutting the following described line:
Commencing at the southwest corner of said Southwest Quarter; thence N00°41'12"W coincident with the west line of said Southwest Quarter, 654.24 feet; thence N89°18'48"E, 60.00 feet to the intersection with the east right-of-way line of 167th Street West as dedicated in said Neville West Addition, (said intersection also being a point on the west line of said Lot 11), and for a point of beginning; thence continuing N89°18'48"E into said Lot 11, 101.00 feet; thence S00°41'12"E, 32.00 feet; thence N89°18'48"E, 164.00 feet; thence S00°41'12"E, 93.72 feet; thence S45°41'12"E, 45.25 feet; thence N89°18'48"E, 560.82 feet to the intersection with a lot line common to said Lot 11 and said Reserve "B"; thence continuing N89°18'48"E into said Reserve "B", 402.63 feet to the intersection with the lot line common to said Reserve "B" and said Lot 6; thence continuing N89°18'48"E into said Lot 6, 56.56 feet to the intersection with the lot line common to said Lots 6 and 7; thence continuing N89°18'48"E into said Lot 7, 202.03 feet to the intersection the east line of said Lot 7, said intersection being 120.15 feet north of the southeast corner of said Lot 7, said intersection also being a point on the west right-of-way line of said Woodbine Circle; thence continuing N89°18'48"E into said Woodbine Circle, 64.00 feet to the intersection with the east right-of-way line of said Woodbine Circle, and for a point of termination.

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.

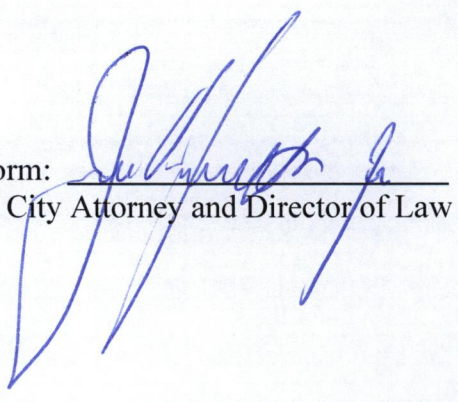
ATTEST:


Brandon J. Whipple, Mayor, City of Wichita


Karen Sublett, City Clerk

(SEAL)



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



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453697	0004847050		OCA 150004	\$92.40	1	11.00 In

Attention: Jamie Buster

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

Ord 51-403

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

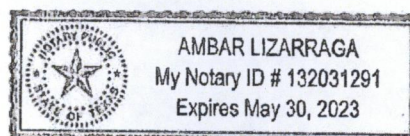
STATE OF KANSAS)

.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.



V Rodela

Signature of Principal Clerk

DATED: 2/26/2021

Cmb

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 (4847050)

ORDINANCE NO. 51-403

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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

ZON2020-00041