Wichita-Sedgwick County Metropolitan Area Planning Department

May 25, 2021

Darrel Snyder
230 N Byron Rd
Wichita, KS 67212

RE: **ZON2021-00014:** City Zone Change from SF-5 Single Family Residnetial to LC Limited Commercial to permit a restaurant; generally located on the north side of West 13th Street and within one-block west of North McLean Boulevard (2202 W 13th Street).

Dear Applicant;

At its regular meeting on **May 25, 2021**, the Wichita City Council considered the above captioned request. The action of the City Council was to recommend **APPROVAL** of the request with conditions of Protective Overlay #368 as follows:

1. The site shall be restricted to uses permitted by-right in the NR Neighborhood Retail zoning district except Restaurant shall be permitted as allowed in LC Limited Commercial.

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

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Cindy Claycomb, WCC District VI
Anna Lopez, CSR VI,
PEC, Rebecca Mellies, 303 S Topeka, Wichita, KS 67202
Indian Hills Riverbend, Denise O'Leary-Siemer, 2211 W Bell Vista, Wichita, KS 67203

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON June 4, 2021

ORDINANCE NO. 51-564

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. ZON2021-00014

City zone change from SF-5 Single-Family Residential to LC Limited Commercial zoning lot described as:

> Beginning at the Southwest corner of the Southwest Quarter of Section 7, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; Thence East 1,664.83 feet to an iron for a point of beginning; thence with an angle to the left of 90° for a distance of 62.3 feet; thence with an angle to the right of 28°37'30" for a distance of 232.06 feet; thence East parallel with the South line of Said Section 7, a distance of 158.65 feet more or less to the West right of way line of McLean Boulevard as condemned in Case No. B-285; Thence Southwesterly 300 feet to a point on the South line of Section 7, 117.67 feet East of the point of Beginning; thence West 117.67 feet to the point of beginning.

Subject to the following Protective Overlay #368 as follows:

1. The site shall be restricted to uses permitted by-right in the NR Neighborhood Retail zoning district except Restaurant shall be permitted as allowed in LC Limited Commercial.

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.

(Remainder of this page intentionally left blank)

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

McClatchy

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	76754	Print Legal Ad - IPL0026492		$72.13	1	8.59

Attention: Jamie Buster

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

LEGAL PUBLICATION

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ATTEST:
Brandon J. Whipple, Mayor, City of Wichita
Karen Sublett, City Clerk
(SEAL)
Approved as to form:
Jennifer Magan e, City Attorney and Di

IPL0026492
Jun 4 2021

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

No. of Insertions: 1

Beginning Issue of: 06/04/2021

Ending Issue of: 06/04/2021

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 06/04/2021 to 06/04/2021.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 06/04/2021

Stefani Beard

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

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

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