**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 7, 2021

James and Joyce Ogdon
2542 Lakeridge Ct.
Wichita KS 67205

**RE:** **CON2021-00013:** County Conditional Use to allow an accessory apartment on property zoned SF-20 Single-Family Residential; generally located on the west side of North Ridge Road and one-quarter mile north of West 45th Street North (4695 North Ridge Road).

Dear Applicant;

At its regular meeting on **April 22, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request subject to the conditions in the enclosed resolution.

No protest petitions were filed against this application. Therefore, the MAPC's decision is final.

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

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Lacey Cruse, BoCC District 4
James D Clark, P.O. Box 925 Derby, KS 67037

**CONDITIONAL USE RESOLUTION NO. CON2021-00013**

**WHEREAS**, James and Joyce Ogdon, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow an accessory apartment on property zoned SF-20 Single-Family Zoning District described as:

Lot 1, Block A, J.K. Ogdon Addition, Sedgwick County, Kansas.

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of April 22, 2021, consider said application; and

**WHEREAS**, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to allow an Accessory Apartment on property zoned SF-20 Single-Family Zoning District described as:

Lot 1, Block A, J.K. Ogdon Addition, Sedgwick County, Kansas.

Approved subject to the following conditions:

**(1)** The accessory apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 4695 North Ridge Road) and the ownership shall not be divided or sold as a condominium.

**(2)** Onsite water and wastewater services shall be provided in compliance with the Sedgwick County Sanitation Code. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

**(3)** The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.

**(4)** Development and maintenance of the site shall be in conformance with the approved site plan.

**(5)** If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 7th Day of MAY 2021.

METROPOLITAN AREA PLANNING COMMISSION

Michael C. Greene, Chair MAPC

ATTEST:

Scott Wadle, Secretary

# Affidavit of Legal Publication

**STATE OF KANSAS )**

**ss.**

**County of Sedgwick )**

Mary Joyce, being first duly sworn, deposes and says:
That he/she is Legal Manager of

***The Derby Informer***

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for **1 week** the first publication thereof being made as aforesaid on the **31st** day of **March** 2021, with subsequent publications being made on the following dates:

N/A

Legal Manager

Subscribed and sworn to before me this 31st day of March, 2021.

Notary Public

Rhonda Cott
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 2-20-23

Official Hearing Notice – MAPC – April 22, 2021

Printer's Fee: $46.20
Additional copies: $_____

**Legal Publication**

OCA 150004
Published in The Derby Informer on March 31, 2021

**MAPC April 22, 2021**
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, April 22, 2021 no earlier than 1:30 p.m.**, the WichitaSedgwick County Metropolitan Area Planning Commission (Planning Commission) 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 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 WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.**

**CON2021-00013** County Conditional Use to allow an accessory apartment on property zoned SF-20 Single-Family Residential; generally located on the west side of North Ridge Road and one-quarter mile north of West 45th Street North (4695 North Ridge Road).

**ZON2021-00012** County Zone Change from RR Rural Residential to SF-20 Single Family Residential on property generally located within 975 feet east of South 167th Street West and within one-half mile south of West 4th Street (West Central) (16011 W Shade St).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the WichitaSedgwick 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<br>Attn: **Paul Schiffelbein**<br>271 W. 3rd Street – Suite 201<br>Wichita, KS 67202 |
| Phone | 316.268.4421 |
| Fax | 316.858.7764 |

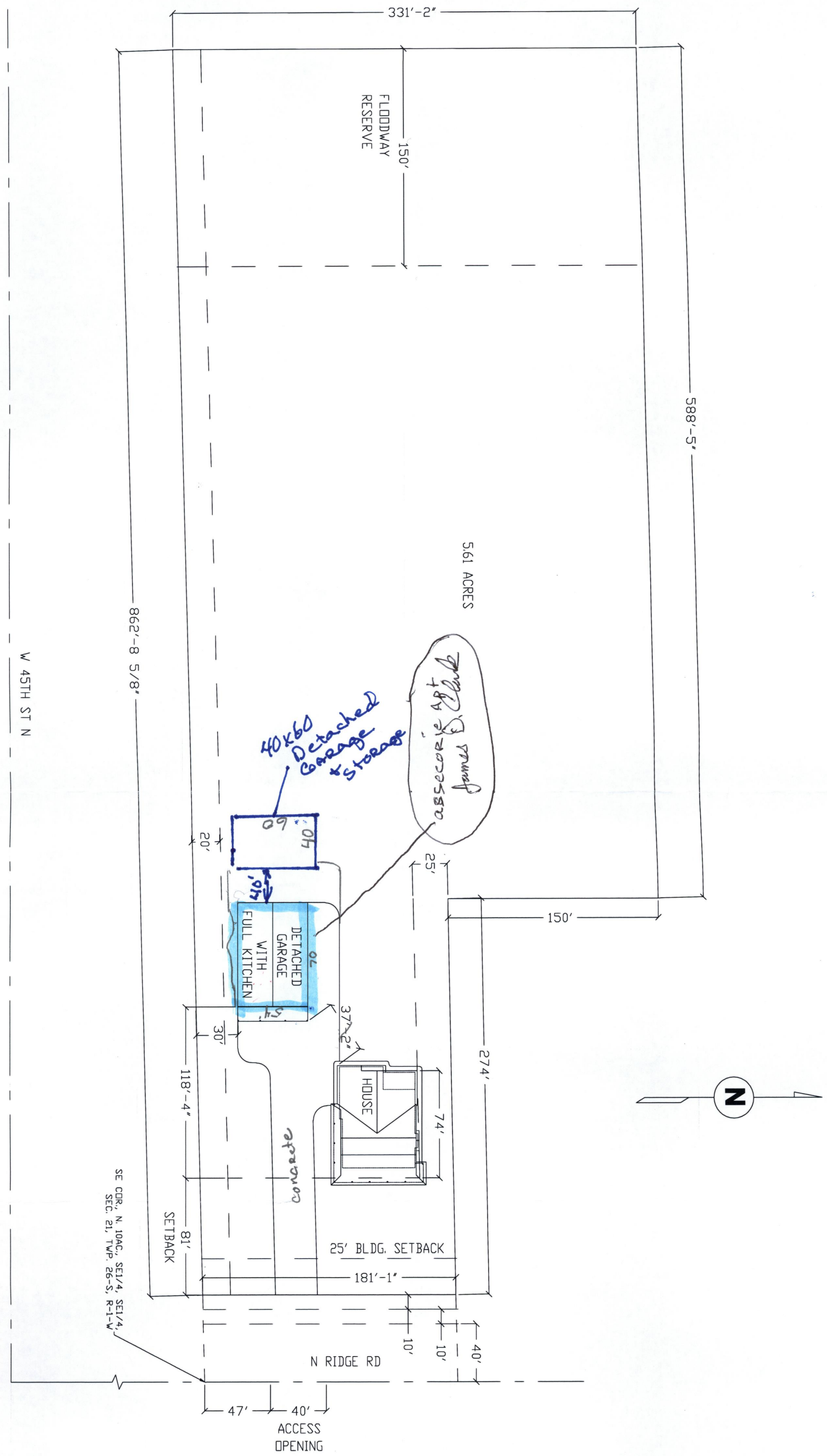
**Participate Remotely**
**Please join my meeting from your computer, tablet or smartphone.**
https://global.gotomeeting.com/join/651544141
**You can also dial in using your phone.**
United States: +1 (571) 317-3112
**Access Code:** 651-544-141

**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: 651544141@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 March 29, 2021
**Scott Wadle, Secretary**
**WichitaSedgwick County**
**Metropolitan Area Planning Commission**




SITE PLAN

APPROVED BY 5/7/2021

| | |
|---|---|
| Drawn By | MWC |
| Date | 03/12/2020 |
| Scale @ 22 x 34 | 1/32" = 1'-0" |
| Drawing No./Project No. | 001-2542-19 |
| Sheet No. | A-00 |


Home Plans By
**Chambers Design**
Mechanical Design / Detailing
*Mechanical / Structural / Architectural*
**Mark Chambers**
Wichita, KS c785.817.7122
chambersdesignwichita@gmail.com


| No. | Status/Issue | Date |
|---|---|---|
| | REVISED | 03/12/20 |

Title

## PLOT PLAN


DESIGNER IS NOT AN ARCHITECT OR ENGINEER.
CONSULT YOUR BUILDER PRIOR TO CONSTRUCTION FROM THIS PLAN.
THE BUILDERS RESPONSIBILITY IS TO ENSURE THAT THIS INFORMATION SHOWN WILL BE IN CONFORMATION TO ALL APPLICABLE BUILDING CODES AND COVENANTS IN THE AREA IN WHICH THIS HOME IS CONSTRUCTED.
BUILDER MUST VERIFY ALL INFORMATION SHOWN PRIOR TO ANY CONSTRUCTION FROM THIS PLAN.
AFTER THE DATE THAT THIS DRAWING IS RELEASED, THE BUILDER WILL TAKE FULL RESPONSIBILITY FOR ANY DEVIATION FROM THIS PLAN, INCLUDING ALL INFORMATION SHOWN.
AFTER THIS PLAN HAS BEEN RELEASED FINAL, ANY RESPONSIBILITY CANNOT BE BOUND TO CHAMBERS DESIGN.