Wichita-Sedgwick County Metropolitan Area Planning Department

February 24, 2021

South Seneca LLC
Attn: Larry Hacker
P.O. Box 4204
Wichita, KS 67204

Garver, LLC
Attn: Will Clevenger
8535 E. 21st St. N, Suite 130
Wichita, KS 67206

RE: ZON2020-00051: City zone change from SF-5 Single Family Residential to TF-3 Two Family Residential on property; generally located 975 feet north of West 55th Street South, on the west side of South Seneca Street.

Dear Applicants:

At its regular meeting on **February 21, 2021**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

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
Deb Ary, Mail Stop 1-71

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON March 5, 2021

ORDINANCE NO. 51-422

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. ZON2020-00051

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

The North 328.8 feet of the East half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas except the East 40 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

McClatchy excelerate

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 | 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	8121	(default) - WIC-ORDINANCE	OCA 150004/ORD. NO. 51-	$50.40	1	6.00

Attention: Jamie Buster

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

LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON MARCH 5, 2021
ORDINANCE NO. 51-222

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION 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 classifications or districts of the lands legally described hereby are changed as follows:

Zone from DF-1 Single-Family Residential to TF-3 Two-Family Residential zoning for described as:

The North 208.8 feet of the East half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas except the east 40 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 copied by reference, and said official zone maps are 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 A. Allen
Mayor, City of Wichita

Karen Sublett, City Clerk

SEAL)

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

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

No. of Insertions: 1

Beginning Issue of: 03/05/2021

Ending Issue of: 03/05/2021

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 03/05/2021 to 03/05/2021.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/16/2021

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!

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON MARCH 5, 2021 (24082)

ORDINANCE NO. 51-422

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.

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OF THE CITY OF WICHITA,
KANSAS.

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

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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