



**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. 21<sup>st</sup> 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 55<sup>th</sup> 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,

A handwritten signature in blue ink that reads '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.

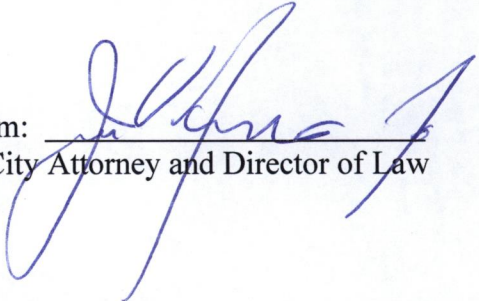
ATTEST:

  
Brandon J. Whipple, Mayor, City of Wichita

  
Karen Sublett, City Clerk

(SEAL)



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



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

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, depose 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.

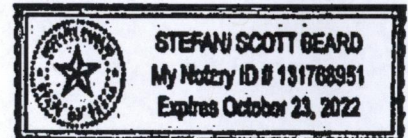
*M. Hayley*

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



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

### LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE  
 ON MARCH 5, 2021 UNDER  
 ORDINANCE NO. 07-02

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 9-C, AS ADOPTED BY  
 RESOLUTION 2017-04, AS AMENDED.

BE IT ORDAINED BY  
 THE GOVERNING BODY  
 OF THE CITY OF WICHITA,  
 KANSAS,

SECTION 5 That said Ordinance be  
 recommended to the Planning  
 Commission, and upon said  
 section being given and having been  
 provided by law and order authority,  
 and subject to the provisions of the  
 Wichita-Sedgwick County Unified  
 Zoning Code, Section 9-C, as amended  
 by Resolution 2017-04, as amended, the  
 zoning classification or districts of the  
 lands hereby described hereby are  
 changed as follows:

City map change from C-1 Single-Family Residential to TPA Top-Family Residential zoning as described as:

The North 2000 feet of the West half of  
 the Southeast Quarter of the Southeast  
 Quarter of Section 19, Township 28  
 North, Range 1 West of the 6th P.M.,  
 Sedgwick County, Kansas except the  
 West 40 feet for Streets.

SECTION 2 That upon the filing  
 of this ordinance, the zoning  
 and/or changes shall be ordered and  
 shown on the "Official Zoning Map"  
 previously covered by Resolution  
 and said official zoning map is hereby  
 reapproved 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 S. Wilkins,  
 Mayor, City of Wichita

Robert A. Smith, City Clerk

I solemnly swear that I am  
 a Notary Public, City Attorney  
 and Director of Law

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# LEGAL PUBLICATION

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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.

BE IT ORDAINED BY  
THE GOVERNING BODY  
OF THE CITY OF WICHITA,  
KANSAS.

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**Case No. ZON2020-00051**

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**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