Wichita-Sedgwick County Metropolitan Area Planning Department

March 9, 2021

Robert L. and Maria Coleman
605 N. McLean Blvd.
Wichita, KS 67203

Bob McFadden
1551 N. Waterfront Pkwy., #100
Wichita, KS 67206

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

RE: CON2021-00003: City Conditional Use to allow personal care services on property zoned GO General Office in the Delano Overlay Zoning District; generally located on the south side of McLean Boulevard, west of the West Side Athletic Park at Athenian and McLean (605 North McLean).

Dear Applicant;

At its regular meeting on **February 18, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolution.

No protests were received; therefore, the MAPC's approval is final.

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

Sincerely,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Metropolitan Area Planning Department
271 West 3rd Street, Room 203
Wichita, KS 67202

Copies to: MABCD
Cindy Claycomb, Council Member, District VI
Ana Lopez, CSR District VI

CONDITIONAL USE RESOLUTION NO. CON2021-00003

WHEREAS, Robert and Marie Coleman, 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 a Hair Salon on property zoned GO General Office Zoning District described as:

Lot 1, Block 1, T.N.T. Addition, Wichita, 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 February 18, 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 a Hair Salon on property zoned GO General Office Zoning District described as:

Lot 1, Block 1, T.N.T. Addition, Wichita, Sedgwick County, Kansas

Approved subject to the following conditions:

1. The site shall be developed and maintained in general conformance with the approved site plan, and in conformance with all applicable regulations, including but not limited to: licensing requirements, building, fire and utility regulations or codes.
2. 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 VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Adopted this **18th** Day of **February,** 2021.

METROPOLITAN AREA PLANNING COMMISSION

Michael C. Greene, Chair MAPC

ATTEST:

Scott Wadle, Secretary

The Wichita Eagle
Kansas.com
330 N Mead St | Wichita, KS 67202 | 316-268-6000



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453868	0004859737		OCA 150004	$109.20	1	13.00 In

Attention: Betsy Pagán

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

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

1 Insertions

Beginning issue of: 01/28/2021

Ending issue of: 01/28/2021

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 **1/28/2021** to **01/28/2021.**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

V Rodela

Signature of Principal Clerk
DATED: 2/25/2021

AMBAR LIZARRAGA
My Notary ID # 132031291
Expires May 30, 2023

Notary Public Dallas County, Texas

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

LEGAL PUBLICATION

OCA 150064

PUBLISHED IN THE WICHITA EAGLE
ON JANUARY 28, 2021 (4859737)
(One Time Only)

MAPC/BZA February 18, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, February 18, 2021** or earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board of Zoning Appeals 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 Century II - Room 1018 - 225 West Douglas Avenue, 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 Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

PUD2020-00014
City PUD zoning district to create PUD 982 Falcon Fells Addition to allow ADUs in a traditional neighborhood development with home occupations, generally located one-half mile west of North Hillside Avenue on the north side of East 43th Street North.

BZA2021-00001
City Variance for 3 new signs on a new apartment building with leasing office on B Multi-Family zoned lot; Generally located within 1560 feet East of North Hillside Avenue on the south side of East 17th Street North (3607 E 17th St)

BZA2021-00002
City variance to reduce the number of parking spaces to 139 spaces on property zoned LI Limited Industrial; generally located north of K-42 on the east side of South Hoover Road (2820 S Hoover RD).

BZA2021-00003
City Variance to allow a 60-foot tall sign and a 0-foot rear setback on property zoned GI General Industrial; generally located northwest of East 37th Street North and North Hydraulic Avenue (3265 North Hydraulic).

BZA2021-00004
City Variance to allow 308 square foot sign on property zoned GW Office Warehouse; generally located one-half mile east of South Greenwich Road on the north side of East Kellogg Drive (12795 East Kellogg)

CON2021-00001
City Conditional Use Adjustment to CU-504 to allow Self-Storage in Limited Commercial (LC) Zoning and adjust the site plan for building expansion. Generally located on the North side of West Maple Street and within one-half mile West of South West Street (4608 W Maple).

CON2021-00002
City Conditional Use for a drinking establishment within 300 feet of a park on property zoned CBD Central Business District; generally located on the south side of West Douglas Avenue and one block east of South Seneca Street (1601 W Douglas)

CON2021-00003
City Conditional Use to allow personal care service on property zoned GO General Office in the Delano Overlay Zoning District; generally located on the south side of McLean Boulevard, west of the West Side Athletic Park at Atherton and McLean (605 North McLean)

VAC2021-00001
City Vacation of a 10-foot utility easement and 25-foot utility easement for future construction on property zoned SF-5 Single Family Residential and generally located on the west side of South Hoover Road and within one-quarter mile south of West MacArthur Road (4124 S Glide).

VAC2021-00002
City vacation of a portion of a utility easement by separate instrument for building construction on property zoned LC Limited Commercial; generally located on the west side of North Webb Road and one-half mile south of East 21st Street North (1121 N Webb Road)

ZON2021-00001
City Zone Change from Limited Industrial (LI) to General Commercial (GC) to allow Resident al use. Generally located southwest of 17th and Masey (633 E 17th St N).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick 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 a virtual connection site in-person (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 Attn: Scott Weddle 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316 268 4421
Fax	3168597764

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

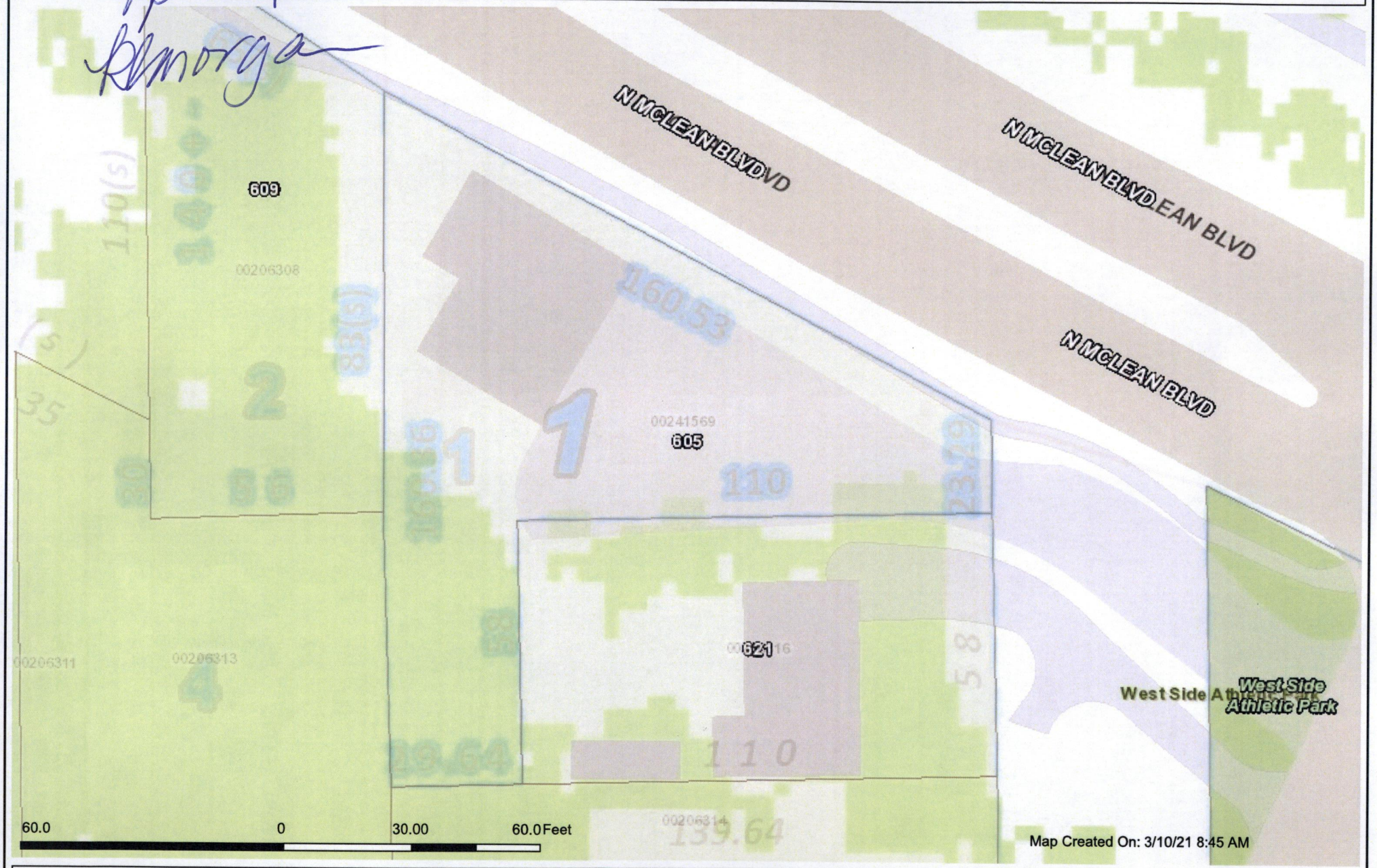
Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 1018 at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is 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 (2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on January 25, 2021
Scott Weddle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Approved 3-4-2021
Rmorgan

City of Wichita Map Print



This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 360