Wichita-Sedgwick County Metropolitan Area Planning Department

May 21, 2021

Unified School District No. 159
Attn: Shane Schumacher
903 S. Edgemoor Street
Wichita, KS 67218-3337

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: **CON2021-00018: City Conditional Use to allow Safety Services (Police Station) in TF-3 Two Family Residential Zoning on property;** generally located on the west side of South Edgemoor Avenue and on the south side of East Lincoln Street (903 S Edgemoor).

Dear Applicant;

At its regular meeting on **May 20, 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.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **June 3, 2021**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **June 3, 2021 at 5:00 p.m.**

If no protest petitions are received, the action of the MAPC is final. If valid protest petitions are received, this application will be forwarded to the City Council for review and final action **Tuesday, July 6, 2021.** This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property.
If you have any questions concerning this application, please contact our office at 268-4421.
Sincerely,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Shawn Mellies, Special Projects Engineer, Mail Stop 1-17
Brandon Johnson, WCC District 1, Mail Stop 1-135
Maddy Campbell, CSR Supervisor, Mail Stop 1-135

CONDITIONAL USE RESOLUTION NO. CON2021-00018

WHEREAS, USD 259, 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 Safety Service Use (Patrol East, Wichita Police Department) on property zoned TF-3 Two-Family Residential Zoning District described as:

> A tract of land lying in a portion of Block 1, Southeast High Addition, Wichita, Sedgwick County, Kansas, said tract of land being more particularly described as follows: Beginning at the Northwest corner of said Block 1, thence along the North line of said Block 1 on an assumed bearing of N 89°06'40" E, 402.48 feet; thence S 00°53'20" E, 85.43 feet; thence S 22°12'10" E, 213.23 feet; thence S 00°48'27" E, 200.93 feet; thence S 89°06'40" W, 479.36 feet to a point on the West line of said Block 1; thence along said West line, N 00°55'44" W, 485.00 feet to the Point of Beginning.

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 May 20, 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 Safety Service Use (Patrol East, Wichita Police Department) on property zoned TF-3 Two-Family Residential Zoning District described as:

> A tract of land lying in a portion of Block 1, Southeast High Addition, Wichita, Sedgwick County, Kansas, said tract of land being more particularly described as follows: Beginning at the Northwest corner of said Block 1, thence along the North line of said Block 1 on an assumed bearing of N 89°06'40" E, 402.48 feet; thence S 00°53'20" E, 85.43 feet; thence S 22°12'10" E, 213.23 feet; thence S 00°48'27" E, 200.93 feet; thence S 89°06'40" W, 479.36 feet to a point on the West line of said Block 1; thence along said West line, N 00°55'44" W, 485.00 feet to the Point of Beginning.

Approved subject to the following conditions:

(1) The applicant shall obtain all applicable permits including plans for review and approval by the MABCD for the construction of the Safety Services Facility.

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

(3) 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 20th Day of May, 2021.

METROPOLITAN AREA PLANNING COMMISSION

Michael C. Greene, Chair MAPC

ATTEST:

Scott Wadle, Secretary

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
16399	53723	Print Legal Ad - IPL0021023	OCA 150004	$229.00	3	91 L

Attention: Betsy Pagán

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

CON2021-18

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on April 29, 2021
MAPC/BZA May 20, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 20, 2021 no earlier than 1:30 p.m.,** the WichitaSedgwick County Metropolitan Area Planning Commission/Board 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 the 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.**

CON2021-00018 City Conditional Use to allow Safety Services (Police Station) in TF3 Two Family Residential Zoning on property generally located on the west side of South Edgemoor Avenue and on the south side of East Lincoln Street (903 S Edgemoor).

CON2021-00019 City Conditional Use to permit entertainment establishment and night club in the city on GC General Commercial Zoned property within 300 feet of residential zoning; generally located on the west side of North Cleveland Avenue and two blocks north of East Murdock Avenue (1007 N Cleveland).

CUP2021-00009 City CUP Minor Amendment to Womer's Crestview Village DP35 (LC Limited Commercial zoning) to allow carwash within 200 feet of residential zoning; located 575 feet south of East 21st Street North, on the west side of North Woodlawn Boulevard (2037 and 2055 North Woodlawn)

PUD2021-00005 City zone change from B to PUD to create the High Plains Development PUD #85 to address parking needs for existing multifamily development on property generally located south of East 17th Street North within one half mile east of North Hillside Ave (1705 N Harvard)

VAC2021-00019 City Vacation of portions of platted utility easements for future development on property zoned GO General Office, LC Limited Commercial with PO11 and PO309; generally located on the west side of South 135th Street West and within onquarter mile north of West Maple Street (13710 W Maple)

ZON2021-00018 City Zone change from General Office (GO) to General Commercial (GC) for redevelopment, Generally located 200 feet east of South Washington Avenue and 200 feet south of East Harry Street. (1621 South Ida Avenue).

ZON2021-00019 City zone change from B MultiFamily (B) to General Commercial (GC) for Office Warehouse, Generally located within 200 feet south of East Central Avenue and within 200 feet East of North Hydraulic Avenue on the west side of N. Kansas Avenue.

ZON2021-00020 City Zone Change from LI Limited Industrial to CBD Central Business District (with Delano Overlay) on property generally located on the north side of West Maple Street and within one block west of South Sycamore Street (334 S Oak Street).

ZON2021-00021 City Zone Change from LC Limited Commercial and NR Neighborhood Retail to GO General Office with PO 309 and PO 11 for residential development on property generally located on the west side of South 135th Street West and within onehalf mile north of West Maple Street (13710 W Maple Street).

ZON2021-00022 City zone change from MF29 MultiFamily and GO General Office to NR Neighborhood Retail to expand commercial uses on property generally on the east side North Hillside, one block south of East Central Avenue (344 N Hillside).

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 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 Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: **Scott Wadle** 271 W. 3rd Street – Suite 201
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 April 26, 2021

Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0021023
Apr 29 2021

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

No. of Insertions: 1
Beginning Issue of: 04/29/2021
Ending Issue of: 04/29/2021

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 04/29/2021 to 04/29/2021.

M. Hayley

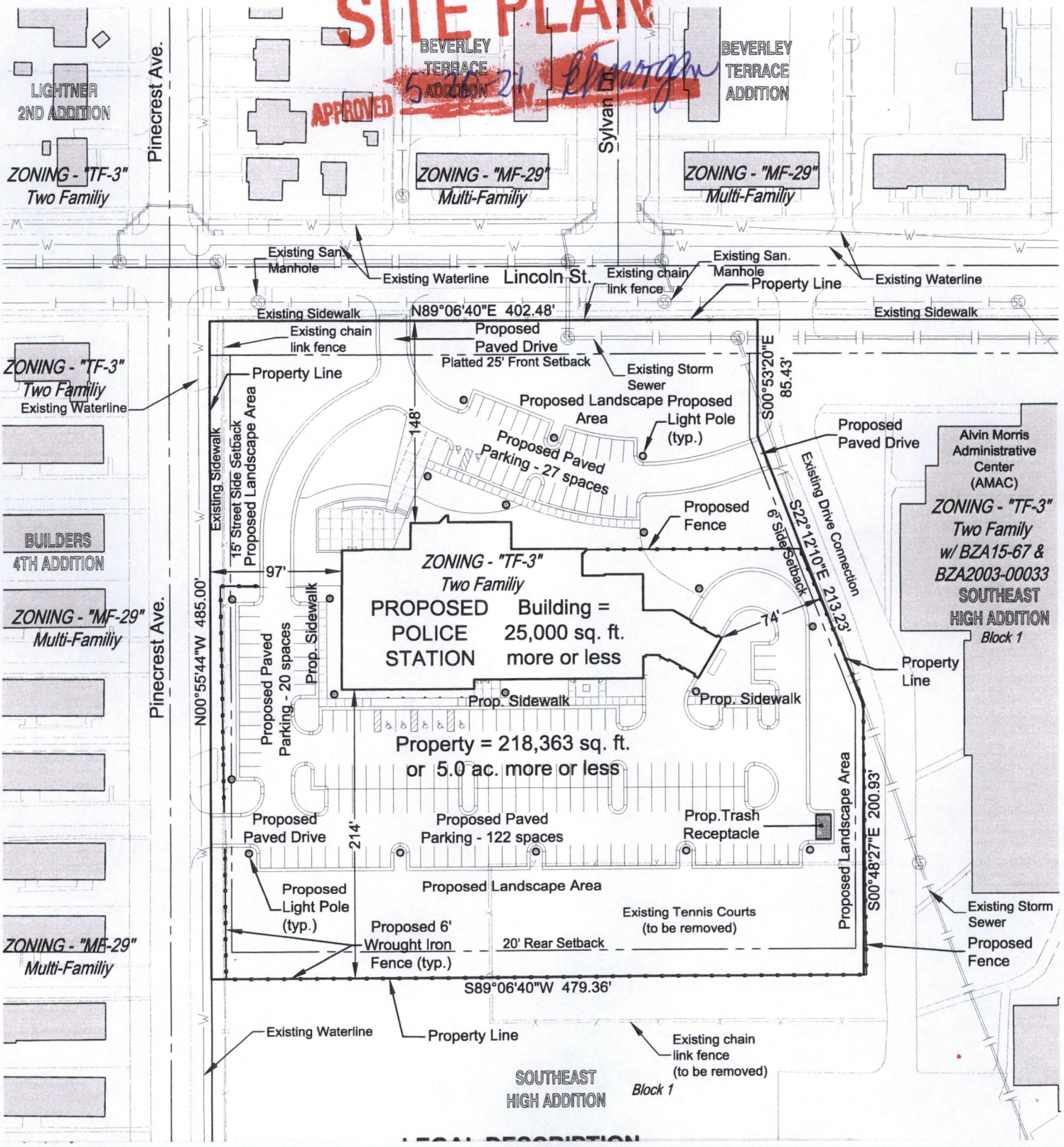
I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 07/20/2021

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!



7. Drainage: All drainage ways and easements shall be determined at the time of platting.

SCALE: 1" = 100'

0 100 200

04.12.2021

MKEC ENGINEERING SUCCESS

CONDITIONAL USE SITE PLAN EXHIBIT

CITY OF WICHITA EAST POLICE STATION

J:\Projects\2019\1901010483_COW_East Police Station_19483 CAD\SHTS\05 Civil\Plat\Conditional Use Revised Site Plan.dwg 4/8/2021 11:43:01 AM