copy

Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2019

Ronald M. Watkins Living Trust
1800 South Spring Lake Road
Halstead, KS 67056

KE Miller Engineering
Attn: Kirk Miller
117 East Lewis
Wichita, KS 67202

RE: ZON2019-00025 and CUP2019-00019 - City request rezone from GO General Office to GC General Commercial Parcel 2 and to amend Meadowland Commercial & Residential Community Unit Plan (DP-248) located on the east side of South 127th Street East and approximately ¼ mile north of East Kellogg

Dear Applicants:

At its regular meeting on **August 27, 2019** the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request to rezone Parcel 2 to GC General Commercial and amend Meadowland Commercial & Residential Community Unit Plan (DP-248) concerning the restricted uses and additional signage as recommended by the MAPC and as articulated in the letter dated July 26, 2019. Please have the CUP drawings (DP-248) revised to reflect this approved amendment and four copies provided to the MAPD to close this case.

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

Sincerely,

David L. Yearout, AICP
Principal Planner

Copies to: WCC II, Becky Tuttle, Mail Stop 1-13
Cory Buchta, CSR II, Mail Stop 1-135
Paul Hays, OCI, Mailstop 1-72
J. R. Cox, OCI, Mailstop 1-72
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON November 8, 2019

CORRECTED
ORDINANCE NO. 51-104

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. ZON2019-00025

City zone change from GO General Office to GC General Commercial and described as follows:

> Lots 1, Block E, Meadowland Addition to Wichita, Kansas, Sedgwick County, Kansas; except beginning at the Southwest corner of Lot 1; thence northerly113.81 feet; thence easterly 95.33 feet to the northerly right-of-way line; thence southwesterly along said right-of-way line 148.46 to the point of beginning. (Generally located on the East side of South 127th Street East and North of East Kellogg Street).

and pursuant to Section VI-C(7) of the Unified Zoning Code, the parking requirements shall be adjusted to require only 76 percent of the parking needed based on the size of the project actually built.

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.

ADOPTED this 3rd day of September, 2019.

Jeff Longwell, Mayor

ATTEST:

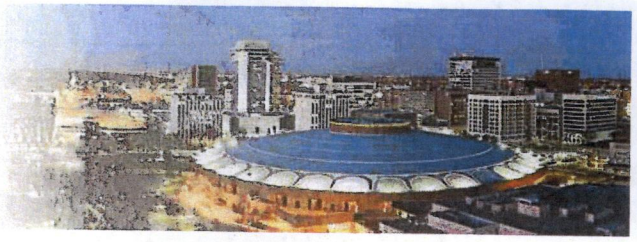
Karen Sublett, City Clerk

(SEAL)

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

D4

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



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453697	0004450275			$50.40	1	84

Attention: Jamie Buster

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

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Karen Sublett, City Clerk

(SEAL)

Approved as to form:
Jennifer Magaña, City Attorney and Director of Law
0004450275

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

1 Insertions

Beginning issue of: 11/08/2019

Ending issue of: 11/08/2019

STATE OF KANSAS)
.SS
County of Sedgwick)

Tony Berg, 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 **11/8/2019** to **11/08/2019**.

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

Tony Berg
(Signature of Principal Clerk)
DATED: 11/8/2019

Notary Public Sedgwick County, Kansas

JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 6/14/2021