Wichita-Sedgwick County Metropolitan Area Planning Department

March 8, 2021

Ho-Tung Chan
825 N. Crest Ct.
Wichita, KS 67206

RE: **CON2021-00005:** City Conditional Use to allow Vehicle and Equipment Sales, Outdoors on property zoned LC Limited Commercial; generally located 800 feet east of South Oliver Avenue on the south side of Kellogg (5025 E. Kellogg Drive).

Dear Applicant;

As we have previously discussed, a conditional use request to allow Vehicle and Equipment Sales, Outdoors at 5025 East Kellogg Drive is not required. A previous Board of Zoning Appeals' case, BZA 10-93, allows Vehicle and Equipment Sales, Outdoors on site. A refund for half of the application fee is in process.

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

Sincerely,

Matthew Williams, AICP
Associate Planner

Copies to: Tony Javier, 5025 E. Kellogg Drive, STE 100, Wichita, KS 67218

McCLATCHY

Victoria Rodela, being duly sworn, deposes and says: That he/she is the Principal Clerk of Wichita Eagle, a daily newspaper printed and published in Sedgwick County, State of KS, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in Wichita Eagle, as amended, for:

PUBLISHED ON: 2-11-21 / 4869642

In Testimony Whereof I have hereunto set my hand and affixed my seal, the day and year aforesaid.

Notary: Stefani Beard

My commission expires 10/23/22

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON FEBRUARY 11, 2021 (4869642)
(One Time Only)

MAPC/BZA March 4, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 4, 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 Century II - Room 101B - 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)-3684421.**

CON2021-00004 City Conditional Use to allow Wrecking/ Salvage Yard on property zoned GC General Commercial and GI General Industrial; generally located south of East 29th Street North on the west side of North Market Avenue (2929 North Market). associated with ZON2021-00003

CON2021-00005 City Conditional Use to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial; generally located 800 feet east of South Oliver Avenue on the south side of Kellogg (5025 E. Kellogg Drive).

CUP2021-00002 City CUP to Create new Kellogg Drive - Heather CUP DP-356, base zoning LC Limited Commercial; generally located east of South Rock Road on the north side of East Kellogg Drive (8030 & 8144 E. Kellogg Drive)

VAC2021-00005 City Vacation of a platted utility easement and a portion of a platted street right-of-way to permit future airport development on property zoned LI Limited Industrial; generally located on the east side of North Webb Road and approximately one-mile north of of the intersection of Webb Rd and K-96.

VAC2021-00006 City Vacation of a portion of a 20-foot utility easement and building setback to build two buildings, Generally located 400 feet West of North Ridge Road and within one half mile North of West 29th Street North (7330 W. 33rd St. N.)

ZON2021-00002 City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located 1200 feet north of West Central Avenue, 900 feet west of North McLean Boulevard (777 & 781 North Saint Paul)

ZON2021-00003 City zone change from GC General Commercial to GI General Industrial in association with CON2021-00004 for a conditional use; generally located south of E. 29th Street North between North Park Place and North Market Street, Lots 27 through 34, Montrose Park Addition (2929 N. Market)

ZON2021-00004 City Zone Change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential to build apartments, Generally located 600 feet south of East Harry Street and within one quarter mile West of South Webb Road (9220 E. Osie).

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 theWichitaSedgwick 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 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 a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 101B 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 February 8, 2021
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission