



Wichita-Sedgwick County Metropolitan Area Planning Department

January 5, 2022

Kreager Investments, LLC
Attn: Derek Kreager
P.O. Box 9411
Wichita, KS 67277

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

RE: ZON2021-00050: City zone change from LC Limited Commercial to GC General Commercial for redevelopment from residential to non-residential uses; generally located on the south side of West Maple Street and within one quarter mile east of South West Street (3623 West Maple Street).

Dear Applicant;

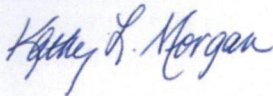
At its regular meeting on **January 4, 2022**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request with conditions of Protective Overlay #384:

1. Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
2. Signs shall be in accordance with the LC zoning district in the Sign Code of the City of Wichita, with the following additional requirements:
 - a. Portable signs are not permitted.
 - b. Ground signs shall be monument type.
 - c. No off-site /billboard signs.
 - d. No illuminated building signs on the north or west elevations of any buildings.
3. Property shall install similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - a. The height of all light poles, including pole base, is limited to 15 feet.
 - b. All exterior lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
4. Landscape buffers and screening shall be in accordance with the City of Wichita Landscape Ordinance.
5. Noise from the site shall not be audible from adjacent or surrounding property above the local, ambient noise. No outdoor speaker systems shall be permitted.
6. All rooftop mechanical equipment shall be screened from ground-level view from adjacent residential areas and adjacent street right of way.
7. Trash receptacles and ground level mechanical equipment shall be screened to reasonably hide them from ground level view, adjacent property and street right of way.
8. Uses shall be limited to the following: All uses permitted in G.C. zoning district except for the following: manufactured/mobile homes; assisted living; group residence; auditorium; cemetery; community assembly; correctional placement residence; golf course; library; entertainment establishment; event center; farmer's market; kennel, hobby and boarding/breeding/training; recreational marine facility; outdoor recreation and entertainment; rodeo; riding academy or stable; sexually oriented business in the city; teen club; vocational school; hospital; recycling collection

stations; reverse vending machine; elementary, middle, and high schools; car wash; convenience stores; night club; pawn shop; service stations; tavern and drinking establishments; vehicle repair; recycling processing center; second hand store; microbrewery; RV campground; vehicle sales; manufacturing limited and general; welding or machine shop; asphalt and concrete plant, limited; outdoor storage as a principal use; commercial parking area as a principal use; all as defined in the Unified Zoning Code. Any use requiring a conditional use in GC zoning shall require a PO amendment.

9. If used for vehicle storage, the following restrictions shall apply:
 - a. Use: the vehicle storage yard shall be used for the storage of licensed, operable vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicle or equipment, or for storage of materials or supplies.
 - b. Setbacks: the minimum setback for any stored vehicles from any residence shall be 20 feet. This setback requirement can be modified or waived if the applicant demonstrates there is sufficient screening to substitute for the setback protections. Modification or waiving of the setback requirement shall be done by Administrative Adjustment.
 - c. Paving: the storage area and all entrance/exit drives on private property shall be surfaced with an all-weather surface that meets the approval of the Zoning Administrator and shall be maintained in good condition and free of weeds, trash, and other debris.
 - d. Noise: the compatibility noise standards of Section IV-C.6 shall be complied with provided, however, outdoors speakers and sound amplification systems shall not be permitted.
10. All internal circulation drives shall be paved with concrete or asphalt to mitigate dust.
11. Amendments, adjustments or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
12. The Transfer of title of all or any portion of land included within the Protective Overlay (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

Sincerely,



Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Jeff Blubaugh, WCC District IV
Rebecca Fields, CSR, District IV
Jeff VanZandt, Assistant City Attorney, Mail Stop 1-72

Jan. 14, 2022ORDINANCE NO. 51-699

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. ZON2021-00050

City zone change from LC Limited Commercial to GC General Commercial zoning lot described as:

Lots 7, 8, 9, & 10, Block 1, Quincy Addition to Wichita, Sedgwick County, Kansas.

Subject to Protective Overlay #384:

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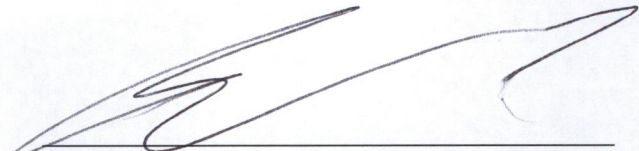
campground; vehicle sales; manufacturing limited and general; welding or machine shop; asphalt and concrete plant, limited; outdoor storage as a principal use; commercial parking area as a principal use; all as defined in the Unified Zoning Code. Any use requiring a conditional use in GC zoning shall require a PO amendment.

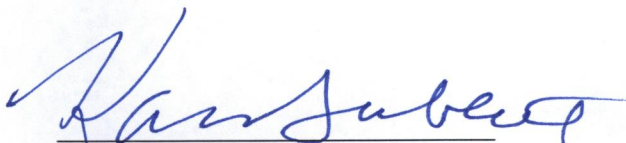
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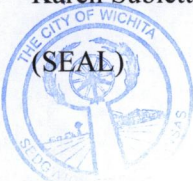
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

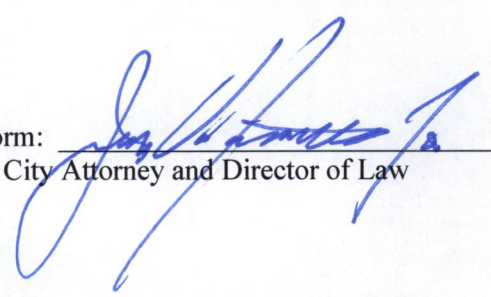
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:


Brandon J. Whipple, Mayor, City of Wichita


Karen Sublett, City Clerk



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



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	168364	WIC-11-11-21	OCA 150004	\$126.00	1	15.00 in

Attention: Betsy Pagán

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

Copy of ad content
is on the next page

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

No. of Insertions: 1
Beginning Issue of: 11/11/2021
Ending Issue of: 11/11/2021

STATE OF KANSAS)

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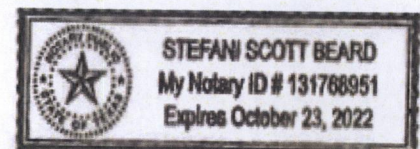
County of Sedgwick)

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 11/11/2021 to 11/11/2021.

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

DATED: 12/20/2021

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!

FROM PAGE 1A

VETERANS DAY

ministration from Northeast State University and works at the Wichita Workforce Center as a Veterans Employment Representative, where he helps veterans find employment.

JAMES H. BORING, ARMY AIR FORCE

Served: 1943 to 1946
World War II (1941-1945)

From: Wichita, KS
My dad was a B-17 waist gunner in the Army Air Force. He was a member of the 368th Bomb

Group of the 306th Bomb Group. Their plane was named "The Ruptured Duck." He was stationed in Thurling, England, during World War II. He is the only member of his squad that is still living. He never talked a lot about his time in the war until about the last 10 years. I have asked questions, trying not to bring up the horrible memories he still has.

When he was in training, they picked him to be waist gunner because he was thin and not real tall so he could fit in the waist. They trained them how to put together and take apart the gun blindfolded because their missions were mostly in the dark. He would talk about when they would go on a mission that his fellow servicemen would send a case of beer up with them to get it chilled. The beer was hot on the ground.

He will be 97 years old on Nov. 29, 2021. His mother died when he was 12, and his two sisters and he were raised by their grandpa and grandpa.

They were very poor. He ate in the soup lines during the Depression. His grandpa also died young. After he was discharged, he married my mom and had two girls, and then my mom went into labor early with their third child, a boy. He died while Dad was rushing him to the hospital. Then my mom died at 45 and left him with two girls to raise as a single dad. He has had a lot of sadness and heartache during his life, but he never let it show.

Dad, I am so very proud of you. I am so lucky to be your daughter. Not only did you serve our country bravely and proudly, you also took care of our family. You have always taken care of everyone — your grandmother, to our mom, to us girls, grandchildren and great-grandchildren. You take care of all God's creatures including bugs and animals — yuck! It is a privilege to honor you today. You are my hero. — Debra Vossen, daughter

SGT. MORRIS P. COCKING, ARMY
Served: 1942 to 1945
World War II (1941-1945)

From: Wichita, KS
Morris was in the fighting war from D-Day to Berlin. He had become an aide to an officer in Berlin.

Morris carried a bottle of Coca-Cola throughout the war in his backpack, thinking he would drink it after the U.S. victory. While he was in Berlin working as an aide, the officer he worked for came and asked if he still had the bottle of Coke. He told Morris that Gen. Eisenhower was looking for a Coke, but they didn't have any at the officer's club. Morris offered to give his Coke for like. The attached picture is the General thanking Morris (at left) with his

officer looking on. We are truly blessed with young Americans giving up their lives and service throughout our history to preserve and defend our freedoms by service in the military. My uncle represents how a young man from Kansas can be called on to serve our country, which was the case in times of need for the defense of our freedoms, and repeated by hundreds of thousands of young men who have been called on by our country for that purpose. We need to stop and ponder the great sacrifices members of the military make for each of us and give thanks for their service! — Jim Beasley, nephew

STAFF SGT. JOSEPH FABER, AIR FORCE
Served: 1952 to 1956
Korean War (1950-1953)

From: Wichita, KS
Joe Faber was born in Iowa in 1932. He married Barbara Vernia in 1952 and has four children. The same year as his marriage, Joe enlisted in the Air Force, serving until 1956. He was last stationed at Elmendorf Air Force Base in Anchorage, Alaska, in the 6981st Radio Group as a Morse Code Radio Group as an Intercept Officer, where he listened to the "clicks."

After the Air Force, he moved to Wichita with his family and worked at Beech Aircraft until his retirement in 1996. He has enjoyed a retirement of golf, music and time spent with Barbara until her death in 2020. Joe continues to live in Wichita with his dog, Sadie.

Dad, Grampa, Great papa: We know how hard you worked to protect and to serve our country. The pride you have in that service is well deserved. We are grateful for your service to your country and to your family. We love you (ditto). Don't take any wooden nickels! — Kelsey Faber, granddaughter

SGT. WAYNE E. FAHRBACH, ARMY
Served: 1941 to 1945
World War II (1941-1945)

From: Abilene, KS
Died: May 23, 2017
Wayne Eugene Fahrbach served in the Army during World War II. He was proud of his service and enjoyed sharing stories about his service. He was one of the brave soldiers who landed on Omaha Beach on D-Day. In a story, he said that as they were approaching the beach in an amphibious tank, he was scared to death. He asked his commander, "What if I don't get off?" His commander told him, "You can either get shot in the back, or you can take your chance on the beach, but you are getting off one way or the other." He said he jumped off when they hit the beach and ran like hell. He was one of the lucky soldiers to survive the battle on Omaha Beach and lived until he was 96.

A special thanks to my dad for serving our country. My brother and I owe him to the dedication of the World War II memorial. It was an honor to take him, and this memory will always be cherished. Wayne Fahrbach was a proud veteran and was his World War II cap every day. — Connie Fahrbach, daughter

MAJ. ROBERT W. FIZER, AIR FORCE
Served: 1951 to 1971
Korean War (1950-1953) and 16 months of combat missions in Vietnam in 1966 and 1967

From: Wichita, KS
Robert W. Fizer left Staten Island at age 18 to join the Air Force. After initial training, his first assignment was a B-29 tail gunner, but through the Aviation Cadet program, he was able to go to flight training and become a fighter pilot. He flew the F-84, F-86, and his favorite, the F-100 Super Sabre. During his career, he spent a year in Korea and 16 months in combat in Vietnam where he received a Distinguished Flying Commendation.

Maj. Fizer's peace time assignments included training other fighter pilots at Luke Air Force Base in Phoenix and tours in the Philippines and Tripoli, Libya. Military life was not all work, and Bob has a wonderful story about the time he got to fly in a movie, "The Hunters," starring Robert Mitchem. Unfortunately, he was playing a bad pilot and ended in a blazing crash in the movie.

Retirement after twenty years in the Air Force did not end Bob's flying career. He was hired by Cessna early in the development of the Citation program as a demonstration pilot. He advanced to manager of flight operations for the Citation Division and flew to over 120 countries around the world. In 1983, he and another pilot set a speed record flying a Citation 650 from Gander to Paris for the Paris Air Show. His retirement from Cessna after 19 years left him to spin flying stories to his golf buddies at Terradyne Golf Club, where he has had four holes in one.

Bob Fizer has given his wife and three children an interesting life, living in a variety of places, visiting many countries and creating wonderful memories despite the hardships of a military life. He has the appreciation of many young pilots for the quality of his instruction, as well as other pilots with whom he has worked. Most of all, like all military personnel, he should have the gratitude of our country for his willingness to place his life at the service of his country. — Barbara Fizer, wife

LEROY FREEMAN, ARMY
From: Wichita, KS
Died: Jan. 9, 2021
Thank you for your service from your daughter, Gina Freeman.

MASTER SGT. DAN GEMMAN, AIR FORCE
Served: 1966 to 1986
Vietnam War (1962-1973)

From: Wichita, KS
Thank you for your service from your spouse, Nelma Gehman.

STAFF SGT. CLIFTON W. GILLENWATER, AIR FORCE
Served: 1948 to 1955
From: Wichita, KS

Staff Sgt. Clifton W. Gillenwater began his military service in 1948 while still a student at the University of Wichita) as a member of the Air Guard's 127th Fighter Squadron at Wichita Municipal Airport. After graduation he enlisted in the United States Air Force. He completed basic training in the winter of 1952 at Sampson Air Force Base in Geneva, New York, and was assigned to Reese Air Force Base in Lubbock, Texas, home of the 350th Pilot Training

Wing. During the summer of 1953, he relocated to Lowry Air Force Base in Denver, where he completed a course of study at the Air Training Command in accounting.

He returned to Reese Air Force Base before being ordered overseas the following spring. He reported to Camp Kilmer, New Jersey, and boarded the USNS General H. F. Hodges in May of 1954 for a 20-day voyage to Tripoli, Libya. During his time in Tripoli, he was stationed at Wheeler Air Base, a 20-square-mile facility that hosted over 15,000 military personnel and their dependents. He continued his accounting training while on TDY to Wiesbaden, Germany, in 1954 and received a promotion to Airman 1st class in August of that year. He remained overseas for the duration of his 18-month assignment, returning to the states via Manhattan Beach AFS in Brooklyn, New York, in November of 1955. He was honorably discharged from the Armed Forces of the United States of America, with the rank of Staff Sergeant, later that same year.

Jeffrey Gillenwater, son

AVIATION/FLIGHT INSTRUCTOR LAURA M. GRUBBS, NAVY
Served: 1943 to 1945
World War II (1941-1945)

From: Meade, KS
Died: 2008
Laura was born in a rock house in Meade County, Kansas, in 1910. After surviving the Great Depression and the Dust Bowl days in Southwest Kansas teaching in one-room schools, she enlisted in the Navy in 1943 to become part of the WAVES (Women Accepted for Voluntary Emergency Service). After training, Laura was assigned to the largest Naval Air Station in the world in Corpus Christi, Texas, where she taught pilots, co-pilots and navigators how to use radio navigation and instrument flight using the Link Trainer. Her students included U.S. Naval personnel from all 48 states, as well as cadets from Latin American allies and Great Britain.

The young women who served in the WAVES left their homes and families, underwent rigorous military training, endured housing accommodations that were less than comfortable and sometimes experienced a hostile work environment because they were women who were trained and assumed jobs previously held by men.

Even though these women never served on the front lines, their contributions to the war effort should be remembered and honored. So it was that a young woman from the Kansas prairies became a true pioneer as part of the Greatest Generation who sacrificed so much to serve in the military of the great nation during very uncertain times. Laura completed her military service in 1945 as WWII ended. She returned to Kansas to teach school until she moved to Oregon in 1947, where she continued her teaching career and education.

Laura Grubbs was 'Aunt Laura' to my three siblings and me. We loved her deeply, and she was a blessing to so many people during her 97-year journey through life on earth. We were always very excited to have an 'Aunt Laura' visit each summer since she lived far away. Oregon, brought unusual surprises for each of us and entertained us with stories about her teacher friends, students, many church-related activities and adventures on Oregon's coast and mountains. — Roger Kepley, nephew

PVT. ROBERT E. JOHNSON, ARMY AND MARINE CORPS
Served: 1941 to 1944
World War II (1941-1945)

From: Mt. Hope, KS
Died: May 3, 1982
Robert E. Johnson started his military service with the Army, Company B, 137th Infantry, then transferred to the 167th Infantry. He was on a ship with the Army and had the opportunity to transfer to the Marine Corps. He did this and was part of combat at Guadalcanal, with the 1st Marine Division. He was wounded in combat while with the Marines. After his service, he farmed and custom harvested until his death, raising eight children with his wife, Alvera. Bob and Alvera are in the Custom Harvester's Hall of Fame, too.

Thank you, Dad. You taught each of us to be patriotic, love our country and to support veterans. — Marcy K Aycock, daughter

ROBERT R. MARTIN, AIR FORCE
Vietnam War (1962-1973)

From: Wichita, KS
Died: July 17, 2019
My father came to the U.S. at 12 years old. He enlisted prior to the draft and served throughout the Vietnam War. Unfortunately, he was injured while on duty on an air base and was medically discharged.

Years of mental and physical health problems took their toll on my father. His marriage didn't survive, his mental health meds eventually precluded him from working, and he was homeless for a little while. PTSD and depression treatment along with pain management from knee and back injuries were his whole life. The VA was the only place he found community.

I will always appreciate the staff and doctors that took care of him right up until the end. Our veterans need more than just a thank you on Nov. 11 or a discount. They are a good chance that they are a veteran and deserve better. — Faith Martin, daughter

SEAMAN 1ST CLASS WALTER A. MCKAIN, NAVY
Served: 1944 to 1946
World War II (1941-1945)

From: Wichita, KS
Died: Dec. 1, 2017
Walter McKain served as an enlisted sailor in WWII. His duties as a Fire Controlman included servicing and maintaining the weapons on board ship. He served on two ships, both Landing Ship-Tank (LST) type, in the Pacific Theater. His missions included laying smoke screens near shore to support air raids and delivering supplies and troops to islands throughout the region.

Walter (AKA Daddy and Poppy) was an extremely proud man who was very humble about his service years. After returning from the war, he married his high school sweetheart — a union that lasted 54 years. He never met a stranger and would mentor anyone who expressed an interest. He was loved by many and always had a kind word for anyone he knew. His family carries on his legacy of honesty, on his legacy of loyalty and trying to see the best in any situation. For that, we will always be

grateful. — Brenda Kuhns, daughter

JERRY D. PAPPAN, ARMY
Served: 1965 to 1967
Vietnam War (1962-1973)

From: Derby, KS
Jerry made it home safe, but he had a brother, Bobby, who was 13 months younger and was drafted after Jerry came home. He was wounded in Vietnam and died on his way to Denver for prosthetics. We should all thank our Vietnam veterans because they were not appreciated or thanked when they came home from that war. — Linda Pappan, wife

MASTER SGT. PAUL D. WARD, AIR FORCE
Served: 1955 to 1975
Vietnam War (1962-1973)

From: Wichita, KS
Paul Ward was a Vietnam veteran who was awarded the Bronze Star Medal for acts of heroism while

SEE VETERANS DAY, 5A

LEGAL PUBLICATION
OCTA TEXAS
PUBLISHED IN THE WICHITA EAGLE
ONCE A MONTH BEGINNING 11, 2021 (2020)

NOTICE OF HEARING
The undersigned, Clerk of the County of Sedgewick, Kansas, do hereby give notice that a hearing will be held on the 11th day of November, 2021, at 10:00 a.m. in the County Clerk's Office, 1001 North Main Street, Wichita, Kansas, to hear the testimony of the parties to the following case:

NOTICE OF HEARING
The undersigned, Clerk of the County of Sedgewick, Kansas, do hereby give notice that a hearing will be held on the 11th day of November, 2021, at 10:00 a.m. in the County Clerk's Office, 1001 North Main Street, Wichita, Kansas, to hear the testimony of the parties to the following case:

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