



Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, 2022

New Era IV, LLC
Attn: Chris Stevens
P.O. Box 487
Wichita, KS 67201

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

RE: ZON2021-00054 - City Zone Change from SF-5 Single-Family to TF-3 Two-Family for development of duplexes, Generally located on the north side of West MacArthur Road and within one half mile east of South Hoover Road.

Dear Applicants;

At its regular meeting on **January 18, 2022**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request in accordance with the attached ordinance.

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

Sincerely,

A handwritten signature in blue ink that reads 'Kathy L. Morgan'.

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: Jeff Blubaugh, WCC IV, Mail Stop 1-13
Rebecca Fields, CRS District IV, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD
Deb Ary, Mail Stop 1-71

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON

1-29-2022

ORDINANCE NO. 51-702

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. ZON2021-00054

City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning lot described as:

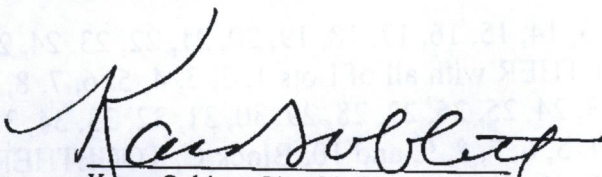
All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33, Block A, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36, Block B, TOGETHER with all of Lots 3, 4, 5, 6, 7, 8, 9, and 10, Block C, TOGETHER with all of Reserves "D" and "E", TOGETHER with all of the most southerly five Bluelake Cts, all as platted and dedicated in Blue Lake Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Anna as dedicated in said Blue Lake Addition lying generally south of and abutting the following described line: Beginning at the northwest corner of Lot 36 in said Block B; thence S89°55'49"W coincident with the westerly prolongation of the north line of said Lot 36, 32.07 feet to the intersection with the centerline of said Anna; thence northerly coincident with said centerline, being a curve to the right, through a central angle of 06°34'57" and having a radius of 150.00 feet, an arc distance of 17.23 feet, (having a chord length of 17.22 feet bearing N00°14'01"W), to the intersection with the easterly prolongation of the north line of Lot 10 in said Block C; thence N86°56'33"W coincident with the easterly prolongation of the north line of said Lot 10, 32.00 feet to the northeast corner of said Lot 10, and for a point of termination, TOGETHER with that part of Bluelake as dedicated in said Blue Lake Addition lying generally south of and abutting the following described line: Beginning at the northwest corner of Lot 3 in said Block C; thence S84°31'11"W coincident with the westerly prolongation of the north line of said Lot 3, 32.00 feet to the intersection with the centerline of said Bluelake; thence northerly coincident with said centerline, through a central angle of 00°25'08" and having a radius of 2500.00 feet, an arc distance of 18.28 feet, (having a chord length of 18.28 feet bearing N05°16'15"W), to the intersection with the easterly prolongation of the north line of Lot 33 in said Block A; thence S84°56'19"W coincident with the easterly prolongation of the north line of said Lot 33, 32.00 feet to the northeast corner of said Lot 33, and for a point of termination, TOGETHER with that part of Reserve "C" as platted in said Blue Lake Addition lying south of

and abutting the following described line: Commencing at a deflection corner in the east line of said Reserve "C", said deflection corner also being the northwest corner of Lot 33 in said Block A; thence S08°00'29"E coincident with the east line of said Reserve "C", and coincident with the west line of said Lot 33, 25.33 feet to the intersection with the north line of the Southwest Quarter of Section 11, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence S89°29'54"W coincident with the north line of said Southwest Quarter, 185.00 feet to the intersection with the west line of said Reserve "C", and for a point of termination.

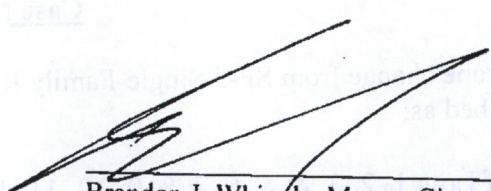
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

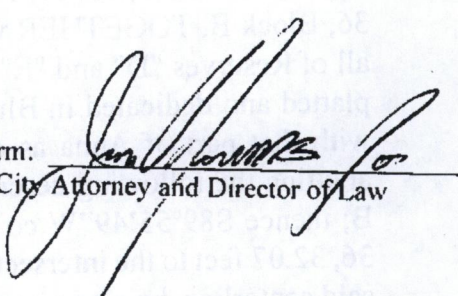
ATTEST:

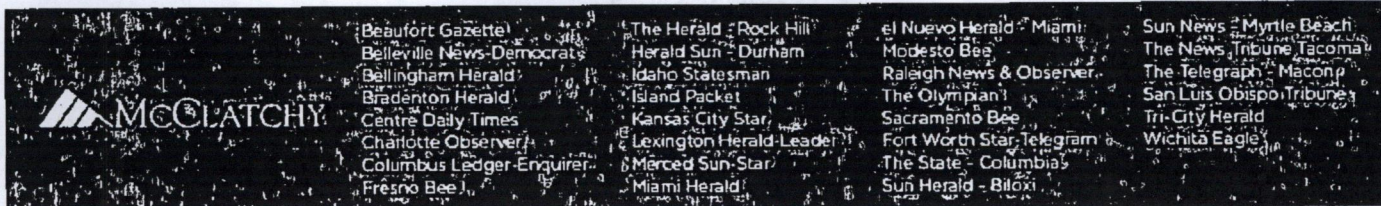

Karen Sublett, City Clerk




Brandon J. Whipple, Mayor, City of Wichita

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





AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	208139	WIC-1-28-2022	ORD. NO. 51-702	\$84.00	1	10.00 in

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
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: 01/28/2022
Ending Issue of: 01/28/2022

STATE OF KANSAS)
SS
County of Sedgwick)

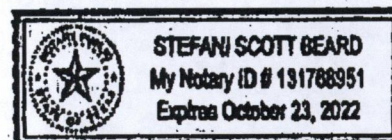
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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 01/28/2022 to 01/28/2022.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/07/2022

Stefani Beard

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!

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON JANUARY 28, 2022 (489746)

ORDINANCE NO. 51-702

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. ZON2021-00054

City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning lot described as:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33, Block A, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36, Block B, TOGETHER with all of Lots 3, 4, 5, 6, 7, 8, 9, and 10, Block C, TOGETHER with all of Reserves "D" and "E", TOGETHER with all of the most southerly five Blue Lake Cts, all as platted and dedicated in Blue Lake Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Anna as dedicated in said Blue Lake Addition lying generally south of and abutting the following described line: Beginning at the northwest corner of Lot 36 in said Block B; thence S89°55'49"W coincident with the westerly prolongation of the north line of said Lot 36, 32.07 feet to the intersection with the centerline of said Anna; thence northerly coincident with said centerline, being a curve to the right, through a central angle of 06°34'57" and having a radius of 150.00 feet, an arc distance of 17.23 feet, (having a chord length of 17.22 feet bearing N00°14'01"W), to the intersection with the easterly prolongation of the north line of Lot 10 in said Block C; thence N86°56'33"W coincident with the easterly prolongation of the north line of said Lot 10, 32.00 feet to the northeast corner of said Lot 10, and for a point of termination, TOGETHER with that part of Blue Lake as dedicated in said Blue Lake Addition lying generally south of and abutting the following described line: Beginning at the northwest corner of Lot 3 in said Block C; thence S84°31'11"W coincident with the westerly prolongation of the north line of said Lot 3, 32.00 feet to the intersection with the centerline of said Blue Lake; thence northerly coincident with said centerline, through a central angle of 00°25'08" and having a radius of 2500.00 feet, an arc distance of 18.28 feet, (having a chord length of 18.28 feet bearing N05°16'15"W), to the intersection with the easterly prolongation of the north line of Lot 33 in said Block A; thence S84°56'19"W coincident with the easterly prolongation of the north line of said Lot 33, 32.00 feet to the northeast corner of said Lot 33, and for a point of termination, TOGETHER with that part of Reserve "C" as platted in said Blue Lake Addition lying south of and abutting the following described line: Commencing at a deflection corner in the east line of said Reserve "C", said deflection corner also being the northwest corner of Lot 33 in said Block A; thence S08°00'29"E coincident with the east line of said Reserve "C", and coincident with the west line of said Lot 33, 25.33 feet to the intersection with the north line of the Southwest Quarter of Section 11, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence S89°29'54"W coincident with the north line of said Southwest Quarter, 185.00 feet to the intersection with the west line of said Reserve "C", and for a point of termination.

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

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