



**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 22, 2022

DBAC, LLC  
7540 W. Northwind, #300  
Wichita, KS 67205

K.E. Miller Engineering, P.A.  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE: ZON2021-00061** - City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located one-block south of West Douglas Avenue and one-half mile east of South Seneca Street (127 S Millwood).

Dear Applicants:

At its regular meeting on **February 22, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request for the zone change to TF-3 and encourage the applicant to develop the duplex with the architectural recommendations found in the Wichita Places for People Plan and the 2019 Delano Neighborhood Plan.

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

Sincerely,

Philip Zevenbergen  
Senior Planner

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  
Shawn Mellies, Mail Stop 1-71



**Wichita-Sedgwick County Metropolitan Area Planning Department**

January 21, 2022

DBAC, LLC  
7540 W. Northwind, #300  
Wichita, KS 67205

K.E. Miller Engineering, P.A.  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE:** ZON2021-00061 - City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located one-block south of West Douglas Avenue and one-half mile east of South Seneca Street (127 S Millwood).

Dear Applicants:

At its regular meeting on **January 20, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request for the zone change to TF-3 and encourage the applicant to develop the duplex with the architectural recommendations found in the Wichita Places for People Plan and the 2019 Delano Neighborhood Plan.

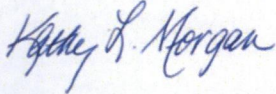
NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. 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 within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **February 3, 2022, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a 6 of 7 vote of its members.

The application will be forwarded to the City Council for review and final action on **February 22, 2022**, if no petitions are received. Otherwise, the application will be forwarded to the City Council for review and final action on **March 1, 2022**. 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, 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  
Shawn Mellies, Mail Stop 1-71

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON March 4, 2022

ORDINANCE NO. 51-720

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. ZON2021-00061**

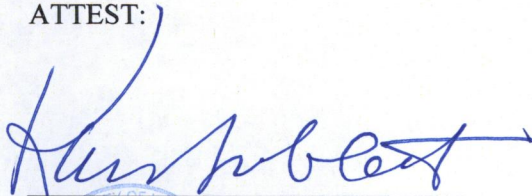
City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning lot described as:

Lots 12-13-14, Block 11, Junction Town Company Addition, Wichita, Sedgwick County, Kansas

**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.

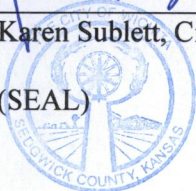
**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

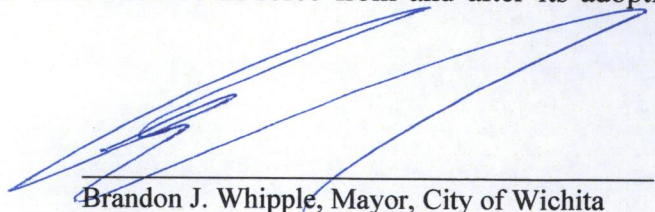
ATTEST:



Karen Sublett, City Clerk

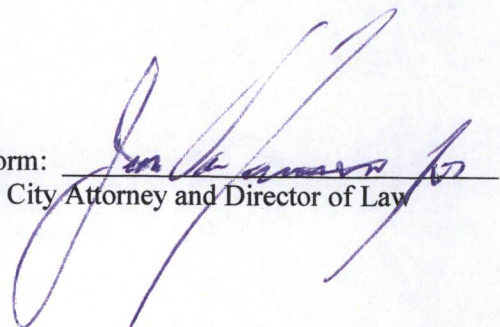
(SEAL)



  
Brandon J. Whipple, Mayor, City of Wichita

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law





Beaumont Herald  
 Belleville News-Examiner  
 Birmingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Examiner  
 Fresh News

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald Leader  
 Merced Sun-Star  
 Miami Herald

El Paso Herald - El Paso  
 Modesto Bee  
 Raleigh News & Observer  
 The Salt Lake Tribune  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune - Tacoma  
 The Telegraph - Marion  
 San Luis Obispo Tribune  
 The Daily Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	226465	Print Legal Ad - IPL0062793		\$47.77	1	57L

Attention: Jamie Buster  
 CITY OF WICHITA/CLERKS OFFICE  
 455 N MAIN ST FL 13  
 WICHITA, KS 67202

### LEGAL PUBLICATION

**OCA 180004**  
 PUBLISHED IN THE WICHITA EAGLE  
 ON March 4, 2022  
 ORDINANCE NO. 51-720  
 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:

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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 (SEAL)  
 IPL0062793  
 Mar 4 2022

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

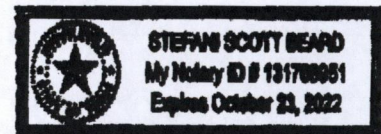
No. of Insertions: 1  
 Beginning Issue of: 03/04/2022  
 Ending Issue of: 03/04/2022

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 03/04/2022 to 03/04/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 03/04/2022

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!