Wichita-Sedgwick County Metropolitan Area Planning Department

April 5, 2022

Earl and Donna Jennings
4812 Farmstead
Bel Aire, KS 67220

RE: ZON2022-00005: City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located 175 feet north of West 32nd Street South on the west side of South Waco Avenue (3245 and 3247 S. Waco Ave) to bring zoning into compliance for existing duplex home.

Dear Applicant;

At its regular meeting on **April 5, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request

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

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: MABCD
Mike Hoheisel, City Council District III
Rebecca Johnson, CSR District III

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON 4/15/2022

ORDINANCE NO. 51-734

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. ZON2022-00005

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

A tract in the Northeast Quarter of Section 8, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 438.12 feet West and 447 feet South of the Northeast corner of the Northwest Quarter of said Northeast Quarter; thence West parallel to the North line of said Northeast Quarter to the West line of the East half of the Northwest Quarter of said Northeast Quarter; thence South along said West line, 67 feet; thence East parallel to the North line of said Northeast Quarter to a point 438.12 feet West of the East line of the Northwest Quarter of said Northeast Quarter; thence North 67 feet to the place of beginning, EXCEPT the East 30 feet thereof for road purposes.

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.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Karen Sublett, City Clerk

(SEAL)

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

Ordinance

Published in The Wichita Eagle on April 15, 2022

Location

Sedgwick County, Kansas

Notice Text

OCA 150004
PUBLISHED IN THE WICHITA EAGLE ON April 15, 2022
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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 Magana, City Attorney and Director of Law
W00000000
Publication Dates

McClatchy

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
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Raleigh News & Observer
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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	212193	WIC-2-10-2022	OCA 150004	$117.60	1	14.00 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: 02/10/2022
Ending Issue of: 02/10/2022

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 02/10/2022 to 02/10/2022.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/28/2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

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

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

(ONE TIME ONLY)

OFFICIAL HEARING NOTICE

[illegible]

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON
FEBRUARY 10, 2022 (500759)
(ONE TIME ONLY)

MAPC/BZA MARCH 3, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 3, 2022, no earlier than 1:30 p.m.**, the Wichita-Sedgwick 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 the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **Masks are required at City Hall at this time. 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) 268-4421.**

PUD2022-00002: PUD Amendment to PUD 83 to permit commercial uses in addition to existing residential uses on property located on the northeast corner of East Pawnee Rd and South 127th Street East.

VAC2022-00001: City Vacation of a portion of a utility easement on property zoned SF-5 Single-Family Residential, generally located within one-half mile east of N 143rd Street East and within one-half mile south of West Central Avenue (20 N Sandpiper Ct.).

VAC2022-00002: City Vacation of a portion of complete access control for two new driveways along North Hoover Road for the Northwest Water Treatment Plant; generally located south of West 21st Street North and east of North Hoover Road.

ZON2022-00003: City Zone Change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential; generally located 1,100 feet north of K-96 Highway and 1,000 feet west of North Meridian Avenue.

ZON2022-00004: City zone change from LC Limited Commercial to CBD Central Business District; generally located on the south side of West Douglas Avenue and within one-half mile west of South Seneca Street (1601 W. Douglas Ave.).

ZON2022-00005: City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located 175 feet north of West 32nd Street South on the west side of South Waco Avenue (3245 and 3247 S. Waco Ave) to bring zoning into compliance for existing duplex home.

ZON2022-00006: City Amendment to Protective Overlay 167 to change screening wall and building wall requirements; generally located on the north side of West Kellogg Drive and within one half mile west of South Tyler Road (9400 West Kellogg Drive).

ZON2022-00007: Zone change request in the City from TF-3 Two-Family Residential to MF-29 Multi-Family Residential for redevelopment on property; generally located within one-half mile north of West 13th Street North and one block east of North Waco Avenue (1641 N Fairview).

ZON2022-00008: Zone change request in the City from SF-5 Single-Family Residential to MH Manufactured Housing to bring property into conformance and expand existing use on property located on the south side of West US-54/400 and within one-half mile east of South 167th Street East (16315 W Kellogg).

ZON2022-00009: Zone change request in the city from NR Neighborhood Retail to GC General Commercial to allow Food Truck on property located on the north side of West 53rd Street North and one block east of North Meridian Avenue (5400 N Sedgwick).

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 the Wichita-Sedgwick 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 in-person at the Wichita City Hall Building (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	Planning@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
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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 In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. **Masks are required at City Hall at this time.** For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily 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 (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on February 10, 2022
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission