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Attention: Betsy Pagán

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

LEGAL PUBLICATION OCA 150004

Published in The Wichita Eagle on June 16, 2022

(One Time Only)
MAPC/BZA July 7, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, July 7, 2022, 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 the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, 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 WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2022-00019: City Conditional Use request in the City for an accessory apartment in SF-5 Single-Family Zoning; generally located approximately one-quarter mile North of West 13th Street North and within one-half mile East of North Amidon Avenue (1541 North Woodrow Avenue).

CON2022-00020: Conditional Use request in the City for Carwash in LC Limited Commercial within 200 feet of residential zoning; generally located on the East side of South Seneca Street and within one-quarter mile North of West 31st Street South (3028 South Seneca).

CON2022-00021: Conditional Use request in the City to allow Multi-Family density in TF-3 Two-Family Residential zoning (with ZON2022-29, rezoned from SF-5 to TF-3); generally located within one-half mile North of West Central Avenue and two blocks West of North McLean Boulevard (804 North Custer).

PUD2022-00015: Zone Change request in the City from TF-3 Two-Family Residential to PUD Planned Unit Development to modify development standards to permit two non-conforming single-family structures, located within one-block West of South Hillside Avenue and within one-quarter mile South of East Douglas Avenue (302 S. Lorraine).

VAC2022-00018: Request in the City to Vacate a platted alley; generally located South of East 21st Street North and East of North Hydraulic Avenue, between Minneapolis Avenue and Minnesota Avenue.

VAC2022-00019: Request in the City to Vacate a portion of platted complete access control on SF-5 zoned property; generally located seven-tenths of a mile South of East 63rd Street South, midway between I-35 and K-15, on the Southwest corner of South Grove and East Fager Streets.

ZON2022-00015: Request in the City to amend Protective Overlay #359 (ZON2020-00050) for construction of a duplex; generally located within 200 feet North of East 17th Street North and within one-half mile East of North Hydraulic Avenue (1805 North Madison).

ZON2022-00017: Zone change request in the City from SF-5 Single Family Residential to TF-3 Two Family Residential; generally located 225 feet South of 26th Street North and two blocks East of North Hillside Avenue.

ZON2022-00029: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two Family Residential (with CON2022-00021 for multi-family density) located within one-half mile North of West Central Avenue and within one-quarter mile West of North McLean Boulevard (804 North Custer).

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 WichitaSedgwick 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.

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You can also dial in using your phone.

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Or dial directly: 651544141 @ 67.217.95.2 or 67.217.95.2#651544141

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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. 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 (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on June 16, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0077061

Jun 16 2022

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

No. of Insertions: 1

Beginning Issue of: 06/16/2022

Ending Issue of: 06/16/2022

STATE OF KANSAS)

SS

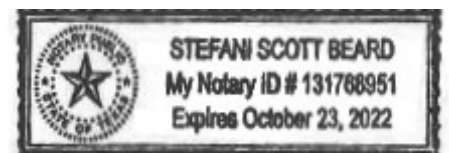
County of Sedgwick)

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 06/16/2022 to 06/16/2022.

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

DATED: 06/16/2022

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!