Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2022

Philip Ruffo
PO Box 49285
Wichita, KS 67201

RE: ZON2022-00011: City zone change from TF-3 Two-Family Residential to B Multi-Family Residential for construction of two duplexes on property generally located on the west side of North Grove Avenue and one-half mile north of East 13th Street (1701 North Grove).

Dear Applicant;

At its regular meeting on **April 19, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request subject to the provision of the enclosed protective overlay.

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

Sincerely,

Matthew Williams, AICP
Senior Planner

Copies to: Mach Property Management LLC, PO Box 691, Andover, KS 67002
MABCD
Brandon Johnson, City Council District I
Tasha Hayes, CSR District V

Protective Overlay #392

The following provisions apply to Lots 39, 41, 43, and 45, on Grove, formerly Tyler Ave., in Logan Addition to the City of Wichita, Sedgwick County, Kansas.

1. The zoning lot (Lots 39, 41, 43, and 45) shall be limited to a maximum of two (2) duplexes (4 dwelling units total).
2. Uses shall be limited to those found in the TF-3 Two Family zoning district.

The following requirements apply to Lots 43 and 45, on Grove, formerly Tyler Ave., in Logan Addition to the City of Wichita, Sedgwick County, Kansas.

1. Design Requirements:
    a. **Garages**. The garage face shall occupy no more than 50 percent of the ground-level façade facing the street and may not project more than five feet in front of the main facade.
    b. **Entrances**. Pedestrian scaled entry shall be a prominent feature of the front elevation. Front doors shall be oriented to the street in front of the units.
    c. **Windows and Transparency**. Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the façade must be transparent. The façade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area. Garages facing the street shall count as part of the façade.
    d. **Roof Design**. Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, gables, or changes in elevation. Roof forms and roof pitches of porches, dormers and garages shall be consistent and complement the building style within the neighborhood.
    e. **Siding materials**. Siding materials shall be appropriate to the architectural style of the structure. Traditional materials consistent with the neighborhood architectural styles are encouraged such as wood, masonry and brick. Siding materials and window trim should be consistent on all sides of the structures.
    f. **HVAC**. HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.
2. The parking area shall not cover more than 50% of the front yard and trash dumpsters shall not be permitted in front of the duplex building.
3. A site plan shall be approved by the Director of Planning before any building permits are issued.
4. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.

Wichita-Sedgwick County Metropolitan Area Planning Department

March 18, 2022

Philip Ruffo
PO Box 49285
Wichita, KS 67201

RE: ZON2022-00011: City zone change from TF-3 Two-Family Residential to B Multi-Family Residential for construction of two duplexes on property generally located on the west side of North Grove Avenue and one-half mile north of East 13th Street (1701 North Grove).

Dear Applicant;

At its regular meeting on **March 17, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with a Protective Overlay as follows:

1. The zoning lot shall be limited to a maximum of two (2) duplexes (4 dwelling units total).
2. Uses shall be limited to those found in the TF-3 Two Family zoning district.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **March 31, 2022.** 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 located within 200 feet of the property for which the application was filed and must be submitted to the City Clerk by **March 31, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, April 19, 2022, beginning at 9:00 a.m.** The City Council 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,

Matthew Williams, AICP
Senior Planner

Copies to: Mach Property Management LLC, PO Box 691, Andover, KS 67002
MABCD
Brandon Johnson, City Council District I
Tasha Hayes, CSR District V

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON April 29, 2022

ORDINANCE NO. 51-746

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. ZON2022-00011

City zone change from TF-3 Two-Family Residential to B Multi-Family Residential zoning on property described as:

Lots 39, 41, 43, and 45, on Grove, formerly Tyler Ave., in Logan Addition to the City of Wichita, Sedgwick County, Kansas.

Subject to the following Protective Overlay #392 as follows:

1. The zoning lot shall be limited to a maximum of two (2) duplexes (4 dwelling units total).
2. Uses shall be limited to those found in the TF-3 Two Family zoning district.

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

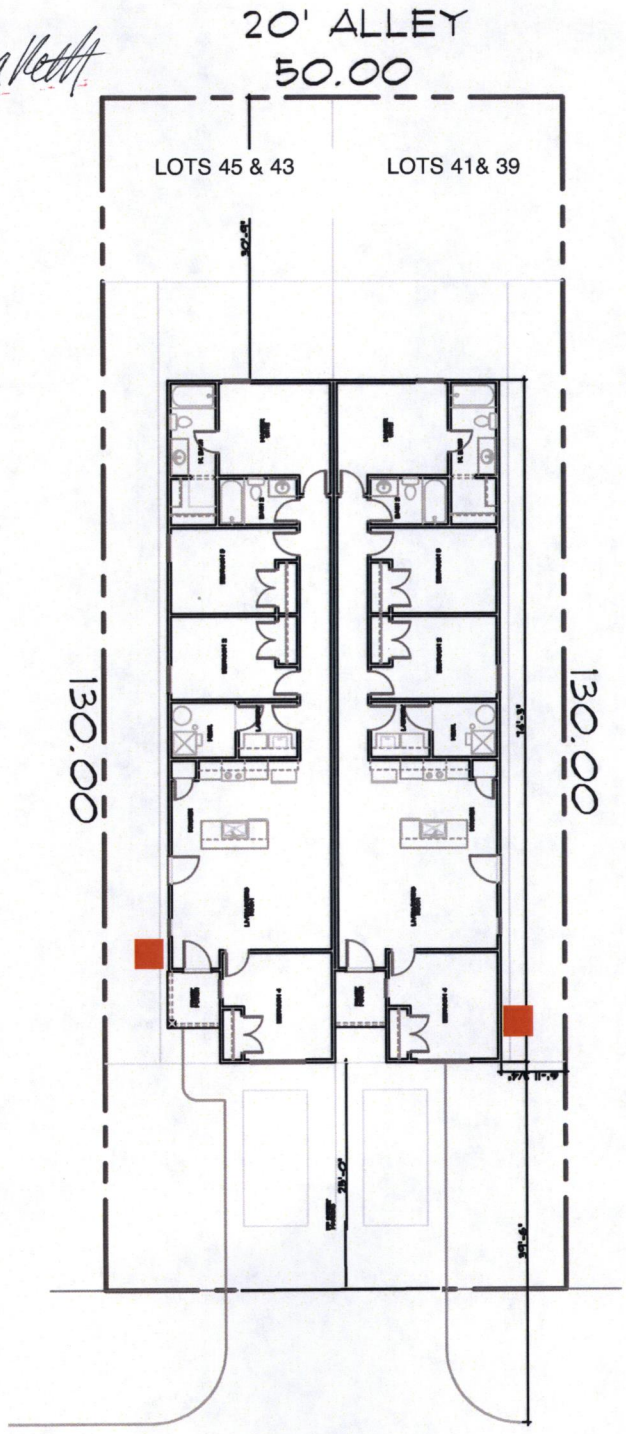
(SEAL)

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

1 OF 4

SITE PLAN

APPROVED 7/19/22 BY Martha Neff

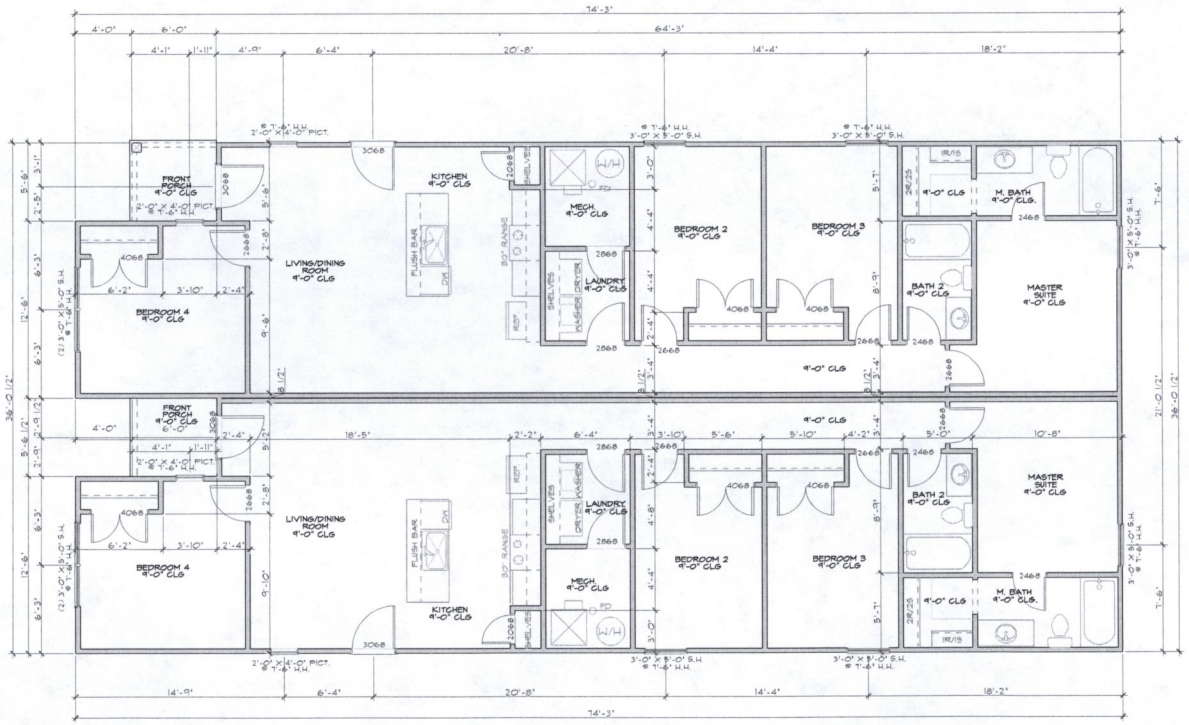


1701 & 1703 N Grove

2 OF 4

SITE PLAN

APPROVED 7/19/22 BY



MAIN LEVEL PLAN

1/4" = 1'-0"

DATE:
PRELIM.
FINAL REVISIONS 5/13/22

McMULLIN
custom design llc
316-640 1649
mcdesignllc@gmail.com
4801 e. River Birch circle
haysville, ks 67060

NOTES:

1. THIS DRAWING AS A CONCEPT INDICATES THE GENERAL SCOPE OF THE PROJECT. IT DOES NOT NECESSARILY INDICATE OR DESCRIBE ALL REQUIREMENTS FOR COMPLETION OF THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY TECHNIQUES OF CONSTRUCTION, INCLUDING ENGINEERING, CONFIRMING DETAILS, ACCURACY OF THE WORK, DIMENSIONS AND CONDITIONS TO BE CONFIRMED AT THE JOB SITE.
2. ALL CONST. SHALL COMPLY WITH ALL APPLICABLE CONVENANTS, BLDG CODES & ORDINANCES THAT APPLY TO THE AREA IN WHICH THE RESIDENCE IS BEING BUILT.
3. ALL MATLS AND PRODUCTS SHALL BE APPLIED AND/OR INSTALLED IN ACCORDANCE W/ MANU'S RECOMMENDATIONS.

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PLAN INFORMATION:

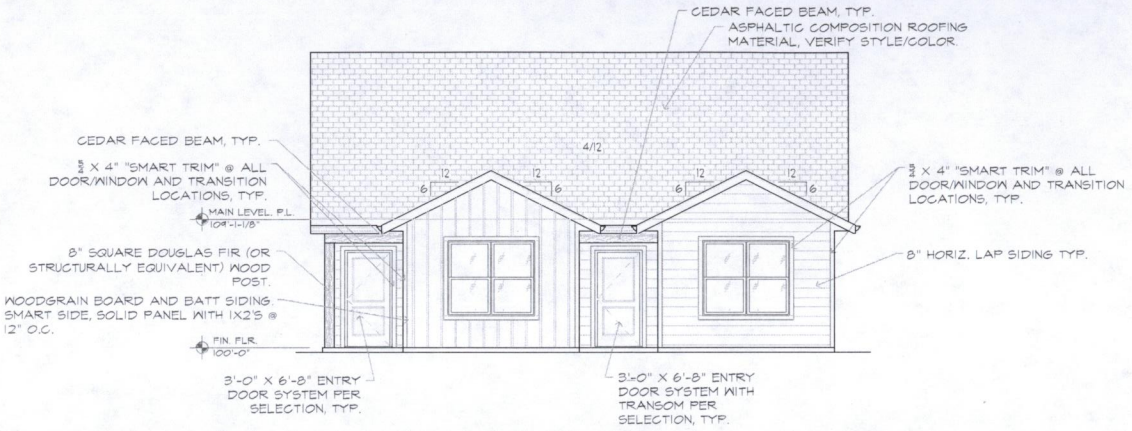
EACH SIDE MAIN LEVEL:	1133 SQFT.
TOTAL	2266 SQFT.

CALCULATION OF SQUARE FOOTAGE IS FROM THE OUTSIDE FRAME LINE DIMENSIONS. GARAGE SQUARE FOOTAGE IS NOT INCLUDED. UPPER LEVEL STORAGE AREAS (IF APPLICABLE) ARE NOT INCLUDED. IN ADDITION, STAIRWELLS AND FIREPLACE MANTELS ARE ONLY INCLUDED ONCE, GENERALLY WITH THE MAIN LEVEL FIGURES.

DUPLEX 1133
ADDRESS UNKNOWN
WICHITA
KANSAS

MAIN LEVEL PLAN

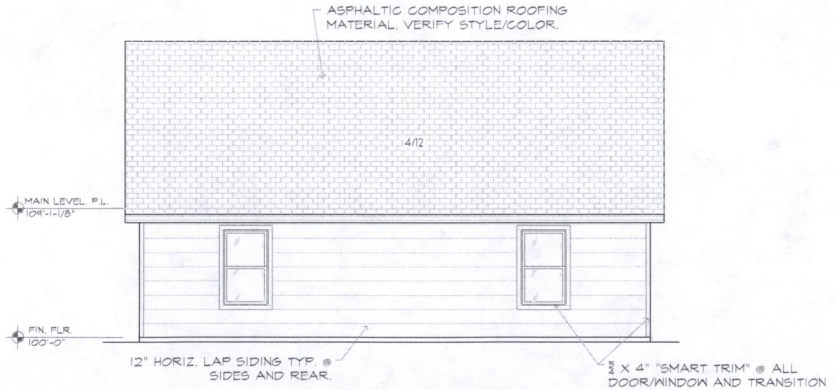
A2



FRONT ELEVATION

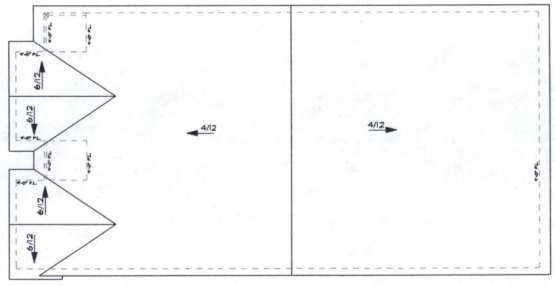
1/4" = 1'-0"

NOTE: ELEVATIONS ARE PREPARES ASSUMING A LEVEL SITE. ACTUAL HEIGHT OF HOME ABOVE SITE, AND NUMBER OF STEPS REQUIRED AT THE FRONT ENTRANCE AND THE GARAGE MAY VARY. SEE SITE PLAN FOR ELEVATION OF SITE AND HOME LOCATED ON THAT SITE.



REAR ELEVATION

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"

3 OF 4

SITE PLAN

APPROVED 1/19/22 BY

DATE:
PRELIM.
FINAL REVISIONS 5/13/22

McMULLIN
custom design llc
316.640.9699
mcdesignllc@gmail.com
460 e. river birch circle
haysville, ks 67060

NOTES:

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PLAN INFORMATION:

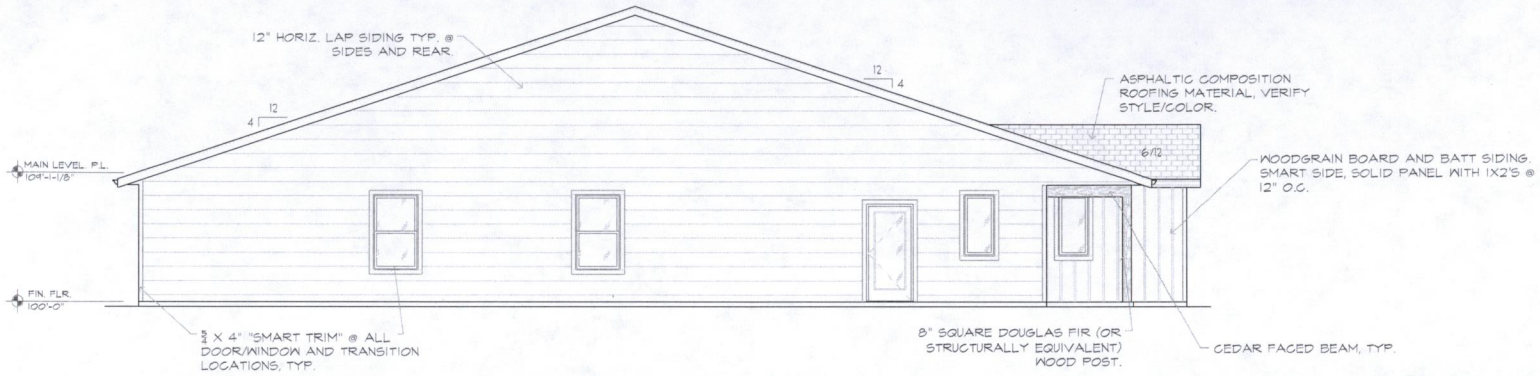
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TOTAL	2266 SQFT.

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DUPLEX 1133
ADDRESS UNKNOWN
WICHITA
KANSAS

FRONT/RR ELEVS/ROOF

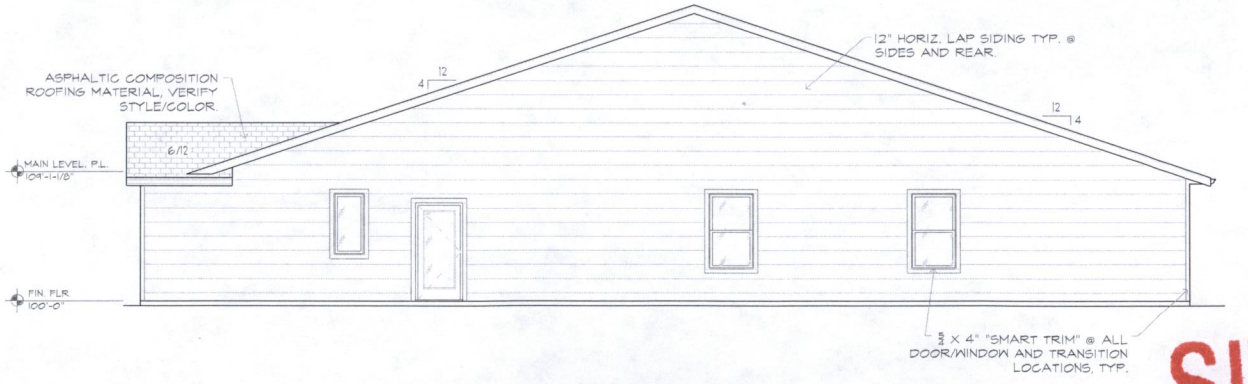
A3



LEFT ELEVATION

1/4" = 1'-0"

NOTE: ELEVATIONS ARE PREPARES ASSUMING A LEVEL SITE. ACTUAL HEIGHT OF HOME ABOVE SITE, AND NUMBER OF STEPS REQUIRED AT THE FRONT ENTRANCE AND THE GARAGE MAY VARY. SEE SITE PLAN FOR ELEVATION OF SITE AND HOME LOCATED ON THAT SITE.



RIGHT ELEVATION

1/4" = 1'-0"

4 OF 4

SITE PLAN

APPROVED 7/19/22 BY

DATE:
PRELIM.
FINAL REVISIONS 5/13/22

McMULLIN
custom design llc
kris mcmullin
kris@mcmullinllc.com
4642 w. friar birch circle
haysville, ks 67060

NOTES:

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DUPLEX 1133
ADDRESS UNKNOWN
WICHITA
KANSAS

SIDE ELEVATIONS
A4

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
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
32522	254264	Print Legal Ad - IPL0070673		$57.01	1	68 L

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON April 29, 2022
ORDINANCE NO. 51-746

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. ZON2022-00011

City zone change from TF-3 Two-Family Residential to B Multi-Family Residential zoning on property described as:

Lots 39, 41, 43, and 45, on Grove, formerly Tyler Ave., in Logan Addition to the City of Wichita, Sedgwick County, Kansas.

Subject to the following Protective Overlay #392 as follows:

1. The zoning lot shall be limited to a maximum of two (2) duplexes (4 dwelling units total).
2. Uses shall be limited to those found in the TF-3 Two Family zoning district.

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 Magana, City Attorney and Director of Law
IPL0070673
Apr 29 2022

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

No. of Insertions: 1
Beginning Issue of: 04/29/2022
Ending Issue of: 04/29/2022

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 04/29/2022 to 04/29/2022.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/29/2022

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

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON April 29, 2022

ORDINANCE NO. 51-746

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.

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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 Magan a, City Attorney and Director of Law

IPL0070673

Apr 29 2022

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
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	220209	WIC-2-24-2022	OCA 150004	$100.80	1	12.00 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: 02/24/2022

Ending Issue of: 02/24/2022

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 02/24/2022 to 02/24/2022.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/24/2022

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

CCA 1000

PUBLISHED IN THE BOOTH BAILIFF
[DATE]

[ONE TIME ONLY]

[illegible]

NOTICE IS HEREBY GIVEN that on [illegible] the Middle City Area Planning Commission/Board/ Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways. Some virtual meeting options are available by video in the Middle City Hall Building – 1st Floor Council Chambers – 200 E. Main Street, Middle, Kansas 67000. Immediate at the bottom of this notice. If you would like to support the meeting or have an idle public, please call the Middle-Subjects County Administrative Area Planning Department at [illegible].

[illegible]-[illegible]: Minor Amendment to CP-00 Comprehensive Plan Currently Old Plan to amend a [illegible] located on the [illegible] Subdivision, on the [illegible] South Road/Road [illegible] Road.

[illegible]-[illegible]: CU1 rezone from CP Office Commercial to TP-2 Two-Family Residential to build duplexes on property located on the east [illegible] Avenue and [illegible] Street.

[illegible]-[illegible]: CU1 rezone from TP-1 Two-Family Residential to 3 Unit Family Residential for construction of [illegible] property generally located on the west side of Park Grove Avenue and one-half mile north of West 13th Street (710 North Road).

[illegible]-[illegible]: Minor Amendment to P-1, Office portion of the [illegible] and corridor, generally located [illegible] west of South [illegible] on the north side of East 21st Street South [illegible] S. 21st Street N.

Copies of said applications are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Middle, Kansas 67202. As provided in Section V of the Middle-Subjects County Subdivision Zoning Code, the cases will then and there be discussed and considered by the said MAPC, and all persons interested should appear and be heard at the time mentioned. Only those matters in the record, written and/or presented at the meeting or hearing, will be considered by the MAPC. Written Protests.

PLEASE NOTE THE MEETING IS CONDUCTED AS AN EMERGENCY MEETING OF THE MIDDLE-SUBJECT COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH HAS CAUSED SPECIAL CIRCUMSTANCES PURSUANT TO THE PUBLIC BODIES. THESE ARE AS FOLLOWS:

The meeting will be conducted "Hybrid" using Go-To-Meeting. The three public options to participate: 1) virtual connection ahead of time, 2) participate in person, or 3) attend in-person at the Middle City Hall Building [illegible].

Virtual Connection Ahead of Time

You can attend connection regarding these on the Planning Commission agenda in the Middle-Subjects County Metropolitan Area Planning Department ("Planning Department"). Comments must be received by the Planning Department no later than [illegible] days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted to the following: [illegible]; mail; letter; video; and audio messages (mail, etc.). The comment should indicate which item they wish to and be less than [illegible] minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the scheduled meeting will be shared with the MAPC, prior to or during the meeting.

Email	[illegible]
Mailing Address	Middle-Subjects County Metropolitan Area Planning Department Attn: Staff Member [illegible] W. 3rd Street – Suite 210 Middle, KS 67202
Phone	[illegible]
Fax	[illegible]

[illegible]

Please join my meeting from your computer, tablet or smartphone.

https://global.gotomeeting.com/join/[illegible]

You can also dial in using your phone.

United States: +1 [illegible]

Access Code: [illegible]

More phone numbers, including international numbers

Get the app now and be ready when your first meeting starts:

https://global.gotomeeting.com/install/[illegible]

Possible Forms

You may also participate in the hearing in person at the Middle City Hall Council Chambers 200 E. Main Street, Middle, KS 67202. Please note that capacity currently is restricted for public access to the building, and social medium is available nearby, and [illegible] of capacity are in place. Middle, you attended at City Hall at this time. For more information please visit [illegible]. The in-person option is subject to change at any time without prior notice, and who have not previously submitted comment cards or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Staff at [illegible] to [illegible] before to the meeting.

[illegible] on February 24, 2021

Brad Wiebe, Secretary

Middle-Subjects County

Metropolitan Area Planning Commission

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON
FEBRUARY 24, 2022 (519598)
(ONE TIME ONLY)

MAPC/BZA MARCH 17, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 17, 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.**

CUP2022-00004: Minor Amendment to DP-22 Eastgate Shopping Center Community Unit Plan to permit a truck dock located on the south side of East Kellogg, on the east side of South Rock Road (8013 East Kellogg).

ZON2022-00010: City zone change from OW Office Warehouse to TF-3 Two-Family Residential to build duplexes on property located on the west side of South Hydraulic and within one-quarter mile north of East 55th Street South.

ZON2022-00011: City zone change from TF-3 Two-Family Residential to B Multi-Family Residential for construction of two duplexes on property; generally located on the west side of North Grove Avenue and one-half mile north of East 13th Street (1701 North Grove).

ZON2022-00013: City Amendment to P.O. #230 provision #1 to allow vehicle sales and service; generally located 800 feet west of South Hillside on the north side of East 31st Street South (2826 E. 31st Street S).

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

Join from a video-conferencing room or system.
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

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Attend In-Person

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WITNESS MY HAND on February 24, 2022
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission



JAY REEVES AP

Nurse Jordan Ledbetter performs a COVID-19 test in Hamilton, Alabama, on Feb. 15. The reality of the COVID-19 pandemic is colliding with the hope for a surge of new vaccinations in the county, a rural, mostly white area that trails much of the nation in immunizations.

US vaccination drive is bottoming out as omicron subsides

BY JAY REEVES AND MIKE STOBBE
Associated Press

HAMILTON, ALA.

A handwritten log kept by nurses tells the story of the losing battle to get more people vaccinated against COVID-19 in this corner of Alabama: Just 14 people showed up at the Marion County Health Department for their initial shot during the first six weeks of the year.

That was true even as hospitals in and around the county of roughly 30,000 people filled with virus patients and the death toll climbed. On many days, no one got a first shot at all, while a Mexican restaurant up the street, Los Amigos, was full of unmasked diners at lunchtime.

The vaccination drive in the U.S. is grinding to a halt, and demand has all but collapsed in places like this deeply conservative manufacturing town where many weren't interested in the shots to begin with.

The average number of Americans getting their first shot is down to about 90,000 a day, the lowest point since the first few days of the U.S. vaccination campaign, in December 2020. And hopes of any substantial improvement in the immediate future have largely evaporated.

About 76% of the U.S. population has received at least one shot. Less than 65% of all Americans are fully vaccinated.

Vaccination incentive programs that gave away cash, sports tickets, beer and other prizes have largely gone away. Government and employer vaccine mandates have faced court challenges.

And with COVID-19 cases, hospitalizations and deaths subsiding across the U.S., people who are against getting vaccinated don't see much reason to change their minds.

"People are just over it. They're tired of it," said Judy Smith, administrator for a 12-county public health district in northwestern Alabama.

The bottoming-out of demand for the first round of vaccinations is especially evident in conservative areas around the country.

On most days in Idaho, the number of people statewide getting their first shot rarely surpasses 500.

In Wyoming, a total of about 280 people statewide got their first shot in the past week. The head of the department fondly recalled just a few months ago, when the lobby was bustling on Friday afternoons with children getting their doses. But they aren't showing up anymore either.

"People heard more stories about, well, the omicron's not that bad," Executive Director Kathy Emmons said. "I think a lot of people just kind of rolled the dice and decided, 'Well, if it's not that bad, I'm just going to kind of wait it out and see what happens.' "

Marion County, along the Mississippi line, is part of a band of Alabama counties where most people aren't fully vaccinated more than a year after shots were rolled out. Just to the east, Winston County has the state's lowest share of fully vaccinated residents, at 26%, according to the Centers for Disease Control and Prevention. About 42% are fully immunized in Marion County.

Health officials expected to have a hard time persuading Black people to get government-sponsored vaccines in Alabama, home of the infamous Tuskegee syphilis study and a place where distrust of Washington runs deep. They started work on public education campaigns weeks early in mostly Black areas, which now have some of the state's highest vaccination rates, at 60% or more.

But they didn't expect the stiff resistance among rural whites that has kept vaccination numbers low in places like Marion County, which is 94% white. While rural transportation difficulties, confusion over vaccine costs – they're free – and a lack of health care access have also been factors, officials said.

"Rural white men who identify as conservative are just not interested in this. That caught us off guard," said Dr. Scott Harris, head of the Alabama Department of Public Health. "By the first or second month of the vaccine campaign, it became clear that those folks just weren't going to come in."

Social Security fixes could animate post-midterms agenda

BY PETER COHN
CQ-Roll Call

WASHINGTON

If Republicans take one or both chambers of Congress in November, don't be surprised if shoring up Social Security's finances becomes an area of bipartisan focus.

Pronouncements like that have been made before only to die on the next election campaign's vine. But the spirit of compromise that animated discussions around last year's bipartisan infrastructure package appears to be creeping into nascent talks about finally, really, this-time-we're-not-joking doing something to stave off Social Security insolvency.

The prospects look brighter now in the Senate, where veterans of previous bipartisan "gangs" have begun talking about the need for fixes.

That includes Republicans Mitt Romney of Utah and Bill Cassidy of Louisiana, as well as Richard J. Durbin of Illinois, the chamber's No. 2 Democrat; Joe Manchin III, D-W.Va., that ever-critical swing vote; and Maine's Angus King, an independent who caucuses with the Democrats.

King and Romney are lead sponsors of legislation that would create "rescue committees" tasked with coming up with proposals to fix Social Security and other trust funds in financial trouble.

King said in taped remarks for a Thursday discussion hosted by the Committee for a Responsible Federal Budget, an advocacy group, that the idea would be reminiscent of the Social Security commission led by former Federal Reserve Chairman Alan Greenspan that led to 1983 legislative fixes. That measure helped extend the program's solvency to the 2030s, King said, which "as we know, that's not far away now."

True to form, the latest Social Security trustees report predicts there'll only be enough money to pay 76% of scheduled benefits starting in 2033.

"The figures don't lie," King said. "It's a problem we have to address, the sooner the better."

Romney said at the same event that Cassidy's been quietly sounding out senators from both parties on some Social Security ideas, which he's not ready to discuss publicly. Like King and Romney, Cassidy is a veteran of the infrastructure bill talks, and he's a member of Senate Finance, which has jurisdiction over Social Security.

Cassidy's also a co-sponsor of the Romney-King trust fund overhaul bill, as are GOP Finance members Todd Young of Indiana and John Cornyn of Texas. Virginia's Mark Warner, a Finance Democrat, is on that bill too, along with Manchin and Arizona's Kyrsten Sinema – more members of the infrastructure negotiation gang.

Durbin's not on that bill, but Romney said he recently told him "I'm willing to work with you to save Social Security." Durbin's office couldn't confirm that conversation, but that's not unusual given how often senators informally interact with each other.

Durbin has been involved in bipartisan talks before about potential "grand bargains" to reduce deficits and debt. He was one of 11 members of the Simpson-Bowles fiscal commission in 2010 – ultimately not a big enough bipartisan majority to succeed – that backed a broad set of recommendations, including Social Security fixes that would have raised taxes and trimmed benefits while gradually increasing the retirement age.

One recommendations was to gradually increase the share of wages that are covered by Social Security payroll taxes, the program's chief funding source, which is indexed for inflation each year and currently sits at $147,000 for 2022. Wages up to that limit are taxed at 6.2%, paid both by the employee and employer.

The tax already isn't keeping up with benefit payments and is falling farther behind as the retiree population increases. So despite a $2.8 trillion trust fund reserve, starting in about 11 years beneficiaries will need to take a substantial haircut without fixes.

Simpson-Bowles would have gradually boosted the wage threshold under which the Social Security tax is applied until it hit 90% of all "covered earnings" or U.S. wages and salaries.

That figure was specified in a 1977 set of legislative fixes, which it ultimately hit in 1982 before beginning a long, slow decline to around 83% today as income inequality widened and earnings at the top of the income scale continually outpaced inflationary increases in the Social Security tax cap.

Social Security benefits are tied to how much is earned and paid into the trust fund during working years, a link that's been critical to maintaining bipartisan support for the program. Simpson-Bowles and similar measures have sought to reduce benefits for higher earners, which is controversial. But the alternative is much higher benefits for wealthier retirees, which isn't politically palatable either.

FROM PAGE 1A

TAX

more money than it did in the past," Dennis said. "So will there be an increase in the amount of money that is necessary to continue government? Absolutely."

The county is bracing for a deluge of comments from angry homeowners after the appraisal notices are mailed out on March 1.

"The majority of the e-mails and phone calls I get — that don't have anything to do with COVID or masks — relate to property taxes," Dennis said. "I expect to receive a lot of e-mails and phone calls here after the first of March."

Residents who think they've wronged by the appraisal process have 30 days to appeal.

The appeal form is on the back of the appraisal notice.

To start an appeal, fill out that form and return it to the appraiser's office address in the mailing.

The agency will begin conducting informal appraisal reviews by telephone for complaining taxpayers, starting on March 15.

The appraisal picture was more stable for commercial property, where 47% of buildings saw increased tax appraisals, 36% stayed the same and 17% declined.

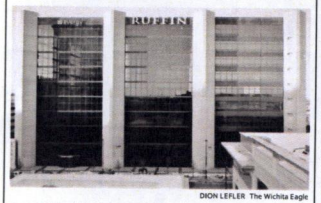
Three quarters of the agricultural land in the county either stayed the same or declined.

Forty-five percent of ag land decreased in value, with the typical decrease being 4%; 30% was unchanged and 25% rose in value. The typical increase was 11%, Clark reported.

However, farmland taxes are deeply discounted in the assessment process from what homeowners or other types of business pay, so agricultural property taxes are a minuscule part of the county's revenue.

Agriculture accounts for 68% of the county's land, but represents less than 1% of the assessed tax valuation, Clark said.

Dion Lefler: 316-268-6527, @DionKansas



DION LEFLER The Wichita Eagle

Some Sedgwick County offices will move into the Ruffin Building at 100 N. Broadway.

FROM PAGE 1A

SEDGWICK

parking is available on Broadway, Douglas, Topeka and First Street.

Commissioner David Dennis requested county staff bring the commission long-term options within 30 days. After three years, rent at the Ruffin Building would increase from $16 a square foot to $18 a square foot.

"I think that we have a responsibility to make some decisions on where we're going to go permanently," Dennis said. "This ARPA money is going to run out, and that's what we're using to be able to fund this."

Howell said the commission now has to decide whether to construct a new building or buy one that fits its needs.

"I think that's one of our basic disagreements," Howell said. "I don't think we should build a new building. Personally, I think there are buildings that have sold in the downtown footprint over the last several years that have been very affordable and very adequate for what our needs would have been, but we did not consider those at the time."

Chance Swaim: 316-269-6752, @byChanceSwaim

FROM PAGE 1A

THEATER

almost 20 years. He also used to publish the Wichita Magazine.

He said he "was always fascinated with the movies."

When the Starlite Drive-In sold a few years ago, the new owner hired him to rebrand the theater and help with management.

Cooper, who is the majority owner of Boulevard Theatres, had looked into buying theaters in Oklahoma and Alabama before deciding to open something locally.

Larry Brooks, director of leasing for mall owner Kohan Retail Investment Group, handled the deal for the almost 16,000-square-foot theater space.

"The movie theater is a big, big deal for us because it creates critical mass," Brooks said. "It brings people to the mall."

He said moviegoers will find other mall tenants to visit, including restaurants and retail shops.

Cooper is waiting on the last of his concession equipment to arrive before he can open, which most likely will be in March.

New projectors were installed last week.

"Everything's moving in the right direction."

Carrie Rengers: 316-268-6340, @CarrieRengers

LEGAL PUBLICATION

OCA 196004

PUBLISHED IN THE WICHITA EAGLE ON FEBRUARY 24, 2022 (119598)

(ONE TIME ONLY)

MAPC/BZA MARCH 17, 2022
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WITNESS MY HAND on February 24, 2022

Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission