Wichita-Sedgwick County Metropolitan Area Planning Department

June 23, 2021

Maple 135 LLC
Attn: Doug Malone
301 N Main Street
Ste 1400
Wichita, KS, 67202-4814

Meritrust Federal Credit Union
PO Box 789757
Wichita, KS, 67276-9757

Retail Buildings, Inc.
Attn: Elaine M. Braum, President
300 NE 63rd Street
Oklahoma City, OK, 73121-1202

Ref: **ZON021-000021:** Request in the City for a zone change from LC Limited Commercial and NR Neighborhood Retail to GO General Office and an amendment to Protective Overlay PO #309 on property generally located on the northwest corner of South 135th Street West and West Maple Street.

All,

At the Tuesday June 22, 2021, meeting of the Wichita City Council, the above-referenced zoning request was approved.

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

Sincerely,

William Longnecker
Senior Planner

WL:

Wichita-Sedgwick County Metropolitan Area Planning Department

May 21, 2021

Maple 135 LLC
Attn: Doug Malone
301 N Main Street
Ste 1400
Wichita, KS, 67202-4814

Meritrust Federal Credit Union
PO Box 789757
Wichita, KS, 67276-9757

Retail Buildings, Inc.
Attn: Elaine M. Braum, President
300 NE 63rd Street
Oklahoma City, OK, 73121-1202

Ref: **ZON021-000021:** Request in the City for a zone change from LC Limited Commercial and NR Neighborhood Retail to GO General Office and an amendment to Protective Overlay PO #309 on property generally located on the northwest corner of South 135th Street West and West Maple Street.

All,

At the Thursday May 20, 2021, meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission, the above-referenced zoning request was approved. There is a two-week protest period that ends June 4, 2021, after which ZON2021-00021 will proceed to City Council for final action at the earliest date.

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

Sincerely,

William Longnecker
Senior Planner

WL:

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON July 9, 2021

ORDINANCE NO. 51-586

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, SEDGWICK COUNTY, 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. ZON2021-00021

Zone change from LC Limited Commercial and NR Neighborhood Retail to GO General Office & an Amendment to PO Protective Overlay PO #309, on an approximately 8.98-acre property described as:

Parcel 1

Lot 1, Block A, The Heritage at Auburn Hills, Containing: 66,000 sq. ft. or 1.515 acres of land more or less.

Parcel 2

Lot 2, Block A, The Heritage at Auburn Hills TOGETHER WITH Lot 3, Block A, The Heritage at Auburn Hills, TOGETHER WITH, The north 70 feet of the west 47.78 feet of Lot 1, TOGETHER WITH, the north 70 feet of Lot 2, all in Riverside Health System Addition, Containing: 327,247 sq. ft. or 7.51 acres of land more or less; all generally located on the northwest corner of South 135th Street West and West Maple Street, Wichita, Sedgwick County, Kansas.

Subject to the following provisions of PO Protective Overlay PO #309:

1. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
   A. Parcel 1 shall be permitted one monument sign limited to 25 feet in height and 150 feet in area. Parcel 2 shall be permitted one monument sign, which shall be limited to 12 feet in height and 32 square feet in area for a single tenant sign and up to 96 square feet in area for a multi-tenant sign.
   B. Parcel 1 shall be permitted one LED sign limited to 50 square feet in area. The following is not permitted on Parcel 1: portable and off-site signs in addition to flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement.
   C. The following are not permitted on Parcel 2: portable, LED, and off-site signs in addition to flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement.
   D. No signs shall be allowed on the west or north elevations of any buildings on Parcel 2.

E. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.

2. Access Controls *are as* shown on the final plat.
   Access to Parcel 2, shall be via South 135th Street West. One emergency access drive to the southern part of Parcel 1 and one joint access drive shared with Parcel 1. Parcel 2 access is proposed to be private and gated. A cross-lot circulation agreement between Parcels 1 and 2 required at the time of development for both vehicular and pedestrian access
3. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
4. The Parcels shall share similar parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
   A. Limited height of light poles to 15 feet within 200 feet of abutting residential-zoned property.
   B. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
5. Landscaping for this site shall be required as follows:
   A. Requirements for street yard landscaping and buffer strip trees will be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscape shall comply with the landscape ordinance.
   B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
   C. A financial guarantee for the plant material approved on the landscape plan for that portion of the subject property being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
6. If the portion of the subject property to be zoned GO General Office, Parcel 2, develops with office (general), assisted living, or medical service land use(s), landscaping and screening shall be as follows:
   A. A landscape buffer of 40 feet in width shall be provided along those property lines abutting residentially-developed lots, which shall include a series of berms 4- to 6-foot in height, and landscaping plantings per the "Buffer with No Screening" section of the Landscape Ordinance calculated at 1.5 times the minimum requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). Said buffer shall be a combination of deciduous and evergreen landscaping, per ordinance. The minimum planting size of all deciduous trees shall be no smaller than 3-inch caliper, and all evergreen trees shall be a minimum of 6 feet in height. A solid screening fence shall not be required.
   B. Screening along the common property line with Reserve "C", Shadow Woods Addition shall be provided by a 15-foot landscape buffer with tree plantings calculated at 1.5 times the minimum ordinance requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). Said buffer shall be a combination of deciduous and evergreen landscaping. Existing evergreen trees within the south 35 feet of Reserve "C" may be counted toward fulfilling the number of required buffer trees. A solid screening fence shall not be required.
   C. If Parcel 2 develops with residential uses, a landscape buffer of 15 feet in width shall be provided along those property lines abutting residentially-developed lots with landscape plantings being placed 1.5 times the minimum requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet).
7. Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code.
8. For all non-residential land uses, trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to

reasonably hide them from ground view, and shall be prohibited within 50 feet of residential-zoned property. Trash collection shall be limited to between the hours of 6:00 am to 10:00 PM within the subject property.

For all residential land uses, trash receptacles shall be appropriately screened with fencing and/or landscaping and shall be prohibited within 50 feet of residential-zoned property. Trash collection shall be limited to between the hours of 6:00 am to 10:00 PM.

9. All non-residential buildings in the subject property shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.
10. Parcel 1: The portion of the subject property zoned "LC" Limited Commercial shall not allow the following land uses: adult entertainment establishments; sexually oriented business; correctional placement residences; group residential; night club in the city; tavern and drinking establishment; multi-family, auditorium/stadium; community assembly; recycling collection station; bed and breakfast; car wash; construction sales and service; convenience store; entertainment establishment; event center; hotel/motel; kennel; marine facility; monument sales; nursery and garden center; parking area (commercial); pawnshop; recreation and entertainment; recreational vehicle campground; second hand store; service station; teen club; vehicle repair; warehouse self-storage; and industrial uses.

    Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential uses. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the subject property are prohibited.

    Parcel 2: The portion of the subject property zoned "GO" General Office shall be limited to the following land uses: office (general), assisted living, medical service, single-family residential, private residential supported amenities such as: clubhouse and private park and recreation, parking areas (covered, uncovered, and garages), and multi-family defined as follows:
    Duplexes provided that there are no more than 10 total duplexes within the parcel and provided that they are located internal to the development so that no duplex directly abuts a single-family residential lot on the west or north, and being limited in height to two-story; garden apartments/townhouse/condominium defined as more than one single-family detached dwelling units on one zoning lot, being no taller than single-story.
11. No single structure shall occupy more than 8,000 square feet of floor area, with the exception of an assisted living complex.
12. All non-residential buildings shall be limited to 35 feet in height, and one-story in height, with the exception of an assisted living complex which may be two-stories. If a two-story assisted living complex is developed within Parcel 2, the portion of the subject property zoned "GO" General Office, a 75-foot building setback shall be required from those property lines abutting single-family residential lots. All residential buildings in PO-309 shall adhere to the SF-5 Single-Family Residential District building height property development standards and/or as listed herein.
13. Remove PO Protective Overlays PO #01 & PO #309 from the subject properties.

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

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form:

Jennifer Magana, City Attorney and Director of Law

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	95684	Print Legal Ad - IPL0031469	ORDINANCE NO. 51-586	$369.07	5	88 L

Attention: Jamie Buster

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

LEGAL PUBLICATION
PUBLISHED IN THE WICHITA EAGLE ON July 9, 2021
ORDINANCE NO. 51-586

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, SEDGWICK COUNTY, 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. ZON2021-00021

Zone change from LC Limited Commercial and NR Neighborhood Retail to GO General Office & an Amendment to PO Protective Overlay PO #309, on an approximately 8.86-acre property described as:

Parcel 1

Lot 1, Block A, The Heritage at Auburn Hills, Containing 66,000 sq. ft. or 1.515 acres of land more or less

Parcel 2

Lot 2, Block A, The Heritage at Auburn Hills TOGETHER WITH Lot 3, Block A, The Heritage at Auburn Hills, TOGETHER WITH, The north 70 feet of the west 47.78 feet of Lot 1, TOGETHER WITH, the north 70 feet of Lot 2, all in Riverside Health System Addition, Containing 327,247 sq. ft. or 7.51 acres of land more or less; all generally located on the northwest corner of South 135th Street West and West Maple Street, Wichita, Sedgwick County, Kansas.

Subject to the following provisions of PO Protective Overlay PO #309

1.Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
A.Parcel 1 shall be permitted one monument sign limited to 25 feet in height and 150 feet in area. Parcel 2 shall be permitted one monument sign, which shall be limited to 12 feet in height and 32 square feet in area for a single tenant sign and up to 96 square feet in area for a multi-tenant sign.
B.Parcel 1 shall be permitted one LED sign limited to 50 square feet in area. The following is not permitted on Parcel 1: portable and off-site signs in addition to flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement.
C.The following are not permitted on Parcel 2: portable, LED, and off-site signs in addition to flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement.
D.No signs shall be allowed on the west or north elevations of any buildings on Parcel 2.
E.As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold
2.Access Controls are as shown on the final plat.
Access to Parcel 2, shall be via South 135th Street West. One emergency access drive to the southern part of Parcel 1 and one joint access drive shared with Parcel 1. Parcel 2 access is proposed to be private and gated. A cross-lot circulation agreement between Parcels 1 and 2 required at the time of development for both vehicular and pedestrian access
3.All exterior lighting shall be shielded to direct light disbursement in a downward direction.
4.The Parcels shall share similar parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.)
A.Limited height of light poles to 15 feet within 200 feet of abutting residential-zoned property
B.Extensive use of canopy canopies and neon or fluorescent tube lighting on buildings is not permitted
5.Landscaping for this site shall be required as follows.
A.Requirements for street yard landscaping and buffer strip trees will be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscape shall comply with the landscape ordinance.
B.A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
C.A financial guarantee for the plant material approved on the landscape plan for that portion of the subject property being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
6.If the portion of the subject property to be zoned GO General Office, Parcel 2, develops with office (general), assisted living, or medical service land use(s), landscaping and screening shall be as follows:
A.A landscape buffer of 40 feet in width shall be provided along those property lines abutting residentially-developed lots, which shall include a series of berms 4- to 6-foot in height, and landscaping plantings per the "Buffer with No Screening" section of the Landscape Ordinance calculated at 1.5 times the minimum requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). Said buffer shall be a combination of deciduous and evergreen landscaping, per ordinance. The minimum planting size of all deciduous trees shall be no smaller than 3-inch caliper and all evergreen trees shall be a minimum of 6 feet in height. A solid screening fence shall not be required.
B.Screening along the common property line with Reserve "C", Shadow Woods Addition shall be provided by a 15-foot landscape buffer with tree plantings calculated at 1.5 times the minimum ordinance requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). Said buffer shall be a combination of deciduous and evergreen landscaping. Existing evergreen trees within the south 25 feet of Reserve "C" may be counted toward fulfilling the number of required buffer trees. A solid screening fence shall not be required.
C.If Parcel 2 develops with residential uses, a landscape buffer of 15 feet in width shall be provided along those property lines abutting residentially-developed lots with landscape plantings being placed 1.5 times the minimum requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet).
7.Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code
8.For all non-residential land uses, trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view, and shall be prohibited within 50 feet of residential-zoned property. Trash collection shall be limited to between the hours of 6:00 am to 10:00 PM within the subject property.
For all residential land uses, trash receptacles shall be appropriately screened with fencing and/or landscaping and shall be prohibited within 50 feet of residential-zoned property. Trash collection shall be limited to between the hours of 6:00 am to 10:00 PM.
9.All non-residential buildings in the subject property shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas.
10.Parcel 1: The portion of the subject property zoned "LC" Limited Commercial shall not allow the following land uses: adult entertainment establishments, sexually oriented businesses, correctional placement residences; group residential; night club or the city; tavern and drinking establishment; multi-family, auditorium/stadium; community assembly; recycling collection station; bed and breakfast; car wash; construction sales and service, convenience store, entertainment establishment, event center; hotel/motel; kennel; marina facility; monument sales, nursery and garden center; parking area (commercial); pawnshop; recreation and entertainment; recreational vehicle campground, second hand store; service station; teen club; vehicle repair; warehouse self-storage, and industrial uses.
Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential uses. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the subject property are prohibited.
Parcel 2: The portion of the subject property zoned "GO" General Office shall be limited to the following land uses: office (general), assisted living, medical service, single-family residential, private residential supported amenities such as: club house and private park and recreation; parking areas; covered, uncovered, and garaged; and multi-family defined as follows.
Duplexes provided that there are no more than 10 total duplexes within the parcel and provided that they are located internal to the development so that no duplex directly abuts a single-family residential lot on the west or north, and being limited in height to two-story, garden apartments/townhouse/condominium defined as more than one single-family detached dwelling units on one zoning lot, being no taller than single-story.
11.No single structure shall occupy more than 8,000 square feet of floor area, with the exception of an assisted living complex.
12.All non-residential buildings shall be limited to 35 feet in height, and one-story in height, with the exception of an assisted living complex which may be two-stories. If a two-story assisted living complex is developed within Parcel 2, the portion of the subject property zoned "GO" General Office, a 75-foot building setback shall be required from those property lines abutting single-family residential lots. All residential buildings in PO-309 shall adhere to the RF-5 Single-Family Residential District building height property development standards and/or as listed herein.
13.Remove PO Protective Overlays PO #01 & PO #309 from the subject properties

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 republished as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

Brandon J. Whipple, Mayor
ATTEST:
Karen Sublett, City Clerk
(SEAL)
Approved as to form:
Jennifer Magana, City Attorney and Director of Law
IPL0031469
Jul 9 2021

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

No. of Insertions: 1
Beginning Issue of: 07/09/2021
Ending Issue of: 07/09/2021

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 07/09/2021 to 07/09/2021.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 07/12/2021

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!

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	53723	Print Legal Ad - IPL0021023	OCA 150004	$229.00	3	91 L

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 April 29, 2021
MAPC/BZA May 20, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 20, 2021 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.**

CON2021-00018 City Conditional Use to allow Safety Services (Police Station) in TF3 Two Family Residential Zoning on property generally located on the west side of South Edgemoor Avenue and on the south side of East Lincoln Street (903 S Edgemoor).

CON2021-00019 City Conditional Use to permit entertainment establishment and night club in the city on GC General Commercial Zoned property within 300 feet of residential zoning; generally located on the west side of North Cleveland Avenue and two blocks north of East Murdock Avenue (1007 N Cleveland).

CUP2021-00009 City CUP Minor Amendment to Women's Crestview Village DP35 (LC Limited Commercial zoning) to allow carwash within 200 feet of residential zoning; located 575 feet south of East 21st Street North, on the west side of North Woodlawn Boulevard (2037 and 2055 North Woodlawn)

PUD2021-00005 City zone change from B to PUD to create the High Plains Development PUD #85 to address parking needs for existing multifamily development on property generally located south of East 17th Street North within one half mile east of North Hillside Ave (1705 N Harvard)

VAC2021-00019 City Vacation of portions of platted utility easements for future development on property zoned GO General Office, LC Limited Commercial with PO11 and PO309; generally located on the west side of South 135th Street West and within onquarter mile north of West Maple Street (13710 W Maple)

ZON2021-00018 City Zone change from General Office (GO) to General Commercial (GC) for redevelopment, Generally located 200 feet east of South Washington Avenue and 200 feet south of East Harry Street. (1621 South Ida Avenue).

ZON2021-00019 City zone change from B MultiFamily (B) to General Commercial (GC) for Office Warehouse, Generally located within 200 feet south of East Central Avenue and within 200 feet East of North Hydraulic Avenue on the west side of N. Kansas Avenue.

ZON2021-00020 City Zone Change from LI Limited Industrial to CBD Central Business District (with Delano Overlay) on property generally located on the north side of West Maple Street and within one block west of South Sycamore Street (334 S Oak Street).

ZON2021-00021 City Zone Change from LC Limited Commercial and NR Neighborhood Retail to GO General Office with PO 309 and PO 11 for residential development on property generally located on the west side of South 135th Street West and within onehalf mile north of West Maple Street (13710 W Maple Street).

ZON2021-00022 City zone change from MF29 MultiFamily and GO General Office to NR Neighborhood Retail to expand commercial uses on property generally on the east side North Hillside, one block south of East Central Avenue (344 N Hillside).

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. 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

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. 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 April 26, 2021
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0021023
Apr 29 2021

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

No. of Insertions: 1
Beginning Issue of: 04/29/2021
Ending Issue of: 04/29/2021

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 04/29/2021 to 04/29/2021.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 07/20/2021

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!