



Wichita-Sedgwick County Metropolitan Area Planning Department

October 11, 2022

Roderick Gray
250 North Rock Road
Suite 300C
Wichita, KS 67206

RE: ZON2022-00039: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located approximately one-block south of West Maple Street, on the east side of South Meridian Avenue (502 South Meridian Avenue).

Dear Applicant;

At its regular meeting on **October 4, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

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,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

Copies to: MABCD
 Jeff Blubaugh, City Council District IV
 Rebecca Fields, CSR District IV
 Adam Crowder, *via email*
 Michael Tyseer Krichati, *via email*



Wichita-Sedgwick County Metropolitan Area Planning Department

September 2, 2022

Roderick Gray
250 North Rock Road
Suite 300C
Wichita, KS 67206

Michael Tyseer Krichati
502 South Meridian Avenue
Wichita, KS 67203

RE: ZON2022-00039: Zone change request in the City from SF-5 Single-Family Residential to MF-18 Multi-Family Residential; generally located approximately one-block south of West Maple Street, on the east side of South Meridian Avenue (502 South Meridian Avenue).

Dear Applicants;

At its regular meeting on **September 1st, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of **TF-3 Two Family Residential District** zoning.

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 September 15th, 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 **September 15th, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, October 4th, 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,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV
Adam Crowder

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON October 14, 2022

ORDINANCE NO. 51-957

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. ZON2022-00039

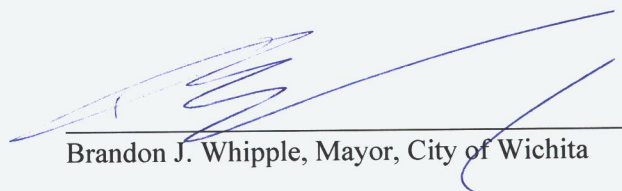
City zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District zoning on property described as:

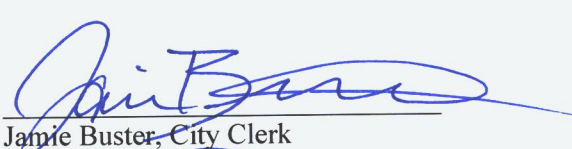
Lots 16 & 18, Meridian Ave., Maple Street Addition, an addition to Wichita, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

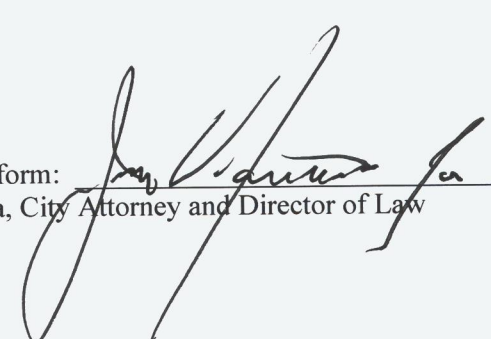
ATTEST:


Brandon J. Whipple, Mayor, City of Wichita


Jamie Buster, City Clerk

(SEAL)



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



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	332614	Print Legal Ad-IPL00938910 - IPL0093891		\$50.29	1	60 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 October 14, 2022
ORDINANCE NO. 51-957**

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. ZON2022-00039

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

Lots 16 & 18, Meridian Ave., Maple Street Addition, an addition to Wichita, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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

ATTEST:

Brandon J. Whipple, Mayor, City of Wichita

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magan a, City Attorney and Director of Law

IPL0093891

Oct 14 2022

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

No. of Insertions: 1

Beginning Issue of: 10/14/2022

Ending Issue of: 10/14/2022

STATE OF KANSAS)

SS

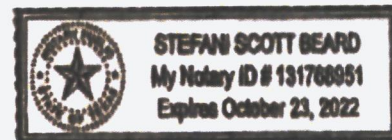
County of Sedgwick)

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 10/14/2022 to 10/14/2022.

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

DATED: 10/14/2022

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!



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	301556	Print Legal Ad - IPL0084974		\$218.92	3	87 L

Attention: MANDY HEBERT

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 August 11, 2022
(One Time Only)

MAPC/BZA September 1, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, September 1, 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.

CON2022-00030: Conditional Use request in the City for an Accessory Apartment above a garage located approximately 650 feet south of West Douglas Avenue and on the west side of South Meridian Avenue (201 South Meridian Avenue). CUP2022-00035: CUP Amendment in the City to the Kiser West CUP DP-254 to permit vehicle sales and display and Vehicle Repair Limited on Parcels 5-7, and adjust cross lot circulation on property zoned LC Limited Commercial located on the west side of North Greenwich and within one-half mile south of East 13th St.

FUD2022-00017: Zone change is the City from TF-3 Two-Family and GC General Commercial to FUD Planned Unit Development to allow combined Office Warehouse and TF-3 land uses in a residential structure; located south of East Douglas Ave and within one block west of South Hillside Ave (3015 E Douglas & 3016 E Oakland)

VAC2022-00022: Vacation request in the City to vacate a portion of platted complete access control on property zoned LC Limited Commercial generally located approximately one-third of a mile south of East 21st Street North, on the northwest corner of North Greenwich Road and North Oak Creek Parkway.

VAC2022-00023: Vacation request in the City to permit a 40-foot drive on property zoned FUD Planned Unit Development; generally located on the west side of South Seneca Street and within one-quarter mile south of West MacArthur Road (4211 S. Seneca).

VAC2022-00024: Vacation request in the City to vacate a platted utility easement on property zoned GO General Office with PO270; generally located one-half mile east of North Woodlawn Blvd, on the north side of K96 Highway.

VAC2022-00025: Vacation request in the City to vacate a portion of complete access control on property zoned LC Limited Commercial with CUP DP-296 to adjust locations of permitted drives; located on the northeast corner of North 119th Street West and West 29th Street North.

ZON2022-00039: Zone change request in the City from SF-5 Single-Family Residential to MF-18 Multi-Family Residential; generally located approximately one-block south of West Maple Street, on the east side of South Meridian Avenue (502 South Meridian Avenue).

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/visitchall. 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 August 11, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0084974

Aug 11 2022

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

No. of Insertions: 1

Beginning Issue of: 08/11/2022

Ending Issue of: 08/11/2022

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 08/11/2022 to 08/11/2022.

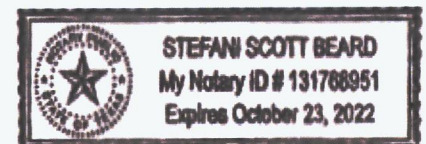
M. Hayley

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

DATED: 08/11/2022

Stefani Beard

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!



STAFF REPORT

MAPC: September 1, 2022

DAB IV: September 12, 2022

<u>CASE NUMBER:</u>	ZON2022-00039 (City)
<u>APPLICANT/AGENT:</u>	Roderick Gray (Applicant), Michael Tyseer Krichati (Applicant)/ Adam Crowder (Agent)
<u>REQUEST:</u>	MF-18 Multi-Family Residential District
<u>CURRENT ZONING:</u>	SF-5 Single-Family Residential District
<u>SITE SIZE:</u>	0.25 acres
<u>LOCATION:</u>	Approximately 650 feet south of West Maple Street, on Meridian Avenue (502 South Meridian Avenue).
<u>PROPOSED USE:</u>	Three dwelling units
<u>RECOMMENDATION:</u>	Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District on property located approximately 650 feet south of West Maple Street, on Meridian Avenue (502 South Meridian Avenue). The subject site is 0.25 acres in total. The applicant is requesting to construct a duplex with an additional dwelling unit above a garage, for a total of three dwelling units. The site is currently undeveloped.

Because of the size of the property, the Unified Zoning Code's requirements of a maximum 17.4 dwelling units per acre would only permit four dwelling units. The applicant is requesting three dwelling units, which is less than the maximum density permitted.

The property is located within the D-O Delano Overlay subject to the Delano Neighborhood Design Guidelines. The applicant has not submitted elevations but will be required to submit them to the Planning Department prior to the issuance of building permits. According to the Unified Zoning Code, Multi-Family requires 1.25 parking spaces per efficiency and one-bedroom Dwelling Unit and 1.75 parking spaces per two bedroom or larger Dwelling Unit, so the site will require a maximum of 5.25 parking spaces. The applicant proposes to construct a two-car garage and 15-foot driveway off Mentor Avenue; however, this will not satisfy the minimum parking requirement. The Multi-Family parking ratio can be reduced with an administrative adjustment.

Property to the north is zoned B Multi-Family Residential District and is developed with an apartment complex. Properties to the south and east are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings. Property to the west is zoned TF-3 Two-Family Residential District and is developed with a duplex.

The proposed MF-18 Multi-Family Residential District zoning abuts SF-5 Single-Family Residential District zoning and is located on an arterial street. Therefore, the applicant must adhere to the Wichita Landscape Ordinance and submit a landscape plan prior to the issuance of building permits. Because the property's average lot depth is less than 175 feet, the minimum amount of landscaping required for the landscaped street yard is eight square feet per lineal foot. The average lot depth is approximately 126 feet and the total amount of street frontage is approximately 176 feet, so the applicant is required to dedicate a minimum of 1008 square feet for a landscaped street yard. The development also must provide a six-foot solid screening fence along the east and south property lines. According to Section IV-B of the Unified Zoning Code, screening is required when abutting single-family zoning districts.

CASE HISTORY: On March 7, 1887, the Maple Street Addition was created. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	B	Apartment complex
SOUTH:	SF-5	Single-family residential dwelling
EAST:	SF-5	Single-family residential dwelling
WEST:	TF-3	Duplex

PUBLIC SERVICES: This property has access to South Meridian Avenue, a four-lane, paved arterial street with sidewalks on each side, and West Mentor Street, a two-way, paved local street with sidewalks on each side. Municipal services are ready and available to serve the site. Wichita Transit serves this property within one block northeast, on the southwest corner of South Meridian Avenue and West Maple Street.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance with *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site to be within the Wichita 2035 growth area, and it is designated for New Employment development. The Comprehensive Plan defines "New Employment" as "*Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices... In certain areas, especially those in proximity to*

existing residential uses, higher density housing and convenience retail centers likely will be developed.” Higher density housing, such as multi-family residential housing, is thus appropriate for the area.

The requested zoning aligns with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 5, “Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.” The small-scale, multi-family development would provide housing options that otherwise might not be immediately available in the area. The requested zoning also aligns with Strategy 6, “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The proposed rezoning would allow for the development of the property and an additional three dwelling units.
- **Current Condition:** The subject property is located within an area identified as an “area of opportunity.” The *Wichita: Places for People Plan* defines areas of opportunity as those “areas that generally exhibit economic challenges, a disconnected development pattern and a lack of walkable places and facilities. These areas need strategic investment, both public, and private, to assist in redefining and reinvigorating the area. Areas of opportunity also require capacity-building at the neighborhood level to accommodate redevelopment that is beneficial to the neighborhood and its residents.”

The requested zoning is also in conformance with the *Delano Neighborhood Plan*. The *2019 Delano Neighborhood Plan* is a community-wide vision for improvements and development in the Delano neighborhood. The *Plan*’s Future Land Use concept identifies the subject area as “Residential”, and the Existing Land Use identifies the subject area as “Residential Suburban”. Duplexes and multi-family residences are thus appropriate for this area.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

This recommendation is based on the following findings:

The zoning, uses and character of the neighborhood: Property to the north is zoned B Multi-Family Residential District and is developed with an apartment complex. Properties to the south and east are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings. Property to the west is zoned TF-3 Two-Family Residential District and is developed with a duplex.

The suitability of the subject property for the uses to which it has been restricted: The property is presently zoned SF-5 Single-Family Residential District, which provides a variety of residential, public, and civic uses, including single-family residential dwellings. The site is currently undeveloped.

Extent to which removal of the restrictions will detrimentally affect nearby property: The property will bring housing and density to an undeveloped lot. The applicable provisions of the Wichita Landscape Ordinance and screening standards in the Unified Zoning Code are designed to mitigate negative the impacts of high intensity uses (multi-family residential zoning) abutting less intensive uses (single-family residential zoning).

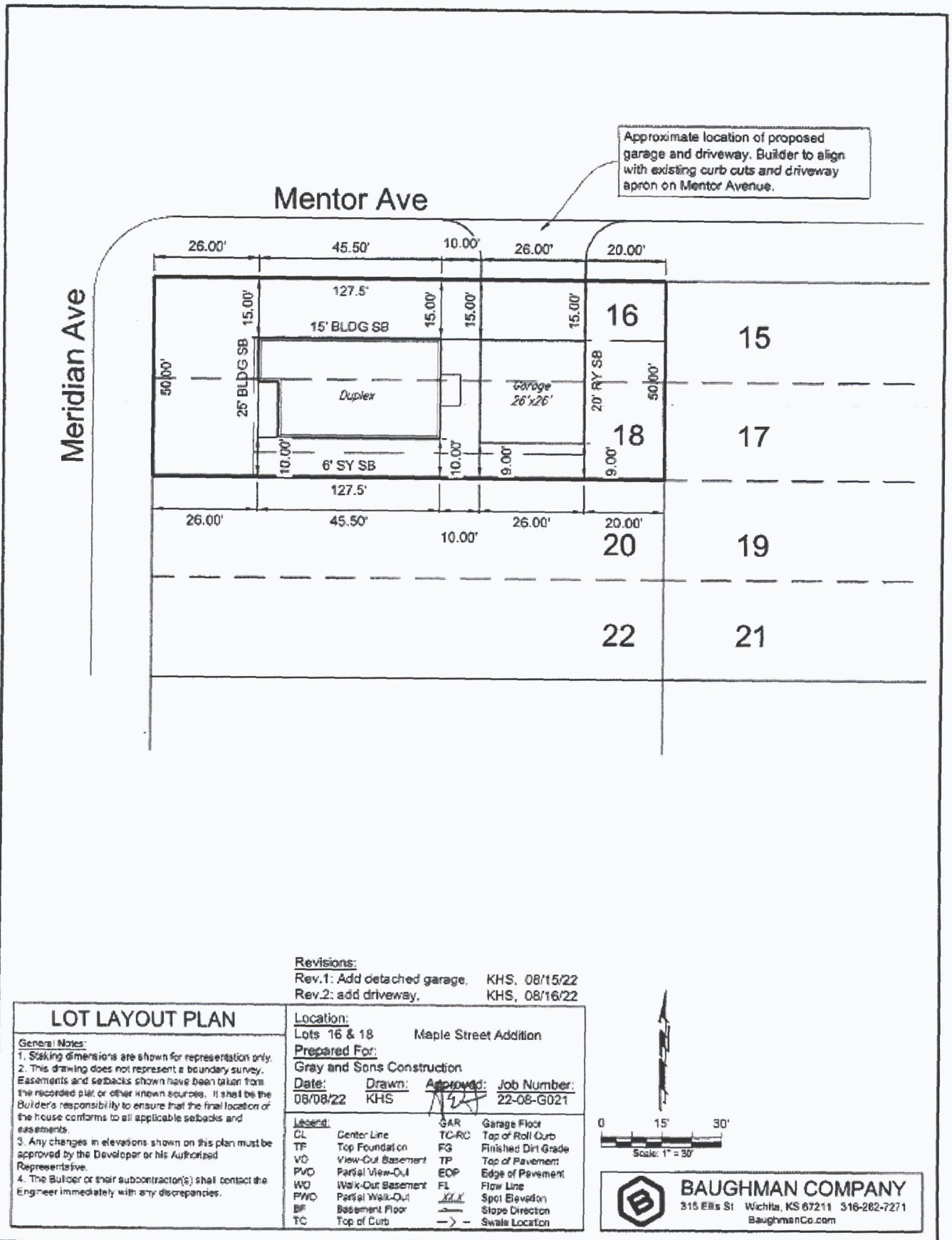
Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval would permit new homes in an area that is appropriate for residential development. Denial would represent a loss of economic opportunity for the applicant.

Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan*, as discussed in the staff report.

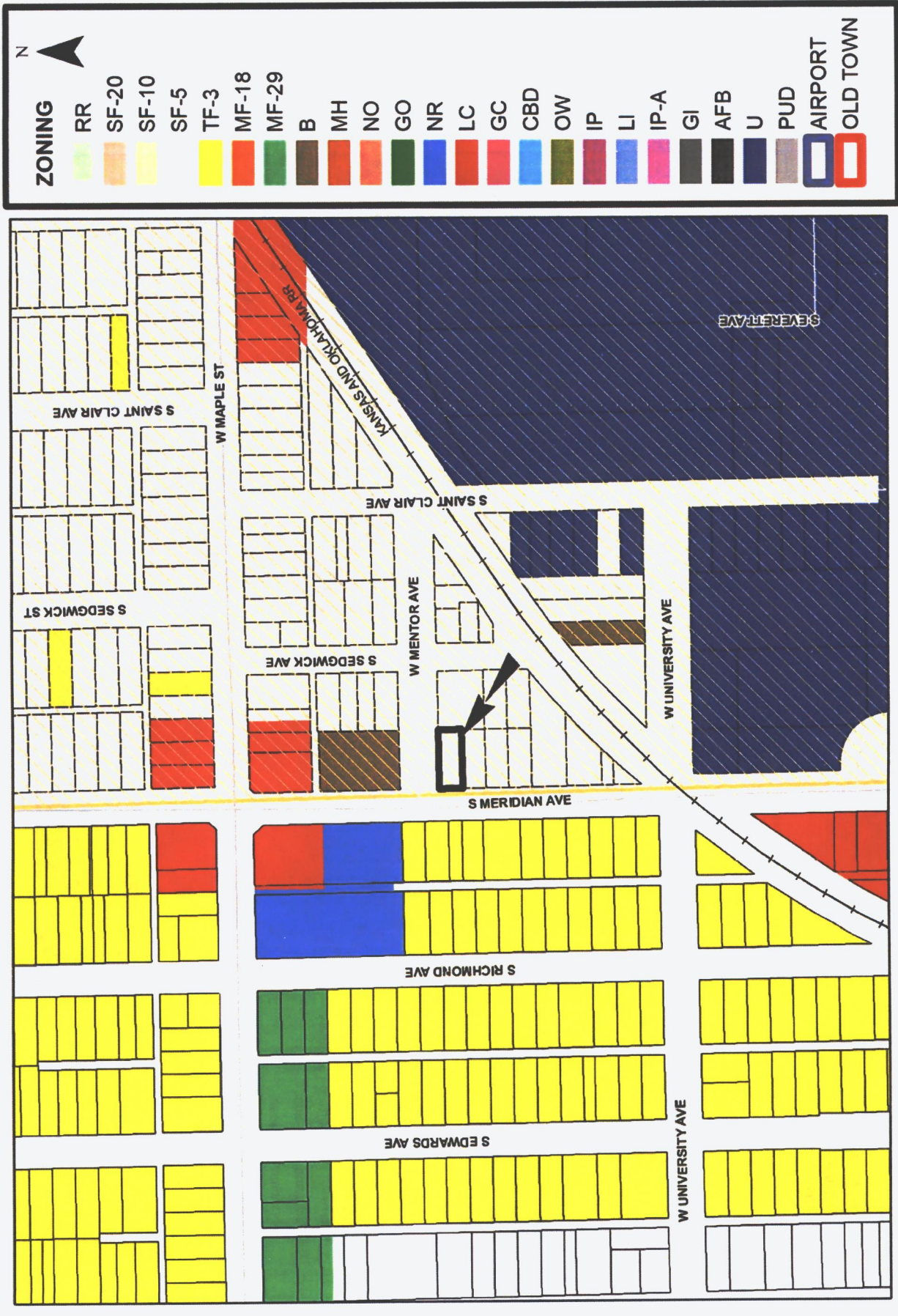
Impact of the proposed development on community facilities: Development of the property with the requested zoning will bring additional traffic to the area. However, the Planning Department does not anticipate it will have a significant impact on community facilities.

Attachments:

- Site Plan
- Aerial Map
- Zoning Map
- 2035 Wichita Future Growth Concept Map
- Delano Future Land Use
- Site Plan/Zoning Exhibit
- Photos
- Public Comment







2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Nghbd_Plan_Areas



A detailed map of the University City neighborhood in St. Louis, Missouri. The map shows a grid of streets with various colored blocks. A red arrow points to the intersection of University and Saint Clair streets. The map includes labels for streets such as University, Saint Clair, and others. The colored blocks represent different areas within the neighborhood, with colors including yellow, orange, red, green, blue, and purple. The map is oriented with North at the top.

Looking east towards site



Looking north away from site



Looking south towards site



Looking west away from site



RILING, BURKHEAD & NITCHER

Chartered

JOHN W. NITCHER
MICHAEL E. RILING
LORI L. HEASTY
CHRISTOPHER S. PEOPLES*
BOBBIE LEE RILING
SAMARA L. MILLER

J. MICHAEL GREAR*
MEGAN ELDER*
MACK CURRY
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Phone/Fax: 785-841-4700
Fax 785-843-0161
Web Site Rilinglaw.com
Email: ksdocs@rilinglaw.com

EDWARD T. RILING (1875-1946)
JOHN J. RILING (1885-1971)
GEORGE K. MELVIN (1898-1982)
JAMES L. POSTMA (1916-1998)
EUGENE C. RILING (1929-2002)
M. DEAN BURKHEAD (1931-2011)

STEPHEN J. HOUSE
OF COUNSEL
Located in Wichita Office

August 1, 2022

Wichita Planning Commission
271 West 3rd Street
Suite 201
Wichita, KS 67202

**RE: Multi-family housing development
Our Client: Jonathan Guldner
Our File No: KS-RYR-MYT**

To whom it may concern,

This letter, written on behalf of Mr. Jonathan Guldner, is in regards to Mr. Guldner's property at 424 S Sedgwick Street, Wichita, KS 67213, and your intention of building a multi-family housing unit across the street from it.

After hearing the discussion for the multi-family unit and knowing that there will be a meeting on it next week, Mr. Guldner contacted us to write this letter on his behalf as an attempt to have you reconsider the project for the diminution of property value it will cause. To date, the planning commission already approved an earlier project, construction of a parking lot, which caused Mr. Guldner economic damages by lowering the value of his property and making him unable to sell said property which prospective buyers attributed to the parking lot, citing the illegal activity that frequents that parking lot was readily observable during the showings of his home.

Mr. Guldner understands the city is trying to cater to public interest and utility but this catering is coming at the expense of him and his neighbors. The previous project has not been well maintained to prevent the unsavory characters from promoting their illegal activities there and Mr. Guldner, along with his neighbors, fear that the activity will spread into the housing units as well.

As such, we write this letter to ask you to reconsider the zoning change and prevent the housing structure from being placed there. With the information you are now presented, that it would only further add to the economic damages Mr. Guldner and his neighbors are facing and that it has the potential to exacerbate the crime situation that the previous project has created, we believe such reconsideration is warranted. If you find this letter with the good intentions meant

by Mr. Guldner, he would welcome further discussions before the hearing next week. You can reach Mr. Guldner via email at: jonathanguldner@gmail.com or by phone at: 316-573-3791. Thank you for taking the time to read this letter and we look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mack Curry', with a stylized flourish at the end.

Mack Curry

MWCIII/p

cc: Jonathan Guldner