



Wichita-Sedgwick County Metropolitan Area Planning Department

December 21, 2022

JD Consulting, LLC
1816 North Holland Lane
Wichita, KS 67212

KE Miller Engineering
Attn: Kirk Miller
117 East Lewis St.
Wichita, KS 67202

RE: ZON2022-00058: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located within one-half mile west of North Arkansas Avenue, within one-block north of West 21st Street North (2331 North Burns).

Dear Applicants;

At its regular meeting on **December 20, 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,

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Maggie Ballard, Council Member District VI
Maddie Campbell, CSR, District VI
MABCD
Rodney Johnson, 2349 North Burns Ave., Wichita, KS 67204
Louvenia Mitchell, 2363 North Burns Ave, Wichita, KS 67204
Cheryl McGee, 2350 North Burns Ave., Wichita, KS 67204
Elizabeth Fowler, 2353 North Burns Ave., Wichita, KS 67204
Maria Avila, 2369 North Burns Ave., Wichita, KS 67204
William Smith, 2385 North Burns Ave., Wichita, KS 67204
Flavia Valles, 2324 North Burns Ave., Wichita, KS 67204
Angelo Murphy, 2351 North Burns Ave., Wichita, KS 67204



Wichita-Sedgwick County Metropolitan Area Planning Department

November 18, 2022

JD Consulting, LLC
1816 North Holland Lane
Wichita, KS 67212

KE Miller Engineering
Attn: Kirk Miller
117 East Lewis St.
Wichita, KS 67202

RE: ZON2022-00058: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located within one-half mile west of North Arkansas Avenue, within one-block north of West 21st Street North (2331 North Burns).

Dear Applicants;

At its regular meeting on **November 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.

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 December 1, 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 **December 1, 2022, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, December 20, 2022,** beginning at 9:00 a.m.

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,

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to:

Maggie Ballard, Council Member District VI

Maddie Campbell, CSR, District VI

MABCD

Rodney Johnson, 2349 North Burns Ave., Wichita, KS 67204

Louvenia Mitchell, 2363 North Burns Ave, Wichita, KS 67204

Cheryl McGee, 2350 North Burns Ave., Wichita, KS 67204

Elizabeth Fowler, 2353 North Burns Ave., Wichita, KS 67204

Maria Avila, 2369 North Burns Ave., Wichita, KS 67204

William Smith, 2385 North Burns Ave., Wichita, KS 67204

Flavia Valles, 2324 North Burns Ave., Wichita, KS 67204

Angelo Murphy, 2351 North Burns Ave., Wichita, KS 67204

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON Dec. 30, 2022

ORDINANCE NO. 52-016

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. ZON2022-00058

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


Lots 44, 46, 48, 50, 52, and 54, Block 1, Kansas City 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.

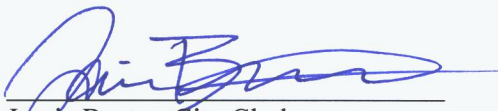
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 27th day of Dec, 2022.

ATTEST:



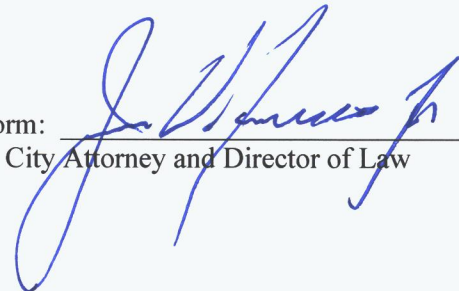
Brandon J. Whipple, Mayor, City of Wichita



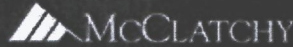
Jamie Buster, City Clerk

(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	364324	Print Legal Ad-IPL01035320 - IPL0103532		\$51.97	1	62 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 December 30, 2022
 ORDINANCE NO. 52-016

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. ZON2022-00058

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

Lots 44, 46, 48, 50, 52, and 54, Block 1, Kansas City 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.

Adopted this 27th day of December, 2022.

ATTEST:

Brandon J. Whipple, Mayor, City of Wichita

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0103532

Dec 30 2022

In The STATE OF KANSAS

In and for the County of Sedgwick

1 insertion(s) published on:

12/30/22

STATE OF KANSAS)

SS

County of Sedgwick)

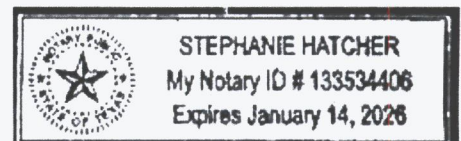
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 12/30/2022 to 12/30/2022.

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

DATED: 12/30/2022

Stephanie Hatcher

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	337863	Print Legal Ad-IPL00953900 - IPL0095390	OCA 150004	\$211.36	3	84 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 October 27, 2022
(One Time Only)
MAPC/BZA November 17, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 17, 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 at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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.

CUP2022-00049: Request in the City for a minor amendment to Parcels 29 & 30 of the Ridge Plaza CUP DP-37 (with ZON2022-00059 for OW Office Warehouse) on property zoned LC Limited Commercial; generally located north of W. Kellogg, one-quarter mile west of S. Eisenhower Pkwy, between S. Woodchuck and S. Holland.

DER2022-00008: Community Investments Plan Update of population forecast, Wichita Future Growth Concept Map, and financial forecast.

DER2022-00009: Amendment to the Wichita-Sedgwick County Unified Zoning Code regarding the definitions of a "Day Care, General" and "Day Care, Limited", and number of pupils, employees and loading spaces to conform to state regulations.

PUD2022-00021: Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hunter Health Planned Unit Development to expand the existing medical use; generally located on the northwest corner of East Central Avenue and North Grove Street.

VAC2022-00032: Reprocessing a request in the City to vacate an alley right-of-way abutting property zoned LC Limited Commercial District, generally located northeast of North Meridian Avenue and Kellogg.

VAC2022-00033: Request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District; generally located on the northeast corner of East Central Avenue and North Grove Street.

ZON2022-00057: Zone change request in the City to amend Protective Overlay PO #257 to permit duplexes on property zoned B Multi-Family Residential; generally located North of West Maple Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

ZON2022-00058: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located within one-half mile west of North Arkansas Ave, within one block north of West 21st Street North (2331 North Burns).

ZON2022-00059: Zone change request in the City from LC Limited Commercial to OW Office Warehouse (with CUP2022-00049 to amend CUP DP-37) on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy, between South Woodchuck Lane and South Holland Lane.

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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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.

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

WITNESS MY HAND on October 27, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0095390

Oct 27 2022

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

No. of Insertions: 1
Beginning Issue of: 10/27/2022
Ending Issue of: 10/27/2022

STATE OF KANSAS)

SS

County of Sedgwick)

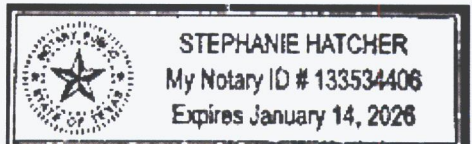
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 10/27/2022 to 10/27/2022.

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

DATED: 10/27/2022

Stephanie Hatcher

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!

Mickelson compliments McIlroy as rhetoric seems to simmer

BY TIM REYNOLDS
Associated Press

DORAL, Fla. — The back-and-forth between Phil Mickelson and Rory McIlroy continued Wednesday, with the rhetoric tuned down considerably from some past verbal jousting involving PGA Tour players and those who left for Saudi-funded LIV Golf.

Mickelson complimented McIlroy for his win last week, those remarks coming a day after The Guardian published an interview

in which McIlroy — now the world's No. 1 player again — said the game isn't benefiting from all the acrimony between the sides.

"I see LIV Golf trending upwards, I see the PGA Tour trending downwards and I love the side that I'm on," Mickelson said two weeks ago in Saudi Arabia, the seventh of the eight stops on this season's inaugural LIV schedule.

But Wednesday, in advance of the LIV finale at Trump National Doral, Mickelson's tone was a bit softer. "Maybe I shouldn't

have said stuff like that, I don't know," he said.

"If I'm just looking at LIV Golf and where we were today to where we were six, seven months ago and people are saying this is dead in the water, and we're past that," Mickelson continued. "Here we are today, a force in the game that's not going away."

Part of Mickelson's word choice on this season's inaugural LIV made the "dead in the water" comment in February, around the time that Dustin Johnson and Bryson DeChambeau said they would re-



LYNNE SLADKY AP

Kevin Na, center, speaks during a news conference for the LIV Golf Team Championship at Trump National Doral Golf Club on Wednesday in Doral, Fla. At left is Phil Mickelson and at right is Martin Kaymer.

main with the PGA Tour. They both left for LIV anyway, hurt by signing bonuses reportedly worth in excess of \$100 million. Johnson has earned about

\$31 million more in LIV prize money heading into this weekend's finale.

McIlroy has made no secret about his feelings toward LIV and the decisions players made to change tours.

"This us versus them' thing has gotten way out of control already," McIlroy told The Guardian. "If the two entities keep doubling down in both directions, it is only going to become irreparable. We are going to have a fractured sport for a long time. That is no good for anyone."

McIlroy returned to No. 1 in the world this past weekend by winning the CJ Cup in South Carolina. Mickelson called it "a great win" and "an impressive victory."

SELL YOUR STUFF FAST!
316.268.6400

FIN. BUY. SELL.
classifieds.kansas.com

Legals

LEGAL PUBLICATION
BEFORE THE STATE CORPORATION COMMISSION
OF THE STATE OF KANSAS
In the Matter of the Application of Pantera Energy Company, for an Order Authorizing the Initiation and Unit Operation of the Many Creeks Morrow Unit to be located in Grant County, Kansas
Docket No. 23-CO-3-137-CUM CONSERVATION DIVISION
License No. 35681

NOTICE OF APPLICATION
TO ALL OIL AND GAS OPERATORS, PRODUCERS AND LESSEES, OIL AND GAS LESSORS AND ROYALTY OWNERS, MINERAL INTEREST OWNERS, LAND OWNERS, OVERSIGHT ROYALTY INTEREST OWNERS, OTHER OWNERS OF OIL AND GAS INTERESTS, MORTGAGEES OF OIL AND GAS INTERESTS, AND ALL OTHER PERSONS CONCERNED:

You and each of you are hereby notified that Pantera Energy Company ("Pantera") has filed an Application with the Kansas Corporation Commission ("Commission") pursuant to K.S.A. 55-1301, et seq., seeking an order authorizing the unitized unit operation of the Many Creeks Morrow Unit ("Unit"). The area of the proposed Unit, which will be operated by Pantera, includes the following described lands situated in Grant County, Kansas:

Township 29 South, Range 35 West Section 31 E/2 NE/4 Section 34 E/2 NE/4

Township 30 South, Range 35 West Section 2 W/2 SW/4 Section 3 E/2 NW/4 Section 10 E/2 NE/4

Section 11, W/2 Morrow "C" formations underlying said lands. The strategic objective of the top and bottom of said formations is shown to exist between the depths measured from surface of 5,278' and 5,318' in the type log for the Aherm HLM A-2 well (API No. 15-057-21488). Pantera intends to conduct enhanced oil recovery operations within said pool in order to increase the recovery of oil reserves, and will allocate or production from the Unit across eleven separate tracts on a fair, reasonable and equitable basis.

The Application is pending with the Commission. Any person who objects or protests to the granting of the Application should bring Appeals with objections or protests in writing with the Commission within 15 days after the date of this publication. If a written protest is not timely filed, the Commission may determine administratively by the Commission and may thereby be granted without hearing or further notice to any interested party. All objections and protests shall clearly state the reasons why granting the Application will cause waste, violate correlative rights, or pollute water resources. Objections or protests shall be mailed to the Kansas Corporation Commission, Conservation Division, 268 N. Main St., Ste. 220, Wichita, KS 67202, with a copy to Pantera's attorneys listed below. All parties in any way interested or concerned shall take notice of the foregoing and govern themselves accordingly.

Jonathan A. Schaller, #26484
MORRIS LANG EVANS BROCK,
& KENNEDY, CHTD
300 N. Meade, Suite 200
Wichita, KS 67202-2745
Office (316) 262-2671
Fax (316) 262-6226
Attorney for Pantera Energy Company
PL020522
Oct 27 2022

LEGAL PUBLICATION
BEFORE THE STATE CORPORATION COMMISSION
OF THE STATE OF KANSAS
In the Matter of the Application of the Wastewater Utility Corporation for a well location easement for the Stackline #2 to be located in the NE/4 of 28-118-19W E1/4 County, Kansas.
Docket No. 23-CO-3-115-CUM CONSERVATION DIVISION
License No. 33923

NOTICE OF PENDING APPLICATION
The state corporation commission of the State of Kansas, Oil and Gas Producers and Oil and Gas Purchasers, Royalty Owners, Land Owners, and All Persons Whosoever Concerned:

You, and each of you, are hereby notified that Mustang Energy Corporation, has filed an Application with the State Corporation Commission of the State of Kansas requesting a location easement and allowable for the Stackline #2 well located off well at a location 2545 feet from the South line and 1871 feet from the East line in the SE/4 of 30-115-19W E1/4 County, Kansas, which is the unit boundary. YOU are further notified that unless written protest is received by the State Corporation Commission within 15 days after publication of this notice, the Application in this matter can be granted by administrative approval after said 15-day period. Such protest should be mailed to the State Corporation Commission, Conservation Division, 268 N. Main St., Ste. 220, Wichita, KS 67202, and to the Applicant at the address below.

All parties in any way interested or concerned shall take notice of the foregoing and govern themselves accordingly.

JETEN TURNER SCOTT BAXTER, LLP
Michael J. Baxter, #26459
P.O. Box 28, Hays, KS 67601
(785) 628-8229
cbaxter6@jetenlaw.com
Attorney for Mustang Energy Corporation
PL020513
Oct 27 2022

LEGAL PUBLICATION
Substantial Amendment to 2021-2022 Annual Action Plan
HOME Investment Partnership Act (HOME-ARF) funding. This funding will be available for public review beginning October 26, 2022 through December 5, 2022. The proposed plan will be available at City Hall, 455 N. Main, Wichita, Kansas, 67202. This identifies activities to be funded and undertaken, and proposes a substantial amendment to its 2021-2022 Annual Action Plan in order to include the HOME-ARF Allocation Plan. The proposed HOME-ARF Allocation Plan will be available at the City of Wichita's Housing and Community Services Department, 12th Floor, City Hall, 455 N. Main, Wichita, Kansas, 67202. The proposed plan can also be viewed online at: <https://www.wichita.gov/Housing/CommunityInvestments.aspx>. Comments regarding the proposed HOME-ARF allocation plan must be received by midnight, December 5, 2022, and can be submitted by mail to City of Wichita Housing and Community Services Department, 455 N. Main, 10th Floor, Wichita, Kansas, 67202, by telephone at 316-462-3734, or by e-mail to communityhousing@wichita.gov. A virtual public information session regarding the proposed plan is scheduled to be held Tuesday, November 15, 2022, at 4:00 PM to 5:30 PM. Please contact Logan Bradshaw at 316-462-3735 or at lbradshaw@wichita.gov for instructions regarding access to this virtual meeting. An in-person public information session regarding the proposed plan is scheduled for Wednesday, November 16, at the Advanced Learning Library, 711 W. 2nd Street, Wichita, Kansas, 67203, at 4:00 PM to 5:30 PM. There will be a public hearing on this matter during the City Council meeting scheduled for Tuesday, December 6, 2022 in the City Council Chamber, 455 N. Main, Wichita, Kansas, 67202. The meeting will begin at 9:00 AM. Oral comments can be made at the meeting, individuals who require auxiliary aids and services should contact the City of Wichita personnel about contact the Office of the City Manager, 316-268-2488 as soon as possible, but no later than 48 hours before the scheduled event or appearance.

LEGAL PUBLICATION
Ord # 710282747
NOTICE OF LEGAL PUBLICATION
DNR2022-00109 Published in the Wichita Eagle Thursday, October 27, 2022.
Sealed bids will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, 67202, until 10:00 A.M., FRIDAY, NOVEMBER 18, 2022. "Request for Formal Bid" form MUST be used to submit your bid unless you are submitting your bid on our website at (<https://easervice.wichita.gov>) using your secure login password.
PUBLIC WORKS & UTILITIES DEPARTMENT / FLEET & FACILITIES DIVISION
35,000 GVWR Regular Cab and Chassis w/ing Grapac
AS PER SPECIFICATIONS
The Bids will be opened after 1 o'clock on the second floor of the City Hall, 455 North Main, Wichita, Kansas, Specifications and bid forms are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 N. Main, Wichita, Kansas, 67202, 918-268-4838. This information may also be obtained on our website above.
A PRE-BID CONFERENCE Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogren, Senior Buyer, at jbrogren@wichita.gov, November 10, 2022, at 3:00 p.m.
Dated at Wichita, Kansas this 25th day of October 2022.
MELINDA A. WALLER
A T T E N T I O N
Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogren, Senior Buyer, at jbrogren@wichita.gov no later than 3:00 P.M., NOVEMBER 10, 2022.
THURSDAY, NOVEMBER 10, 2022 THE PURPOSE OF THE MEETING WILL BE TO REVIEW REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THIS BID PACKAGE AND TO CORRECT ANY ERRORS OR TO MAKE ANY NECESSARY CHANGES.
PL020513
Oct 27 2022

LEGAL PUBLICATION
OGA 180005
Published in the Wichita Eagle on October 27, 2022 (One Time Only)
MAYOR'S HEARING NOTICE
OFFICE HEARING NOTICE
NOTICE IS HEREBY GIVEN that on Thursday, November 17, 2022, no earlier than 1:30 p.m., in the Wichita-Seedstock County Metropolitan Area Planning Department (M-APDC) meeting room located at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual means if you wish to attend any of the following items on this notice, please call the Wichita-Seedstock County Metropolitan Area Planning Department at (316) 268-4421.

QUR2022-00488 Request for the City for a minor amendment to Parity 29 & 30 of the Ridge Plaza CUP DP-37 (with QUR2022-00505 for the City (Warehouse) on property zones LC Limited Commercial, generally located north of West Kellogg, one-quarter mile west of S Eisenhower Pkwy, between S Woodstock and S Holman.

DESR2022-00006 Community Investments Plan, Wichita Future Growth Concept Map, and Financial forecast.

DESR2022-00009 Amendment to the Wichita-Seedstock County Unified Zoning Code regarding the definitions of a "Day Care, General" and "Day Care, Limited", and number of pupils, employees and loading spaces to conform to state regulations.

PLUR2022-00021 Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hurter Health Planned Unit Development to expand the existing medical use, generally located on the northwest corner of East Central Avenue and North Grove Street.

VAC2022-00032 Re-processing a request in the City to vacate an alley right-of-way abutting property zoned LC Limited Commercial District, generally located north of West Meade Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

VAC2022-00033 Request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District, generally located on the northeast corner of East Central Avenue and North Grove Street.

ZOR2022-00057 Zone change request in the City to amend Protective Overlay PO #257 to permit duplex on property zoned E Multi-Family Residential, generally located north of West Meade Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

ZOR2022-00058 Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, generally located within one-half mile west of North Arkansas Ave, within one block north of West 21st Street North (231 North Burr).

ZOR2022-00059 Zone change request in the City from LC Limited Commercial to CW Office Warehouse with CUP2022-00049 to amend CUP DP-37 on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy, between South Woodstock Lane and South Holman Lane.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As a primary interest in this notice, you are invited to attend the meeting and have your views and comments heard. The meeting will be held at the time and date indicated in the notice, 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 M-APDC as by law provided.

Options to participate (see below):
1) Participate virtually
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time
4) Participate virtually
Please join my meeting from your computer, tablet or smartphone
<https://global.gotmeeting.com/join/651544141>
You can also dial in using your phone.
United States +1 (316) 268-3172
Access Code: 651-544-141
Join from a video-conferencing room or system:
Date in by type: 67121782 or 67121782 or 67121782
Meeting ID: 651 544 141
Or dial directly: 651544141 (867 217 85 2 or 67121785 29851544141)
New to GoMeeting? Get the app now and be ready when your first meeting starts
<https://global.gotmeeting.com/join/651544141>
Attend in-Person
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person attendees are primarily intended for those without other technology options and 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 at (316) 268-4444 by 5pm, 3 days prior to the meeting.
Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Department agenda to the Wichita-Seedstock County Metropolitan Area Planning Department (M-APDC). Comments must be received by the Planning Department no later than 3pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: written notes, audio recordings, and video recordings. The comments 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 M-APDC prior to or during the meeting.
Email: Planning@wichita.gov
Mailing Address: Wichita-Seedstock County Metropolitan Area Planning Department
Attn: Scott Wade
271 W. 3rd Street - Suite 201
Wichita, KS 67202
Phone 316 268 4421
Fax 316 268 7764
WITNESS MY HAND on October 27, 2022
Scott Wade, Secretary
Wichita-Seedstock County Metropolitan Area Planning Commission
PL020530
Oct 27 2022

LEGAL PUBLICATION
Ord # 710282747
NOTICE OF LEGAL PUBLICATION
DNR2022-00109 Published in the Wichita Eagle Thursday, October 27, 2022.
Sealed bids will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, 67202, until 10:00 A.M., FRIDAY, NOVEMBER 18, 2022. "Request for Formal Bid" form MUST be used to submit your bid unless you are submitting your bid on our website at (<https://easervice.wichita.gov>) using your secure login password.
PUBLIC WORKS & UTILITIES DEPARTMENT / FLEET & FACILITIES DIVISION
35,000 GVWR Regular Cab and Chassis w/ing Grapac
AS PER SPECIFICATIONS
The Bids will be opened after 1 o'clock on the second floor of the City Hall, 455 North Main, Wichita, Kansas, Specifications and bid forms are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 N. Main, Wichita, Kansas, 67202, 918-268-4838. This information may also be obtained on our website above.
A PRE-BID CONFERENCE Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogren, Senior Buyer, at jbrogren@wichita.gov, November 10, 2022, at 3:00 p.m.
Dated at Wichita, Kansas this 25th day of October 2022.
MELINDA A. WALLER
A T T E N T I O N
Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogren, Senior Buyer, at jbrogren@wichita.gov no later than 3:00 P.M., NOVEMBER 10, 2022.
THURSDAY, NOVEMBER 10, 2022 THE PURPOSE OF THE MEETING WILL BE TO REVIEW REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THIS BID PACKAGE AND TO CORRECT ANY ERRORS OR TO MAKE ANY NECESSARY CHANGES.
PL020513
Oct 27 2022

LEGAL PUBLICATION
Ord # 710282747
NOTICE OF LEGAL PUBLICATION
DNR2022-00109 Published in the Wichita Eagle Thursday, October 27, 2022.
Sealed bids will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, 67202, until 10:00 A.M., FRIDAY, NOVEMBER 18, 2022. "Request for Formal Bid" form MUST be used to submit your bid unless you are submitting your bid on our website at (<https://easervice.wichita.gov>) using your secure login password.
PUBLIC WORKS & UTILITIES DEPARTMENT / FLEET & FACILITIES DIVISION
35,000 GVWR Regular Cab and Chassis w/ing Grapac
AS PER SPECIFICATIONS
The Bids will be opened after 1 o'clock on the second floor of the City Hall, 455 North Main, Wichita, Kansas, Specifications and bid forms are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 N. Main, Wichita, Kansas, 67202, 918-268-4838. This information may also be obtained on our website above.
A PRE-BID CONFERENCE Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogren, Senior Buyer, at jbrogren@wichita.gov, November 10, 2022, at 3:00 p.m.
Dated at Wichita, Kansas this 25th day of October 2022.
MELINDA A. WALLER
A T T E N T I O N
Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogren, Senior Buyer, at jbrogren@wichita.gov no later than 3:00 P.M., NOVEMBER 10, 2022.
THURSDAY, NOVEMBER 10, 2022 THE PURPOSE OF THE MEETING WILL BE TO REVIEW REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THIS BID PACKAGE AND TO CORRECT ANY ERRORS OR TO MAKE ANY NECESSARY CHANGES.
PL020513
Oct 27 2022

F1b Malt - Poo Puppies
Sweet puppies! They will be ready to go by Nov. 15th, 2022. New taking deposits and will hold for you! Call 620-258-0148

Shitzu puppies
Shitzu 8500 with studs, 7 weeks old new Shitzu 8700 with studs. Call for photos. 316-811-7510

Mixed Malt & F1B Goldenoodle puppies, m/v, s/v, call/text 308-219-0246

LABRADOR PUPPIES!
3 females, 7 males! Ready for homes Nov. 3rd Call Fran 316-618-1537

Bichon Frise: 2 females, 2 males, \$1000 females \$900 Males, 560-352-8625, Ponca City, Oklahoma

F1B LABRADOR PUPPIES
ready to go! medium size, 5 male, 5 females, parents health tested clear, 2000, call/text 918-747-4204

Real Estate
For Rent

1400 N Woodlawn
Highland 8500sq
Adult owned, fully equipped access
High rise with garage
Units available starting at \$800
Normalizing and sees large floor plans
316-884-7994

Service Directory
Home & Business Improvement

Coverage seamless guttering
Gutter replacement, covers all sizes
Free estimates 316-841-2212

Miscellaneous
Garage Sales

ESTATE SALE Oct. 28th-30th
1805 E. Patton, Wichita
Tools, Collectibles, Antiques, Records, Glass, Furniture, Housewares, Lots More. 1990 Jeep Cherokee

Wichita BENJAMIN HILLS MULTI-FAMILY SALE
2318 N. Cardinal Trk. & Friday 9-6 Sat 9-1. Misc. household items, men's & women's clothing (includes plus size 3X coats, jackets, skirts & blouses), sterling silver & turquoise jewelry collection, Tonka trucks, original Star Wars figurine in original box, outdoor furniture, books, purses, tobs, 16' car trailer with winch & ramps

CUSTOMIZED BETALES STYLES PHOTOS @ BETASALES.NET
1732 S HESSLER ST
EAST OF 17TH & WEST THURMAN
SAT 9-5 SAT 9-3
2003 SATURN VUE 93K MILES

BRAND NEW LADIES CLOTHES XL-16 OAK SECRETARY, PULL & QUEEN BETA BEDS, VINTAGE GLASSWARE, VITA PEI CABE, RECUM BAKE, BOSE 161 SPEAKERS, 2003 SATURN VUE 93K MILES, CENTER, ART SUPPLIES, BOOKCASE, WOOD & METAL SHELVING, BENJAMIN & BENJAMIN TEARS, EARLY AMERICAN TABLE CHAIRS & HUTCH, W/O, CHEST FREEZER, LAMIN/QUADREN & HAND TOOLS, PACKED KITCHEN & LOTS OF BOOKS!

JULIE 316-808-7360

David Wilson Logs For Sale
Geophysical logs covering eastern Kansas. Write company covering field over 110,000 geophysical logs covering Eastern Kansas. Contact: 620-612-3579

Estate Sale 834 N York
Antiques, Vintage, Clothing, Toys, and more. October 20 thru October 27 9am to 5pm

Let Classifieds Help
By Wichita Eagle



STAFF REPORT
MAPC: November 17, 2022
DAB VI: November 7, 2022

CASE NUMBER: ZON2022-00058 (City)

APPLICANT/AGENT: JR Consulting, LLC (owner); KE Miller Engineering (agent)

REQUEST: TF-3 Two-Family Residential

CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: 0.45 acre

LOCATION: Generally located within one block north of West 21st Street North and one-half mile west of North Arkansas Avenue (2331 North Burns Avenue).

PROPOSED USE: Duplexes

RECOMMENDATION: Approval



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for two parcels. One parcel is the property addressed as 2331 North Burns Avenue, which comprises four platted lots. The other parcel is the property abutting to the south, which comprises two platted lots. The subject site is generally located within one-block north of West 21st Street North and within one-half mile west of North Arkansas Avenue. The subject site is 0.45 acres in size and is currently undeveloped. Historical aerial images show a single-family dwelling, and an accessory structure occupied the parcel addressed as 2331 North Burns at least until 2017. The structures were removed sometime between 2017 and the present. The applicant intends to build three duplexes.

The site is 19,500 square feet in area. The TF-3 zoning district requires a minimum of 3,000 square feet per dwelling unit for duplex development. This means that the site can support up to three duplexes. The zone change does not permit multiple duplexes to be developed on one large lot. Each duplex will have to be on its own parcel with separate access to North Burns Avenue and meet all required setbacks and parking requirements. The parking requirement for a duplex is one parking space per dwelling. Parking is not permitted within the front, 25-foot setback. The off-parking space for each dwelling can be counted within a garage.

Properties to the north, east, south, and west are zoned SF-5 Single-Family Residential District and developed with single-family dwellings and accessory structures. Property to the northeast of the site is zoned SF-5 District and developed with a church. In 1996, two variances were approved for the church property: 1) to reduce the side yard setback from 20 feet to seven feet, and 2) reduce the parking requirement from 30 spaces to 16 spaces. There is TF-3 Two-Family Residential zoning and duplex development within one-quarter mile west of the subject site on North Hood, North Garland, and North Somerset Avenues.

CASE HISTORY: in 1887, the property was platted as even lots 44 through 54, Block 1, Kansas City Addition. No other zoning actions have taken place on the site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residence
SOUTH:	SF-5	Single-family residence
EAST:	SF-5	Single-family residence and church
WEST:	SF-5	Single-family residence

PUBLIC SERVICES: North Burns Avenue is a paved, two-way local street without sidewalks. There is a platted, 17.37-foot gravel alley on the rear of the property. Wichita Transit provides regular bus service within one-block to the south along West 21st Street North. Municipal water and sewer are available to the site.

CONFORMANCE TO PLANS/POLICIES: The requested zoning would continue to allow the property to be in conformance with the following plans.

The Community Investments Plan: The requested zoning aligns with the goals of the Community Investment 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 is located to be primarily appropriate for residential uses and defines residential uses as a variety of housing types including duplexes.

Wichita: Places for People Plan: 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 proposed duplex would provide a housing option that otherwise is limited 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 infill within the undeveloped zoning lot that is residential in nature.

- **Current Condition:** The subject property is located within an area identified as an “area of opportunity.” The 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 are in need of strategic reinvestment, both public and private, to assist in redefining and reinvigorating the area.” The proposed rezoning would permit the development of other housing options in the area and is an example of private investment.

21st Street North Corridor Revitalization Plan: The requested Conditional Use is in conformance with the goals and future land use of the *21st Street North Corridor Revitalization Plan*. In December 2004, this Plan was adopted with the purpose to provide goals and objectives to revitalize the 21st Street North corridor from North Amidon Avenue to North Hillside Avenue. It primarily focuses on the commercial development along 21st Street in addition to a transportation plan for the corridor as well. However, it does provide guidance for land use for properties within one to two blocks north and south of 21st Street.

- **Goals:** the requested zone change is in conformance to Goal 1, “Increase the long-term economic renewal, vitality, and sustainability of the 21st Street North Corridor Revitalization Plan area.” Infill development with providing additional housing on vacant lots promotes economic renewal and vitality.
- **Future Land Use:** The Plan provides guidance for future land use for properties within two blocks north and south of 21st Street. The Preferred 20 + Year Land Use Plan identifies the subject property as appropriate for single-family residential. The only residential land use categories identified on this Land Use Plan are “single-family residential” and “residential high density.” The Unified Zoning Code identifies TF-3 Two-Family Residential zoning as a compatible zoning classification with SF-5 Single-Family Residential by not requiring mitigation factors such as additional setbacks, screening, or landscaping.

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:

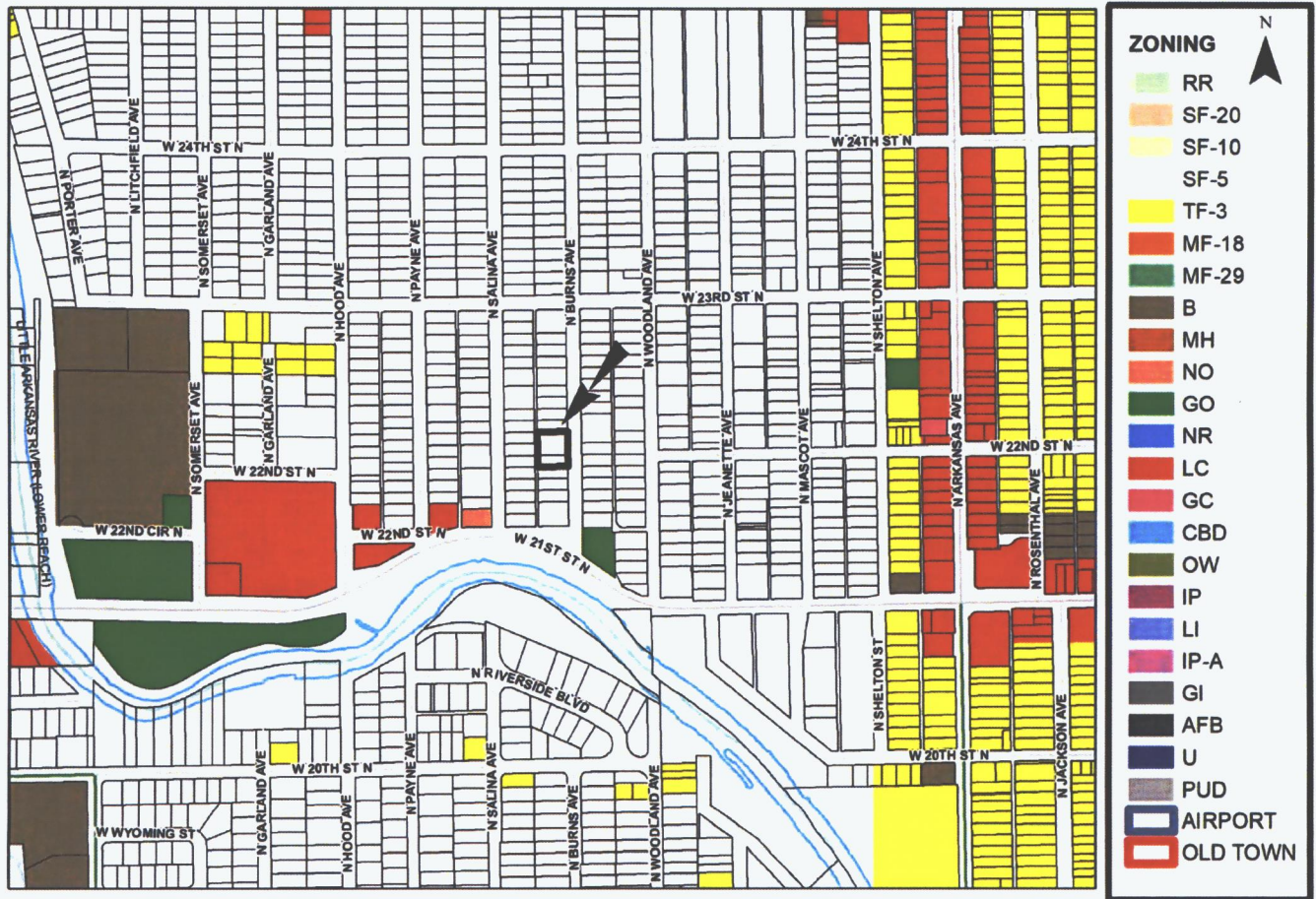
1. **The zoning, uses and character of the neighborhood:** Properties to the north, east, south, and west are zoned SF-5 Single-Family Residential District and developed with single-family dwellings and accessory structures. Property to the northeast of the site is zoned SF-5 District and developed with a church. In 1996, two variances were approved for the church property: 1) to reduce the side yard setback from 20 feet to seven feet, and 2) reduce the parking requirement from 30 spaces to 16 spaces. There is TF-3 Two-Family Residential zoning and duplex development within one-quarter mile west of the subject site on North Hood, North Garland, and North Somerset Avenues.
2. **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 and could be redeveloped with single-family homes.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Most subdivisions platted and developed prior to the 1960s are in use as single-family residences. Because of the similarity of residential use, the UZC does not require screening between SF-5 and TF-3 zoning districts.
4. **Length of time the subject property has remained vacant as zoned:** The single-family dwelling on the site was removed within the last five years.
5. **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 *21st Street North Corridor Revitalization Plan* as discussed in the staff report.

6. **Impact of the proposed development on community facilities:** Development of the property with the requested zoning is not anticipated to have significant adverse impacts on community facilities or resources. All public improvements are available to serve the property.

Attachments:

- Aerial Map
- Zoning Map
- Land Use
- 21st Street North Plan Future Land Use Map
- Photos





**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



WEST SUB-AREA



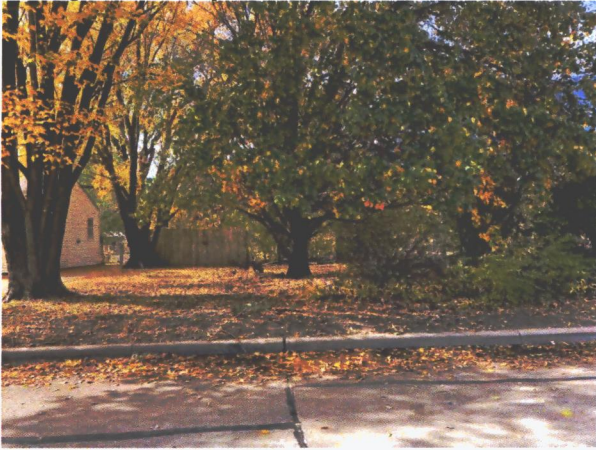
Looking west at property south of site



Looking west at north parcel



Looking west at south parcel



Looking west at property north of site



Looking east at church property



Looking east away from site

