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
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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

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	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.

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

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, 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 12/30/2022 to 12/30/2022.

M. Hayley

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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	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, 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 10/27/2022 to 10/27/2022.

M. Hayley

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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 are 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 there wasn't accidental. McIlroy made the "dead in the water" comment in February, around the time that Dustin Johnson and Bryson DeChambeau said they would remain with the PGA Tour. They both left for LIV anyway, lured 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."



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.

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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 Unitization and Unit Operation of the Many Creeks Morrow Unit to be located in Grant County, Kansas.
Docket No. 23-CONS-3107-CUNI
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, OVERRIDING 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 unitization and 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 — Township 30 South, Range 35 West
Section 33: E/2 NE/4 — Section 2: W/2 SW/4
Section 34 W/2 — Section 3: E/2; NW/4
Section 10: E/2 NE/4
Section 11: W/2

Pantera proposes to unitize the oil rights to a pool within the Morrow 'B' and Morrow 'C' formations underlying said lands. The stratigraphic equivalent of the top and bottom of said formations is shown to exist between the depths measured from surface of 5,278' and 5,316' in the type log for the Ahern HJV 'A' 2 well (API No. 15-067-21488). Pantera intends to conduct enhanced oil recovery operations within said pool in order to increase the recovery of oil reserves, and will allocate oil production from the Unit across eleven separate tracts on a fair, reasonable and equitable basis
The Application is pending with the Commission. Any persons who object or protest to the granting of the Application shall be required to file their objections or protests in writing with the Commission within 15 days after the date of first publication. If a written protest is not timely filed, the Application may be determined 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, 266 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. Schlatter, #24848
MORRIS LAING EVANS BROCK
& KENNEDY, CHTD.
300 N Mead, Suite 200
Wichita, KS 67202-2745
Office (316) 262-2671
Fax (316) 262-6226
Attorney for Pantera Energy Company
IPL0095222
Oct 27 2022

LEGAL PUBLICATION
BEFORE THE STATE CORPORATION COMMISSION OF THE STATE OF KANSAS
In the Matter of the Application of Mustang Energy Corporation for a well location exception for its Steckline #2 to be located in the SE/4 of 35-11S-19W Ellis County, Kansas.
Docket No. 23-CONS-3113-CWLE
CONSERVATION DIVISION
License No. 33923
NOTICE OF PENDING APPLICATION

The state corporation commission of the State of Kansas: All oil and Gas Producers and Oil and Gas Purchasers, Royalty Owners, Land Owners and All Persons Whatsoever 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 exception and allowable for the Steckline #2 well located oil well at a location 2345 feet from the South line and 1671 feet from the East line in the SE/4 of 35-11S-19W Ellis 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. Any such protest should be mailed to the State Corporation Commission of the State of Kansas, Conservation Division, 266 North Main, Room 220, Wichita, KS 67202, and to the Applicant at the address below.
All parties in any wise interested or concerned shall take notice of the foregoing and govern themselves accordingly.
JETER TURNER SOOK BAXTER, LLP
Michael J. Baxter, #26459
P.O. Box 128, Hays, KS 67601
(785) 628-8226
mbaxter@jeterlawoffice.com
Attorney for Mustang Energy Corporation
IPL0095713
Oct 27 2022

LEGAL PUBLICATION
PUBLIC NOTICE

Substantial Amendment to 2021-2022 Annual Action Plan
HOME Investment Partnerships Program – American Rescue Plan Act Allocation Plan
Notice of Public Comment Period
Notice of Virtual Public Information Session
Notice of In-Person Public Information Session
Notice of Public Hearing

The City of Wichita has been awarded $5,508,372 in HOME Investment Partnerships Program-American Rescue Plan Act (HOME-ARP) funding. This funding must be utilized to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. The City has developed a HOME-ARP Allocation Plan, which 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-ARP Allocation Plan. The proposed HOME-ARP Allocation Plan will be available for public review beginning October 28, 2022 through December 5, 2022. The proposed plan will be available at City Hall, all Neighborhood Resource Centers, the Advanced Learning Library, as well as the Ford Rockwell, Lionel Alford, Westlink, and Maya Angelou branch libraries. The proposed plan will also be available at the City of Wichita's Housing and Community Services Department's first floor desk at City Hall, 455 N. Main, Wichita, Kansas, 67202. The proposed plan can also be viewed online at: https://www.wichita.gov/Housing/Pages/CommunityInvestments.aspx. Comments regarding the proposed HOME-ARP 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 or mstanberry@wichita.gov. A virtual public information session regarding the proposed plan is scheduled to be held Tuesday, November 1, at 4:00 PM to 5:30 PM. Please contact Logan Bradshaw at 316-462-3725, 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. 2 nd 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 Chambers at City Hall, 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 for effective communication with City of Wichita personnel should contact the Office of the City Manager, 316-268-2468 as soon as possible, but no later than 48 hours before the scheduled event or appearance
IPL0095334
Oct 27 2022

LEGAL PUBLICATION
Org Code # 10022741
City of Wichita
NOTICE OF LEGAL PUBLICATION

DNB2022-00109 Published in The Wichita Eagle Reporter 10/27/2022.
To: Richard A Cowell, or HIS/HERS/THEIRS heirs, devisees, legatees, successors, and assigns or parties in possession.
You are hereby notified that the following conditions:
Board up and secure open structures(s) located on the property, adequately to prevent unauthorized entry. All openings must be secured in a workmanlike manner Openings shall be
secured with 5/8" plywood cut to fit the opening and secured to the opening by means of bracing with a 2" x 4" fastened with a 5/16" X 12" bolt through the center of the plywood. The bolt shall be secured by washer and a nut on the inside of the structure. Front door openings shall be boarded with 5/78" plywood cut to fit the opening and secured with 2" zip screws on 12" center along the edge. To include all exterior openings., exists at 2144 S Mosley, Wichita, Kansas, and legally described as:
S 50 FT N 150 FT LOT 3 BLOCK 8 KINKAID'S 2ND. ADD., Wichita Township, Sedgwick County, Kansas, (Tax Key # B 06041)
have been determined by the Director of the Metropolitan Area Building and Construction Department to be a nuisance within the definition of Section 8.01.010 Code of the City of Wichita, Kansas, which nuisance, in the interest of public health, must be suppressed and abated
This is your notice that failure to abate this nuisance and the conditions aforestated on or before 11/6/2022, will result in the abatement of said nuisance by the said Metropolitan Area Building and Construction Department, the costs of which will be levied against the aforedescribed real property in accordance with the laws of the State of Kansas and the ordinances of the City of Wichita.
Signed, Christopher W Labrum
Director
Metropolitan Area Building & Construction Dept.
Published Once
IPL0095513
Oct 27 2022

LEGAL PUBLICATION
Published in
The Wichita Eagle, Thursday, October 27, 2022.

FORMAL BID – 220296

Sealed bids will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to TEN O'CLOCK 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://selfservice.wichita.gov) using your secure login/password.
PUBLIC WORKS & UTILITES DEPARTMENT / FLEET & FACILITIES DIVISION
33,000 GVWR Regular Cab and Chassis w/Felling Grapple
AS PER SPECIFICATIONS
F.O.B. – Wichita, Kansas
Bids will be opened after ten o'clock a.m., in the Board Room, 1st Floor, 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, (316) 268-4636. 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 Brogden, Senior Buyer, at jbrogden@wichita.gov no later than Thursday, November 10, 2022, at 3:00 p.m.
Dated at Wichita, Kansas this 25th day of October, 2022.
Melinda A. Walker
Purchasing Manager
ATTENTION
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 Brogden, Senior Buyer, at jbrogden@wichita.gov no later than 3:00 P.M.,
ON
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
* * * * * * * * * * * * * * *
IPL0095688
Oct 27 2022

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 northwest 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 inroominkgoto.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

HAVING A HARD TIME FINDING A NEW EMPLOYEE?
Let Classifieds Help
The Wichita Eagle

KANSAS.COM

Animals

Dogs

AKC Long Haired Mini Dachshund
14 wk old male, red, 1st shots and worming
$300
918-214-1881 call or text



Best Family Companion Ever!
AKC English Springer Spaniel Puppies born in August ready for their new family home. Shots, health certificate, dew claws removed, tails docked. Contact Denise 308-660-2152

F1b Malti - Poo Puppies
Sweet puppies! They will be ready to go by Nov. 15th, 2022. Now taking deposits and will hold for you! Call 620-259-0148

Shihtzu puppies
Shihtzu 7 week old standard female Shihtzu $500 with shots. 7 weeks old mini Shihtzu $700 with shots. Call for photos. 316-691-7510



Mini/Med. F1 & F1b Goldendoodle pups, m/f, s/w, call/text 308-219-0246

LABRADOODLE PUPPIES!
3 females, 7 males! Ready for homes Nov 3rd! Call/Text (316) 619-1537

Bichon Frise; 2-females, 2 males, $1000 females $800 Males. 580-352-8625, Ponca City, Oklahoma.

F1b LABRADOODLE PUPPIES
ready now, medium size, 5 male, 5 females, parents health tested clear, 1200, call/text 913-747-4294

Real Estate

For Rent

1400 N Woodlawn Highland House
Adult community - secured access high rise with garage
Units available starting at $880
Nosmoking and pets large floor plans
316-684-7994

Service Directory

Home & Business Improvement

Conways seamless guttering
Gutter replacement, covers, and repair Free estimates 316-841-5212

Miscellaneous

Garage Sales

ESTATE SALE Oct 28-29-30
1505 S. Pattie, Wichita
Tools, Collectibles, Antiques, Records, Glass, Furniture, Housewares, Lots of Misc. 1990 Jeep Cherokee

Wichita BENJAMIN HILLS MULTI-FAMILY SALE
2318 N. Cardinal Thur & Friday 9-6 Sat 9-1. Misc. household items,men & 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, tools, 16' car trailer with winch & ramps

CUSTOMIZED ESTATE SALES PHOTOS @ESTATESALES.NET

1732 N KESSLER ST

EAST OF 17TH & WEST
THUR-FRI 9-5 SAT 9-3
2003 SATURN VUE 93K MILES

BRAND NEW LADIES CLOTHES XL-1X, ANT. OAK SECRETARY, FULL & QUEEN SERTA BEDS, VINTAGE GLASSWARE, VITA MIX 5000, FILE CABS, RECUMBENT BIKE, BOSE 161 SPEAKERS, CROSLEY CD RECORDING CENTER, ART SUPPLIES, BOOKCASES, WOOD & METAL SHELVING, BERNINA & SEWING ITEMS, EARLY AMERICAN TABLE, CHAIRS & HUTCH, W/D, CHEST FREEZER, LAWN/GARDEN & HAND TOOLS, PACKED KITCHEN, LOTS OF BOOKS****
JULIE 316-806-7380

Merchandise

Oilfield Wireline Logs For Sale
Geophysical logs covering eastern Kansas. Wireline company closing. Selling over 110,000 geophysical logs covering Eastern Kansas. Contact: 620-212-3579

Misc.

Estate Sale 534 n New York
Antiques, Vintage, Clothing, toys, and more October 20 thru October 27 10 a.m to 5 p.m

AGENDA ITEM NO. 4.3

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

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.

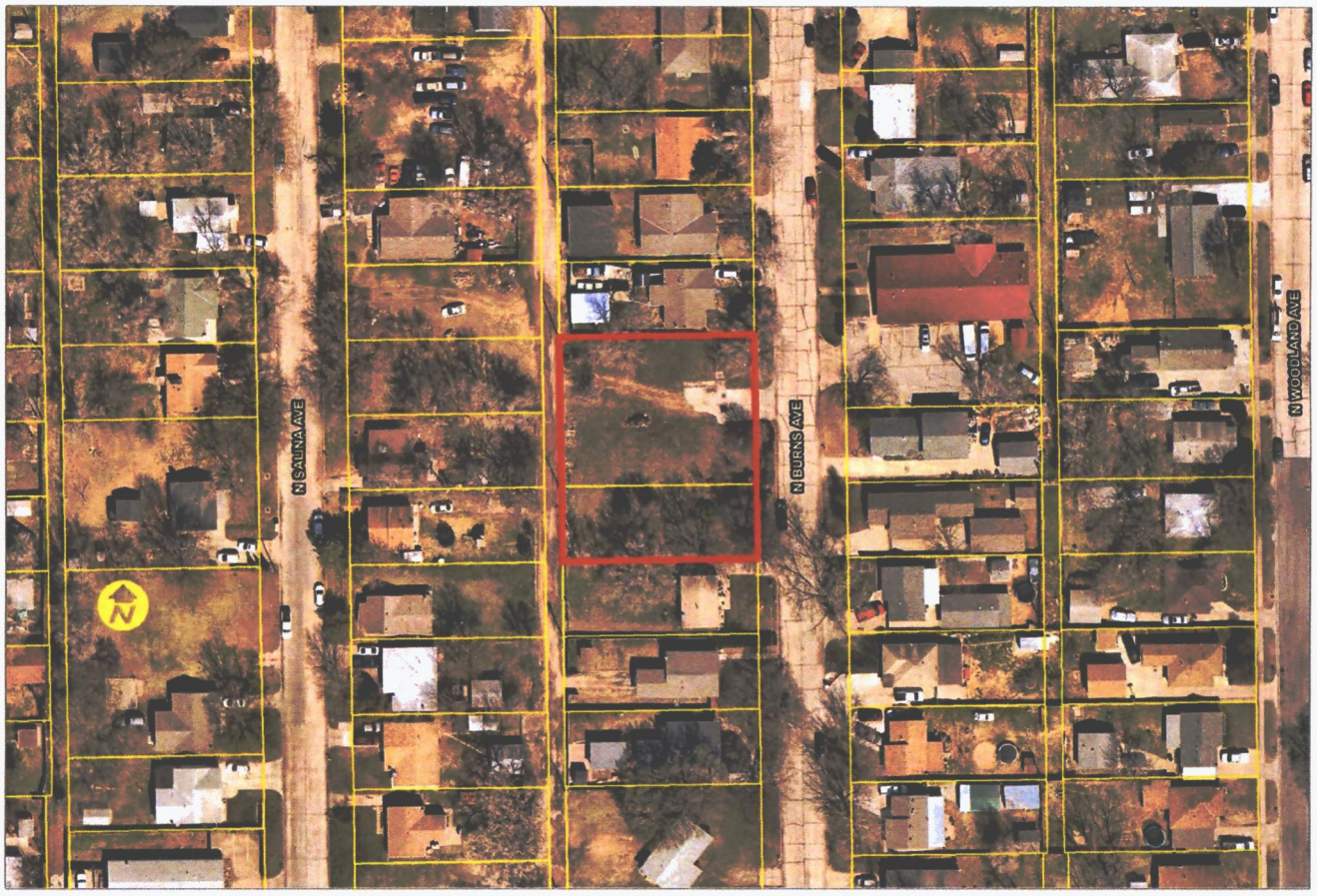
4. **Length of time the subject property has remained vacant as zoned:** The single-family dwelling on the site was removed within the last five years.

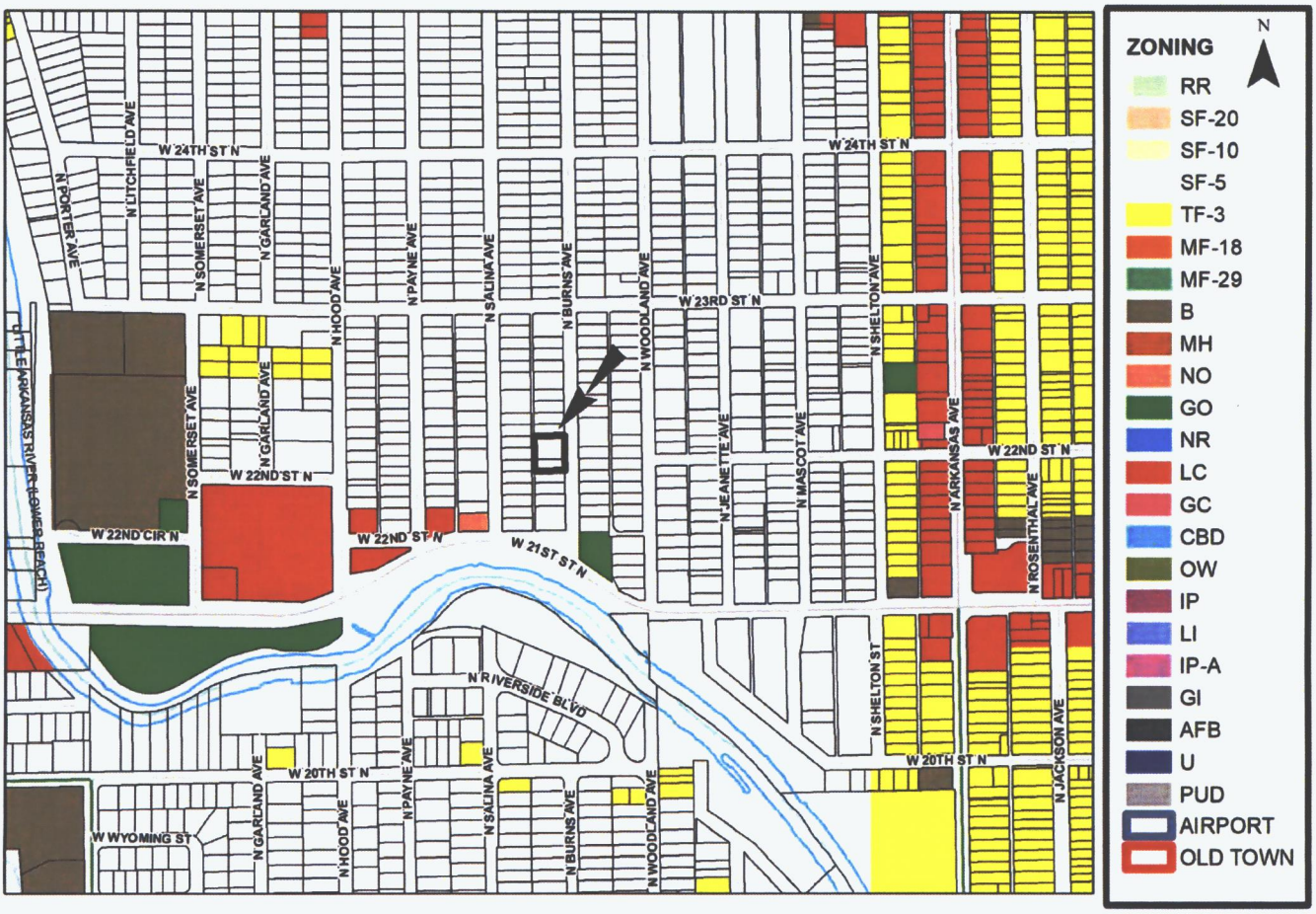
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *21st Street North Corridor Revitalization 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


N SALINA AVE
N BURNS AVE
N WOODLAND AVE
N


ZONING
N
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
W 24TH ST N
W 23RD ST N
W 22ND ST N
W 22ND CIR N
W 21ST ST N
W 20TH ST N
W WYOMING ST
N RIVERSIDE BLVD
N PORTER AVE
N LITCHFIELD AVE
N SOMERSET AVE
N GARLAND AVE
N HOOD AVE
N PAYNE AVE
N SALINA AVE
N BURNS AVE
N WOODLAND AVE
N JEANETTE AVE
N MASCOT AVE
N SHELTON AVE
N ARKANSAS AVE
N ROSENTHAL AVE
N JACKSON AVE
LITTLE ARKANSAS RIVER (LOWER REACH)

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

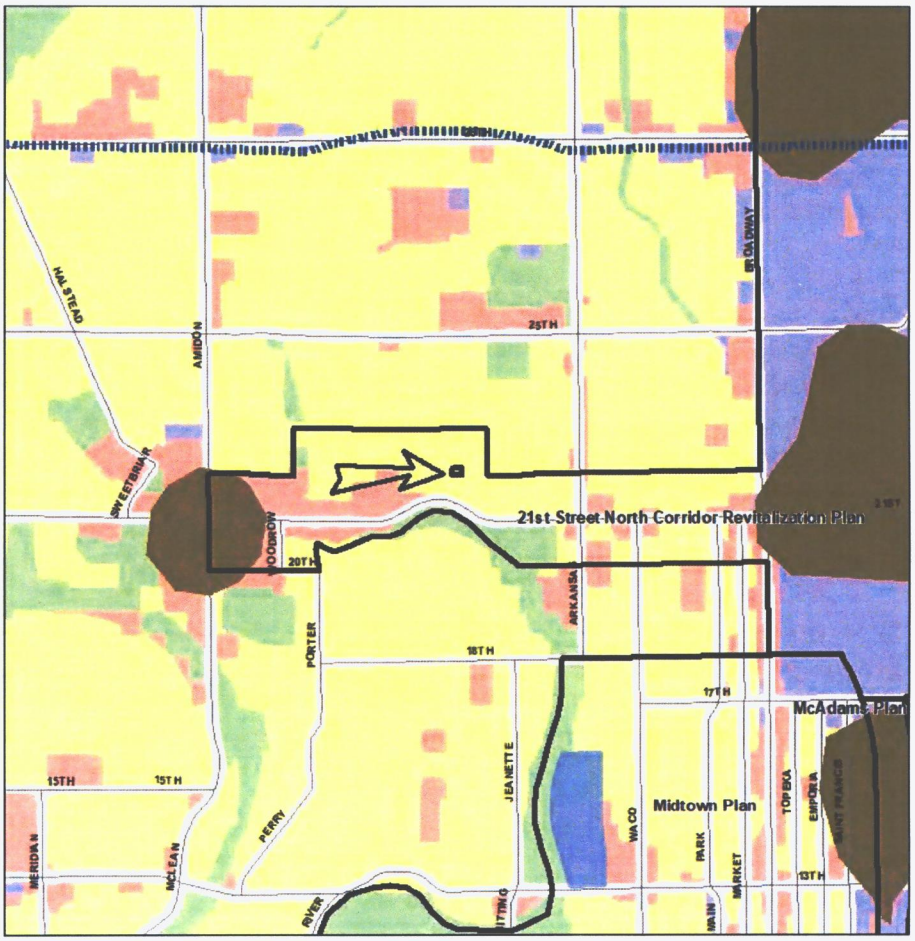
Statistical Development Areas

- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

LAND USE

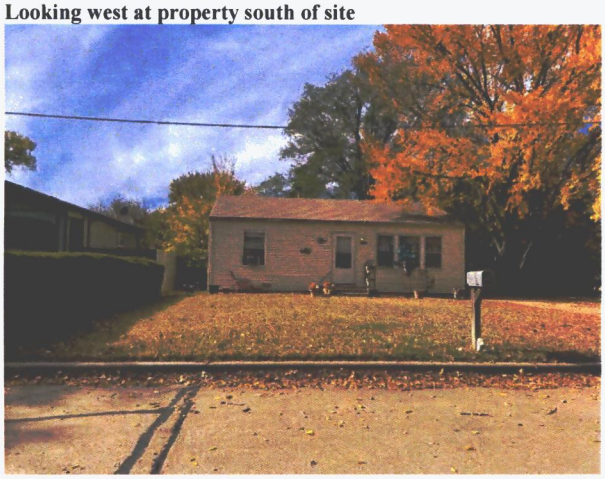
- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Nghbd_Plan_Areas

N




WEST SUB-AREA
MAP II.2 PREFERRED ILLUSTRATIVE PLAN
LEGEND
Study Area Boundary
Publicly Owned Land
Institutional/Educational
Public Park-Open Space
Special Opportunity Areas
Commerical Services (Offices)
Neighborhood Retail
Commercial Mixed
Residential High Density
Single Family Residential
Infill Development Opportunity
Existing Buildings to Remain (along 21st St.)
MAINTAIN RESIDENTIAL EDGE
22ND
MIDON
HOOD
BAENA
PARKER
LITCHFIELD

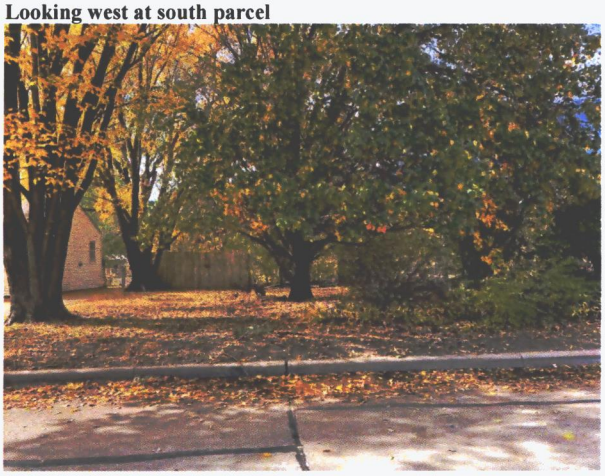
Looking west at property south of site



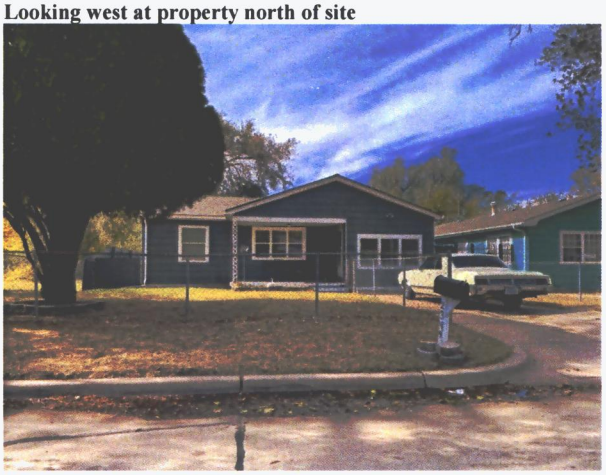
Looking west at north parcel



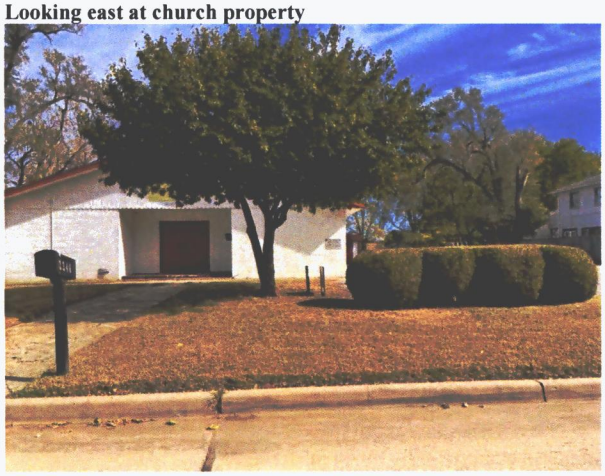
Looking west at south parcel



Looking west at property north of site



Looking east at church property



Looking east away from site

