



**Wichita-Sedgwick County Metropolitan Area Planning Department**

January 17, 2023

Eric Gilbert  
11100 South Fremont Circle  
Mulvane, KS 67110

Professional Engineering Consultants, P.A.  
Attn: Rebecca Mellies  
303 South Topeka  
Wichita, KS 67202

**RE: ZON2022-00063:** Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for the development of duplexes; generally located north of East 63rd Street South and east of South Clifton Avenue.

Dear Applicant;

At its regular meeting on January 17, 2023, the Wichita City Council considered the above captioned request. The action of the City Council was to APPROVE the request.

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

Sincerely,

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

Christina Rieth  
Associate Planner

Copies to: MABCD  
Mike Hoheisel, City Council District III  
Becca Johnson, CSR District III



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 16, 2022

Eric Gilbert  
11100 South Fremont Circle  
Mulvane, KS 67110

Professional Engineering Consultants, P.A.  
Attn: Rebecca Mellies  
303 South Topeka  
Wichita, KS 67202

**RE: ZON2022-00063:** Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for the development of duplexes; generally located north of East 63rd Street South and east of South Clifton Avenue.

Dear Applicant;

At its regular meeting on **December 15, 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 29, 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 29, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, January 17, 2023, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

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

Christina Rieth  
Associate Planner

Copies to: MABCD  
Mike Hoheisel, City Council District III  
Becca Johnson, CSR District III

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. ZON2022-00063

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

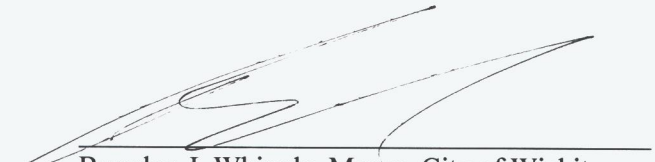
A legal description for zoning purposes located in the East Half of the Southwest Quarter of Section 26, Township 28 South, Range 1 East, 6<sup>th</sup> Principal Meridian, Sedgwick County, Kansas, described as: commencing at the Northwest corner of said East Half, Southwest Quarter; thence South along West line of said East Half, bearing S00°17'28"E a distance of 326.57 feet; thence bearing N89°42'32"E a distance of 30.00 feet to the East right-of-way line of Clifton Avenue, said point being the point of beginning; thence bearing S00°17'28"E along said East right-of-way line and parallel with the west line of said East Half, Southwest Quarter, a distance of 1,200.60 feet; thence bearing N89°42'32"E a distance of 205.38 feet; thence bearing N83°05'47"E a distance of 64.96 feet; thence bearing N89°42'32"E a distance of 176.22 feet; thence bearing N73°10'00"E a distance of 120.19 feet; thence bearing N41°18'51"E a distance of 128.14 feet; thence bearing N13°31'54"E a distance of 117.10 feet; thence bearing N00°13'45"W a distance of 338.77 feet; thence bearing N49°48'22"W a distance of 206.71 feet; thence bearing S89°42'32"W a distance of 129.71 feet; thence bearing N00°17'28"W a distance of 229.75 feet; thence bearing S89°42'32"W a distance of 119.00 feet; thence bearing N00°17'28"W a distance of 179.73 feet to the P.C. of a tangent curve to the left having a radius of 182.00 feet, a chord bearing N15°34'37"W, a chord distance of 95.96 feet, through a central angle of 30°34'19", an arc distance of 97.11 feet; thence bearing N30°51'47"W a distance of 28.76 feet; thence bearing S56°46'47"W a distance of 64.05 feet to a P.C. of a tangent curve to the right having a radius of 182.00 feet, a chord bearing S77°42'28"W, a chord distance of 77.49 feet, through a central angle of 24°35'03", an arc distance of 78.09 feet; thence bearing N90°00'00"W a distance of 99.84 feet to the point of beginning.


**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.

*[Remainder of page left intentionally blank]*

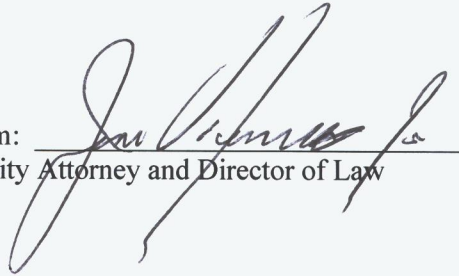
ATTEST:

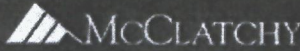
  
\_\_\_\_\_  
Brandon J. Whipple, Mayor, City of Wichita

  
\_\_\_\_\_  
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	375561	Print Legal Ad-IPL01071750 - IPL0107175	ORD. NO. 52-024	\$98.91	2	59 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 January 27, 2023  
 ORDINANCE NO. 52-024

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. ZON2022-00063

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

A legal description for zoning purposes located in the East Half of the Southwest Quarter of Section 26, Township 28 South, Range 1 East, 6th Principal Meridian, Sedgwick County, Kansas, described as: commencing at the Northwest corner of said East Half, Southwest Quarter; thence South along West line of said East Half, bearing S00°17'28" E a distance of 326.57 feet; thence bearing N89°42'32" E a distance of 30.00 feet to the East right-of-way line of Clifton Avenue, said point being the point of beginning; thence bearing S00°17'28" E along said East right-of-way line and parallel with the west line of said East Half, Southwest Quarter, a distance of 1,200.60 feet; thence bearing N89°42'32" E a distance of 205.38 feet; thence bearing N83°05'47" E a distance of 64.96 feet; thence bearing N89°42'32" E a distance of 176.22 feet; thence bearing N73°10'00" E a distance of 120.19 feet; thence bearing N41°18'51" E a distance of 128.14 feet; thence bearing N13°31'54" E a distance of 117.10 feet; thence bearing N00°13'45" W a distance of 338.77 feet; thence bearing N49°48'22" W a distance of 206.71 feet; thence bearing S89°42'32" W a distance of 129.71 feet; thence bearing N00°17'28" W a distance of 229.75 feet; thence bearing S89°42'32" W a distance of 119.00 feet; thence bearing N00°17'28" W a distance of 179.73 feet to the P.C. of a tangent curve to the left having a radius of 182.00 feet, a chord bearing N15°34'37" W, a chord distance of 95.96 feet, through a central angle of 30°34'19", an arc distance of 97.11 feet; thence bearing N30°51'47" W a distance of 28.76 feet; thence bearing S56°46'47" W a distance of 64.05 feet to a P.C. of a tangent curve to the right having a radius of 182.00 feet, a chord bearing S77°42'28" W, a chord distance of 77.49 feet, through a central angle of 24°35'03", an arc distance of 78.09 feet; thence bearing N90°00'00" W a distance of 99.84 feet to the point of beginning.

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

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

ATTEST:

Brandon J. Whipple, Mayor, City of Wichita

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magan a, City Attorney and Director of Law

IPL0107175

Jan 27 2023

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

1 insertion(s) published on:

01/27/23

STATE OF KANSAS)

SS

County of Sedgwick)

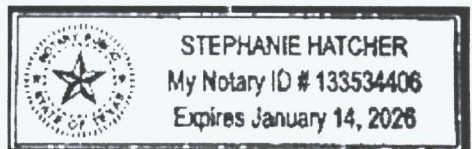
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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 01/27/2023 to 01/27/2023.

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

DATED: 01/27/2023

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	350098	Print Legal Ad-IPL00991830 - IPL0099183	OCA 150004	\$140.91	2	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 November 23, 2022

(One Time Only)

MAPC/BZA December 15, 2022

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 15, 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.

CUP2022-00052: Request in the City to amend Community Unit Plan CUP DP-248 to allow multi-family housing on Parcel 2 on property zoned GC General Commercial; generally located east of South 127th Street East and less than a quarter mile north of US Highway 54.

ZON2022-00063: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for the development of duplexes; generally located north of East 63rd Street South and east of South Clifton Avenue.

ZON2022-00064: Zone Change request in the City from SF-5 Single-Family Residential to LI Limited Industrial; generally located less than a quarter-mile south of East 55th Street South and on the west side of South Hydraulic Avenue (5727 South Hydraulic).

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 November 23, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0099183

Nov 23 2022

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

No. of Insertions: 1

Beginning Issue of: 11/23/2022

Ending Issue of: 11/23/2022

STATE OF KANSAS)

SS

County of Sedgwick)

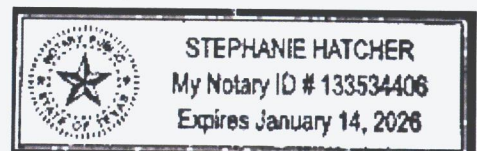
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 11/23/2022 to 11/23/2022.

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

DATED: 11/23/2022

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!

# KU football vs. K-State: Five things to know about Jayhawks entering Saturday's game

BY GARY BEDORE  
gbedore@kstar.com

## LAWRENCE

After dropping two straight Big 12 football games and five of the last six contests, the Kansas Jayhawks next travel to Manhattan on Saturday for a battle against the No. 15-ranked Kansas State Wildcats.

Chris Klieman's KSU team has won in a row, three of four and six of eight entering the Sunflower Showdown between the bowl-eligible Jayhawks (6-5, 3-5) and bowl-eligible Wildcats (8-3, 6-2).

The fact one is hot and the other is not may not mean much when the rivals kick off at 7 p.m. on Fox at Bill Snyder Family Stadium.

"I mean it's a rivalry game coming up. There doesn't need to be much of a message. We're all fired up ready to play," KU senior tight end Ma-

son Fairchild said after Saturday's 55-14 home loss to Texas. "I think it'll be easy to get up this week knowing the challenge ahead. I think it'll be a fun week."

Quarterback Jalon Daniels, who threw for a pair of touchdown passes in the second half against the Longhorns after shaking off the rust of a 4 1/2 game absence due to injury, said the team's mental makeup is rock solid entering the regular season finale.

"Keep your head up and stay together no matter what the situation is. It's football," said Daniels, one of the team's leaders. "If we're turning on each other we won't be able to go into the next one. Stay together. Own what's on film and get better."

"Even if we won or lost today, we have the 24-hour rule. ... That game's in the past. We can't focus too much on our last opponent. We look to our next opponent."

Second-year coach Lance Leipold says there's been no change in his players' desire to win entering rivalry week.

"There are guys on our sideline literally in tears they want to compete so bad, and they're frustrated and want to see us do better because they care so much," Leipold said. "That means a lot to me and our coaches and other guys (players). We've got to make sure that spreads throughout this program."

"One thing I did say (after the game to players)," Leipold added, "we have to find a better way to understand and react when we play opponents who have their backs to the wall."

For instance, Texas was coming off a low-scoring 17-10 loss to TCU; Baylor was coming off a 43-40 loss to West Virginia; and Oklahoma was coming off a 49-0 loss to Texas — all before they faced Kansas. Each of the three reversed course and defeated the

Jayhawks.

"The great thing about our conference, we run into teams coming off losses as well and they really have responded well. I don't know if we are matching that punch for punch," Leipold said.

## THE DETAILS

**Kickoff:** 7 p.m., Saturday  
**Where:** Bill Snyder Family Stadium, Manhattan, Kan.  
**TV:** FOX  
**Radio:** WHB (810) in Kansas City; KFH (1240 AM, 97.5 FM) in Wichita  
**Early betting line:** Kansas State by 12

## FIVE THINGS TO KNOW

- 1. These two teams have been playing each other a long time.** KU leads the all-time series 66-48-5. It is the 10th most played rivalry in FBS, dating to 1902. The series has been contested every year since 1911, making it the fourth-longest active series in FBS.

and the second-longest in-state rivalry. The Wildcats have won 13 in a row in the series; KU last won on November 1, 2008.

**2. The running game is pivotal for Kansas.** KU finished with 104 rushing yards on 30 carries in Saturday's 55-14 blowout loss to Texas. The Jayhawks have rushed for at least 100 yards in 10 games this season. That marks the first time since 2008 that KU has 10 games with 100+ rushing yards in a season.

**3. KU continues to throw the football effectively.** Against Texas, Kansas threw for 242 passing yards, marking the sixth consecutive game with 200+ yards through the air. The last time KU had at least 200 passing yards in six straight games was when the Jayhawks threw for 200+ yards in each of the first seven games of the 2009 season.

**4. Kenny Logan was as productive as ad-**

verted this season. Logan, a senior safety from St. Augustine, Florida, recorded a game-high 10 tackles against the Longhorns. It was the pre-season all-Big 12 pick's fifth game of the season with double-digit tackles. For the year Logan leads the team with 90 tackles. Rich Miller is second with 79.

**5. Andy Kotelnicki and Joe Klanderman are up for the same national award.** Kansas football offensive coordinator Andy Kotelnicki and K-State defensive coordinator Joe Klanderman are two of 11 nominees for the Broyles Award, the Frank & Barbara Broyles Foundation announced. The award honors college football's top assistant coach. Other Big 12 nominees: Jeff Grimes, OC, Baylor; Jon Heacock, DC, Iowa State; Garrett Riley, OC, TCU.

**Some bonus coverage:** Here are five things to know about K-State ahead of Saturday.

Gary Bedore: 816-234-4068, @garybedore

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316.268.6000

## Legals

### LEGAL PUBLICATION

TO BE PUBLISHED ONE TIME ON NOVEMBER 23, 2022

**PROJ # E2028-BID 22030**

**SEALED PROPOSALS**

Notice is hereby given that bids will be received at the office of the Purchasing Manager, up to 10:00 a.m., Friday, December 2, 2022 for the following project:

Water Distribution System Phase 1 448-2022-024788 / E2088

Sanitary Sewer Improvements Phase 1 448-2022-024783 / E2086

Sanitary Sewer Improvements Phase 1 448-2022-024784 / E2087

Arnie Addition LUMP SUM BID ITEMS - GROUP 1 (E2088)

Site Clearing 1 LS

Site Restoration 1 LS

MEASURED QUANTITY BID ITEMS - GROUP 1 (E2085)

Pipe, WL 8" 2,048 LF

Pipe, WL 8" (Directional Drill) 105 LF

Pipe, WL 8" (D/C/L) 40 LF

Fire Hydrant Assembly 4 EA

Valve Assembly, 8" 2 EA

Valve Assembly, Blowoff 2 EA

LUMP SUM BID ITEMS - GROUP 2 (E2084)

Site Clearing 30,350 CY

Fill, Compacted (95% Density) 30,325 CY

Pond, Limer, Clay (12") 1,050 CY

Concrete, Curb, Water 1 LS

Site Restoration 1 LS

Site Clearing 1 LS

Seeding, Temporary 1 LS

Seeding, Permanent 1 LS

MEASURED QUANTITY BID ITEMS - GROUP 2 (E2084)

Gabion Drop Structures 4 EA

BMP - Construction Entrance 1 EA

BMP - Erosion Control Mat, Pond 2,225 SY

BMP - Erosion Control, Slope 00 SY

BMP - Ditch Sediment Barrier 14 EA

BMP - Silt Fence 3,645 LF

LUMP SUM BID ITEMS - GROUP 3 (E2082)

Site Clearing 1 LS

Site Restoration 1 LS

MEASURED QUANTITY BID ITEMS - GROUP 3 (E2082)

MH, Standard SS (4") 4 EA

MH, Shallow SS (4") 8 EA

Pipe, SS 8" 3,180 LF

Concrete Encasement 8" 90 LF

Fill, Flowable 68 LF

Air, Testing, SS Pipe 3,160 LF

All bids received will thereafter be publicly opened, read aloud and considered by the Board of Bids and Contracts. All work to be done under the direction and supervision of the City Manager and according to plans and specifications on file in the office of the City Engineer. Bidders will be required to enclose a bid bond in the amount of five percent (5%) with each as a guarantee of good faith. The Wichita City Council reserves the right to reject any and all bids. Dated at Wichita, Kansas, November 17, 2022. Jamie Buster, City Clerk.

This information and any addenda is also available on the City's Web Page at <https://www.wichita.gov/MSS/Vendors/Vbids/Default.asp#FLD09922>. Nov. 23, 2022.

### LEGAL PUBLICATION

TO BE PUBLISHED ONE TIME ON NOVEMBER 23, 2022

**PROJ # E2028-BID 22031**

**SEALED PROPOSALS**

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Water Distribution System Phase 1 448-2022-024788 / E2088

Sanitary Sewer Collector 468-2022-024783 / E2086

Sanitary Sewer Improvements Phase 1 448-2022-024784 / E2087

Arnie Addition LUMP SUM BID ITEMS - GROUP 1 (E2088)

Site Clearing 1 LS

Site Restoration 1 LS

MEASURED QUANTITY BID ITEMS GROUP 1 (E2088)

Pipe, WL 4" 954 LF

Pipe, WL 8" 3,850 LF

Pipe, WL 8" (D/C/L) 10 LF

Fire Hydrant Assembly 7 ea

Valve Assembly, 4" 5 ea

Valve Assembly, 8" 6 ea

Valve Assembly, Blowoff 4 ea

LUMP SUM BID ITEMS - GROUP 2 (E2086)

Site Clearing 9 ea

Site Restoration 1 LS

MEASURED QUANTITY BID ITEMS - GROUP 2 (E2086)

BMP, Construction Entrance 1 EA

MH, Standard SS (5") 4 ea

MH, Standard SS (4") 1 ea

Pipe SS, 10" 1,254 LF

Pipe SS, 8" 370 LF

Air, Testing, SS Pipe 1,724 LF

BMP, Construction Entrance 1 EA

LUMP SUM BID ITEMS - GROUP 3 (E2087)

Site Clearing 1 LS

Site Restoration 1 LS

MEASURED QUANTITY BID ITEMS - GROUP 3 (E2087)

MH, Standard SS (4")/Outflow Drop 1 EA

Pipe SS, 8" 3,306 LF

Sub, SS, 8" 12 EA

Riser Assembly 4", Vertical 3 EA

Sand, Flush & Vibrate 3,167 LF

Air, Testing, SS Pipe 86 EA

All bids received will thereafter be publicly opened, read aloud and considered by the Board of Bids and Contracts. All work to be done under the direction and supervision of the City Manager and according to plans and specifications on file in the office of the City Engineer. Bidders will be required to enclose a bid bond in the amount of five percent (5%) with each as a guarantee of good faith. The Wichita City Council reserves the right to reject any and all bids. Dated at Wichita, Kansas, November 17, 2022. Jamie Buster, City Clerk.

This information and any addenda is also available on the City's Web Page at <https://www.wichita.gov/MSS/Vendors/Vbids/Default.asp#FLD09920>. Nov. 23, 2022.

## LEGAL PUBLICATION

DOA 116004

Published in The Wichita Eagle on November 23, 2022

(One Time Only)

MARCOZA December 15, 2022

**NOTICE IS HEREBY GIVEN** that on Thursday, December 15, 2022, no earlier than 1:30 p.m., the WichitaSegeopok County Metropolitan Area Planning Commission 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 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 WichitaSegeopok County Metropolitan Area Planning Department at (316) 268-4421.

**2022-00054:** Zone Change request in the City from SF-5 Single-Family Residential to L Limited Residential; generally located less than a quarter-mile south of East 50th Street South and on the west side of South Hydraulic Avenue (Z272 South Hydraulic).

**2022-00052:** Request in the City to amend Community Unit Plan CLP DP-1 to a six-unit multi-family on Parcel 2 on property zoned G2 General Commercial; generally located north of East 53rd Street East and less than a quarter-mile north of US Highway 54.

**Z2022-00063:** Zone Change request in the City from SF-5 Single-Family Residential District to T1-3 Two-Family Residential District for the development of duplexes, generally located north of East 53rd Street East and less than a quarter-mile south of East 50th Street South and on the west side of South Hydraulic Avenue (Z272 South Hydraulic).

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 WichitaSegeopok County Unified Zoning Code, the same will then be read and discussed and considered by the said MARPC 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 in a proposed change to the zoning regulations will be considered by the MARPC by its law provided.

Options to participate include:

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 a telephone

United States +1 (671) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system

Dial in or type: 672.7195.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141 @ 67.217.95.2 or 67.217.95.2@651544141

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<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. Public participation may 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 WichitaSegeopok County Metropolitan Area Planning Department at (316) 268-4421.

You can submit comments regarding items on the Planning Commission agenda to the WichitaSegeopok County Metropolitan Area Planning Department at (316) 268-4421. Comments must be received by the Planning Department no later than 5:00 p.m. on the day prior to the meeting. Please be sure to provide ample time 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 MARPC, prior to or during the meeting.

Submit Comments Ahead of Time

Email: Planning@wichita.gov

Mailing Address: Wichita-Segeopok County Metropolitan Area Planning Department

Attn: Scott Wade

271 W 3rd Street - Suite 201

Wichita, KS 67202

Phone: 316.268.4421

Fax: 316.856.7754

WITNESS MY HAND on November 23, 2022

Scott Wade, Secretary

WichitaSegeopok County, Kansas

Metropolitan Area Planning Commission

#P0009163

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## Animals

### Dogs

**CHRISTMAS PUPPIES, DACHSHUNDS**

Registered Miniature Shitzu, very lovable, well trained, \$1500 just in time for the holidays

French Bulldog Puppies and adults \$1500 just in time for the holidays

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**F16 MEDIUM GOLDENDOODLES 12**

weeks - 3 males and 8 females. 1st adult, regular deworming given and vet checked. They make great family dogs! \$400

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**F16 LABRADOODLE PUPPIES**

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Call 913-747-4294, johnsonj2006@gmail.com

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ready 1/25 (1200), white and salt/pepper, 913-562-4952

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Available! Text or call for more info, God Bless

820 388 1985

**F16 LABRADOODLE PUPPIES**

ready now, medium size, 5 male, 5 female, parents health tested, call \$750, call/text 913-747-4294

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**STAFF REPORT**  
MAPC: December 15, 2022  
DAB III: December 7, 2022

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CASE NUMBER: ZON2022-00063 (City)

APPLICANT/AGENT: Eric Gilbert (Applicant)/Professional Engineering Consultants, P.A. (Agent)

REQUEST: TF-3 Two Family Residential District

CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 14.2 acres

LOCATION: Generally located north of East 63rd Street South, on the east side of South Clifton Avenue

PROPOSED USE: To allow future development of duplexes

RECOMMENDATION: Approve the zoning request.



This SF-5 property is intended to be part of the larger residential development along with the proposed duplexes. Properties to the west are zoned SF-20 Single-Family Residential District, MF-18 Multi-Family District, SF-5 Single-Family Residential District, and LC Limited Commercial. The SF-20 Single-Family District properties are developed with single-family residential dwellings in unincorporated Sedgwick County; the rest are undeveloped within the City of Wichita. Within one-quarter mile on the southwest corner of East 63rd Street and South Clifton Avenue, there exists a mixed development of single-family and two-family dwellings. Therefore, the requested zone change is not introducing a new type of development to the area.

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 District, which is suitable for the development of single-family residential dwellings or a limited number of civic uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District will allow for the development of duplexes. Staff does not anticipate the zone change to have significant detrimental impacts on nearby properties.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is not in conformance with the *Community Investments Plan*, as discussed in this staff report.
5. **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. Development of this property will likely increase traffic along South Clifton Avenue. Any improvements to South Clifton Avenue will be determined at the time of platting.

Attachments:

1. Floodplain Map
2. Aerial Map
3. Future Growth Concept Map
4. Zoning Map
5. Site Pictures



