Wichita-Sedgwick County Metropolitan Area Planning Department

February 9 2023

Trina Thomas
2717 N. Lake Ridge Street
Wichita, KS 67205

RE: **ZON2022-00065**: Zone change request in the City from SF-5 Single-Family Residential District to MF-29 Multi-Family Residential District for duplex development; generally located within one block north of West 29th Street North and within a half-mile east of North Arkansas on North Fairview Avenue.

Dear Applicant;

At its regular meeting on **February 7, 2023**, the Wichita City Council considered the above captioned request. The action of the City Council was to recommend **APPROVAL** of the request.

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

Sincerely,

E. Ebach

Eryn Ebach, Associate Planner

Copies to: MABCD
Maggie Ballard
Ana Lopez, Community Service Representative VI

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 5, 2023

Trina Thomas
2717 N. Lake Ridge Street
Wichita, KS 67205

RE: **ZON2022-00065**: Zone change request in the City from SF-5 Single-Family Residential District to MF-29 Multi-Family Residential District for duplex development; generally located within one block north of West 29th Street North and within a half-mile east of North Arkansas on North Fairview Avenue.

Dear Applicant;

At its regular meeting on **January 5, 2023**, 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 **January 19, 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 **January 19, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, February 7, 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,

E. Ebach

Eryn Ebach, Associate Planner

Copies to: MABCD
Maggie Ballard
Ana Lopez, Community Service Representative VI

OCA 150004

(Published in the Wichita Eagle, 2/17/23)

ORDINANCE NO. 52-031

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. ZON2022-00065

City zone change from SF-5 Single Family Residential to MF-29 Multi-Family Residential District for duplex development on property described as:

Lots 7, 8, 9, 10, and 11, Block 24, Jones Park Addition to North 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 14th day of Feb., 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

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	383883	Print Legal Ad-IPL01100410 - IPL0110041		$53.65	1	64 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, February 17, 2023)

ORDINANCE NO. 52-031

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. ZON2022-00065

City zone change from SF-5 Single Family Residential to MF-29 Multi-Family Residential District for duplex development on property described as:

Lots 7, 8, 9, 10, and 11, Block 24, Jones Park Addition to North 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 re-incorporated 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 14th day of February 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0110041

Feb 17 2023

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

1 insertion(s) published on:
02/17/23

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 02/17/2023 to 02/17/2023.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/17/2023

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	357985	Print Legal Ad-IPL01016180 - IPL0101618		$216.40	3	86 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 December 15, 2022
(One Time Only)
MAPC/BZA January 5, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 5, 2023, 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.

CON2022-00046: Conditional Use request in the City to allow a Nightclub in the City within 300 feet of a residential zoning district; generally located on the south side of East Harry Street, within one-quarter mile east of Interstate 35 (7707 East Harry).

CON2022-00047: Conditional Use request in the City to permit Vehicle and Equipment Sales accessory to Vehicle Repair on property zoned LC Limited Commercial District; located at the southwest corner of South Broadway Avenue and East Kinkaid Avenue (2201 South Broadway).

CUP2022-00054: Request in the City to amend CUP DP-67 to permit Recreation and Entertainment, Indoor, on property generally located on the south side of East 21st Street North within a quarter mile east of North Woodlawn Boulevard (6959 E. 21st Street).

CUP2022-00055: Request in the City to amend Community Unit Plan CUP DP-164 to permit a Tattooing and Body Piercing Facility on property zoned GC General Commercial; generally located on the south side of West 21st Street North within a quarter mile east of North Tyler Road (8535 W. 21st Street N.).

PUD2022-00023: Zone change request in the City from TF-3 Two-Family Residential and MF-29 Multi-Family Residential to PUD Planned Unit Development to permit Group Residence, Limited, with custom development standards, on property generally located northwest of East 14th Street North and Hillside Avenue.

ZON2022-00065: Zone change request in the City from SF-5 Single-Family Residential District to MF-29 Multi-Family Residential District for duplex development; generally located within one block north of West 29th Street North and within a half-mile east of North Arkansas on North Fairview Avenue.

ZON2022-00066: Zone Change request in the City from SF-5 Single-Family to Neighborhood Office (NO) for office business; generally located on the east side of South 119th Street West and within 400 feet south of West Maple Street (11924 West Taft Street).

ZON2022-00067: Zone Change request in the City from Neighborhood Retail (NR) to Limited Commercial (LC) to increase sign rights for financial institution; generally located on the east side of North Woodlawn Boulevard and about 700 feet north of East 37th Street North.

ZON2022-00068: Zone Change request in the City from LC Limited Commercial to GC General Commercial with PO #401 to permit RV and Self-Service Storage; generally located on the northeast corner of East 47th Street South and South Hydraulic Avenue.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

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 December 15, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0101618
Dec 15 2022

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

1 insertion(s) published on:
12/15/22

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 12/15/2022 to 12/15/2022.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 12/15/2022

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!

Sherman makes case for ditching Kauffman Stadium



RICH SUGG rsugg@kcstar.com

Kansas City Royals Chairman and CEO John Sherman, right, spoke at a public meeting Tuesday at the Plexpod Westport Commons about a proposed downtown ballpark district.

BY LYNN WORTHY
lworthy@kcstar.com

The Kansas City Royals have certainly made an effort to tie their youth movement and optimism about the club's future into the push for a downtown stadium and ballpark district.

That's been evident from CEO and chairman John Sherman's open letter to the images and video montages the club has used to promote the project.

During the Royals' first public meeting as part of a "listening tour" in the region, the first question fired at Sherman by a community member made it clear that the team's performance also wasn't far from the mind of some fans.

The question, one of more than 150 submitted by more than 350 audience members at Plexpod Westport Commons, as well as questions submitted online, pointedly asked "why was a perpetual last-place team" deserving of a new stadium financed by public money — and challenged Sherman and the ownership's investment in the payroll and roster.

"This is a public-private partnership and our ownership group will be the substantial investor in this project," Sherman replied. "And we are spending on the team. I would tell you, I think in baseball — and I don't know if we want to talk about baseball — but investing in the team has to be at a point where you know you have a core that's ready to invest in."

Sherman also refuted the implication that ownership hadn't invested in the team on the field, and he pointed to the additions of free agents pitcher Mike Minor, first baseman Carlos Santana and center fielder Michael A. Taylor as well as acquiring Andrew Benintendi via trade going into the 2021 season.

Those additions were made coming off a pandemic-shortened season with no fans in attendance in 2020, the first MLB season after the current ownership group bought the team for a reported $1 billion.

Sherman also asserted that the ownership's desire to make a show of their commitment and to "accelerate" the rebuilding process did not work.

That exchange served as the lone pointed reference to the club's struggles on the field, including sub .500 records in each season since 2017, two fifth-place finishes in the division and three fourth-place finishes.

The event included eight speakers, including Sherman, accompanied by a slide presentation and multiple video montages followed by a question and answer session that lasted approximately 40 minutes.

POPULOUS AND THE CASE AGAINST THE K

In a mid-November open letter, Sherman made his first public case for a downtown stadium.

He asserted that the costs of necessary renovations to Kauffman Stadium, also known as "The K," would equal or surpass the cost to "develop a new ballpark."

The letter didn't offer specifics on either pending renovation, nor did the $2 billion price tag Sherman placed on the project separate the stadium costs from the overall cost of the district.

"Recognizing that the K will have outgrown its fullest functionalities by the time our lease expires with Jackson County by the end of the decade, we are clear-eyed that the Truman Sports Complex is not a viable option for us long-term," Royals senior VP of business operations Sarah Tourville said on Tuesday night.

For the first time, the Royals followed that statement with an assessment from highly-regarded KC-based global design and architecture firm Populous.

Populous' Sarah Dempster presented findings from their team of engineers and stated that renovations needed to make Kauffman Stadium a viable long-term home for the Royals in the future would cost $1.072 billion.

Among the major takeaways, according to Dempster, included evidence of "cancer of the concrete" in the structure that could require major removal in order to extend the life another 30 years.

Other issues Dempster highlighted included: leakage in the fountain and pump room that has caused deterioration in the steel and concrete structure, rust issues in the right field tunnel as well as the canopy steel supports and light towers and the need to replace the front row tubs in the upper deck.

The chiller plant south of the stadium, piping to the stadium and heating system were also cited as pending issues — though it was not clear how immediate a problem those issues presented.

Dempster pointed to the electrical distribution system as requiring replacement by the end of the decade.

Populous global chair and founder Earl Santee added that for the Royals to get another 50 years out of Kauffman Stadium, 70 percent of the stadium would need to be replaced. That included replacing the lower bowl and tearing down the canopy and major concourse areas.

PARSING THE NEW PROJECT

For the first time, the Royals presented the cost of the stadium apart from the ballpark district. The stadium will cost an estimated $1.005 billion of the $2 billion total district price tag.

Royals COO Brooks Sherman, senior VP and member of the ownership group, said the ownership group will invest hundreds of millions of dollars of their own into the project.

The Royals maintain that they would not ask any more financially from Jackson County than what is currently devoted to sports ventures.

The new ballpark proposal by Populous would likely aim to have 34,000-35,000 seats with an additional space for 3,500 standing room patrons to bring the capacity to approximately 38,000. Of course, a definitive site has not yet been determined.

Santee said Populous did a parking study that found there were 2 1/2 times the available parking spaces downtown as at the Truman Sports Complex within a 10-minute walk to a new downtown ballpark, and that the parking setup would work concurrently with any events at the T-Mobile Center.

Lynn Worthy: 816-234-4951, @LWorthySports

Alex Ovechkin reaches 800 career goals

BY JAY COHEN
Associated Press

CHICAGO

Soaked with beer and still wearing his No. 8 jersey, Alex Ovechkin held three pucks in his right hand as he posed for a picture with the rest of the jubilant Washington Capitals in the visiting locker room at the United Center.

Three pucks that added up to 800.

Ovechkin became the third NHL player to reach 800 career goals when he scored three times Tuesday night, touching off a wild celebration for his team and an appreciative Chicago crowd.

"Soon as it happened, kind of relief," Ovechkin said after Washington's 7-3 win over the Blackhawks. "Kind of happiness in general."

Ovechkin scored on his first two shots, beating Blackhawks goaltender Petr Mrazek 24 seconds into the game before stuffing one home on a power play with 11:46 left in the first period. The 37-year-old winger then completed his 29th career hat trick when he knocked Anthony Mantha's pass over a sprawled Mrazek 6:34 into the third.

"When he got the first goal today, I was like, 'This is the night,'" teammate Evgeny Kuznetsov said.

The rest of the Capitals jumped off the bench to celebrate after the milestone goal, and hats rained down on the ice from the crowd of 16,181. Fans in Chicago then chanted "Ovi! Ovi!" — drawing a wave from Ovechkin.

The star forward moved within one goal of Gordie Howe for second all-time. Wayne Gretzky holds the record with 894 goals.

"It's a big number," Ovechkin said. "It's the best company (you can) ever imagine since you started playing hockey."

Ovechkin also praised the crowd for its response.

"Even in the warmup, I was feeling that energy right away," he said. "The fans watch me and the fans want to see that historical moment."

When it was over, Ovechkin jumped onto the ice one last time to salute the cheering fans. He then gave his stick to a boy wearing a Capitals jersey above the tunnel to the visiting locker room.

Shortly after he got to the back, he was showered with beer by his chanting teammates. Goaded into making a speech, Ovechkin said it was special to accomplish the feat with the team.

"It was awesome," Washington coach Peter Laviolette said. "It was just awesome to be on the bench and be a part of it, a part of history."

Ovechkin has seven goals in his last four games and a team-high 20 on the season. His previous four goals were all empty-netters.

The Capitals play seven of their next nine at home.

"I think once he's going to be No. 1 he can have a sense of relief," Mantha said. "Until then, I think he's on the hunt, and that's what we love about him."

Ovechkin has been one of the NHL's most dangerous scorers practically since he got two goals in his debut with Washington on Oct. 5, 2005, against Columbus.

The 12-time All-Star has nine seasons with at least 50 goals, including a career-high 65 during the 2007-08 season. The three-time MVP, who won the Stanley Cup in 2018, had 50 goals and 40 assists in 77 games last season.

"It's mind blowing," Chicago captain Jonathan Toews said. "How many guys can score goals at his rate in the season, let alone year after year after year? He's one of a kind, for sure."

Classified FIND. BUY. SELL.
classifieds.kansas.com
SELL YOUR STUFF FAST! 316.268.6000

Legals

LEGAL PUBLICATION
Notice of intent to dispose of or sell property

To: Rodney Schneider and all others in possession by through or under them, Please take notice that on or after December 29th 2022, the contents of 12 Semirnole Dr. #1012 Park City Ks. will be sold or otherwise disposed of by Chisholm Creek LLC. Items that will be dispose of include, chairs, bed, kitchen table, TV, TV stand, wall decor, food, dishes, dresser, clothes, 2 vehicles, 1 Black bronco, 1 Chevrolet Camaro Black and other misc. household furnishings and personal items.
IPL0101988
Dec 15 2022

KANSAS.COM | The Wichita Eagle jobs.kansas.com

LEGAL PUBLICATION
DIVORCE

In the Matter of the Marriage of Keiasha S. Crosby, Petitioner and Bryce C Crosby, Defendant Case No. 22DR11281 PETITION FOR DIVORCE in Sedgwick County Court: An answer must be filed by defendant on or before 01/12/2023. If no answer, this petition will be taken as true and the Petitioner will be granted a Journal Entry of Judgment and Decree of Divorce
IPL0101729
Dec 15,22,29,Jan 5 2023

LEGAL PUBLICATION
OCA 180004

Published in The Wichita Eagle on December 15, 2022
(One Time Only)
MAPC/BZA January 5, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 5, 2023, 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.
CON2022-00046: Conditional Use request in the City to allow a Nightclub in the City within 300 feet of a residential zoning district; generally located on the south side of East Harry Street, within one-quarter mile east of Interstate 35 (7707 East Harry)
CON2022-00047: Conditional Use request in the City to permit Vehicle and Equipment Sales accessory to Vehicle Repair on property zoned LC Limited Commercial District; located at the southwest corner of South Broadway Avenue and East Kinkaid Avenue (2201 South Broadway)
CUP2022-00054: Request in the City to amend CUP DP-67 to permit Recreation and Entertainment, Indoor, on property generally located on the south side of East 21st Street North within a quarter mile east of North Woodlawn Boulevard (6959 E. 21st Street)
CUP2022-00055: Request in the City to amend Community Unit Plan CUP DP-164 to permit a Tattooing and Body Piercing Facility on property zoned GC General Commercial; generally located on the south side of West 21st Street North within a quarter mile east of North Tyler Road (8535 W. 21st Street N.)
PUD2022-00023: Zone change request in the City from TF-3 Two-Family Residential and MF-29 Multi-Family Residential to PUD Planned Unit Development to permit Group Residence, Limited, with custom development standards, on property generally located northwest of East 14th Street North and Hillside Avenue
ZON2022-00065: Zone change request in the City from SF-5 Single-Family Residential District to MF-29 Multi-Family Residential District for duplex development; generally located within one block north of West 29th Street North and within a half-mile east of North Arkansas on North Fairview Avenue
ZON2022-00066: Zone Change request in the City from SF-5 Single-Family to Neighborhood Office (NO) for office business, generally located on the east side of South 119th Street West and within 400 feet south of West Maple Street (11924 West Taft Street).
ZON2022-00067: Zone Change request in the City from Neighborhood Retail (NR) to Limited Commercial (LC) to increase sign rights for financial institution; generally located on the east side of North Woodlawn Boulevard and about 700 feet north of East 37th Street North
ZON2022-00068: Zone Change request in the City from LC Limited Commercial to GC General Commercial with PO #401 to permit RV and Self-Service Storage; generally located on the northeast corner of East 47th Street South and South Hydraulic Avenue
Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided
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 December 15, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0101618
Dec 15 2022

CUSTOMIZED ESTATE SALES-PHOTOS @ ESTATESALES.NET 7703 W HARMONY/NORTH/MAPLE & WEST/RIDGE. **1800'S CLOTHES PRESS, LF FRENCH DOOR FRIG, KING BED & PANEL PLATFORM, ASHLEY B/R, SOLID OAK PED TABLE & CHAIRS & CHINA HUTCH, DUAL RECLINE ELEC SOFA, ROLLTOP FROM ENGLAND, METAL FILE CABS & SHELVING, PING PONG TABLE, HARMAR SCOOTER KNITTING/JEWELRY SUPPLIES.JULIE 316-808-7360**

Auctions

Estate Sales

At Your Service Estate Sales
10713 W Nantucket
Off Maize and 13th
Thurs 8-5. Fri 9-5 Sat 8-2

Animals

Dogs

MINI DACHSHUNDS REGISTERED VACCINATED READY FOR CHRISTMAS $800 txt 6208921172

AKC Teacup Party Yorkye
Beautifull Delivery Available
620-714-1478.



CHRISTMAS PUPPIES
SHORKIE POMS & POMERANIANS Ready week before Christmas. 3 male, 2 female Shorkie Poms, $500. 2 male White Pomeranians, $700. Taking $100 deposits now (316) 788-2500



Sweetest bichipoos ready now
b 10/14, UTD on shots; vet checked, genetic tested, handraised in our home; $990; (385) 215-0165

Mini Bernedoodle & Cockapoo
Puppies for sale! 816-383-0489
Midwestdoodleranch.com $1500+

TIME TO FIND A NEW HOME FOR YOUR WASHING MACHINE?
Let Classifieds Help
The Wichita Eagle

AGENDA ITEM NO. 4.7

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: January 5, 2022
DAB VI: January 9, 2022

CASE NUMBER: ZON2022-00065 (City)

APPLICANT/AGENT: Triana Thomas (owner)

REQUEST: MF-29 Multi-Family Residential District

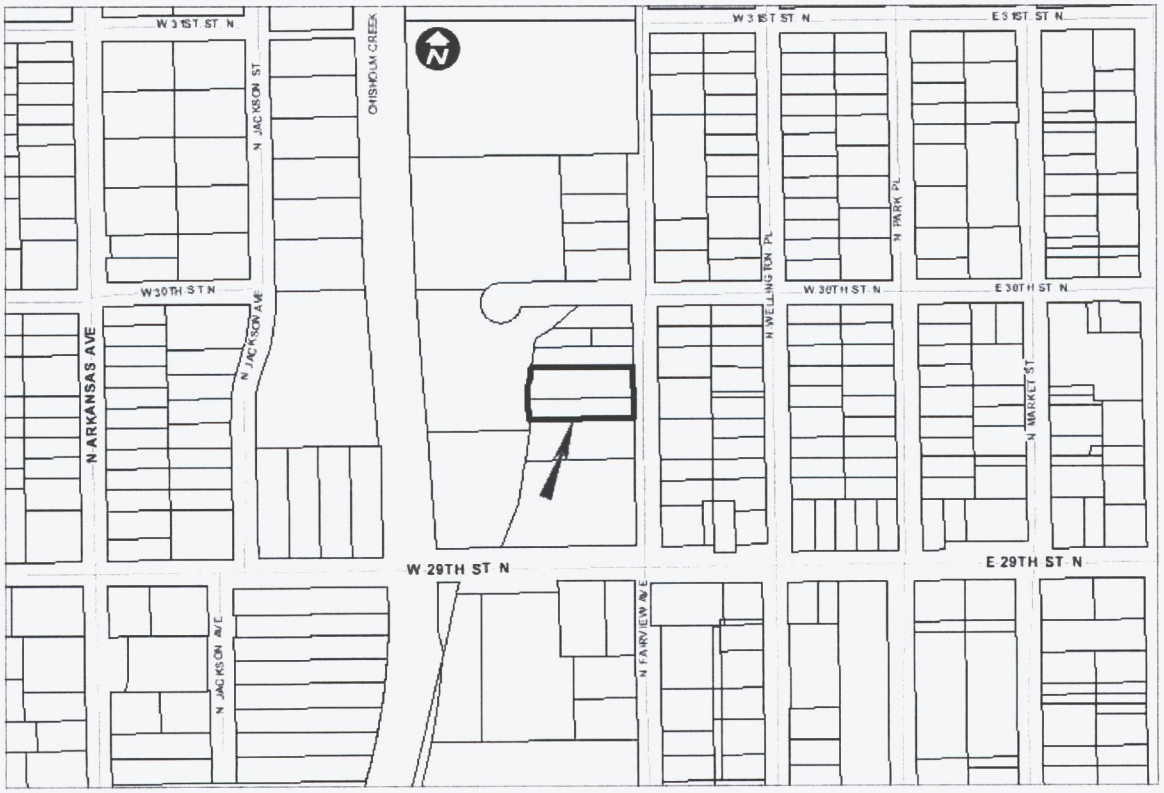
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.74 acre

LOCATION: Generally located within one block north of West 29th Street North and within a half-mile east of North Arkansas on North Fairview Avenue.

PROPOSED USE: Two-Family Residences

RECOMMENDATION: Approval



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to MF-29 Multi-Family Residential District for a 0.74-acre property generally located within one block north of West 29th Street North and within a half-mile east of North Arkansas on North Fairview Avenue. If this request is approved, the applicant plans to develop duplexes on the vacant property.

The MF-29 Multi-Family Residential District (MF-29) accommodates high-density single-family and two-family residential development, multi-family residential development, and some civic uses such as churches and schools. The area surrounding the subject site is generally developed with single-family and two-family residences. Properties to the north and east of the subject site are zoned SF-5 Single-Family Residential District and are developed with single-family residences. Abutting the subject site to the south is property zoned MF-29 Multi-Family Residential District, developed with a duplex. West of the subject site is property zoned GC General Commercial District, developed with storage units.

Should this request be approved, the proposed duplexes will be subject to the property development standards of the MF-29 District, outlined in Section III-B.8 of the Unified Zoning Code (See attachment #1). In this District, multi-family dwelling units are permitted at a density of 29 dwelling units per acre, and duplexes are required to have a lot area of 3,000 square feet per dwelling unit. Five duplexes (totaling ten dwelling units) would be permitted on the subject site based on the allowed density. Additionally, the Unified Zoning Code requires solid screening or a landscape buffer when multi-family uses abut property zoned TF-3 or more restrictive.

CASE HISTORY: In 1920, the property was platted as Lots 7, 8,9,10, and 11, Block 24, of the Jones Park Addition to Wichita, Sedgwick County, Kansas. There have been no other zoning actions requested on the site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residence
SOUTH:	MF-29	Two-family residences
EAST:	SF-5	Single-family residence
WEST:	GC	Self-Storage

PUBLIC SERVICES: In this area, West 29th Street North is a paved, four-lane arterial with sidewalks on each side. North Fairview Avenue is a paved, two-way local street with a sidewalk on its west side. Wichita Transit provides regular bus service less than one–half mile away at West 33rd Street North and North Fairview Avenue. Municipal water and sewer are available to the site.

CONFORMANCE TO PLANS/POLICIES: The request to rezone the property is in conformance with the *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) and the *Places for People Plan.*

Community Investments Plan: The 2035 Wichita Future Growth Concept Map, which outlines the preferred development pattern and land uses within the *Plan* area, identifies this subject site as appropriate for "Residential" development and use. "Residential" areas should "reflect the full diversity of residential development densities and types typically found in a large urban municipality." Adding two-family residences to the neighborhood would increase the diversity of residence types and densities in the area, adhering to this component of the *Plan.*

The *Community Investments Plan* provides Locational Guidelines to serve as a framework for land use decisions in the *Plan area*, and general guidelines suggest that higher-density residential uses and neighborhood-serving commercial uses should buffer lower-density residential uses from higher-intensity commercial or industrial uses. The proposed zone change to MF-29 Multi-Family Residential District would provide a transition in scale and intensity of land uses moving east from the intersection consistent with the locational guidelines provided by the *Plan.*

RECOMMENDATION: Based on the information available at the time the staff report was prepared, it is recommended that the application be **APPROVED**.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The area surrounding the subject site is generally developed with single-family and two-family residences. Properties to the north and east of the subject site are zoned SF-5 Single-Family Residential District and are developed with single-family residences. Abutting the subject site to the south is property zoned MF-29 Multi-Family Residential District, developed with a duplex. West of the subject site is property zoned GC General Commercial District, developed with storage units.

2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned SF-5 Single-Family Residential District, which accommodates single-family development and complementary land uses.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: A zone change to MF-29 Multi-Family Residential would allow all uses permitted in the MF-29 District on this site. Approval of the request is not expected to have significant detrimental impacts on nearby property owners due to the compatibility of the requested and existing uses and zoning districts in the area.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The request to rezone the property is in conformance with the *Community Investments Plan* and the discussed in the staff report.

5. Impact of the proposed development on community facilities: It is not anticipated that approval of this request should generate any additional impact on community facilities. Existing infrastructure at the site will accommodate the proposed use.

Attachments:

1. Section III-B.8 of the Unified Zoning Code, MF-29 Multi-Family Residential Property Development Standards
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Photos

Attachment 1. Section III-B.8 of the Unified Zoning Code, MF-29 Multi-Family Residential District Property Development Standards

D. Property development standards. Each Site in the MF-29 District shall be subject to the following minimum property development standards except, however, that any Lot of Record located within the City of Wichita that existed at the time of adoption of Wichita Ordinance No. 10-107 on October 1, 1928, having a width of 40 feet or less and held under a distinct ownership from Contiguous Lots, shall not be required to provide any Side Yard Setback of greater than three feet. Setbacks and heights are for Principal Structures. See Sec. III-D.7.e for Setbacks and heights for Accessory Structures. See Secs. III-E.2.e(2) and III-E.2.e(3) for Front Setbacks on unplatted tracts or major roadways. Compatibility standards in Secs. IV-C.4 and IV-C.5 may take precedence.

(1) Minimum Lot Area: 3,500 square feet for Single-Family; 3,000 square feet per Dwelling Unit for Duplex; 1,500 square feet per Dwelling Unit for Multi-Family (maximum 29 Dwelling Units per acre); 5,000 square feet for nonresidential uses

(2) Minimum Lot Width: 35 feet for Single-Family; 50 feet for all other uses

(3) Minimum Front Setback: 25 feet

(4) Minimum Rear Setback: 20 feet

(5) Minimum Interior Side Setback: six feet, except five feet if Lot is below 6,000 square feet

(6) Minimum Street Side Setback: 20 feet

(7) Maximum Height: 45 feet

E. Special MF-29 District regulations. The following special regulations shall apply to property in the MF-29 District.
(1) None

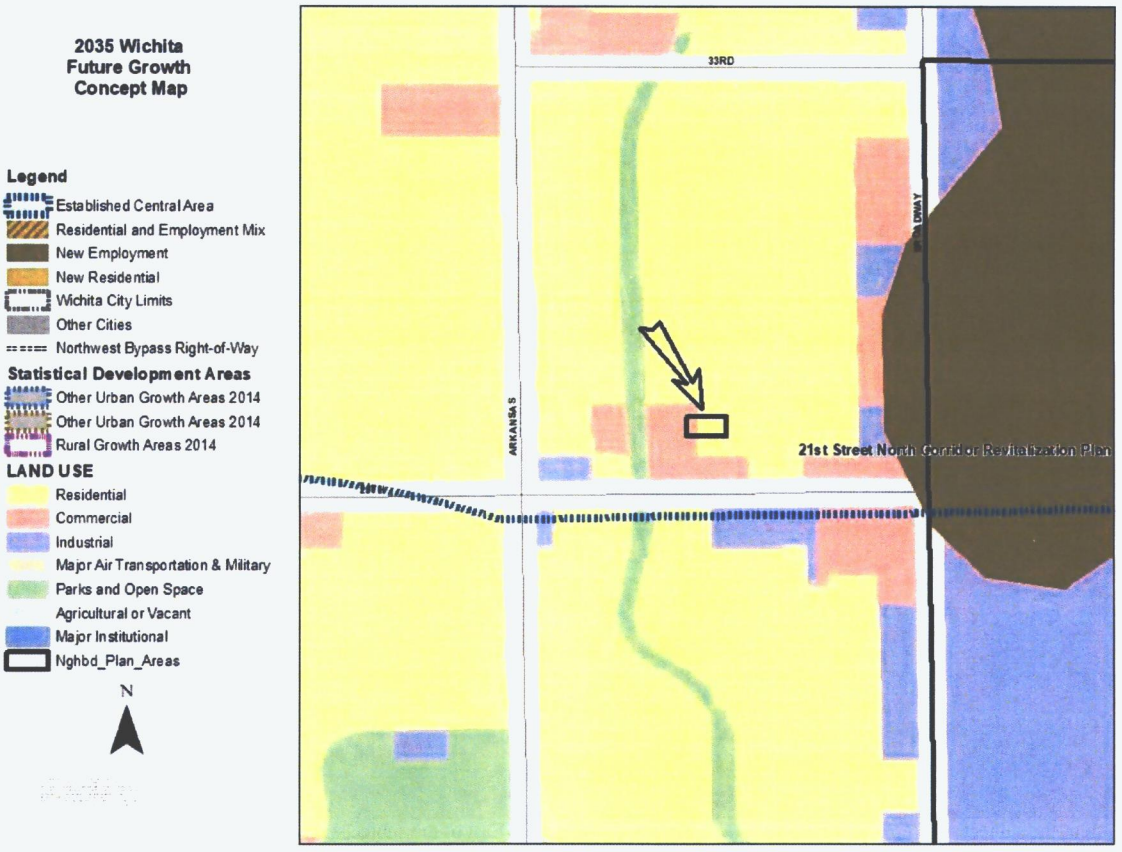
Attachment 2. Aerial Map



Attachment 3. Zoning Map



Attachment 4. Land Use Map

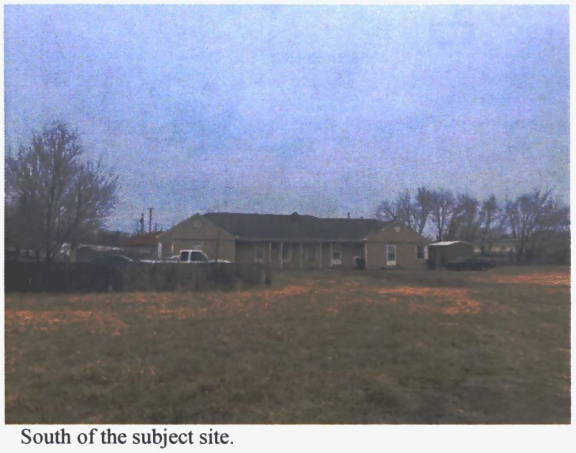




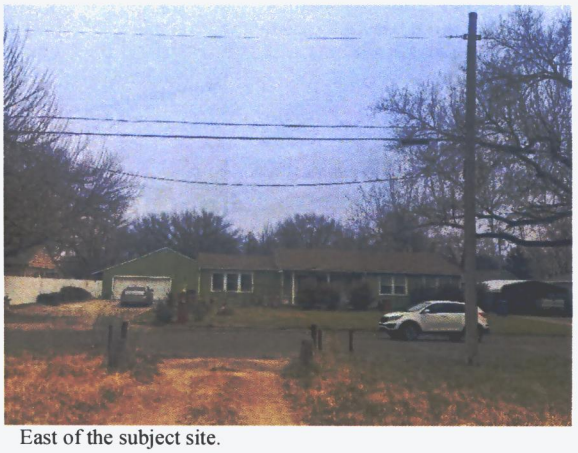
The subject site.



North of the Subject Site.



South of the subject site.



East of the subject site.