Wichita-Sedgwick County Metropolitan Area Planning Department

Jeremiah H. Johnson
10940 S. Parker Rd. #84
Parker, CO 80134

January 3, 2022

John S. Lines
132 S. Westlink St
Wichita, KS 67209

RE: ZON2022-00060: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential to build a duplex residence; located approximately 200 feet north of West 1st Street on North Hoover Street.

Dear Applicant;

At its regular meeting on **January 3, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE TF-3 Two-Family Residential District Zoning** on the subject 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, City Council District VI

Wichita-Sedgwick County Metropolitan Area Planning Department

Jeremiah H. Johnson
10940 S. Parker Rd. #84
Parker, CO 80134

December 2, 2022

John S. Lines
132 S. Westlink St
Wichita, KS 67209

RE: ZON2022-00060: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential to build a duplex residence; located approximately 200 feet north of West 1st Street on North Hoover Street.

Dear Applicant;

At its regular meeting on **December 1, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** 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 15, 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 the valid protest area, and must be submitted to the City Clerk by **December 15, 2022 at 5:00 p.m.**

NOTE: District Advisory Board VI (DAB) will consider this case at their meeting to be held at **6:30 p.m., Monday, December 5, 2022.** Additional information regarding the DAB meeting may be obtained by calling the Community Services Representative, Ana Lopez at 303-8043, or alopez@wichita.gov (www.wichita.gov/council).

This application is scheduled for consideration by the Wichita City Council on **Tuesday, January 3, 2022, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the 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, City Council District VI

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Jan. 13, 2023

ORDINANCE NO. 52-022

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. ZON2022-00060

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

The West half of Lot 5, Block 1, Westbreeze Addition, an Addition to Wichita, Sedgwick County, Kansas.

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

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

ATTEST:

Brandon J. Whipple, Mayor, City of Wichita

Jamie Buster, City Clerk

(SEAL)

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

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	369438	Print Legal Ad-IPL01050450 - IPL0105045		$50.29	1	60 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 13, 2023
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Brandon J. Whipple, Mayor, City of Wichita
Jamie Buster, City Clerk
(SEAL) Approved as to form:
Jennifer Magana, City Attorney and Director of Law
IPL0105045
Jan 13 2023

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

1 insertion(s) published on:
01/13/23

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 01/13/2023 to 01/13/2023.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 01/13/2023

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
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Herald Sun - Durham
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Kansas City Star
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Sacramento Bee
Fort Worth Star-Telegram
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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	344843	Print Legal Ad-IPL00974790 - IPL0097479		$150.99	2	90 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 10, 2022
(One Time Only)
MAPC/BZA December 1, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 1, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held 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.

CON2022-00044: Conditional Use in the City to amend CON2011-00015 to allow Event Center in the City; generally located on the east side of South Rock Road, within one-quarter mile north of East Harry Street (1210 South Rock Road).

CUP2022-00047: Request in the City for an amendment to Community Unit Plan DP-169 to permit Vehicle Repair, General (with ZON2022-62, zone change from LC to GC General Commercial); generally located on the west side of South Oliver Avenue and within one-quarter mile south of East Pawnee Avenue.

ZON2022-00060: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential to build a duplex residence; located approximately 200 feet north of West 1st Street on North Hoover Street.

ZON2022-00061: Zone change request in the City from SF-5 Single-Family Residential to LC Limited Commercial on property located on the west side of South Meridian Avenue and 500 feet south of West Pawnee Avenue (2639 South Meridian).

ZON2022-00062: Zone change request in the City from LC Limited Commercial to GC General Commercial (with CUP2022-00047) to permit Vehicle Repair, General on property; generally located on the west side of South Oliver Avenue and within one-quarter mile south of East Pawnee 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 November 10, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0097479
Nov 10 2022

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

No. of Insertions: 1
Beginning Issue of: 11/10/2022
Ending Issue of: 11/10/2022

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 11/10/2022 to 11/10/2022.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 11/10/2022

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!

Jerome Tang explains why three K-State basketball players will redshirt this season

BY KELLIS ROBINETT
krobinett@wichitaeagle.com

MANHATTAN

The Kansas State men's basketball team was down three players during its 93-59 blowout victory over Texas-Rio Grande Valley on Monday at Bramlage Coliseum.

Turns out, that was by design.

K-State basketball coach Jerome Tang announced afterward that Jerrell Colbert, Taj Manning and Anthony Thomas will all sit out this season with a redshirt, which will allow each of them to preserve a year of college eligibility. Tang thinks removing them from the active roster in the short term will create value for the Wildcats in the long run.

"I'm excited," Tang said. "I think this moves our program ahead two years, because we're going to have a great scout team. Every practice is going to be their game day and they are going to get after it. It was something that was very successful for us while I was at Baylor. I'm very thankful to have the kind of young men who can see the big picture and are willing to buy into it."

It was surprising to see three healthy K-State scholarship players watch Monday's game from the bench in street clothes. Former coaches Bruce Weber and Frank Martin rarely chose to redshirt more than one player in any given season. When they did, the decision was often based on injuries.

But Tang thinks everyone will benefit from Colbert, Manning and Thomas taking a year off to develop behind the scenes. His hope is that they can all significantly help the Wildcats as they mature.

Colbert, a 6-foot-10 LSU transfer, might have the highest ceiling of the group. The sophomore forward played well for K-State during its closed scrimmage against Southern Illinois and then had five points, five blocks and one rebound in just eight minutes of action during an exhibition win over Washburn.

He would have had to share playing time with senior Abayomi Iyiola and David N'Guessan this season. Perhaps he will have a bigger role in future seasons.

Manning, a 6-foot-7 forward, will also look to crack the rotation next season as a redshirt freshman. Thomas, a sophomore guard, was going to be lost in the shuffle this year. This move could give him more opportunities in the future.

Tang said all three players willingly chose to sit out and redshirt.

"They all understand that this is going to help their career," Tang said. "We are going to be able to pour into them. I was excited about them making that decision. It was their choice. I gave them the option to. Good business is when both people win. I didn't see a win for them on a night-in, night-out basis if they chose to play, but I gave them the option to play or the option to redshirt. We laid out a plan for them."

Kellis Robinett: @KellisRobinett

FROM PAGE 1B

BASKETBALL

defense was distracted by the movement, which allowed center Quincy Ballard to set the ball screen and allow Porter to attack UCA's center.

WSU ran the play three straight times and got points on all three.

"I knew coming back this year that I was going to have to do two times more than what I did last year," Porter said.

3. DOES WICHITA STATE HAVE A REBOUNDING PROBLEM?

The only box-score blemish for the Shockers from their 24-point season-opening victory was allowing an outmatched Central Arkansas squad grab 16 offensive rebounds and score 13 second-chance points.

There were enough clips of WSU failing to box out or losing out on 50-50 balls to give Brown and the WSU coaching staff plenty of examples to show in the film room this week.

4. WALTON RELISHES ROLE AS WSU'S NEW DEFENSIVE STOPPER

Earning a comparison to Dexter Dennis, the AAC Defensive Player of the Year last season, tells you about the defensive potential of Jaykwon Walton, the 6-foot-7 bundle of energy and long limbs who made his Shocker debut on Monday.

"He reminds me so much of Dex," said Porter, who played two seasons with Dennis. "The similarities are there."

5. WICHITA STATE NEWCOMERS SURPASS IMPRESSIVE COMPANY IN DEBUT

A total of 10 players made their Shocker debut in Monday's game, as the group of newcomers combined to score 54 points in a record-setting performance.

The total tops the previous record of 50 points set in the 1979 season opener by a group of nine first-year Shockers that included Antoine Carr, Cliff Levingston and Randy Smithson. The mark was tied in the 2015 opener by newcomers that featured Landry Shamet, Markis McDuffie and Antoine Grady.

6. LESS (THREES) IS MORE FOR THE SHOCKERS THIS SEASON

Coach Isaac Brown has vowed to have a better handle on the shot distribution for his team this season.

Brown believes WSU's offensive efficiency can climb by exchanging some of those three-point attempts for two-point attempts near the basket. Through one game at least, the Shockers listened to their coach: WSU still didn't shoot a great percentage on three-pointers (29%), but the team only took 21 total out of their 64 field-goal attempts for a 33% three-point rate.

"We talked about it before the game that we wanted to play inside-out," Brown said. "The guys did a tremendous job of driving the basketball."

7. WICHITA STATE SHOWS PROGRESS IN TRANSITION

There were times last season when a veteran WSU squad looked like rookies in transition, throwing the ball away and flubbing layups.

The Shockers won't be confused for the Showtime Lakers, but they did put forth a promising effort in transition considering nine of 11 scholarship players who logged minutes were making their WSU debut.

By *The Eagle*'s count, WSU scored 28 points on 25 transition possessions, which equates to a good-not-great 1.12 points per chance.

8. SHOCKERS CLAMP DOWN ON DEFENSE

After an 11-0 run to start the game, WSU hit a lull and allowed Central Arkansas to stick around in the game, trailing 16-12, after seven minutes.

That's when WSU delivered one of the most dominant defensive stretches in recent memory. The Shockers held UCA to just nine points in 24 possessions (0.38 points per possession) in the final 13 minutes of the first half.

WSU registered three straight defensive stops, known as a "kill" inside the program, a total of seven times in the first half and 10 for the game. The Shockers had one stretch where they produced a defensive stand without giving up points 14 times in a 15-possession span.

9. A TEACHING MOMENT FOR A YOUNG POINT GUARD

First-year point guard Shammah Scott still has a trick or two to learn before he can follow in the long line of WSU point guards to execute the program's staple play call of "Jacksonville."

The play relies on the point guard demonstrating the proper timing and pace to either pass or dribble the ball to the side of the floor at the exact moment a big man underneath is coming off of a back screen. When executed correctly, WSU almost always scores two points off the play.

Brown dialed up the play call for Scott midway through the second half, but the first run-through will have to serve as a lesson to learn from for the sophomore. Scott was pressured bringing the ball up the floor, which sped up his tempo and affected the timing of the play. The point guard had already reached his destination well before the screen in the paint had occurred.

So when James Rojas, the intended target, broke free underneath the basket, Scott had dribbled too close and the timing was thrown too far off to make the play work.

It should be an easy fix in the film room.



TRAVIS HEYING The Wichita Eagle

Wichita State's Quincy Ballard, left, Craig Porter, middle and Jalen Ricks fight for a rebound against Central Arkansas' Camren Hunter during the first half of their season-opening game on Monday night

10. TAKING CARE OF BUSINESS WITH THE BALL

One of the reasons why WSU won the AAC championship in the 2020-21 season was because of how well that team took care of the basketball and rarely turned it over.

In their title-defense season, the Shockers took a sizable slide backward in turnovers: falling from No. 29 in turnover rate (15.8%) in 2021 to No. 202 in the country (18.7%) in 2022.

WSU was credited with 10 turnovers in its 75 possessions (13.3% turnover rate, the 33rd-best mark from opening night) and a film review by *The Eagle* disagreed with three of those plays being tagged as a turnover.

Central Arkansas isn't the type of defense to force its opponent into mistakes, but it was still a positive sign for the Shockers to have so few mistakes handling the ball in a game with so many possessions.

Taylor Eldridge: 316-268-6270, @tayloreldridge

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Legals

LEGAL PUBLICATION
OCA 150004
Published in The Wichita Eagle on November 10, 2022
(One Time Only)
MAPC/BZA December 1, 2022
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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
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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 10, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0097479
Nov 10 2022

Legals

LEGAL PUBLICATION
BEFORE THE STATE CORPORATION COMMISSION OF THE STATE OF KANSAS

In the Matter of the Application of Hawkins Oil, LLC for a well Docket No. 22-CONS-3133-CWLE
Location exception for its Marsh #16-A CONSERVATION DIVISION
well, to be location in Operator License No. 32693
Section 6, Township 26 South, Range 5 E, Butler County, Kansas
NOTICE OF APPLICATION
TO ALL OIL AND GAS OPERATORS, PRODUCERS AND LESSEES, OIL AND GAS INTEREST OWNERS, LANDOWNERS, AND ALL PERSONS CONCERNED
You are herby notified that Hawkins Oil, LLC ("Applicant") has filed with the Kansas Corporation Commission an Application requesting a well location exception and full oil and gas allowable for its Marsh #16-A well to be located 2886' From the South Line, and 2060' From the East Line of Section 6, Township 26 South, Range 5 East, Butler County, Kansas. Applicant plans to drill said Well to a depth of 2515' measured from surface to test the Arbuckle formation for recoverable quantities of oil and gas reserves.
The application is pending with the Commission. Any persons who object or protests to such application shall be required to file their objections or protests in writing with the Commission within 15 days from the date of this publication. If a written protest is not timely filed, the application may be determined admisistratively 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 violate correlative rights, cause waste or pollution. Objections or protests shall be mailed to the Kansas Corporation Commission, 266 N Main St, Ste. 220, Wichita, KS 67202, and a copy to Applicant's mailing address listed below. All parties in any way interested or concerned shall take notice of the foregoing and govern themselves accordingly.

Hunt Hawkins
Hawkins Oil, LLC
427 S Boston Ave, STE 915
Tulsa, OK 74103
IPL0097758
Nov 10 2022

LEGAL PUBLICATION
STORAGE AUCTION

Abandoned personal property will be sold to the highest bidder for cash on November 22, 2022, 12:00pm at the following locations in Wichita, KS: U-STOR UNIVERSITY, 5240 E 21st St N, U-STOR GEORGE WASHINGTON, 1775 George Washington Blvd
IPL0097770
Nov 10 2022

The Wichita Eagle KANSAS.COM

Animals

Dogs

AKC French Bulldog Puppies
Black Brindle with white chest markings, 7/10/22, 2M 2F, UTD on vaccines & wormers, Family raised, $1650, Call/Text Jeff 785-995-9518

Service Directory

Home & Business Improvement

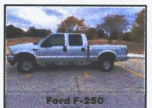
Conways seamless guttering
Gutter replacement, covers, and repair Free estimates 316-841-5212

Lawn/Garden/Landscaping/Trees

Tree work, leaf cln-up, junk removal, positive drainage, 7/day week 990-6897

Miscellaneous

Automotive



Ford F-250 2004
Bed liner, new muffler and new audio head unit.
316.305.8909 $7,500obo

Garage Sales

Estate Sale 834 n New York
Wichita Vintage furniture, toys and miscellaneous Nov 3 thru Nov 11 10 a.m to 5 p.m

At Your Service Estate Sales
1101 Sandpium off Ridge
between Central and 13th
Wed 8-5 Thurs 9-5 Fri 9-5 Sat 8-2
This is a great sale! Come visit us!

CUSTOMIZED ESTATE SALES PHOTOS @ ESTATESALES.NET

6010 W BROOKVIEW STREET

BETWEEN RIDGE & HOOVER OFF 34TH ST N OR 37TH ST N THUR-FRI 9-5 SAT 9-3 CHROMCRAFT DINETTE W/ CASTER ARM CHAIRS, KING SIZE SLEIGH BED, THOMASVILLE SOFA, OAK CORNER CABINET, LED TVS, 3 SEWING MACHINES, STOCKED KITCHEN & GARAGE, MORE BRAND NEW LADIES CLOTHING XL-1X JULIE 316-806-7360

NEED SOMETHING? Let Classifieds Help
The Wichita Eagle

AGENDA ITEM NO. 4.4

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: December 1, 2022
DAB VI: December 5, 2022

CASE NUMBER: ZON2022-00060 (City)

APPLICANT/AGENT: John & Jennifer Lines (owner); Jeremiah Johnson (agent)

REQUEST: TF-3 Two-Family Residential

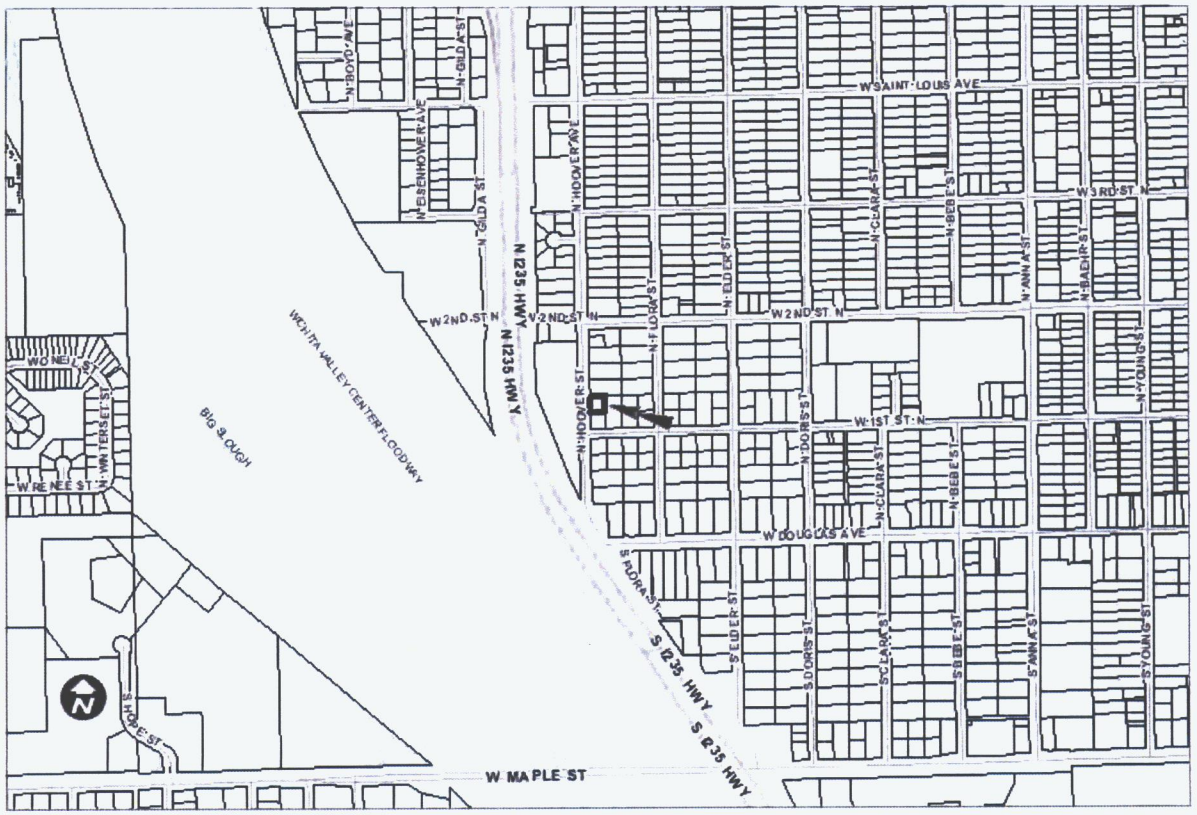
CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: 0.165 acre

LOCATION: Generally located 200 feet north of West 1st Street North and on the east side of North Hoover Road.

PROPOSED USE: Duplex

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 a .20-acre property generally located within 200 feet north of West 1st Street North and on the east side of North Hoover Road. If this request is approved, the applicant plans to develop a duplex on the vacant property.

TF-3 Two-Family Residential District zoning accommodates single-family and duplex development, very limited density Multi-Family residential development (by Conditional Use approval), and some civic uses such as churches and schools.

The area surrounding the subject site is generally developed with single-family residences constructed in the mid-1980s, though, more recent infill development has added a number of two-family residences to the area. Properties to the north, south, and east of the subject site are zoned SF-5 Single-Family Residential District and are developed with single-family residences and accessory structures. West of the subject site is a SF-5 Single-Family Residential property owned by Evergy. The north portion of the Evergy property is developed with the Hoover Electric Substation, and the south portion, directly west of the subject property, is undeveloped and hosts a community garden. Farther west of the site, abutting the Evergy property, is the I-235 right-of- way.

Should this request be approved, the proposed duplex will be subject to the property development standards of the TF-3 District, outlined in Section III-B.6 of the Unified Zoning Code. The applicant has not provided a site plan, but the subject property exceeds the minimum requirements for lot area and width, and ample area is available for the proposed duplex to comply with setback requirements. Due to the similarity of residential use, the UZC does not require screening between SF-5 and TF-3 zoning districts.

CASE HISTORY: In 1948, the property was platted as Lot 5, block 1 of the Westbreeze Addition to Wichita, Sedgwick County, Kansas. Lot 5 was split by sale prior to 1981, dividing the east and west halves of the property. There have been no other zoning actions requested 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
WEST:	SF-5	Electric substation and undeveloped land

PUBLIC SERVICES: In this area, North Hoover Street and West 1st Street North are paved, two-way local streets without sidewalks. Wichita Transit provides intermittent service a quarter mile away at West 1st Street North and North Doris Street and regular service just over a half-mile away to West Maple Street and North Doris Street. 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 a two-family residence to the neighborhood would increase the diversity of residence types and densities in the area, adhering to this component of the *Plan.*

The subject site and surrounding area are located within the Established Central Area (ECA) of the City. Locational guidelines for the ECA encourage infill development where public investment in existing and planned infrastructure can be maximized. All municipal services currently serve the area and two-family development on the site would further utilize the existing infrastructure. Additionally, the *Plan* recommends infill development occur when the scale and intensity is compatible with existing uses. The proposed zone change would allow TF-3 Two-Family Residential District uses which are of a scale and intensity compatible with the surrounding neighborhood.

Wichita: Places for People Plan: The subject area is identified as an "Area of Opportunity" by the *Wichita: Places for People Plan.* In "Areas of Opportunity" small-scale infill development, like the requested two-family residential use, can be supported by the current market of the area, and build market support for larger development projects in the future.

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 subject site is located on the east side of North Hoover Street, just north of West 1st Street North. Properties to the north, south, and east are zoned SF- 5 Single-Family Residential District and are developed with single-family residences and accessory structures. West of the subject site is a SF-5 Single-Family Residential property owned by Evergy. The north portion of the Evergy property is developed with the Hoover Electric Substation, and the south portion, directly west of the subject property, is undeveloped and hosts a community garden. Farther west of the site, abutting the Evergy property, is the I-235 right-of-way.

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 TF-3 Two-Family Residential would allow all uses permitted in the TF-3 District on this site. Approval of the request should not have significant detrimental impacts on nearby property owners due to the compatibility of the requested and existing uses.

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 *Wichita: Places for People Plan* as 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. TF-3 Two-Family Residential Property Development Standards
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Photos

d. Property development standards. Each Site in the TF-3 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.

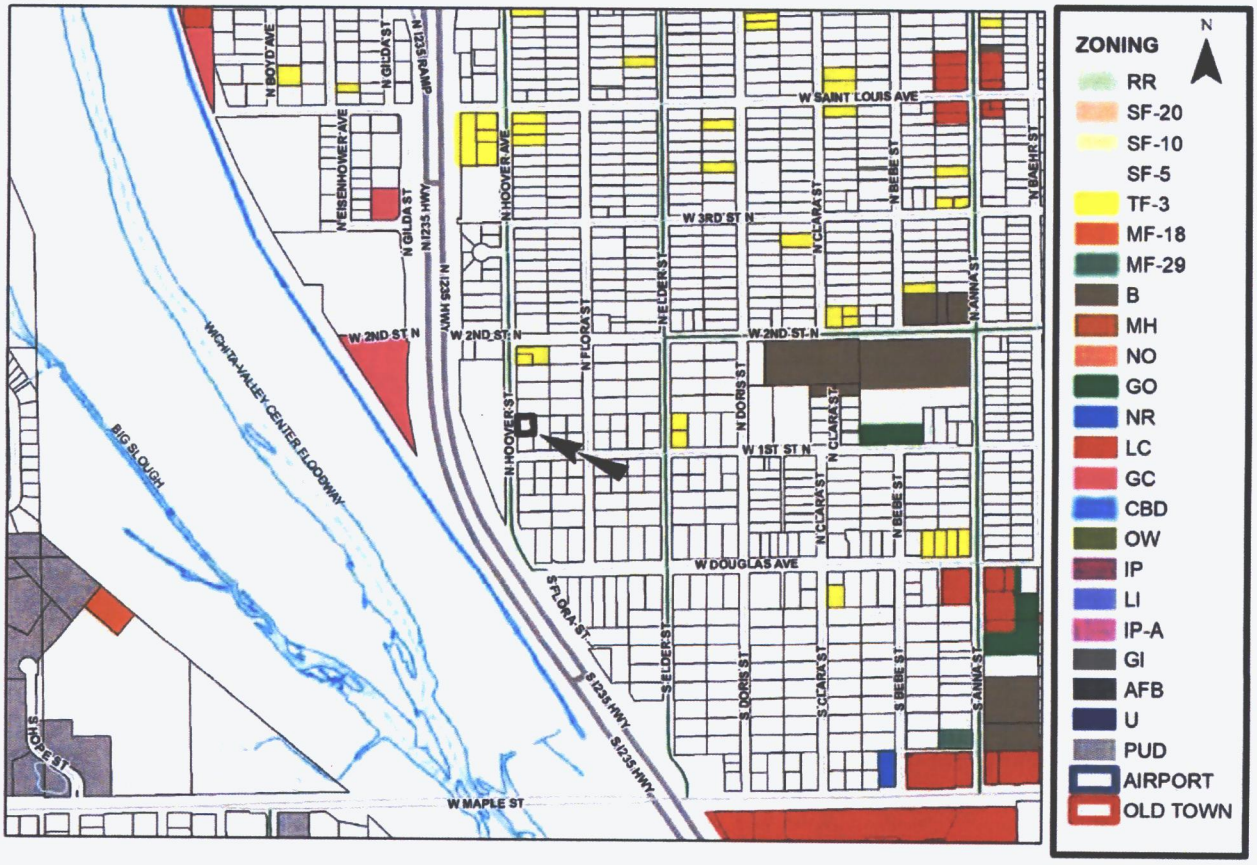
1) Minimum Lot Area: 3,500 square feet for Single-Family; 3,000 square feet per Dwelling Unit for Duplex and Multi-Family (maximum 14.5 Dwelling Units per acre); 5,000 square feet for nonresidential uses
2) Minimum Lot Width: 35 feet
3) Minimum Front Setback: 25 feet
4) Minimum Rear Setback: 20 feet
5) Minimum Interior Side Setback: six feet, except five feet if Lot is below 6,000 square feet, and that one required side Yard for a Single-Family Dwelling Unit or Duplex may be reduced to as little as zero feet if Setback lines are established that ensure a minimum of twelve feet between Structures on Contiguous Lots
6) Minimum Street Side Setback: 15 feet
7) Maximum Height: 35 feet

e. Special TF-3 District regulations. The following special regulations shall apply to property in the TF-3 District.
(1)None

Attachment 2. Aerial Map



Attachment 3. Zoning Map



Attachment 4. Land Use Map



Attachment 5. Site Photos



Subject Site and abutting residences to the north and south.

Attachment 6. Site Photos



Properties to the south of the subject site.



Southwest of the subject site.



West of the subject site.



Northwest of the subject site.