

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
455 North Main Street, Tenth Floor, Wichita, Kansas (316) 268-4421  
**JANUARY 19, 2001**  
**NOTICE OF PUBLIC HEARING**

**CASE NO:** ZON2001-00002

**REQUEST:** Sedgwick County Zone change from "RR" Rural Residential to "GC" General Commercial

**APPLICANT:** L & D Real Estate, L.L.C.

**AGENT:** Dan Claassen, 14300 E. 61<sup>st</sup> Street North, Wichita, KS 67228  
Phone Number 744-6700

**GENERAL LOCATION:** Northwest corner of Highway 254 and 143<sup>rd</sup> Street North

**LEGAL DESCRIPTION:** A complete legal description is available for public inspection at the Metropolitan Area Planning Department, 10th Floor, City Hall, 455 North Main Street, Wichita, KS 67202-1688.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on THURSDAY,

**FEBRUARY 8, 2001**

**This case will be heard no earlier than 1:30 p.m.** The meeting will begin at 1:00 p.m., in the Planning Department Conference Room, 10th Floor, City Hall, 455 North Main, Wichita, Kansas 67202-1688. A copy of the staff report will be available for public review six days prior to the public hearing. If you have any questions, comments, or information related to this request prior to the public hearing, please call the Planning Department staff person assigned to this case, **Dale Miller**, at (316) 268-4421. If you provide comments to us in writing (address above, or FAX at 268-4390, or e-mail at [wolf\\_kj@ci.wichita.ks.us](mailto:wolf_kj@ci.wichita.ks.us)) before the MAPC meeting, we will provide the written comments received to the MAPC for their consideration.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. Please note that all written and visual materials (or copies) presented to the MAPC at their hearing will be retained by the secretary as part of the official record for that item. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing. Regardless of whether the MAPC recommends approval or disapproval of the request, you may file a protest petition to submit to the Governing Body. These petitions must be filed within fourteen (14) days after the date of the conclusion of the MAPC public hearing. Copies of the suggested petition form are available at the Planning Department Office.

The recommendation of MAPC will be forwarded to the Governing Body for final action. Citizen opposition to or support of the request is only one of the factors which these Boards must consider in making their decisions. Other factors include the character of the neighborhood; the zoning and uses of properties nearby; the suitability of the property for uses allowed by the current zoning; the potential detrimental effect (if any) of the proposed use on nearby property; previously adopted zoning policies; and impact on community facilities, among others.

**ZONING DISTRICTS**

ZON2001-00002 (Associated with CON2001-00002) NOTICE OF PUBLIC HEARING

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<b>MOST RESTRICTIVE</b>	RR	Rural Residential
	SF-20	Single-Family
	SF-10	Single-Family
	SF-6	Single-Family
	TF-3	Two-Family
	MF-18	Multi-Family
	MF-29	Multi-Family
	B	Multi-Family
	MH	Manufactured Housing
	NO	Neighborhood Office
	GO	General Office
	NR	Neighborhood Retail
	LC	Limited Commercial

**LEAST RESTRICTIVE  
SPECIAL DISTRICTS**

GC	General Commercial
CBD	Central Business District
OW	Office Warehouse
IP	Industrial Park
LI	Limited Industrial
GI	General Industrial
P.U.D.	Planned Unit Development
C.U.P.	Community Unit Plan
U	University District
OT-O	Old Town Overlay
A-O	Airport Overlay
P-O	Protective Overlay
H-O	Historic Landmark Overlay

A detailed interpretation of the uses allowed in each zoning district may be obtained from the Planning Department. The Metropolitan Area Planning Commission may grant a more restrictive zoning district than requested.

