



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

Cathcart Architects  
Michael Cathcart  
843 E Cypress Ct  
Derby, KS 67037

July 21, 2020

**RE: ZON2019-00058** – City Zone Change from LC Limited Commercial to OW Office Warehouse to permit construction of a warehouse building for a siding and roofing contractor on property generally located on the west side of South Hillside Avenue and one block north of East 31<sup>st</sup> Street South (3105 S. Hillside)

Dear Applicant;

At its regular meeting on **July 21, 2020**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request subject to the recommendations of the Metropolitan Area Planning Commission and the following condition.

1. The applicant shall dedicate complete access control along East Dunham Drive except for emergency access. Emergency access shall be provided by a locked gate approved by the Fire Marshall. The gate shall remain closed and locked at all times, except in case of emergency.

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 blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen  
Associate Planner

Copies to: MABCD  
James Clendenin, Council Member District III  
Maddy Campbell, CSR District III  
Jose Enrique Joya, 2028 S Ridgewood, Wichita, KS 67218  
John Mason, 3101 E Dunham Dr., Wichita, KS 67216  
K-15 Organization, Terri Howard, 2719 E. Timberlane, Wichita, KS 67216  
Planeview, Chauncy Kemp, 2772 S Vassar Ct., Wichita, KS 67210

(Published in the Wichita Eagle,

*July 31, 2020*

ORDINANCE NO.

51-312

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:

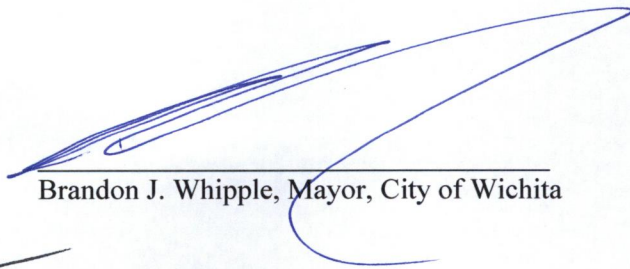
**Case No. ZON2019-00058**

City zone change from LC Limited Commercial to OW Office Warehouse described as:

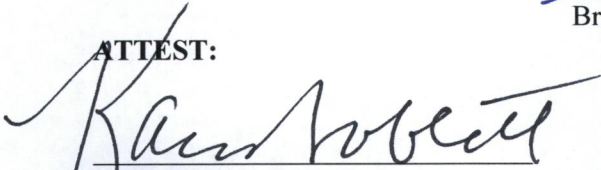
Lots 3, Block A, Hillside Heights Addition, Wichita, Sedgwick County, Kansas.

**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.

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

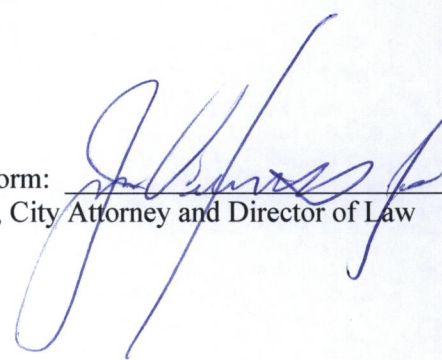
ATTEST:

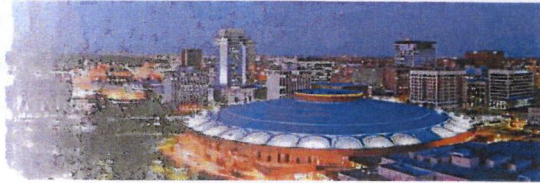
  
\_\_\_\_\_  
Karen Sublett, City Clerk



Approved as to form:

Jennifer Magaña, City Attorney and Director of Law





AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453697	0004712765		OCA 150004	\$50.40	1	6.00 In

Attention: JAMIE BUSTER  
CITY OF WICHITA/CLERKS OFFICE  
455 N MAIN ST FL 13  
WICHITA, KS 67202

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

1 Insertions

Beginning issue of: 07/31/2020

Ending issue of: 07/31/2020

STATE OF KANSAS)

.SS

County of Sedgwick)

VICTORIA RODELA, 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 7/31/2020 to 07/31/2020.

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

*VRodela*

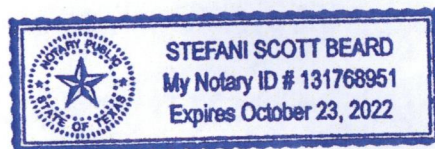
Signature of Principal Clerk

DATED: 8/6/2020

*Stu Beard*

Notary Public Dallas County, Texas

Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!



**LEGAL PUBLICATION**

OCA 150004

PUBLISHED IN THE WICHITA EAGLE,  
JULY 31, 2020 (4712765)

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Brandon J. Whipple, Mayor,  
City of Wichita

**ATTEST:**

Karen Sublett, City Clerk

(SEAL) Approved as to form:

Jennifer Magaña, City Attorney  
and Director of Law