



Wichita-Sedgwick County Metropolitan Area Planning Department

Baughman Company, P.A.
Russ Ewy
315 Ellis
Wichita, KS 67211

July 10, 2020

RE: ZON2020-00009 and CUP2020-00010 – City rezoning to LC and CUP to create new parcels for redevelopment on property generally located north of East 21st Street North and east of K-96 Highway (12200 East 21st Street North).

Dear Applicant:

At its regular meeting on **June 23, 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. In order to perfect this case, please provide the following the Metropolitan Area Planning Department:

1. General provision #1 needs to include the overall site size in square feet in addition to acres.
2. General provision #2 needs to be modified to state all tenant and development signs shall be monument type signs, and to indicate that no single sign on 21st is permitted to be larger than 200 square feet.
3. The site shall be developed in substantial conformance with the revised general provisions of the approved CUP.
4. The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-354 NewSpring Commercial CUP) has special conditions for development on the property. A copy of the recorded certificate along with four copies of the approved CUP shall be submitted to the Metropolitan Area Planning Department within 60 days of final approval to the Metropolitan Area Planning Department or the amendment shall be deemed null and void.

The approved zoning ordinance has been attached. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink that reads 'Matt Williams'.

Matt Williams, AICP
Associate Planner

Copies to: MABCD
Becky Tuttle, Wichita City Council District II
Cory Buchta, CSR II
Reeds Cove, Barb Hess, 1817 N Glen Wood Circle, Wichita, KS 67230
NewSpring Church, Inc., Brian Peltier, 12200 E 21st St N., Wichita, KS 67206

(Published in the Wichita Eagle, *July 19, 2020*)

ORDINANCE NO. 51-300

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:

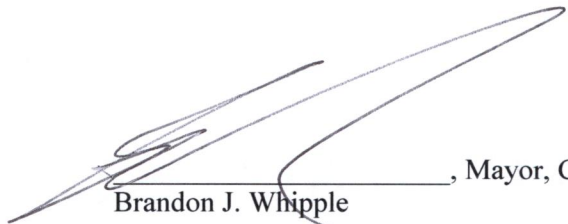
Case No. ZON2020-00009

City Zone Change from SF-5 Single Family Residential to LC Limited Commercial subject to the development standards contained in Community Unit Plan DP -354, legally described as:

A portion of Lot 1, Block A, Messiah Baptist 4th Addition, Sedgwick County, Kansas described as follows: Beginning at the western-most Southwest Corner of said Lot 1 thence S35°45'01"E, 48.22 feet; thence S88°23'28"E, 240.21 feet; thence S82°14'46"E, 134.82 feet; thence N89°13'23"E, 323.18 feet; thence N00°46'37"W, 234.64 feet; thence N37°01'02"W, 61.59 feet; thence N73°15'27"W, 189.86 feet; thence along a curve to the right, through a central angle of 73°15'27" and a radius of 529.00 feet, an arc distance of 676.37 feet (having a chord length of 631.23 feet bearing N36°37'44"W); thence North, 175.03 feet; thence along a curve to the left, through a central angle of 68°33'0" and a radius of 121.00 feet, an arc distance of 144.77 feet (having a chord length of 136.29 feet bearing N34°16'30"W); thence N68°33'00"W, 105.51 feet; thence along a curve to the right, through a central angle of 02°29'17" and a radius of 179.00 feet, an arc distance of 7.77 feet (having a chord length of 7.77 feet bearing N67°18'21"W) to a point on the West line of said Lot 1; thence S00°35'35"E, 407.96 feet; thence S07°16'16"E, 249.29 feet, thence S02°29'35"E, 459.82 feet to the point of beginning; TOGETHER WITH a portion of said Lot 1 described as follows: Beginning at the Southeast Corner of said Lot 1 thence N00°35'35"W along the East line of said Lot 1, 97.70 feet; thence N26°47'38"W, 136.61 feet; thence S89°24'25"W, 374.22 feet; thence S00°46'37"E, 221.67 feet to a point on the South line of said Lot 1; thence N89°13'23"E along the South line of said Lot 1, 433.83 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.

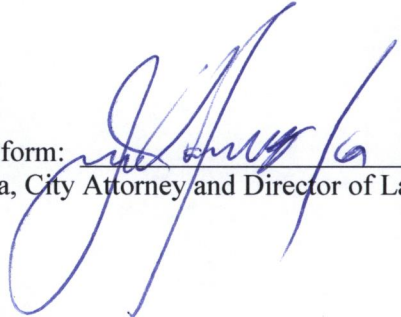

_____, Mayor, City of Wichita
Brandon J. Whipple

ATTEST:



Karen Sublett, City Clerk



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453697	0004693279		ORDINANCE NO. 51-300	\$92.40	1	154

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: 07/10/2020

Ending issue of: 07/10/2020

STATE OF KANSAS)
 .SS
 County of Sedgwick)

Tony Berg, 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 7/10/2020 to 07/10/2020.

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

(Signature of Principal Clerk)
 DATED: 7/9/2020

JENNIFER RAE BAILEY
 Notary Public - State of Kansas
 My Appt. Expires 6/11/2024

LEGAL PUBLICATION

DCA 150004
 Published in the Wichita Eagle,
 on July 10, 2020 (4693279)

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WITH a portion of said Lot 1 described as follows: Beginning at the Southeast Corner of said Lot 1 thence N00°35'35"W along the East line of said Lot 1, 97.70 feet; thence N26°47'38"W, 136.61 feet; thence S89°24'25"W, 374.22 feet; thence S00°46'37"E, 221.67 feet to a point on the South line of said Lot 1; thence N89°13'23"E along the South line of said Lot 1, 433.83 feet to the point of beginning.

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 Brandon J. Whipple

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 Karen Sublett, City Clerk

(SEAL)
 Approved as to form: _____
 Jennifer Magana, City Attorney and Director of Law