



Wichita-Sedgwick County Metropolitan Area Planning Department

REVISED

August 14, 2020

R&R Realty
Attn: Jay Russell
8100 East 21st St. N, Bldg 1000
Wichita, KS 67226

Baughman Company, P.A.
Attn: Philip Meyer
315 Ellis
Wichita, KS 67211

RE: ZON2020-00022 - City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located on the west side of South Maize Road, one-third mile north of West 31st Street South.

Dear Applicants:

At its regular meeting on **July 9, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

No valid protests were received.

The application will be forwarded to the City Council for review and final action on **September 1, 2020**. This 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,

A handwritten signature in blue ink that reads 'Kathy L. Morgan'.

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: Jeff Blubaugh, WCC IV, Mail Stop 1-13
Rebecca Fields, CRS District IV, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD
Seth Gotchey, Small Projects Engineer, Mail Stop 1-71

Sept. 11, 2020ORDINANCE NO. 51-340

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. ZON2020-00022


City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning lot described as:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, Block A, together with all of Reserves "A" and "B", together with all of Basil St, together with part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, Block B, together with part of Wildwood St, Wildwood Cir, and Westgate St, all as platted and dedicated in Schulte-Johnson Addition, Wichita, Sedgwick County, Kansas, and all of the above lying within and being coincident with the following described tract of land: Beginning at the southeast corner of said Reserve "A"; thence S87°54'44"W coincident with the south line of said Reserve "A" and said Block A, 914.36 feet to the most southerly southwest corner of Lot 9 in said Block A; thence N38°07'24"W coincident with the southwest line of said Lot 9 and Lot 10 in said Block A, 217.52 feet to a deflection corner in the southwest line of said Lot 10; thence N05°34'16"W, 134.95 feet to the intersection with the south right-of-way line of said Wildwood St; thence east-northeasterly coincident with said south right-of-way line and the east-northeasterly prolongation thereof, being a non-tangent curve to the right, through a central angle of 09°47'54" and having a radius of 568.00 feet, an arc distance of 97.14 feet, (having a chord length of 97.02 feet bearing N73°46'27"E), to the point of reverse curvature of a tangent curve to the left; thence northeasterly coincident with said curve, through a central angle of 23°06'22" and having a radius of 132.00 feet, an arc distance of 53.23 feet, (having a chord length of 52.87 feet bearing N67°07'13"E), to the point of reverse curvature of a non-tangent curve to the right; thence easterly, southeasterly, and southerly coincident with said curve, through a central angle of 94°27'57" and having a radius of 53.00 feet, an arc distance of 87.38 feet, (having a chord length of 77.82 feet bearing S61°58'45"E), to the end of said curve; thence N87°54'47"E, 842.60 feet to the intersection with the east line of Lot 11 in said Block B; thence S01°33'22"E coincident with the east line of said Lot 11, said Basil St, and said Reserve "A", 314.03 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.

ATTEST:



Brandon J. Whipple, Mayor, City of Wichita



Karen Sublett, City Clerk

(SEAL)



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453697	0004750262			\$75.60	1	9.00 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: 09/11/2020

Ending issue of: 09/11/2020

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 9/11/2020 to 09/11/2020.

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

V Rodela

Signature of Principal Clerk

DATED: 9/14/2020

[Signature]

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
ON SEPTEMBER 11, 2020 (4750262)

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