



Wichita-Sedgwick County Metropolitan Area Planning Department

August 11, 2021

Jerald McNabb
PO Box 4010
Hot Springs, AR 71914

RE: ZON2021-00033: City Zone Change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential with a Protective Overlay; generally located 1,100 feet east of West Zoo Boulevard and 470 feet north of West Central Avenue.

Dear Applicant;

At its regular meeting on **August 10, 2021**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** of the request subject to Protective Overlay #371:

Protective Overlay #371

1. The subject property shall be limited to all uses permitted by-right in the TF-3 Two-Family Residential zoning district, together with triplexes and fourplexes.
2. The subject property shall be limited to a maximum density of 14.5 dwelling units per acres.
3. All buildings shall be limited to a maximum height of 35 feet and two stories.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Cindy Claycomb, WCC District VI
Ana Lopez, CSR VI
Baughman Company, Phil Meyer, 315 Ellis, Wichita, KS 67211
David Key, 7200 W 13th Street North, Ste 5, Wichita KS 67212

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON Aug. 20, 2021

ORDINANCE NO. 51-624

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. ZON2021-00033

City zone change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential zoning described as:

A tract of land described as follows: Beginning 810 feet East and 470 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North, a distance of 190 feet; thence West, a distance of 50 feet; thence South, a distance of 190 feet; thence East, a distance of 50 feet to the point of beginning, the above also being described as the West 50 feet of the East 290 feet of vacated Block 12, EXCEPT the South 440 feet thereof, together with the vacated South 30 feet of street adjacent on the North, all as originally platted and dedicated in Simpson's Addition to the City of Wichita, Kansas, TOGETHER with a tract of land described as follows: Beginning 855 feet East and 470 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North, a distance of 190 feet; thence West, a distance of 45 feet; thence South, a distance of 190 feet; thence East, a distance of 45 feet to the point of beginning, the above also being described as the West 45 feet of the East 240 feet of vacated Block 12, EXCEPT the South 440 feet thereof, together with the vacated South 30 feet of street adjacent on the North, all as originally platted and dedicated in Simpson's Addition to the City of Wichita, Kansas, TOGETHER with a tract of land described as follows: Beginning 930 feet East and 235 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North, a distance of 425 feet; thence West, a distance of 75 feet; thence South, a distance of 425 feet; thence East, a distance of 75 feet to the point of beginning, the above also being described as the West 75 feet of the East 195 feet of vacated Block 12, EXCEPT the South 205 feet thereof, together with the vacated South 30 feet of street adjacent on the North, all as originally platted and dedicated in Simpson's Addition to the City of Wichita, Kansas, TOGETHER with a tract of land described as follows: Beginning 1005 feet East and 235 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North, a distance of 425 feet; thence West, a distance of 75 feet; thence South, a distance of 425 feet; thence East, a distance of 75 feet to the point of beginning, the above also being described as the

West 75 feet of the East 120 feet of vacated Block 12, EXCEPT the South 205 feet thereof, together with the vacated South 30 feet of street adjacent on the North, all as originally platted and dedicated in Simpson's Addition to the City of Wichita, Kansas, and TOGETHER with a tract of land described as follows: Beginning 1080 feet East and 235 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North, a distance of 425 feet; thence West, a distance of 75 feet; thence South, a distance of 425 feet; thence East, a distance of 75 feet to the point of beginning, the above also being described as the East 45 feet of vacated Block 12, EXCEPT the South 205 feet thereof, together with the 30 foot vacated street adjacent on the East, and together with the vacated South 30 feet of street adjacent on the North, all as originally platted and dedicated in Simpson's Addition to the City of Wichita, Kansas, all of the above described tracts of land being subject to road rights-of-way of record, if any, currently in effect.

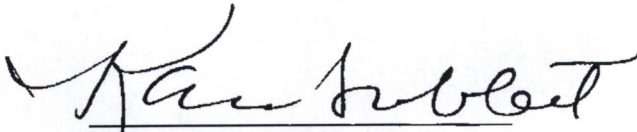
Subject to the following Protective Overlay #371 as follows:

1. The subject property shall be limited to all uses permitted by-right in the TF-3 Two-Family Residential zoning district, together with triplexes and fourplexes.
2. The subject property shall be limited to a maximum density of 14.5 dwelling units per acres.
3. All buildings shall be limited to a maximum height of 35 feet and two stories.

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.

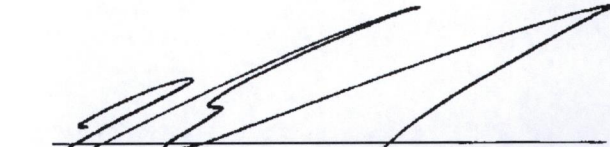
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:

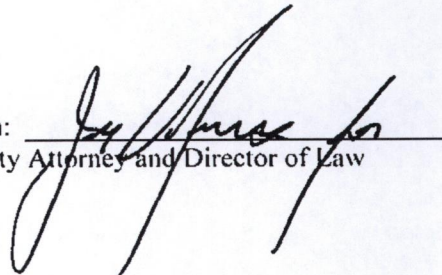


Karen Sublett, City Clerk

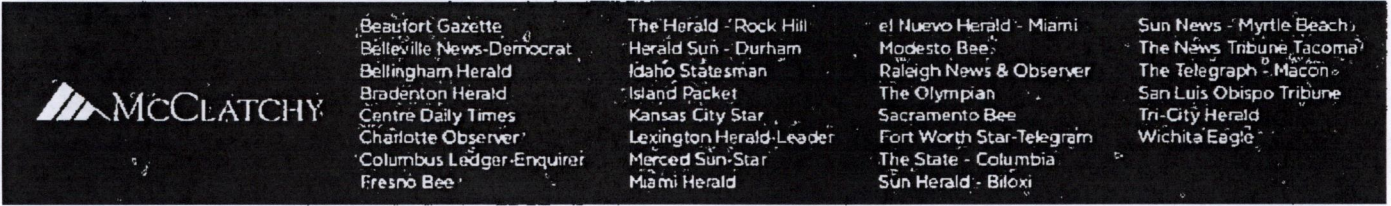




Brandon J. Whipple, Mayor, City of Wichita

Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	121006	Print Legal Ad - IPL0037529		\$144.27	2	86 L

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

No. of Insertions: 1
 Beginning Issue of: 08/20/2021
 Ending Issue of: 08/20/2021

STATE OF KANSAS)
 SS
 County of Sedgwick)

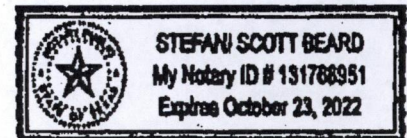
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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 08/20/2021 to 08/20/2021.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 08/20/2021

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



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

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE ON August 20, 2021

ORDINANCE NO. 81-824

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. ZON2021-00033
 City zone change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential zoning described as:

A tract of land described as follows: Beginning 810 feet East and 470 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North, a distance of 190 feet; thence West, a distance of 50 feet; thence South, a distance of 190 feet; thence East, a distance of 50 feet to the point of beginning, the above also being described as the West 50 feet of the East 290 feet of vacated Block 12, EXCEPT the South 440 feet thereof, together with the vacated South 30 feet of street adjacent on the North, all as originally platted and dedicated in Simpson's Addition to the City of Wichita, Kansas, TOGETHER with a tract of land described as follows: Beginning 655 feet East and 470 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North, a distance of 190 feet; thence West, a distance of 45 feet; thence South, a distance of 190 feet; thence East, a distance of 45 feet to the point of beginning, the above also being described as the West 45 feet of the East 240 feet of vacated Block 12, EXCEPT the South 440 feet thereof, together with the vacated South 30 feet of street adjacent on the North, all as originally platted and dedicated in Simpson's Addition to the City of Wichita, Kansas, TOGETHER with a tract of land described as follows: Beginning 830 feet East and 235 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North, a distance of 425 feet; thence West, a distance of 75 feet; thence South, a distance of 425 feet; thence East, a distance of 75 feet to the point of beginning, the above also being described as the West 75 feet of the East 195 feet of vacated Block 12, EXCEPT the South 205 feet thereof, together with the vacated South 30 feet of street adjacent on the North, all as originally platted and dedicated in Simpson's Addition to the City of Wichita, Kansas, TOGETHER with a tract of land described as follows: Beginning 1060 feet East and 235 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North, a distance of 425 feet; thence West, a distance of 75 feet; thence South, a distance of 425 feet; thence East, a distance of 75 feet to the point of beginning, the above also being described as the East 45 feet of vacated Block 12, EXCEPT the South 205 feet thereof, together with the 30 feet vacated street adjacent on the East, and together with the vacated South 30 feet of street adjacent on the North, all as originally platted and dedicated in Simpson's Addition to the City of Wichita, Kansas, all of the above described tracts of land being subject to road rights-of-way of record, if any, currently in effect. Subject to the following Protective Overlay #371 as follows:

1. The subject property shall be limited to all uses permitted by-right in the TF-3 Two-Family Residential zoning district, together with triplexes and fourplexes.
2. The subject property shall be limited to a maximum density of 14.5 dwelling units per acre.
3. All buildings shall be limited to a maximum height of 35 feet and two stories.

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 Magana, City Attorney and Director of Law
 IPL0037529
 Aug 20 2021