



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

May 11, 2021

Dustin Evans  
1543 S. Walnut  
Wichita, KS 67213

**RE: ZON2021-00007: City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential to allow construction of a duplex; generally located 1,200 feet south of West Central Avenue and 500 feet west of I-235 at the northeast corner of N. Eisenhower and W. St. Louis (5820 W. St. Louis).**

Dear Applicant;

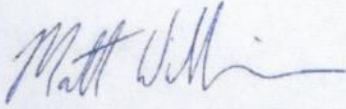
At its regular meeting on April 20, 2021, the Wichita City Council considered the above captioned request. The action of the Council was to APPROVE the request in accordance with conditions of Protective #366 as follows:

1. Approval of this zone change request is subject to approval of a lot split.
2. The following conditions shall apply:
  - a. **Garages.** The garage face shall occupy no more than 50 percent of the ground-level façade facing the street and may not project more than five feet in front of the main facade.
  - b. **Entrances.** Pedestrian scaled entry shall be a prominent feature of the front elevation. Front doors shall be oriented to the street in front of the units.
  - c. **Architectural Variety.** Developments shall achieve architectural variety by accommodating a variety of architectural styles that are compatible or consistent with the surrounding neighborhood, variation of the same architectural style, and through the use of multiple design elements. Duplicative house facades adjacent to each other are highly discouraged. Simple reverse configurations of the same house facade on adjacent lots are not sufficient to meet this standard.
  - d. **Windows and Transparency.** Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the façade must be transparent. The façade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area. Garages facing the street shall count as part of the façade.
  - e. **Roof Design.** Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, gables, or changes in elevation. Roof forms and roof pitches of porches, dormers and garages shall be consistent and complement the building style within the neighborhood.
  - f. **Siding materials.** Siding materials shall be appropriate to the architectural style of the structure. Traditional materials consistent with the neighborhood architectural styles are encouraged such as wood, masonry and brick. Siding materials and window trim should be consistent on all sides of the structures.
  - g. **HVAC.** HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.
3. The parking area shall not cover more than 50% of the front yard.
4. A site plan shall be approved by the Director of Planning before any building permits are issued.

5. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.

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

Sincerely,



Matthew Williams, AICP  
Associate Planner

Copies to: MABCD

April 30, 2021ORDINANCE NO. 51-551

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. ZON2021-00007**

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

The North 50 feet of Lot 11, West St. Louis Gardens Addition, Wichita, Sedgwick County, Kansas

Subject to the following Protective Overlay #366 as follows:

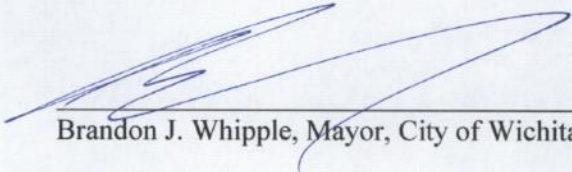
1. Approval of this zone change request is subject to approval of a lot split.
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  - a. **Garages.** The garage face shall occupy no more than 50 percent of the ground-level façade facing the street and may not project more than five feet in front of the main façade.
  - b. **Entrances.** Pedestrian scaled entry shall be a prominent feature of the front elevation. Front doors shall be oriented to the street in front of the units.
  - c. **Architectural Variety.** Developments shall achieve architectural variety by accommodating a variety of architectural styles that are compatible or consistent with the surrounding neighborhood, variation of the same architectural style, and through the use of multiple design elements. Duplicative house facades adjacent to each other are highly discouraged. Simple reverse configurations of the same house facade on adjacent lots are not sufficient to meet this standard.
  - d. **Windows and Transparency.** Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the façade must be transparent. The façade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area. Garages facing the street shall count as part of the façade.
  - e. **Roof Design.** Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, gables, or changes in elevation. Roof forms and roof pitches of porches, dormers and garages shall be consistent and complement the building style within the neighborhood.
  - f. **Siding materials.** Siding materials shall be appropriate to the architectural style of the structure. Traditional materials consistent with the neighborhood architectural styles are encouraged such as wood, masonry and brick. Siding materials and window trim should be consistent on all sides of the structures.
  - g. **HVAC.** HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.
3. The parking area shall not cover more than 50% of the front yard.

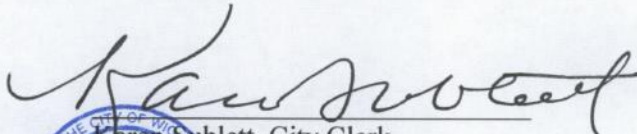
4. A site plan shall be approved by the Director of Planning before any building permits are issued.
5. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.


**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.

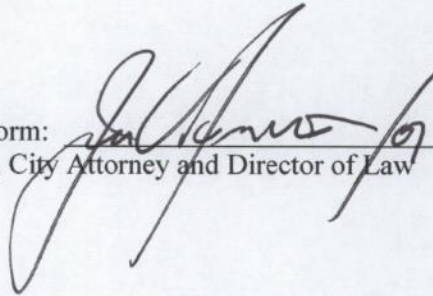
ATTEST:

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

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



THE CITY OF WICHITA  
(SEAL)  
SEDGWICK COUNTY, KANSAS

Approved as to form:   
\_\_\_\_\_  
Jennifer Magaña, City Attorney and Director of Law

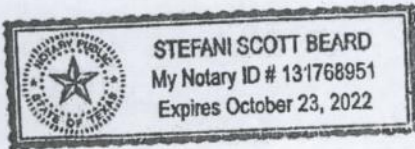


Victoria Rodela, being duly sworn, deposes and says: That he/she is the Principal Clerk of Wichita Eagle a daily newspaper printed and published in Sedgwick County, State of KS, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in Wichita Eagle, as amended, for:

PUBLISHED ON: 2-25-21/4878198

In Testimony Whereof I have hereunto set my hand and affixed my seal, the day and year aforesaid.

Notary: Stefani Beard  
My commission expires 10/23/22



# LEGAL PUBLICATION

OCA 150004  
PUBLISHED IN THE WICHITA EAGLE  
ON FEBRUARY 25, 2021 (4878198)  
(One Time Only)

## MAPC/BZA March 18, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 18, 2021 no earlier than 1:30 p.m.**, The Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways. Those without technology options can participate by going to Century II - Room 101B - 225 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

**CON2021-0004** City Conditional Use for a 115-foot tall wireless communication facility on property zoned SF-5 Single-Family Residential, located one-quarter mile west of South Seneca Street, 2280 feet North of West 31st Street South (1511 West 27th Street South).

**CON2021-0007** City Conditional Use to amend PO #3 and to permit a retail car wash within 200 feet of residential zoning on LC Limited Commercial zoned lot, generally located one-half mile south of Kellogg US Hwy 54 on the east side of South Webb Road.

**ZON2021-0005** City Zone Change from Single-Family Residential (SF-5) to Limited Industrial (LI) to build a warehouse. Generally located within 100 feet east of South Eisenhower Airport Parkway and within 700 feet north of West Harry Street (1515 S. Vacca Pl.).

**ZON2021-0006** City Zone Change from Multi-Family Residential (B) and General Commercial (GC) to Limited Industrial. Generally located within 500 feet north of East Lincoln Street and within 1200 feet east of South Broadway Avenue (624 E. Marritt St.).

**ZON2021-0007** City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential to allow construction of a duplex; generally located 1,200 feet south of West Central Avenue and 500 feet west of I-235 at the northeast corner of N. Eisenhower and W. St. Louis (5820 W. St. Louis).

**ZON2021-0008** City zone change request from B Multi-Family Residential, TF-3 Two-Family Residential, and SF-5 Single Family Residential to CBD Central Business District with Protective Overlay; generally located west of North Seneca Street and south of North McLean Boulevard (560 North Exposition).

**VAC2021-0007** City Vacation of platter's easement to allow a portion of Reserve E to be transferred to an adjacent property without Reserve E's restrictions; generally located south of East 21st Street and west of North Greenwood Road (northeast of property addressed 10622 East Glenale Circle).

**VAC2021-0008** City Vacation of access control on South Webb Road to allow egress onto South Webb Road for a retail car wash on LC Limited Commercial zoned lot within 200 feet of residential zoning, generally located one-half mile south of Kellogg US Hwy 54 on the east side of South Webb Road.

**VAC2021-0009** City Vacation of part of a building setback on property zoned LC Limited Commercial; generally located on northeast corner of South Webb Road and East Harry Street (1544 South Webb).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

**PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:**

The meeting will be conducted "virtually" using Go-To-Meetings. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

**Submit Comments Ahead of Time**  
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email, letter, video, and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPage@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wade 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.587.7764

**Participate Remotely**  
Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/65154414>  
You can also dial in using your phone.  
United States: +1 (571) 317-3112  
Access Code: 651-544-141  
**Join from a video-conferencing room or system.**  
Dial in or type: 67.217.95.2 or inroomlink.goto.com  
Meeting ID: 651 544 141  
Or dial directly: 65154414@67.217.95.2 or 67.217.95.29665154414  
New to GoToMeetings? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/65154414>

**Attend a Virtual Connection Site In-Person**  
You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on February 22, 2021  
Scott Wade, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	55039	Print Legal Ad - IPL0021350	ORDINANCE NO. 51-551	\$234.78	2	6.99

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

### LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE ON April 30, 2021  
 ORDINANCE NO. 51-551

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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 Magan a, City Attorney and Director of Law

IPL0021350

Apr 30, May 7 2021

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

No. of Insertions: 2  
 Beginning Issue of: 04/30/2021  
 Ending Issue of: 05/07/2021

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 04/30/2021 to 05/07/2021.

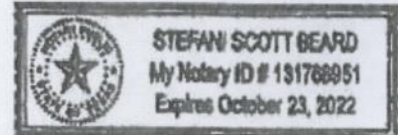
*Approved  
 SAU  
 6/8/2021  
 150004*

*Stefani Beard*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 05/18/2021

*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!