



Wichita-Sedgwick County Metropolitan Area Planning Department

October 14, 2021

Titan Realty, Inc.
906 N Main Ste 2
Wichita, KS 67203

RE: ZON2021-00036 - City Zone change from SF 5 Single Family Residential to GC General Commercial, generally located west of I 235 Highway and within one half mile south of West Central Avenue (5800 W. 3rd St.)

Dear Applicant;

At its regular meeting on **October 12, 2021**, the Wichita City Council considered the above captioned request. The action of the City Council was **APPROVAL** of the request with conditions of Protective Overlay #376 as follows:

1. Allowed uses are those permitted by-right in the SF-5 Single-Family Residential zoning district in addition to Warehousing as permitted in GC General Commercial.
2. Warehousing shall be for operable vehicles and equipment only. Warehousing for distribution is prohibited.
3. Outdoor storage is prohibited.
4. No garage door shall face west or north from the subject property.
5. Screening shall be per the Unified Zoning Code Section IV-B.1-3; however, any fences or walls shall be constructed of a consistent pattern and color.
6. A landscape buffer on the north zoning district line and the west property line shall be in compliance with the Wichita Landscape Ordinance.
7. All signs shall be limited to signs that would be allowed in the NR Neighborhood Retail zoning district.
8. The applicant shall submit a site/landscape plan to the Planning Department for review and approval prior to the issuance of building permits.

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

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Bryan Frye, WCC District V
Cory Buchta, CSR V
KE Miller Engineering, 117 E Lewis, Wichita, KS 67202

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. ZON2021-00036

City zone change from SF-5 Single-Family Residential to GC General Commercial zoning described as:

A tract of land in the Northeast Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning 630 feet South and 621 feet West of the Northeast corner of the South half of said Northeast Quarter; thence North 300 feet; thence West 145 feet; thence South 300 feet; thence East 145 feet to the place of beginning; TOGETHER WITH the West 1/2 acre of a tract beginning 40 feet West and 330 feet South of the Northeast corner of the South half of the Northeast Quarter of said Section 22; thence South 300 feet; thence West 581 feet; thence North 300 feet; thence East to beginning; EXCEPT that part condemned in Case No. 77195; AND EXCEPT that part deeded to The Secretary of Transportation of the State of Kansas for highway filed as Doc#/Flm-Pg: 29463571.

Subject to the following Protective Overlay #376 as follows:

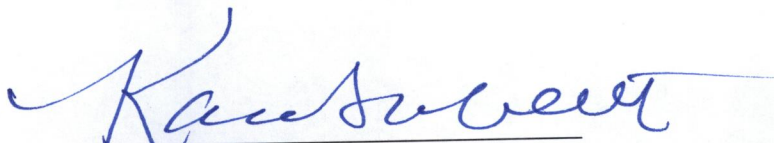
1. Allowed uses are those permitted by-right in the SF-5 Single-Family Residential zoning district in addition to Warehousing as permitted in GC General Commercial.
2. Warehousing shall be for operable vehicles and equipment only. Warehousing for distribution is prohibited.
3. Outdoor storage is prohibited.
4. No garage door shall face west or north from the subject property.
5. Screening shall be per the Unified Zoning Code Section IV-B.1-3, however, any fences or walls shall be constructed of a consistent pattern and color.
6. A landscape buffer on the north zoning district line and the west property line shall be in compliance with the Wichita Landscape Ordinance.
7. All signs shall be limited to signs that would be allowed in the NR Neighborhood Retail zoning district.
8. The applicant shall submit a site/landscape plan to the Planning Department for review and approval prior to the issuance of building permits.

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.

Adopted this _____ day of _____, 2021.

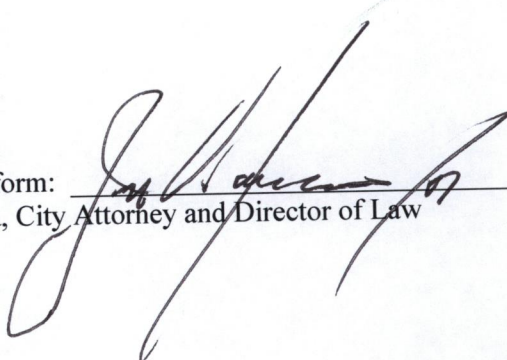
ATTEST:



Karen Sublett, City Clerk




Brandon J. Whipple, Mayor, City of Wichita

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



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
16399	120074	Print Legal Ad - IPL0037146		\$188.68	3	75 L

Attention: Betsy Pagán
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION

MAPC/BZA SEPTEMBER 9, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, September 9, 2021 no earlier than 1:30 p.m., the WichitaSedgwick 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 the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, 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 WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2021-00037 - City Conditional Use to permit Rock Crushing on property zoned LI Limited Industrial; generally located one-quarter mile south of West Harry Street and west of Southwest Blvd (1825 S Leonine Street).

PUD2021-00013 - City PUD minor amendment to PUD #84 to amend boundary to include adjacent properties recently acquired and show vacation of alley (VAC2021-00031); generally located one block west of South Seneca on the south side of McLean Boulevard (560 N. Exposition).

PUD2021-00016 - City zone change from SF-5 Single-Family Residential to PUD Planned Unit Development to create the Delano Revival PUD #90 for mixed use development on an entire city block generally located one block south of West Douglas Avenue and two blocks east of South Seneca Avenue.

VAC2021-00029 - City request to vacate a portion of a contingent dedication of East Kellogg Drive and a portion of a platted setback on LC Limited Commercial zoned property generally located northwest of the East Kellogg/US 54 Highway - South 159th Street East Intersection, on the south side of Willowbrook Circle.

VAC2021-00031 - City request to vacate a platted alley generally located two blocks west of North Seneca Street, between North McLean Boulevard, North Dodge Avenue, West 3rd Street and North Exposition Avenue.

VAC2021-00036 - City request to vacate a portion of a platted utility easement on SF-5 zoned property generally located approximately a half mile north of West Maple Street, a third of mile east of South 119th Street West on the north side of West 1st Street Court.

ZON2021-00036 - City Zone change from SF-5 Single Family Residential to GC General Commercial, generally located west of I-235 Highway and within one-half mile south of West Central Avenue (5800 W. 3rd St).

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 WichitaSedgwick 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-Meeting. You have multiple options to participate:

- 1) submit comments ahead of time
- 2) participate remotely
- 3) attend in-person at the Wichita City Hall Building (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 Planning@wichita.gov Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. 3rd Street - Suite 201 Wichita, KS 67202

Phone 316.268.4421
Fax 316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/651544141> 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: 651544141@67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily 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 (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on August 19, 2021
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0037146
Aug 19 2021

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

No. of Insertions: 1
Beginning Issue of: 08/19/2021
Ending Issue of: 08/19/2021

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose 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 08/19/2021 to 08/19/2021.

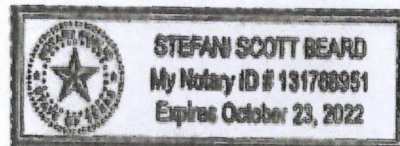
M. Hayley

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

DATED: 12/16/2021

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!