Wichita-Sedgwick County Metropolitan Area Planning Department

September 21, 2021

Joseph Daniel Cos, LLC
305 S Laura
Wichita, KS 67211

RE: **ZON2021-00037:** City Zone Change from SF-5 Single-Family Residential to LC Limited Commercial; generally located southwest of East Harry Street and South Webb Road (1759 South Webb Rd.

Dear Applicant;

At its regular meeting on **September 21, 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 # 377. This approval was in concurrence with the District II Advisory Board Recommendation, which required additional screening requirements.

1. No portable or off-site signs shall be allowed.
2. Speakers associated with drive-up windows shall be directed away from any residential zoned district and shall be a minimum of 50 feet from any residential zoned district.
3. Buffer trees shall be planted along the west and south properties lines of the lot where abutting residential zoning at a density of at least 1.5 times the minimum standard in the City Landscape Ordinance.
4. Screening along the west and south property lines shall be an eight-foot masonry wall.

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

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Becky Tuttle, WCC District II
Cory Buchta, CSR II
Adams Jones Law Firm, PA., Cody Branham, 1635 N Waterfront Prkwy, Ste 200, Wichita, KS 67206
New Dawn Properties, LLC, Carl Persson, 14291 W 129th Terrace, Olathe, KS 66062

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON October 1, 2021

ORDINANCE NO. 51-641

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. ZON2021-00037

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

The South 1 Acre of the East 10 Acres of the North Half of the Northeast Quarter of Section 32, Township 27 South, Range 2 East, Sedgwick County, Kansas.

Subject to the following Protective Overlay #377 as follows:

1. No portable or off-site signs shall be allowed.
2. Speakers associated with drive-up windows shall be directed away from any residential zoned district and shall be a minimum of 50 feet from any residential zoned district.
3. Buffer trees shall be planted along the west and south properties lines of the lot where abutting residential zoning at a density of at least 1.5 times the minimum standard in the City Landscape Ordinance.
4. Screening along the west and south property lines shall be an eight-foot masonry wall.

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.

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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

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON JULY 30, 2021 (250337)
(One Time Only)

MAPC/BZA August 19, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 19, 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 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 Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2021-00038: City Variance to allow a 0-foot setback along Washington Ave on property zoned LI Limited Industrial; generally located on the east side of S Washington Ave and two blocks north of East Harry Street (1420 S. Washington Ave).

CON2021-00001: City Conditional Use to allow Self-Storage, Warehouse on property zoned LC Limited Commercial; generally located on the North side of West Maple Street and within one-half mile West of South West Street (4608 W Maple).

CON2021-00035: City conditional use for Daycare, General in SF-5 Single-Family Residential zoning district for 10 children & 3 staff; generally located 1,000 feet west of North Seneca Ave on the north side of West 53rd Street North (5401 N. Sullivan).

CUP2021-00043: City request to create Chelsea Brooke CUP DP-#358 on property zoned LI Limited Commercial to specify development standards including access points, screening and signage; generally located approximately 700 feet west of North Greenwich Road on the north side of Kellogg Drive (10900 E Kellogg Drive).

VAC2021-00026: City request to vacate a portion of a street right-of-way generally located west of South Hydraulic Avenue, south of East Kellogg Street, north of Indianapolis Street on the east side of South Lulu Street.

VAC2021-00033: City request to vacate the plattor's text of a SF-5 Single-Family Residential zoned platted reserve generally located midway between North West Street and North hoover Road, south of West 29th Street North and west of West Wavecrest Circle.

VAC2021-00034: City request to vacate a portion of platted complete access control on NR Neighborhood Retail zoned property generally located a half mile north of West K-96 Highway on the southeast corner of North Meridian Avenue and West Driftwood Street; Reprocessing of vacation case VAC2013-00045.

VAC2021-00035: City Vacation a portion of a platted reserve to reflect current needs for on-site retention on property zoned LI Limited Industrial; generally located within one-quarter mile east of North Greenwich Road, on the north side of K96 Highway (2620 N Greenwich Ct).

ZON2021-00030: City zone change from GO General Office to LC Limited Commercial on two pieces of property generally located 840 feet west and 630 feet south of the southwest corner of West 53rd Street North and North Meridian Avenue.

ZON2021-00037: City Zone Change from SF-5 Single-Family Residential to LC Limited Commercial; generally located southwest of East Harry Street and South Webb Road (1759 S. Webb Road).

ZON2021-00038: City Zone Change from LC Limited Commercial to CBD Central Business District for redevelopment; generally located on the south side of West Douglas Ave and one block east of South Seneca St (929 W Douglas Ave).

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-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 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 (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on July 29, 2021

Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Ordinance

Published in The Wichita Eagle on October 1, 2021

Location

Sedgwick County, Kansas

Notice Text

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Karen Sublett, City Clerk
(SEAL) Approved as to form:
Jennifer Magana, City Attorney and Director of Law
W00000000
Publication Dates