



Wichita-Sedgwick County Metropolitan Area Planning Department

January 24, 2019

Danielle Sanders
7337 W. 33rd Street North
Wichita KS 67205

Jim Albertson
9225 Peppertree Circle
Wichita, KS 67226

RE: ZON2018-00050 – City Zone Change from General Office (GO) to Neighborhood Retail (NR) for small neighborhood café and book store, generally located on the east side of North Tyler Road and approximately one-quarter mile south of West 21st Street North (1956 N. Tyler).

Dear Applicants:

At its regular meeting on **January 22, 2019**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request.

Sincerely,

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

Kathy L. Morgan
Senior Planner
Current Plans Division

Copies to: Bryan Frye, WCC V, Mail Stop 1-13
Janet Johnson, Community Services Office, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD
Julianne Kallman, City Engineering, Mail Stop 1-71

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON Feb. 8, 2019

ORDINANCE NO. 50-922

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. ZON2018-00050

City zone change from GO General Office to NR Neighborhood Retail zoning described as:

Lot 1, Block A, Ox-Bow Second Addition, Wichita, Sedgwick County, Kansas.

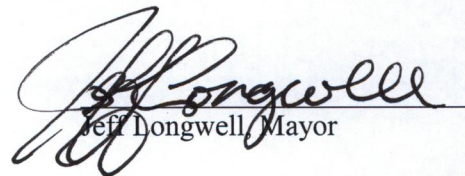
Subject to the following provision as follows:

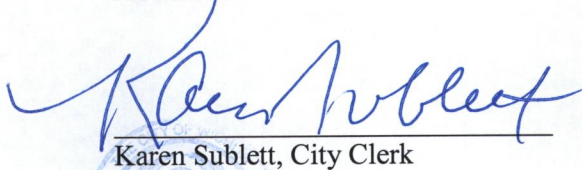
1. Execute document signed by Property Owner, MAPC Chairman and City Council terminating the covenant filed in conjunction with Z-3195.

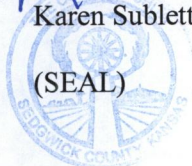
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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:


Jeff Longwell, Mayor


Karen Sublett, City Clerk



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



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453697	0004074549	PUBLISHED IN THE WICHITA EAGLE ON Febru		\$35.40	1	59

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: 02/08/2019

Ending issue of: 02/08/2019

STATE OF KANSAS)

.SS

County of Sedgwick)

Dale Seiwert, of lawful age, being first duly sworn, deposeseth 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 2/8/2019 to 02/08/2019.

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

(Signature of Principal Clerk)

DATED: 2/8/2019

Notary Public Sedgwick County, Kansas

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE ON
February 8, 2019 (407549)
ORDINANCE NO. 59-922

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. ZON2018-00050

City zone change from GO General Office to NR Neighborhood Retail zoning described as:

Lot 1, Block A, Ox-Bow Second Addition, Wichita, Sedgwick County, Kansas.

Subject to the following provision as follows:

1. Execute document signed by Property Owner, MAPC Chairman and City Council terminating the covenant filed in conjunction with Z-3195.

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:

Jeff Longwell, Mayor

Karen Sublett, City Clerk

(SEAL)

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

JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 6/14/2021