



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

January 10, 2022

JJB Properties, LLC  
7540 W Northwind St, Ste 300  
Wichita, KS 67205

**RE: BZA2021-00067** – City Variance to waive the screening and landscape requirements along the north and south property lines of property zoned MF-18 Multi-Family Residential to allow for the use of existing drives; generally located northwest of West 8<sup>th</sup> Street North and North Hoover Avenue (915 N. Hoover Ave).

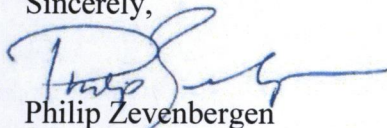
Dear Applicant,

The official action of the Board of Zoning Appeals was to grant the requested variance. The BZA2021-00067 Resolution adopted by the Board of Zoning Appeals on January 6, 2022 is attached. The approval of the request is subject to the following conditions.

1. The screening and landscape requirement shall be waived along the north property line.
2. Only the landscape requirement shall be waived along the south property line.

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

Sincerely,



Philip Zevenbergen  
Senior Planner

Copies to: KE Miller Engineering, Kirk Miller, 117 E Lewis, Wichita, KS 67202

**BZA RESOLUTION NO. BZA2021-00067**

**WHEREAS**, JJB Properties, LLC (Applicant); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to waive the screening and landscaping requirements on the north property line and the landscaping requirements on the south property line on property zoned MF-18 Multi-Family Residential, and legally described as follows:

Commencing at a point 18 rods South of the Northeast corner of the Southeast Quarter of Section 15, Township 27 South, Range 1 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas; thence South 10 rods; thence West parallel with the North line of said Southeast Quarter to the East right-of-way line of Highway I-235; thence North along said right-of-way to a point 18 rods South of the North line of said Southeast Quarter; thence East to the point of beginning.

**WHEREAS**, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

**WHEREAS**, the Board of Zoning Appeals did, at the meeting of December 16, 2021, consider said application; and

**WHEREAS**, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

**WHEREAS**, it is the opinion of the Board of Zoning Appeals that the conditions of the request are unique to the subject property. In this case, the applicant wishes to utilize an existing driveway on property north of the subject property as access to the parking area for the new development, and the screening and landscaping requirements would prohibit this. On the south property line, the existing driveway for the existing dwelling on the property is too close to the property line to meet the landscaping requirement.

**WHEREAS**, it is the opinion of the Board of Zoning Appeals that waving the requirements will not adversely affect the rights of adjacent property owners.

**WHEREAS**, it is the opinion of the Board of Zoning Appeals that the strict application of the applicable Code will constitute an unnecessary hardship upon the property owner.

**WHEREAS**, it is the opinion of the Board of Zoning Appeals that the requested variance would not adversely affect the public interest, health, safety or welfare; and

**WHEREAS**, It is the opinion of Board of Zoning Appeals that the spirit and intent of the Zoning Code is being met in this case; and

**WHEREAS**, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a variance to be granted.

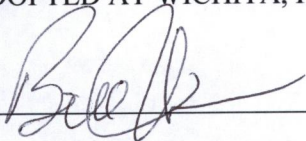
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, in the case of a Variance to waive the screening and landscaping requirements on the north property line and the landscaping requirements on the south property line on property zoned MF-18 Multi-Family Residential, and legally described as follows:

Commencing at a point 18 rods South of the Northeast corner of the Southeast Quarter of Section 15, Township 27 South, Range 1 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas; thence South 10 rods; thence West parallel with the North line of said Southeast Quarter to the East right-of-way line of Highway I-235; thence North along said right-of-way to a point 18 rods South of the North line of said Southeast Quarter; thence East to the point of beginning.

The variance is hereby GRANTED, subject to the following conditions:

1. The screening and landscape requirement shall be waived along the north property line.
2. Only the landscape requirement shall be waived along the south property line.

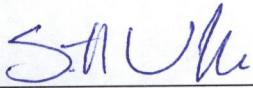
ADOPTED AT WICHITA, KANSAS, this 6<sup>th</sup> Day of January, 2022.



---

Bill Johnson, BZA Board Chair

ATTEST:



---

Scott Wadle,  
BZA Secretary



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	176596	WIC-11-25-21	OCA 150004	\$109.20	1	14.00 in

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

Copy of ad content  
 is on the next page

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

No. of Insertions: 1  
 Beginning Issue of: 11/25/2021  
 Ending Issue of: 11/25/2021

STATE OF KANSAS)

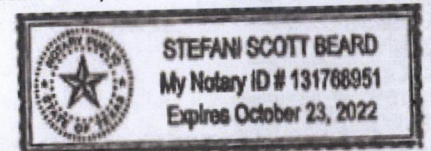
SS

County of Sedgwick)

Hayley Martin, 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 11/25/2021 to 11/25/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 01/25/2022

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!

# Jury holds pharmacies responsible for their roles in opioid crisis

BY JOHN SEWIER  
Associated Press

CLEVELAND  
CVS, Walgreens and Walmart pharmacies recklessly distributed massive amounts of pain pills in two Ohio counties, a federal jury said Tuesday in a verdict that could set the tone for U.S. city and county governments that want to hold pharmacies accountable for their roles in the opioid crisis.

Lake and Trumbull counties blamed the three chain pharmacies for not stopping the flood of pills that caused hundreds of overdose deaths and cost each of the two counties about \$1 billion, their attorney said.

How much the pharmacies must pay in damages will be decided in the spring by a federal judge. It was the first time pharmacy companies had completed a trial to defend themselves in a drug crisis that has killed a half-million Americans over the past two decades.

The counties were able to convince the jury that the pharmacies played an



TONY DEJAK AP

In Trumbull County in Ohio, roughly 80 million prescription painkillers were dispensed between 2012 and 2019 for every resident. Lake and Trumbull counties convinced a jury that three chain pharmacies played an outsized role in contributing to the opioid crisis in their communities.

outsized role in creating a public nuisance in the way they dispensed pain medication in their communities.

"The law requires pharmacies to be diligent in dealing drugs. This case should be a wake-up call that failure will not be accepted," said Mark Lanier, an attorney for the counties.

"The jury sounded a bell

that should be heard through all pharmacies in America," Lanier said.

Attorneys for the three pharmacy chains maintained they had policies to stem the flow of pills when their pharmacists had any concerns and would notify authorities about suspicious orders from doctors. They also said it was the doctors who controlled how many

pills were being prescribed for legitimate medical needs.

Spokespeople for CVSHealth and Walgreen Co. said the companies disagree with the verdict and will appeal.

"As plaintiffs' own experts testified, many factors have contributed to the opioid abuse issue, and solving this problem will require involvement from all stakeholders in our health care system and all members of our community," CVS spokesperson Mike DeAngelis said in a statement.

Walgreen spokesperson Fraser Engerman said the court erred "in allowing the case to go before a jury on a flawed legal theory that is inconsistent with Ohio law."

"As we have said throughout this process, we never manufactured or marketed opioids nor did we distribute them to the 'pill mills' and internet pharmacies that fueled this crisis," Engerman said in a statement. "The plaintiffs' attempt to resolve the opioid crisis with an unprecedented expansion

of public nuisance law is misguided and unsustainable."

Two other chains - Rite Aid and Giant Eagle - already had settled lawsuits with the two Ohio counties.

Lanier said during the trial that the pharmacies were attempting to blame everyone but themselves.

The opioid crisis has overwhelmed courts, social services agencies and law enforcement in Ohio's blue-collar corner east of Cleveland, leaving behind heartbroken families and babies born to addicted mothers, Lanier told jurors.

Roughly 80 million prescription painkillers were dispensed in Trumbull County alone between 2012 and 2016 - equivalent to 400 for every resident.

In Lake County, some 61 million pills were distributed during that period.

The rise in physicians prescribing pain medication such as oxycodone and hydrocodone came at a time when medical groups began recognizing that patients have the right to be treated for pain, Kaspar Stoffelmayr, an attorney for Walgreens, said at the opening of the trial.

The problem, he said, was that "pharmaceutical

manufacturers tricked doctors into writing way too many pills."

The counties said pharmacies should be the last line of defense to prevent the pills from getting into the wrong hands.

They didn't hire enough pharmacists and technicians or train them to stop that from happening and failed to implement systems that could flag suspicious orders, Lanier said.

The trial before U.S. District Judge Dan Polster in Cleveland was part of a broader constellation of federal opioid lawsuits - about 3,000 in all - that have been consolidated under the judge's supervision. Other cases are moving ahead in state courts.

Kevin Roy, chief public policy officer at Shatterproof, an organization that advocates for solutions to addiction, said the verdict could lead pharmacies to follow the path of major distribution companies and some drug makers that have reached nationwide settlements of opioid cases worth billions.

So far, no pharmacy has reached a nationwide settlement.

FROM PAGE 1A

## ENERGY

needs."

At issue is a sustainability transformation plan, or STP, undertaken by Energy after Elliott came on board. The plan calls for cost reductions on current operations and a large expansion in system investment, both of which would benefit the company's bottom line and returns for shareholders.

The original plan envisioned \$8.9 billion in additional spending on transmission, distribution and renewable energy. In an investor presentation this year, Energy added a fifth year and an increase in total capital spending to \$10.4 billion through 2025.

The commission issued an order Tuesday requiring Energy to explain and justify that spending plan and report quality of service measures on a quarterly basis.

"Given Energy's apparent plans for large investments, additional transparency is warranted," the order said. "Accordingly, the Commission directs Energy to file with its next Capital Plan Report filing an explanation of: (1) the projected increased spending levels,

and (2) the impact those spending levels will have on the trajectory of retail rates."

Energy could not be reached for comment.

Applauding the commission's order and attitude is the Citizens' Utility Ratepayer Board, the small state agency that represents residential and small-business customers.

"The energy burden in Kansas is a real thing," said David Nickel, CURB executive director. "There are people that can't afford their electricity."

There are people that suffer as to whether they buy their food or buy their medicine, or keep heating their homes or keep their homes air conditioned in the hot summer months."

The commission action "shows this commission is certainly in touch with the need to be mindful of what rates are going to be," Nickel said.

The nationwide consumer watchdog group Public Citizen and the Communications Workers of America union recently filed a protest with federal officials alleging that Elliott and an affiliated hedge fund, Bluescape



KCC attorney Brian Fedotin, upper left, and commissioners Dwight Keen, lower left, and Andrew French, lower right, listen to Commissioner Susan Duffy, who was bluntly critical of the role played by international hedge fund Elliott Management in running Energy, Kansas' dominant power company.

Energy Partners, have virtually taken over Energy.

"There is substantial evidence that the hedge funds exert controlling influence over Energy," said the filing to the Federal Energy Regulatory Commission.

"First, at least four of Energy's thirteen board members were selected by the hedge funds - C. John Wilder, Bluescape's current Executive Chairman; David A. Campbell, former Bluescape President; Paul M. Klegovic; and former (Louisiana) U.S. Senator

Mary L. Landrieu," the filing said. "A fifth individual, Kirkland B. Andrews, was Elliott's board selection, a position he held until shifting over to become Energy's Executive Vice President and Chief Financial Officer."

The protest alleged that even more than the membership on the board, the hedge funds exert control through a finance committee that was given sweeping powers in February "as the primary driver of management and investment decision making for the entire company."

"There are five members of the Finance Committee, and all four of the Bluescape and Elliott board members serve on the committee, with Bluescape's Wilder serving as Chairman," the filing said.

The Public Citizen/CWA protest also outlined several other instances around the country where Elliott had intervened in utilities, leading to increased rates for consumers.

Dion Lefler: 316-268-6527, @DionKansas

FROM PAGE 1A

## WORKERS

for our most vulnerable populations."

Raises for hourly workers will range from an additional \$1.50 to \$4.50 per-hour depending on vacancy rates and position.

Salaried employees will receive a \$3,500 bonus. The raises will remain in effect through the end of

the fiscal year in June but must be approved by lawmakers to become permanent.

Last year, the Legislature declined to include across-the-board raises for state employees in the annual budget, citing concern about rewarding state employees while other Kansans struggled

with the impact of COVID-19.

Employees and the Kansas Organization of State Employees, however, have pointed to low pay and poor working conditions as a major driver of workforce shortages.

Sarah LaFrenz, president of the Kansas Organization of State Employees, called the pay hike an "excellent step forward."

"These raises and pay

differentials mean front-line workers like corrections officers and state hospital staff could finally get the safe staffing levels they need and proper pay for their unthinkable sacrifices on behalf of Kansans," LaFrenz said.

Private and public employers nationwide have been hit by staffing shortages this year prompting pay raises and bonuses to attract workers.

State workers in Missouri saw a 2% raise in the budget Gov. Mike Parson signed this year. But he vetoed \$2 million to specifically raise the pay of child welfare employees whose division has been recently plagued with high caseloads and staffing woes.

The Star's Jeanne Kuang contributed to this report.

Katie Bernard: (816)234-4167, @KatieBernard

FROM PAGE 1A

## BOOMERANGERS

awesome the city has become since they left. And they're giving the first 75 away for free.

It's called the Boomerang Box, and it's filled with local products including a bag of Revere Coffee with a custom "Coming Home" label, a Lola Candle Co. mini candle, Wichita-centric stickers by Heartlandia, a chocolate bar from Cocoa

researching how to attract talent to the Wichita area, determined that it is time to be spent focusing on people who have roots in the city, she said.

She contacted ICT Box founder Devon Creaman, who founded her business, which offers custom curated gift boxes, when she was just 19 years old.

The two worked together to design the Boomerang Box. "I love the mission behind it," Creaman said. "I think it's really cool that we're reaching out to people who haven't thought about Wichita in a

long time. Wichita has changed so much in the past five years, and with this, we're able to give a little capsule of it."

Boomerang Boxes must be ordered by Dec. 3. Once the 75 boxes the partnership is paying for are gone, people can still buy them for \$60 plus shipping at ictbox.com/space.com.

All boxes will be mailed out by Dec. 15. They must be sent to people out of state.

Here's what's in each box:

- 12 oz bag of Revere

Coffee with a custom "Coming Home" label

- Lola Candle Co mini candle
- Spice Y's spice seasoning
- Cocoa Dolce Caramel Latte Gold Chocolate Bar (full size)
- Three Heartlandia stickers
- Choose Wichita marketing materials, including an original brochure just for box recipients
- Custom postcard from sender

Denise Neill: 316-268-6327, @denise11

### LEGAL PUBLICATION

OCA 19004  
PUBLISHED IN THE WICHITA EAGLE  
ON NOVEMBER 25, 2021 (47529)

(City Only)

MAPS/NOTICE December 16, 2021

OFFICIAL CITY ORDINANCE NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 16, 2021 at 10:00 a.m. in the City of Wichita, Kansas, County, Kansas, the Planning Commission shall consider the following applications. The meeting will be held in person at the City of Wichita, Kansas, County Administration Center, 1000 S. Broadway, Wichita, Kansas 67202. If you are unable to attend in person, you may view the meeting on YouTube at the following link: <https://www.youtube.com/watch?v=...>

ITEM 1 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 2 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 3 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 4 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 5 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 6 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 7 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 8 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 9 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 10 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 11 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 12 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 13 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 14 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 15 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 16 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 17 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 18 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 19 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 20 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 21 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 22 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 23 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 24 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 25 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 26 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 27 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 28 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 29 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 30 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 31 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 32 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 33 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 34 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 35 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 36 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 37 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 38 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 39 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 40 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 41 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 42 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 43 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 44 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 45 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 46 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 47 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 48 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 49 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 50 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 51 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 52 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

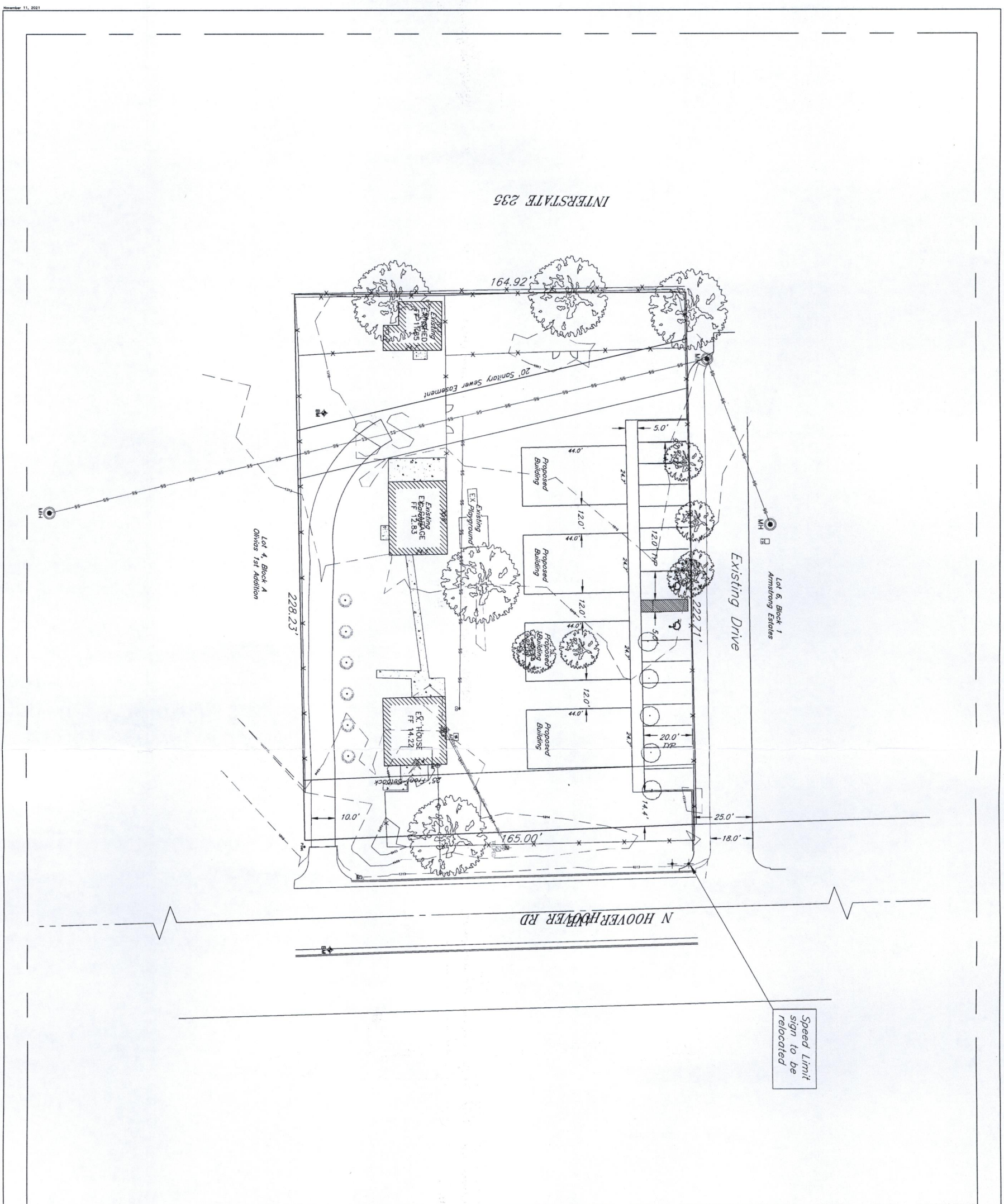
ITEM 53 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 54 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 55 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 56 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.

ITEM 57 - 1000 S. Broadway, Wichita, Kansas 67202. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2. The applicant is requesting a change in zoning from R-1 to R-2.



VARIANCE – to waive the screening and landscape requirement on the north side of the property at 915 N. Hoover Avenue, owned by JJB Properties, LLC.

NOTES:

1. Drive north of the property is 18 feet wide.
2. Drive will be widened to 25 feet.
3. Speed Limit sign south of the drive will need to be relocated to the south.

# SITE PLAN

APPROVED 11/3/2022 BY *Heidi EA*

915 N. Hoover  
 Variance Site Plan  
 Wichita, Kansas

PROJECT NUMBER		SHEET	
KEMILLER	FILE	DATE	1.0
ENGINEERING PA	DESIGN	REVISION	
171 L. PARK, WICHITA, KS 67202 (316) 261-2024	KM	EL	

**GENERAL PLANTING NOTES**

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS SHALL BE USED ONLY IF THEY ARE OF EQUAL OR BETTER QUALITY AND THE CONTRACTOR HAS OBTAINED LANDSCAPE ARCHITECT'S APPROVAL. THE RIGHT TO REVERSE PLANT LIST IS RESERVED.
4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FROM RECORD LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. SOO TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE.
7. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
8. RE-ESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SOO OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
9. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
10. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAPABLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURIAL FASTENERS AND LOOSE BURIAL AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
12. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRIVING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WILTBURN, REPEAT ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSDUCTION.
13. STEEL EDGER BY "PROSTEEL, INC." EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.
14. USE 3-4" LAYER OF SIFTED CEDAR WOOD MULCH IN ALL PLANTING BEDS, UNTIL THE FABRIC IS NO LONGER VISIBLE. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.
15. PLACE 4" OF MULCH IN ALL TREE SAUCERS. AREAS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.
16. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

**LEGAL DESCRIPTION**

BEGINNING AT A POINT 18 ROOS SOUTH OF THE INTERSECTION OF THE EAST AND WEST LINES OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 1 WEST OF THE 6TH P.M. SEDGWICK COUNTY, KANSAS, THENCE SOUTH 10 ROOS, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, THENCE SOUTH 10 ROOS, THENCE NORTH 10 ROOS, THENCE NORTH ALONG SAID RIGHT-OF-WAY TO A POINT 18 ROOS SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER, THENCE EAST TO THE POINT OF BEGINNING.

**LANDSCAPE CODE CALCULATIONS**

**LANDSCAPED STREET YARD REQUIRED**  
 Hooper Avenue  
 Landscaped Street Yard Required:  
 164 LF x 10 (sq. ft. factor) =  
 1,640 required street yard  
 Landscaped Street Yard Provided:  
 3,860 Total Sq. Ft.

**PARKING LOT SCREENING AND LANDSCAPING**  
 Parking lot to be screened w/arbors  
 17 Total trees Required  
 520 (one tree per 20 spaces)  
 1 tree req'd.

**Street Trees Required:**  
 1,640 + 500 = 2,140 or say 4 trees required  
 Street Trees Shown:  
 4 Shade Trees provided

**Up to one-half of req'd street yard trees may be used to satisfy p/g lot trees**  
 1 tree req'd  
 4 Shade Trees provided  
 1 trees provided

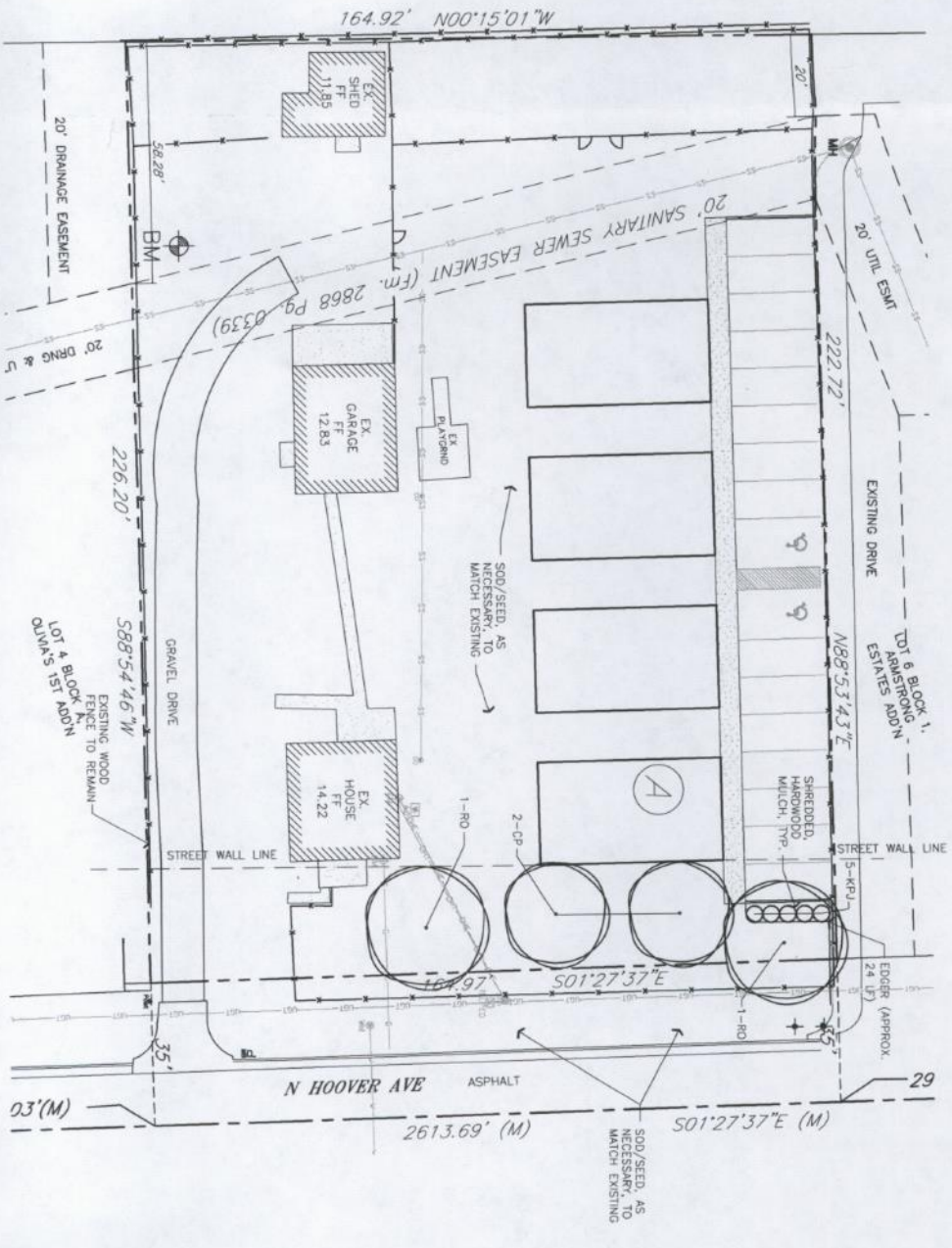
**PLANTING LEGEND**



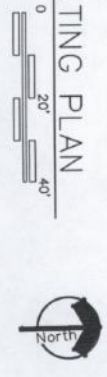
**PLANT MATERIAL SCHEDULE**

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
CP	2	SHADE TREES		
CP	2	CHINESE PISTACHE	PISTACHIA CHINENSIS	2" CAL.
RO	2	RED OAK	QUERCUS RUBRA	2" CAL.
KFJ	5	EVERGREEN SHRUBS	JUNIPERUS CHINENSIS PIZZERRANA	3 GAL.
		KALILAY PRUNER JUNIPER		

INTERSTATE 235

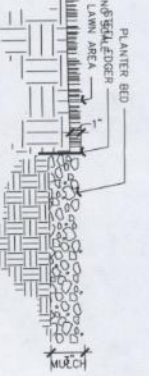
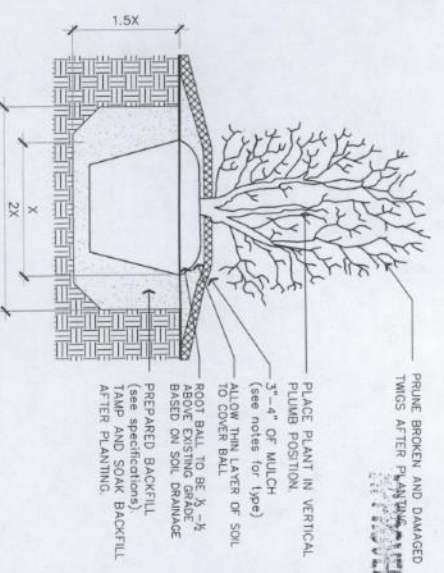
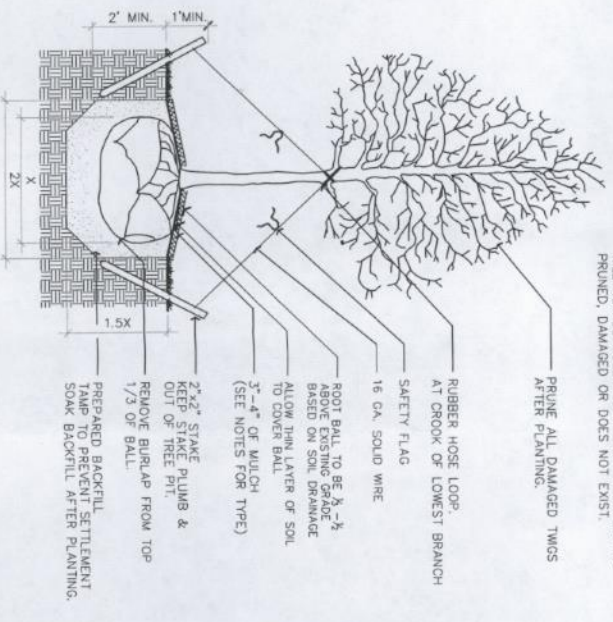


**SITE PLANTING PLAN**  
 1" = 20'-0"



**LANDSCAPE PLAN**

APPROVED  
 A/9/22 NV  
 BZA 2021-0067  
 N/05



**915 N. HOOVER Duplexes Wichita, KS**

TERI FARHA, P.L.A.  
 LANDSCAPE ARCHITECT  
 teri@terifarma.com  
 Wichita, KS 67218

**PLANTING PLAN**

DATE: April 19, 2022  
 LSI1

Issued/Revised	Date
For City Review	4/19/22