



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

February 3, 2022

Uneeda Storage LLC  
Attn: R. D. Wood  
3540 W Douglas, Ste. 3  
Wichita, KS 67203

Baughman Company, P.A.  
Attn: Phil Meyer  
315 Ellis  
Wichita, KS 67211

*ZVU2021-00055 &*  
**RE:** County Zone Change from SF-20 to MF-18 to develop duplexes, Generally located on the east side of 135th Street West and within one quarter mile north of West 13th Street North (1522 North 135th Street West).

Dear Applicants:

At its regular meeting on **February 2, 2022**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BoCC was to **APPROVE** the request.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

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

Kathy L. Morgan, Senior Planner  
Current Plans Division

Copies to: David Dennis, County Commission District 3, County Mail Stop Rm #320  
Corinthian Kelly, County Mail Stop #343  
Justin Waggoner, County Law, County Mail Stop #349  
MABCD  
Lynn Packer, County Public Works



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

December 17, 2021

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**RE:** County Zone Change from SF-20 to MF-18 to develop duplexes, Generally located on the east side of 135th Street West and within one quarter mile north of West 13th Street North (1522 North 135th Street West).

Dear Applicants:

At its regular meeting on **December 16, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

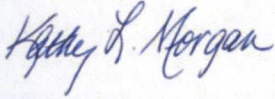
NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **December 30, 2021, at 5 p.m.**

If a protest or an appeal of the decision of the MAPC is filed, the application will be forwarded to the Board of County Commissioners for consideration on **February 2, 2022**. The Board of County Commissioners meeting will be held in the Sedgwick County Court House, Third Floor, 525 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Kathy L. Morgan, Senior Planner  
Current Plans Division

Copies to: David Dennis, County Commission District 3, County Mail Stop Rm #320  
Corinthian Kelly, County Mail Stop #343  
Justin Waggoner, County Law, County Mail Stop #349  
MABCD  
Lynn Packer, County Public Works

(150004) Published in The Derby Informer on 2/16/2022  
RESOLUTION NO. 024-2022

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

**SECTION I.** That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON 2021-00055

Zone change request from SF-20 Single-Family Residential to MF-18 Multi-family Residential.

Legally described as:

Lot 1, Vince Garcia Addition, an Addition to Sedgwick County, Kansas.

**SECTION II.** That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

**SECTION III.** That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER  
SARAH LOPEZ  
DAVID T. DENNIS  
LACEY D. CRUSE  
JAMES M. HOWELL

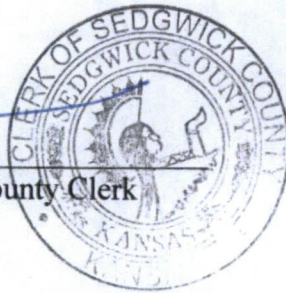
Aye  
Aye  
Aye  
Aye  
Aye

Dated this 2<sup>nd</sup> day of February, 2022.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

[Signature]  
KELLY B. ARNOLD, County Clerk



[Signature]

DAVID T. DENNIS, Chairman  
Commissioner, Third District

[Signature]

SARAH LOPEZ, Chair Pro Tem  
Commissioner, Second District

[Signature]

PETER F. MEITZNER  
Commissioner, First District

[Signature]

LACEY D. CRUSE  
Commissioner, Fourth District

[Signature]

JAMES M. HOWELL  
Commissioner, Fifth District

APPROVED AS TO FORM:

Justin M. Waggoner  
JUSTIN M. WAGGONER  
Assistant County Counselor

# Affidavit of Legal Publication

STATE OF KANSAS )

ss.

County of Sedgwick )

Emily Gillihan, being first duly sworn, deposes and says:  
That he/she is Legal Manager of

## The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

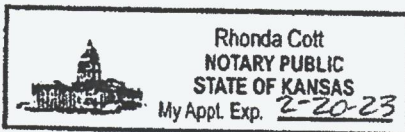
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 24th day of November 2021, with subsequent publications being made on the following dates:

N/A

Emily Gillihan  
Legal Manager

Subscribed and sworn to before me this  
24th day of November, 2021.

Rhonda Cott  
Notary Public



Official Hearing Notice - MAPC Dec. 16, 2021

Printer's Fee: \$50.40

Additional copies: \$ \_\_\_\_\_

Legal Publication  
OCA 150004  
Published in The Derby Informer on November 24, 2021

**MAPC December 16, 2021  
OFFICIAL HEARING NOTICE**

**NOTICE IS HEREBY GIVEN** that on **Thursday, December 2, 2021 no earlier than 1:20 p.m.**, the Wichita Sedgwick County Metropolitan Area Planning Commission (Planning Commission) 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 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.

**CON2021-00053:** County Conditional Use for child care center within church building, Generally located on the South side of West Maple Street and within one half mile of South 167th Street West (321 South 162nd St West).

**CON2021-00056:** County Conditional Use allow an expanded operation of Midwest Dog Center to allow an increase in the number of dogs and increase the number of dogs allowed to be trained outdoors until June 30, 2023; Generally located 1/4 mile west of N 215th Street W on W 28th Street N (22215 W 29th N).

**CON2021-00058:** County Conditional Use to allow accessory apartments and a neighborhood swimming pool associated with ZON2021-00056 generally located one-half mile north of N 28th Street on the west side of N. 127th St East.

**ZON2021-00055:** County Zone Change from SF-20 to MF-16 to develop duplexes; Generally located on the east side of 135th Street West and within one quarter mile north of West 13th Street North (1522 North 135th Street West).

**ZON2021-00056:** County zone change from RR Rural Residential to SF-20 Single-Family Residential with a Conditional Use (CON2021-00058) to allow accessory apartments and a neighborhood swimming pool generally located one-half mile north of N 28th Street on the west side of N. 127th St East.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. 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 four (4) 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 (pod, 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 White 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.258.7764

**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 (671) 317-3112  
Access Code: 651544141

Join from a video-conferencing room or system.  
Dial in by phone: 67.217.95.2 or [roomlink.goto.com](https://roomlink.goto.com)  
Meeting ID: 651544141  
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/viccityhall](http://www.wichita.gov/viccityhall). 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 November 24, 2021  
Scott White, Secretary  
Wichita Sedgwick County  
Metropolitan Area Planning Commission

Affidavit of Legal Publication

STATE OF KANSAS )

ss.

County of Sedgwick )

Emily Gillihan, being first duly sworn, deposes and says: That he/she is Legal Manager of

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a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

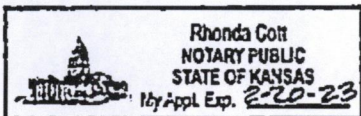
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 16th day of February 2022, with subsequent publications being made on the following dates:

N/A

Emily Gillihan Legal Manager

Subscribed and sworn to before me this 16th day of February, 2022.

Rhonda Cott Notary Public



Resolution No. 024-2022

Printer's Fee: \$29.40
Additional copies: \$

Legal Publication (Published in The Derby Informer on February 16, 2022)
Case No. ZON 2021-00055
Zone change request from SF-20 Single-Family Residential to MF-18 Multi-family Residential.
Legally described as: Lot 1, Vince Garcia Addition, an Addition to Sedgwick County, Kansas.
SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the 'Official Zoning District Map' on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.
SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.
Commissioners present and voting were: PETER F. MEITZNER, SARAH LOPEZ, DAVID T. DENNIS, LACEY D. CRUSE, JAMES M. HOWELL
AYE AYE AYE AYE AYE



**STAFF REPORT**  
MAPC December 16, 2021  
CAB 3 January 3, 2022

**CASE NUMBER:** ZON2021-00055 (County District 3)

**APPLICANT/AGENT:** Uneeda Storage LLC, R.D. Wood (owner), Baughman Company, Phil Meyer (Agent)

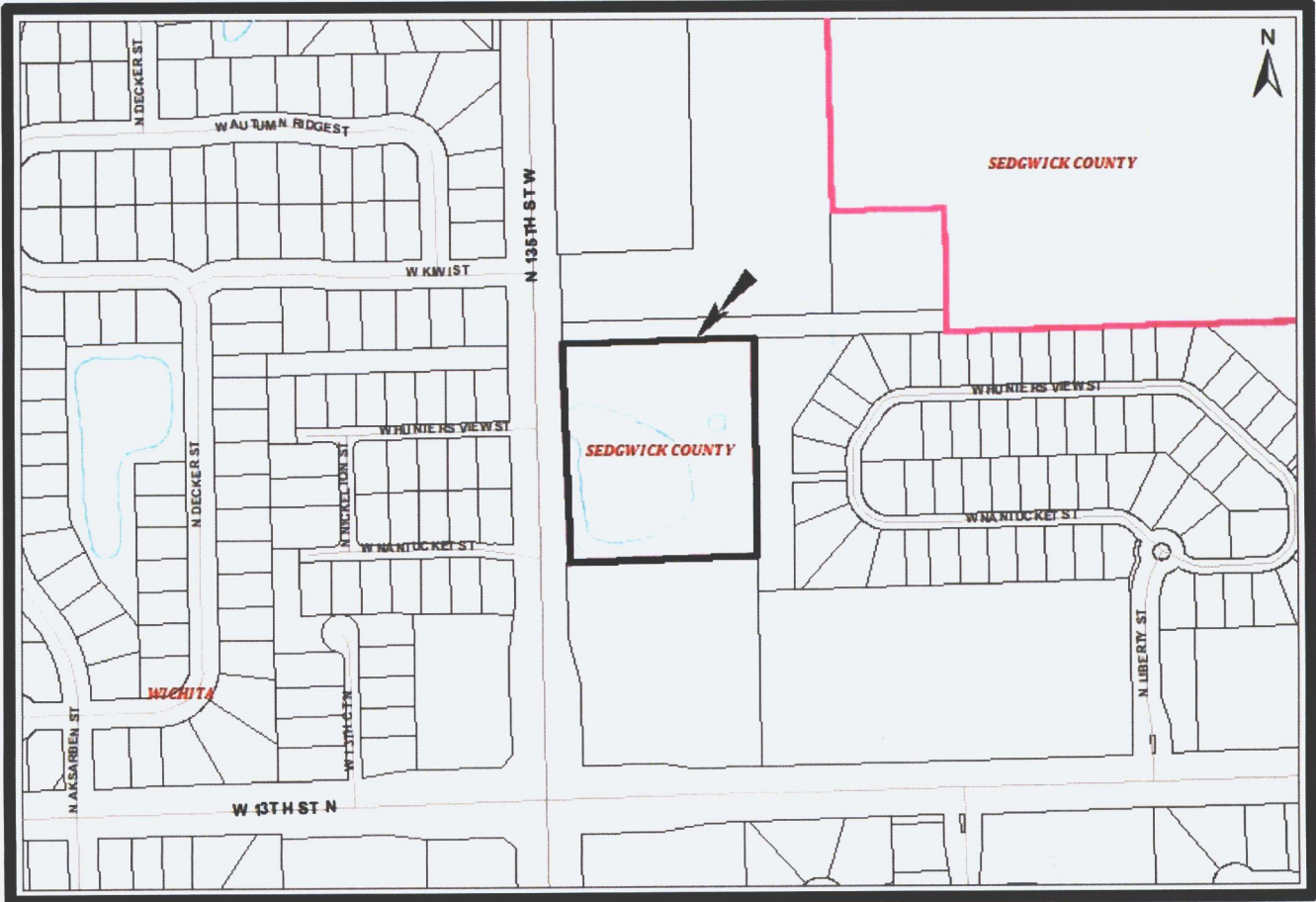
**REQUEST:** MF-18 Multi-Family Residential

**CURRENT ZONING:** SF-20 Single-Family Residential

**SITE SIZE:** 4.523 acres

**LOCATION:** Generally located on the east side of 135th Street West and within one-quarter mile north of West 13th Street North (1522 North 135th Street West).

**PROPOSED USE:** Duplexes or multi-family development



**BACKGROUND:** The applicant is requesting a zone change in the county from SF-20 Single-Family Residential to MF-18 Multi-family Residential to allow multi-family or duplex development on a single platted lot (Lot 1, Vince Garcia Addition). The subject site is surrounded by the Wichita City Limit and the owner plans to file for annexation.

Below are descriptions of the nearby land uses

- Property north of the subject site is located within the Wichita City Limit and is zoned LC Limited Commercial (R.D. Wood Commercial Community Unit Plan DP-343). The property is developed with mini-storage and office uses.
- Properties east of the subject site are located within the Wichita City Limit and are zoned SF-5 and are developed with single family dwellings in the Crystal Gardens Addition.
- Property to the south of the subject site is located within the Wichita City Limit, is zoned SF-5 and is developed with a church.
- The properties to the west are located within the Wichita City Limits and are zoned LC (Copper Gate Community Unit Plan DP-231) and are developed with single-family dwellings.

**CASE HISTORY:** In March 1994, the property was platted as Lot 1, Vince Garcia Addition. No other cases are associated with this parcel.

**ADJACENT ZONING AND LAND USE:**

NORTH:	LC	CUP DP-343, mini-storage, warehouse, office (Wichita City Limit)
SOUTH:	SF-5	Church (Wichita City Limit)
EAST:	SF-5	Crystal Gardens Addition, single-family dwellings (Wichita City Limit)
WEST:	LC	CUP DP-231, single-family dwellings (Wichita City Limit)

**PUBLIC SERVICES:** The site has access to North 135<sup>th</sup> Street West, an arterial, paved street with 100-foot right-of-way. The street is one lane in both direction with a center turn lane. Municipal water and sewer are available to the site.

**CONFORMANCE TO PLANS/POLICIES:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, shows the site to be located in the unincorporated area of Sedgwick County and the “2035 Wichita Future Growth Map” depicts the site as “residential and employment mix.” Duplex and Multi-family residential development is in conformance with the *Community Investments Plan*.

**RECOMMENDATION:** Based upon information available prior to the public hearings, Planning Staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property north of the subject site is zoned LC (R.D. Wood Commercial Community Unit Plan DP-343). The property is developed with mini-storage and office uses. The properties to the east of the subject site are zoned SF-5 and are developed with single family dwellings. Properties to the west are zoned LC and are developed with single-family dwellings.
2. **The suitability of the subject property for the uses to which it has been restricted:** The SF-20 Single-Family Residential zoned property could remain and be developed as single family residential property.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The zone change on this parcel would create a buffer between single family residential use and limited commercial zoning. There would be minimal increase in traffic with the development of additional dwelling units.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** This application is in conformance with the adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*. The plan shows the site to be located in the unincorporated area of Sedgwick County, and the “2035 Wichita Future Growth Map” depicts the site as “new residential and employment

mix.” Duplex and Multi-family residential development is in conformance with the *Community Investments Plan*.

5. **Impact of the proposed development on community facilities:** The site has access to North 135<sup>th</sup> Street West, an arterial, paved street with 100-foot right-of-way. The street is one lane in both direction with a center turn lane. Municipal water and sewer are available to the site. Impact to existing facilities will be minimal.

Attachments:

- Zoning Map
- Land Use
- Aerial Map
- Photos



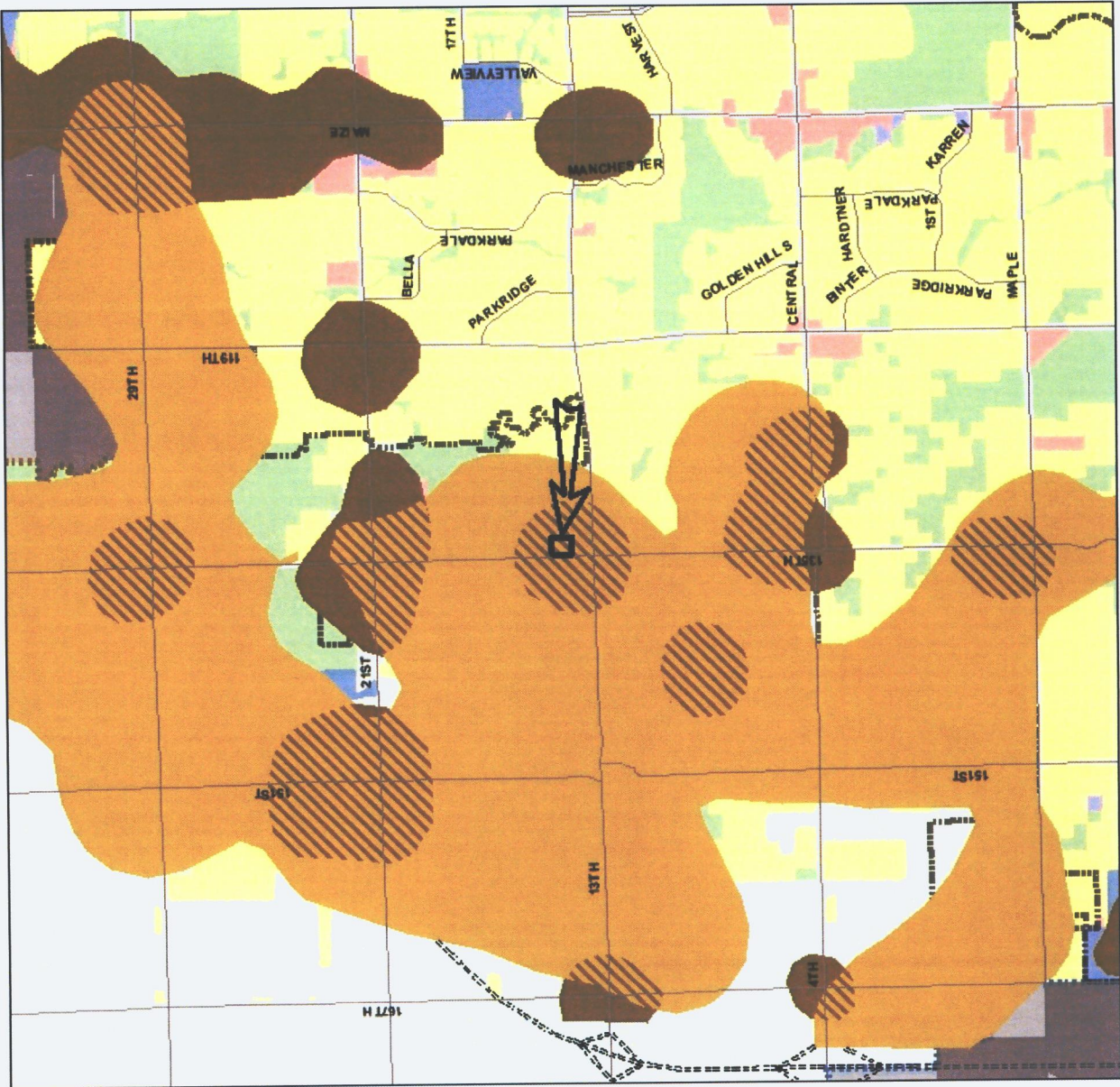
Aerial Map



Land Use Map

2035 Wichita  
Future Growth  
Concept Map

- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Nghbd\_Plan\_Areas



Photos

