



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

February 22, 2022

DBAC, LLC  
7540 W. Northwind, #300  
Wichita, KS 67205

K.E. Miller Engineering, P.A.  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE: ZON2021-00061** - City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located one-block south of West Douglas Avenue and one-half mile east of South Seneca Street (127 S Millwood).

Dear Applicants:

At its regular meeting on **February 22, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request for the zone change to TF-3 and encourage the applicant to develop the duplex with the architectural recommendations found in the Wichita Places for People Plan and the 2019 Delano Neighborhood Plan.

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

Sincerely,

Philip Zevenbergen  
Senior Planner

Copies to: Jeff Blubaugh, WCC IV, Mail Stop 1-13  
Rebecca Fields, CRS District IV, Mail Stop 1-135  
Jeff Van Zandt, City Law, Mail Stop 1-72  
MABCD  
Shawn Mellies, Mail Stop 1-71





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

January 21, 2022

DBAC, LLC  
7540 W. Northwind, #300  
Wichita, KS 67205

K.E. Miller Engineering, P.A.  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE:** ZON2021-00061 - City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located one-block south of West Douglas Avenue and one-half mile east of South Seneca Street (127 S Millwood).

Dear Applicants:

At its regular meeting on **January 20, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request for the zone change to TF-3 and encourage the applicant to develop the duplex with the architectural recommendations found in the Wichita Places for People Plan and the 2019 Delano Neighborhood Plan.

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.

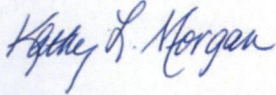
Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **February 3, 2022, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a 6 of 7 vote of its members.



The application will be forwarded to the City Council for review and final action on **February 22, 2022**, if no petitions are received. Otherwise, the application will be forwarded to the City Council for review and final action on **March 1, 2022**. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 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: Jeff Blubaugh, WCC IV, Mail Stop 1-13  
Rebecca Fields, CRS District IV, Mail Stop 1-135  
Jeff Van Zandt, City Law, Mail Stop 1-72  
MABCD  
Shawn Mellies, Mail Stop 1-71



OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON March 4, 2022

ORDINANCE NO. 51-720

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. ZON2021-00061**

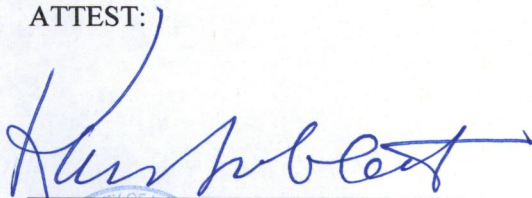
City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning lot described as:

Lots 12-13-14, Block 11, Junction Town Company Addition, Wichita, Sedgwick County, Kansas

**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.

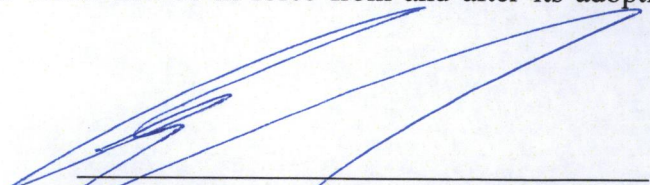
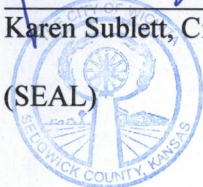
**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:

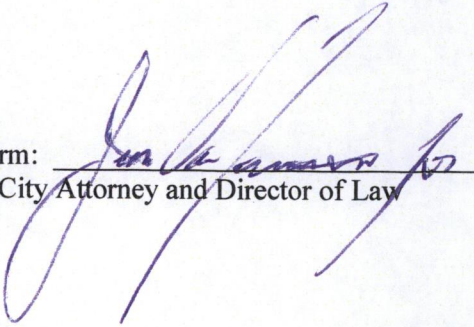


Karen Sublett, City Clerk

(SEAL)

  
Brandon J. Whipple, Mayor, City of Wichita

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







Beaumont-Harvester  
Baltimore News-Chronicle  
Birmingham 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  
Palestine Times & Observer  
The Citizen Press  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News-Journal - Bismarck  
The News Tribune - Tacoma  
The Telegraph - Marion  
San Luis Obispo Tribune  
Tulsa World  
Wichita Eagle

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification              | Order PO | Amount  | Cols | Depth |
|-----------|--------------|-----------------------------|----------|---------|------|-------|
| 32522     | 226465       | Print Legal Ad - IPL0062793 |          | \$47.77 | 1    | 57 L  |

Attention: Jamie Buster  
CITY OF WICHITA/CLERKS OFFICE  
455 N MAIN ST FL 13  
WICHITA, KS 67202

### LEGAL PUBLICATION

OCA 180004

PUBLISHED IN THE WICHITA EAGLE  
ON March 4, 2022

ORDINANCE NO. 51-720  
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:

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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:

Brandon J. Whipple, Mayor, City of Wichita

Karen Sublett, City Clerk (SEAL)

IPL0062793

Mar 4 2022

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

No. of Insertions: 1

Beginning Issue of: 03/04/2022

Ending Issue of: 03/04/2022

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth 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 03/04/2022 to 03/04/2022.

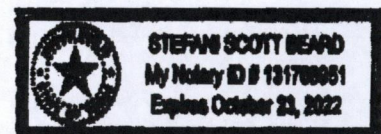
*M. Hayley*

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

DATED: 03/04/2022

*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!