



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

May 12, 2022

Baughman Company  
Phil Meyer  
315 S Ellis  
Wichita, KS 67211

**RE: ZON2022-00018:** City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located northeast of North Hoover Street and West Douglas Avenue (208 N Elder Street and 5234 West 1<sup>st</sup> Street North).

Dear Applicant;

At its regular meeting on May 10, 2022, the Wichita City Council considered the above captioned request. The action of the City Council was to APPROVE the request.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Current Plans  
Division Manager

Copies to: MABCD  
Maggie Ballard, City Council District VI  
Ana Lopez CSR District VI  
Whitetail Management, LLC, Brandon Hermreck, 17337 Airport Rd., Fall River, Kansas 67047



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

April 8, 2022

Baughman Company  
Phil Meyer  
315 S Ellis  
Wichita, KS 67211

**RE: ZON2022-00018:** City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located northeast of North Hoover Street and West Douglas Avenue (208 N Elder Street and 5234 West 1<sup>st</sup> Street North).

Dear Applicant;

At its regular meeting on April 7, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend APPROVAL the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on April 21, 2022. 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 located within 200 feet of the property for which the application was filed and must be submitted to the City Clerk by April 21, 2022, at 5:00 p.m.

This application is scheduled for consideration by the Wichita City Council on Tuesday, May 10, 2022, beginning at 9:00 a.m. The City Council 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,

A handwritten signature in black ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Current Plans  
Division Manager

Copies to: MABCD  
Maggie Ballard, City Council District VI  
Ana Lopez CSR District VI  
Whitetail Management, LLC, Brandon Hermreck, 17337 Airport Rd., Fall River, Kansas 67047

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON May 20, 2022

ORDINANCE NO. 51-861

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. ZON2022-00018**

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

- The West Half of Lot 6, Block 3, Westbreeze Addition to Wichita, Sedgwick County, Kansas.
- Together with
- The West Half of Lot 5, Block 3, Westbreeze Addition to Wichita, Sedgwick County, Kansas.

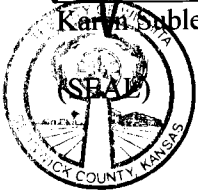
**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

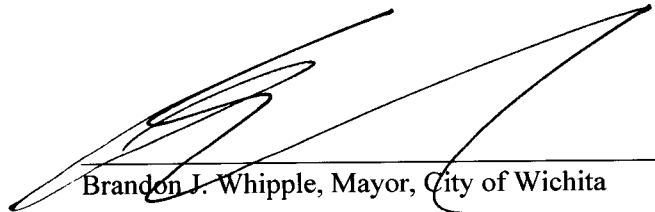
**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

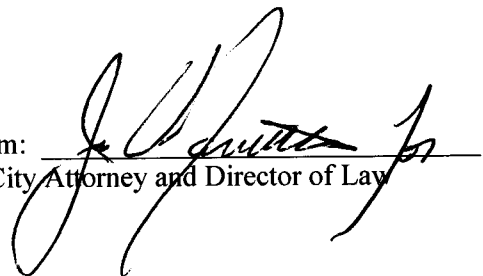
ATTEST:



Karla Sublett, City Clerk



  
Brandon J. Whipple, Mayor, City of Wichita

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



LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON MARCH 17, 2022 ONE TIME ONLY (547289)

MAPC/BZA April 7, 2022 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, April 7, 2022, at 9:00 AM in the Wichita-Seedwick 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 - 405 N. Main Street, Wichita, Kansas 67202 (as specified in the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita-Seedwick County Metropolitan Area Planning Department at (316) 244-4421.

BZA2022-0006: City Variance to allow a 30-foot tall, 200 square foot sign on property zoned LC Limited Commercial, generally located on the north side of West Kellogg Drive, one-half mile east of Eisenhower Parkway (800 West Kellogg).

BZA2022-0006: Request in the City for a variance to allow a sign larger than 32-square feet, permit red illumination & allow more than one sign on a building on U University zoned property, generally located east of South Meridian Avenue, north of West Kellogg Avenue (2100 West University Ave).

CUP2022-0008: City CUP Minor Amendment to Parcel 1 of DP-146 to replace an existing 10-foot fence along the rear property line of 9 lots zoned SF-5 Single-Family Residential, generally located on the west side of North Webb Road, within one-half mile south of East 10th Street North.

CUP2022-0008: City Amendment to CUP DP-78 on property zoned LC Limited Commercial, and SF-5 Single Family Residential, to remove property from CUP (associated with CUP2022-0007 and CUP2022-0004), generally located 850 feet north of West 42nd Street North and west of North Meridian Avenue.

CUP2022-0010: City Amendment to CUP DP-323 on property zoned LC Limited Commercial, SF-5 Single Family Residential, and OW Office Warehouse to remove property from CUP (associated with CUP2022-0009 and PUD2022-0004), generally located 850 feet north of West 42nd Street North and west of North Meridian Avenue.

PUD2022-0002: City Planned Unit Development (PUD #H), the North Forty-Fifth Addition PUD on property zoned LC Limited Commercial located on the south side of West 45th Street North, 700 feet east of North Ridge Road.

PUD2022-0004: City zone change from LC Limited Commercial and SF-5 Single-Family Residential to PUD Planned Unit Development for residential development (associated with CUP2022-0009 and CUP2022-0010), generally located 850 feet north of West 42nd Street North and west of North Meridian Avenue.

VAC2022-0002: Request in the City to vacate a skelld utility easement on LC Limited Commercial zoned property generally located on the north side of West 47th Street South & on the east side of South Sebeca Street.

VAC2022-0004: Request in the City to vacate a portion of East 10th Street North right-of-way, generally located between North New York Avenue (W), I-135 (E) & private property (N & S).

ZON2022-0015: City Amendment to Protective Overlay EOP (ZON2022-0015) for construction of a duplex, generally located within 200 feet north of East 17th Street North and within one-half mile east of North 4th Avenue (1800 North Madison).

ZON2022-0016: City zone change from SF-5 Single Family Residential to B Multi-Family Residential on property, generally located south of East 20th Street North and four blocks east of North 4th Avenue.

ZON2022-0017: City zone change from SF-5 Single Family Residential to TF-3 Two Family Residential, generally located 225 feet south of 20th Street North and two blocks east of North Hillside Avenue.

ZON2022-0018: City zone change from SF-5 Single Family Residential to TF-3 Two Family Residential, generally located northeast of North Hoover Street and West Douglas Avenue (208 North Elder Street and 524 West 1st Street North).

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-Seedwick 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 at 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-SEEDWICK 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-Seedwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 3pm 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.

Table with contact information: Email (Planning@wichita.gov), Mailing Address (271 W. 3rd Street - Suite 201, Wichita, KS 67202), Phone (316.248.4421), Fax (316.658.7744)

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 (521) 313-3112 Access Code: 651-544-141 Join from a video-conferencing room or system. Dial in or type: 67.177.95.2 or hroomlink.goto.com Meeting ID: 651 544 141 Or dial directly: 65154141@67.177.95.2 or 67.177.95.2#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 (405 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. Masks are required at all times. Call at this time. 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 (316-244-4444) by 3pm, 3 days prior to the meeting.

WITNESS MY HAND on March 17, 2022 Scott Wadde, Secretary Wichita-Seedwick County Metropolitan Area Planning Commission



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 - Marion  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	264438	Print Legal Ad - IPL0073763		\$53.65	1	64 L

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

### LEGAL PUBLICATION

OCA 160004  
 PUBLISHED IN THE WICHITA EAGLE  
 ON May 20, 2022

ORDINANCE NO. 51-861  
 AN ORDINANCE CHANGING THE  
 ZONING CLASSIFICATIONS OR DIS-  
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 ED IN THE CITY OF WICHITA, KANSAS,  
 UNDER THE AUTHORITY GRANTED  
 BY THE WICHITA-SEDGWICK COUNTY  
 UNIFIED ZONING CODE, SEC-  
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 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERN-  
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SECTION 1. That having received a  
 recommendation from the Planning  
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 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  
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Case No. ZON2022-00018  
 City zone change from SF-5 Sin-  
 gle-Family Residential to TF-3  
 Two-Family Residential zoning on  
 property described as:  
 The West Half of Lot 6, Block 3, West-  
 breeze Addition to Wichita, Sedgwick  
 County, Kansas.

Together with  
 The West Half of Lot 5, Block 3, West-  
 breeze Addition to Wichita, Sedgwick  
 County, Kansas.

SECTION 2. That upon the taking  
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 ita-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:  
 Brandon J. Whipple, Mayor, City of  
 Wichita  
 Karen Sublett, City Clerk  
 (SEAL) Approved as to form:  
 Jennifer Magana, City Attorney and  
 Director of Law  
 IPL0073763  
 May 20 2022

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

No. of Insertions: 1  
 Beginning Issue of: 05/20/2022  
 Ending Issue of: 05/20/2022

STATE OF KANSAS)  
 SS  
 County of Sedgwick)

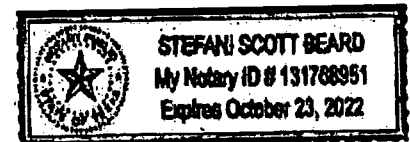
Hayley Martin, of lawful age, being first duly sworn,  
 deposeth and saith: That he is Record Clerk of The  
 Wichita Eagle, a daily newspaper published in the City of  
 Wichita, County of Sedgwick, State of Kansas, and having  
 a general paid circulation on a daily basis in said County,  
 which 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 05/20/2022  
 to 05/20/2022.

*M. Hayley*

I certify (or declare) under penalty of perjury that the  
 foregoing is true and correct.  
 DATED: 05/26/2022

*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!



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 - Boca

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 The City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	231498	WIC-3-17-2022	OCA 150004	\$134.40	1	16.00 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: 03/13/2022  
 Ending Issue of: 03/13/2022

STATE OF KANSAS)

SS

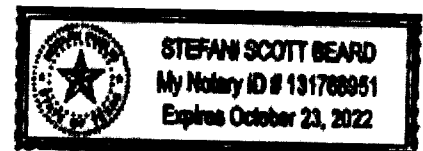
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose 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 03/13/2022 to 03/13/2022.

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

DATED: 03/17/2022

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!