



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

April 21, 2022

Philip Ruffo  
PO Box 49285  
Wichita, KS 67201

**RE: ZON2022-00011:** City zone change from TF-3 Two-Family Residential to B Multi-Family Residential for construction of two duplexes on property generally located on the west side of North Grove Avenue and one-half mile north of East 13th Street (1701 North Grove).

Dear Applicant;

At its regular meeting on **April 19, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request subject to the provision of the enclosed protective overlay.

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

Sincerely,

A handwritten signature in blue ink that reads 'Matt Williams'.

Matthew Williams, AICP  
Senior Planner

Copies to: Mach Property Management LLC, PO Box 691, Andover, KS 67002  
MABCD  
Brandon Johnson, City Council District I  
Tasha Hayes, CSR District V

## Protective Overlay #392

The following provisions apply to Lots 39, 41, 43, and 45, on Grove, formerly Tyler Ave., in Logan Addition to the City of Wichita, Sedgwick County, Kansas.

1. The zoning lot (Lots 39, 41, 43, and 45) shall be limited to a maximum of two (2) duplexes (4 dwelling units total).
2. Uses shall be limited to those found in the TF-3 Two Family zoning district.

The following requirements apply to Lots 43 and 45, on Grove, formerly Tyler Ave., in Logan Addition to the City of Wichita, Sedgwick County, Kansas.

1. Design Requirements:
  - a. **Garages.** The garage face shall occupy no more than 50 percent of the ground-level façade facing the street and may not project more than five feet in front of the main facade.
  - b. **Entrances.** Pedestrian scaled entry shall be a prominent feature of the front elevation. Front doors shall be oriented to the street in front of the units.
  - c. **Windows and Transparency.** Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the façade must be transparent. The façade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area. Garages facing the street shall count as part of the façade.
  - d. **Roof Design.** Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, gables, or changes in elevation. Roof forms and roof pitches of porches, dormers and garages shall be consistent and complement the building style within the neighborhood.
  - e. **Siding materials.** Siding materials shall be appropriate to the architectural style of the structure. Traditional materials consistent with the neighborhood architectural styles are encouraged such as wood, masonry and brick. Siding materials and window trim should be consistent on all sides of the structures.
  - f. **HVAC.** HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.
2. The parking area shall not cover more than 50% of the front yard and trash dumpsters shall not be permitted in front of the duplex building.
3. A site plan shall be approved by the Director of Planning before any building permits are issued.
4. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.



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

March 18, 2022

Philip Ruffo  
PO Box 49285  
Wichita, KS 67201

**RE: ZON2022-00011:** City zone change from TF-3 Two-Family Residential to B Multi-Family Residential for construction of two duplexes on property generally located on the west side of North Grove Avenue and one-half mile north of East 13th Street (1701 North Grove).

Dear Applicant;

At its regular meeting on **March 17, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with a Protective Overlay as follows:

1. The zoning lot shall be limited to a maximum of two (2) duplexes (4 dwelling units total).
2. Uses shall be limited to those found in the TF-3 Two Family zoning district.

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 March 31, 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 **March 31, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, April 19, 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,

Matthew Williams, AICP  
Senior Planner

Copies to: Mach Property Management LLC, PO Box 691, Andover, KS 67002  
MABCD  
Brandon Johnson, City Council District I  
Tasha Hayes, CSR District V

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON

April 29, 2022

ORDINANCE NO. 51-746

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. ZON2022-00011**

City zone change from TF-3 Two-Family Residential to B Multi-Family Residential zoning on property described as:

Lots 39, 41, 43, and 45, on Grove, formerly Tyler Ave., in Logan Addition to the City of Wichita, Sedgwick County, Kansas.

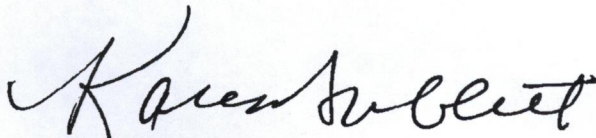
Subject to the following Protective Overlay #392 as follows:

1. The zoning lot shall be limited to a maximum of two (2) duplexes (4 dwelling units total).
2. Uses shall be limited to those found in the TF-3 Two Family zoning district.

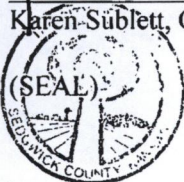
**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

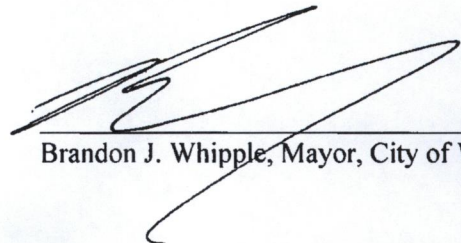
**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:



Karen Sublett, City Clerk

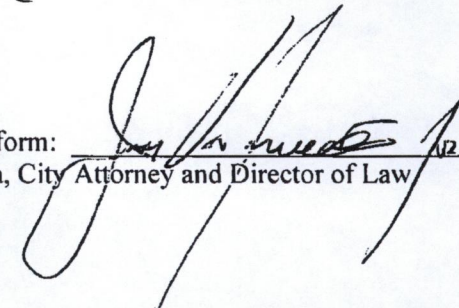




Brandon J. Whipple, Mayor, City of Wichita

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law



1 OF 4

# SITE PLAN

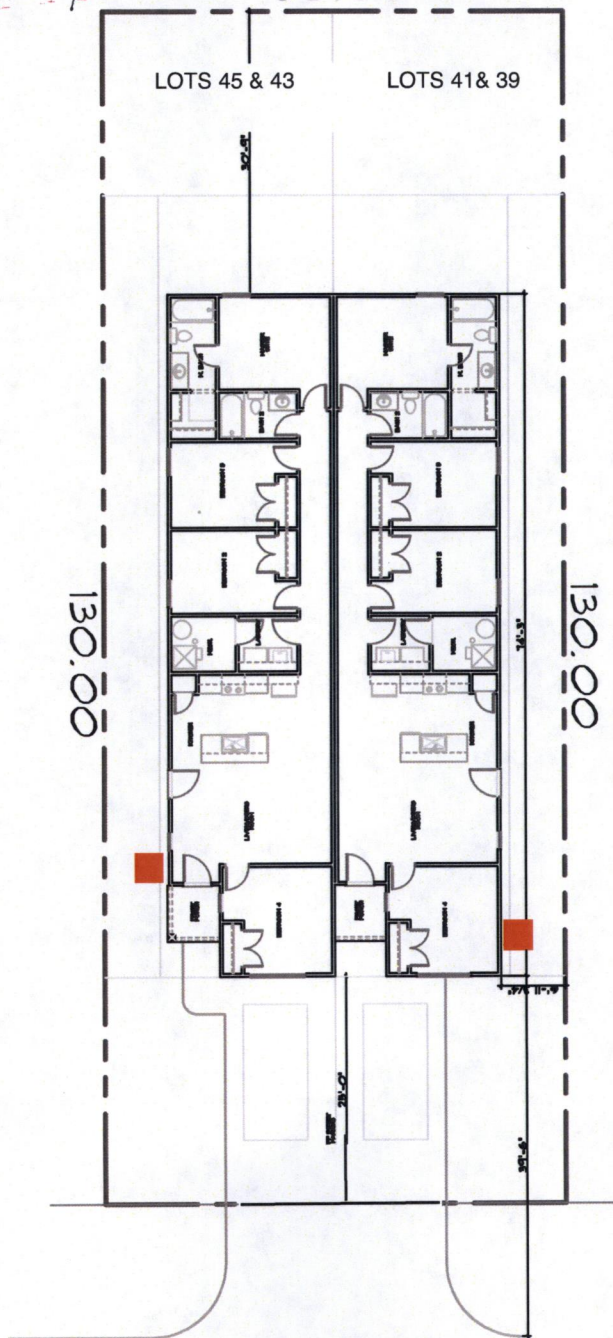
APPROVED 7/19/22 BY Christina Klett

20' ALLEY

50.00

LOTS 45 & 43

LOTS 41 & 39

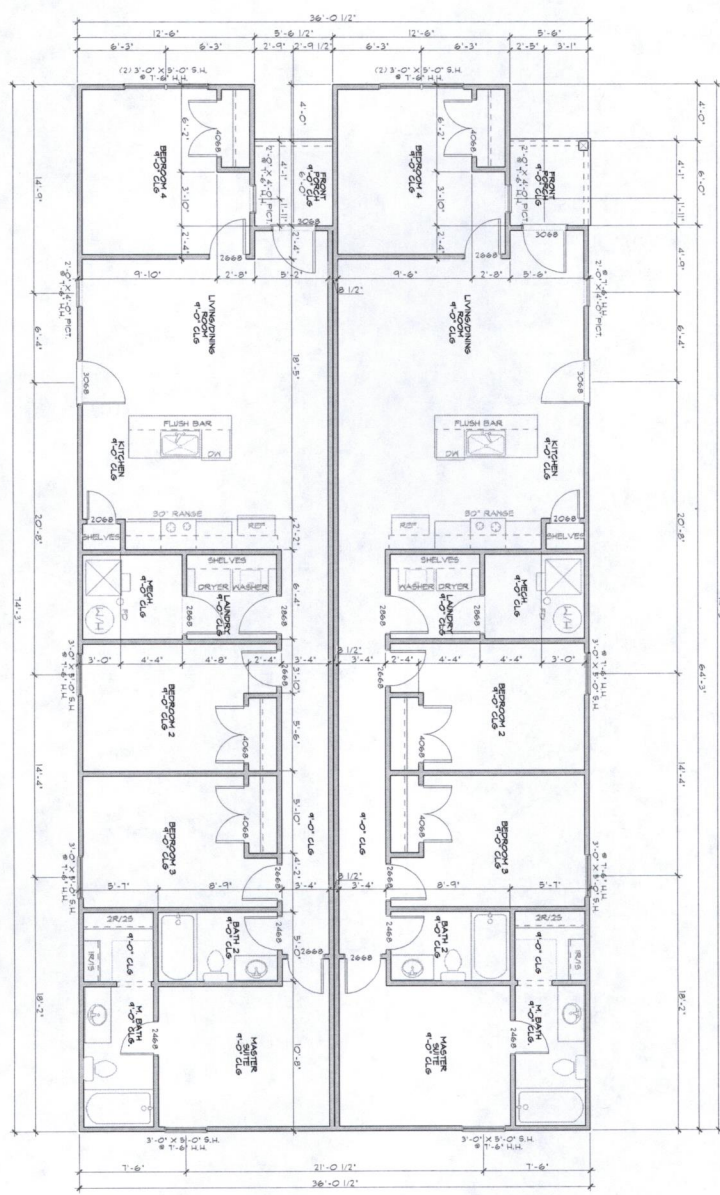


1701 & 1703 N Grove

2 OF 4

# SITE PLAN

APPROVED 7/19/22 BY *Christa Velt*

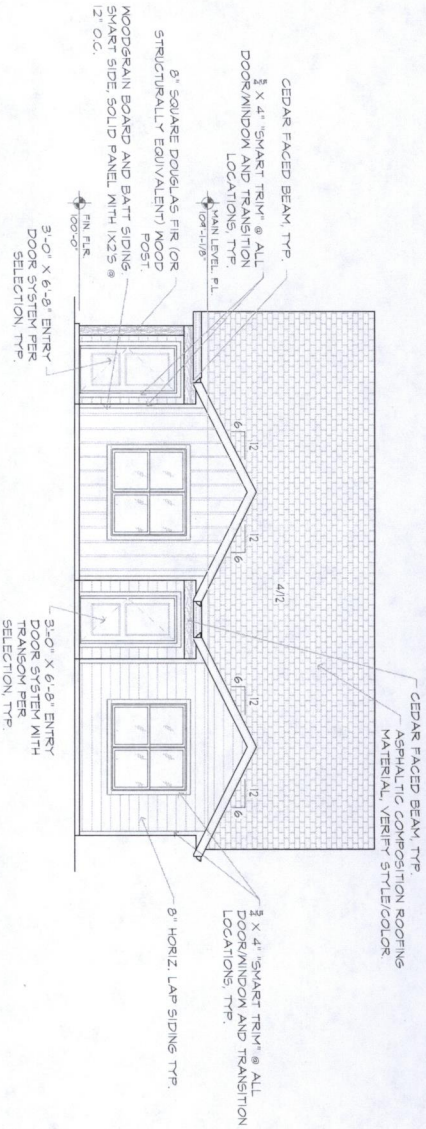


## MAIN LEVEL PLAN

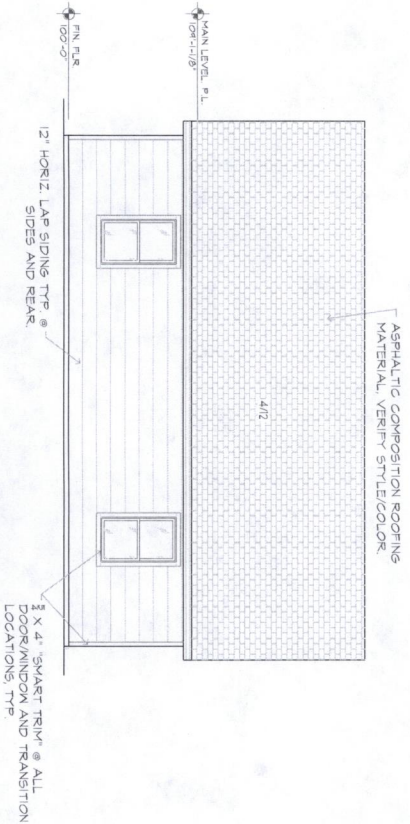
1/4" = 1'-0"

	DATE:	
	PROJECT:	
	PLAN:	5/02/22
	REVISIONS:	
<p>NOTES:</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</p> <p>2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.</p> <p>4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.</p> <p>5. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.</p> <p>6. ALL ROOFS ARE 12/12 UNLESS NOTED OTHERWISE.</p> <p>7. ALL CEILING ARE 8'0" HIGH UNLESS NOTED OTHERWISE.</p> <p>8. ALL LIGHT FIXTURES ARE TO BE INSTALLED AS SHOWN.</p> <p>9. ALL ELECTRICAL WORK IS TO BE DONE BY A LICENSED ELECTRICIAN.</p> <p>10. ALL MECHANICAL WORK IS TO BE DONE BY A LICENSED MECHANIC.</p> <p>11. ALL PLUMBING WORK IS TO BE DONE BY A LICENSED PLUMBER.</p> <p>12. ALL PAINT IS TO BE DONE BY A LICENSED PAINTER.</p> <p>13. ALL LANDSCAPING IS TO BE DONE BY A LICENSED LANDSCAPER.</p> <p>14. ALL EXTERIOR FINISHES ARE TO BE DONE BY A LICENSED CONTRACTOR.</p> <p>15. ALL INTERIOR FINISHES ARE TO BE DONE BY A LICENSED CONTRACTOR.</p> <p>16. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY AVAILABLE.</p> <p>17. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.</p> <p>19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S INTENT.</p> <p>20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CLIENT'S REQUIREMENTS.</p>		
<p>PLAN INFORMATION:</p> <p>FACILITY: 133 597</p> <p>TOTAL: 2344 SQFT</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 5/02/22</p> <p>PROJECT: 133 597</p> <p>CLIENT: KANCHITA KANCHAS</p> <p>ADDRESS: 1133 ADDRESS UNKNOWN</p> <p>PROJECT: 133 597</p>		
<p>MAIN LEVEL PLAN</p> <p>A2</p>		

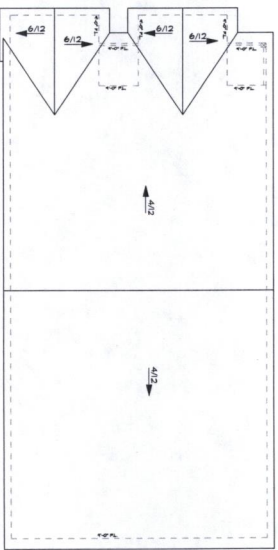
NOTE: ELEVATIONS ARE PREPARED ASSUMING A LEVEL SITE. ACTUAL HEIGHT OF HOME ABOVE SITE AND NUMBER OF STEPS REQUIRED AT THE FRONT ENTRANCE AND THE GARAGE MAY VARY. SEE SITE PLAN FOR ELEVATION OF SITE AND HOME LOCATED ON THAT SITE.



FRONT ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
1/4" = 1'-0"



ROOF PLAN  
1/4" = 1'-0"

3 OF 4

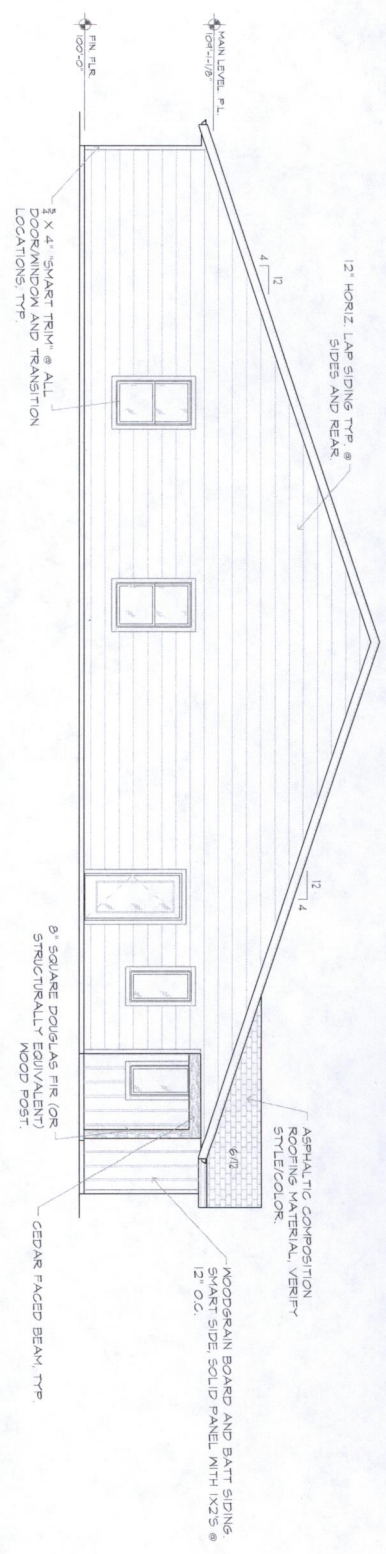
# SITE PLAN

APPROVED 1/19/22 BY *Christa Webb*

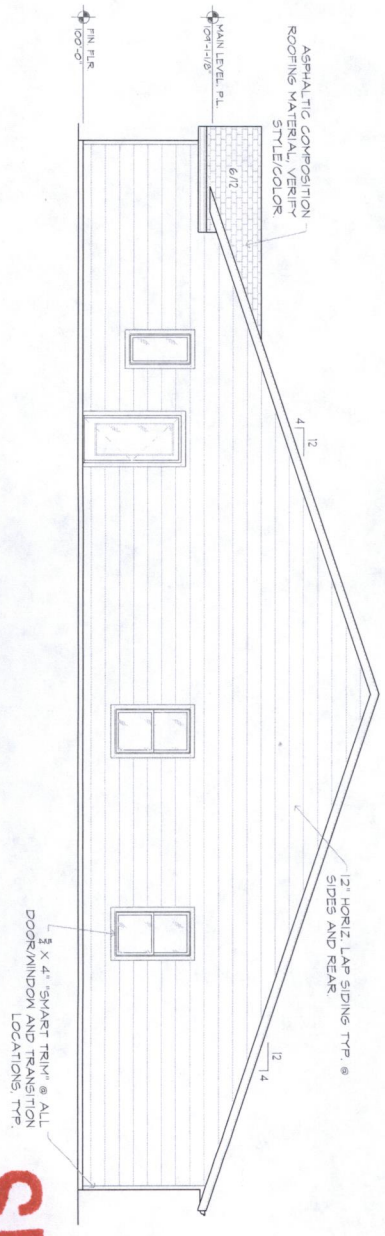
DATE: 5/20/22	PROJECT: 50022
<p><b>DETAILS:</b>          1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE BOOK (IECC).          2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANSING PERMITS DEPARTMENT'S PERMITS MANUAL.          3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANSING PERMITS DEPARTMENT'S PERMITS MANUAL.          4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANSING PERMITS DEPARTMENT'S PERMITS MANUAL.</p>	
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<p><b>CLIENT:</b> 2244 5027          10774L          50022          1133 5027</p>	
<p><b>PROJECT:</b> DUPLEX 1133          ADDRESS UNKNOWN          WICHITA          KANSAS</p>	
<p>FRONT/REAR ELEVATIONS  </p>	

NOTE: ELEVATIONS ARE PREPARED ASSUMING A LEVEL SITE. ACTUAL HEIGHT OF HOME ABOVE SITE, AND NUMBER OF STEPS REQUIRED AT THE FRONT ENTRANCE AND THE GARAGE MAY VARY. SEE SITE PLAN FOR ELEVATION OF SITE AND HOME LOCATED ON THAT SITE.

LEFT ELEVATION  
1/4" = 1'-0"




RIGHT ELEVATION  
1/4" = 1'-0"



**SITE PLAN**

4 OF 4

APPROVED 7/19/22 BY *[Signature]*

DATE: _____	PROJECT: _____	SCALE: 1/4" = 1'-0"
		
<b>DETAILS</b> ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.		
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<b>PLAN INFORMATION:</b> SHEET NO. 103 OF 104 TOTAL SHEETS 104		
PROJECT: DUPLEX 1133 ADDRESS UNKNOWN CITY: WICHITA STATE: KANSAS		
SCALE: 1/4" = 1'-0" DATE: 7/19/22		



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 - Bixby

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
32522	254264	Print Legal Ad - IPL0070673		\$57.01	1	68 L

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

### LEGAL PUBLICATION

OCA 150004  
PUBLISHED IN THE WICHITA EAGLE  
ON April 29, 2022

ORDINANCE NO. 51-746  
AN ORDINANCE CHANGING THE  
ZONING CLASSIFICATIONS OR DIS-  
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BY THE WICHITA-SEDGWICK COUN-  
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BE IT ORDAINED BY THE GOVERN-  
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SECTION 1. That having received a  
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changed as follows:

Case No. ZON2022-00011

City zone change from TF-3 Two-Fam-  
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Lots 39, 41, 43, and 45, on Grove, for-  
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Subject to the following Protective  
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1. The zoning lot shall be limited to a  
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2. Uses shall be limited to those found  
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SECTION 2. That upon the taking  
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shown on the "Official Zoning Map"  
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said official zoning map is hereby  
reincorporated as a part of the Wich-  
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 Magan a, City Attorney and

Director of Law

IPL0070673

Apr 29 2022

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

No. of Insertions: 1  
Beginning Issue of: 04/29/2022  
Ending Issue of: 04/29/2022

STATE OF KANSAS)

SS

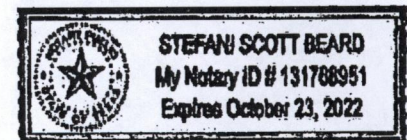
County of Sedgwick)

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 04/29/2022  
to 04/29/2022.

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

DATED: 04/29/2022

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!

## LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE  
ON April 29, 2022

ORDINANCE NO. 51-746

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. ZON2022-00011

City zone change from TF-3 Two-Family Residential to B Multi-Family Residential zoning on property described as:

Lots 39, 41, 43, and 45, on Grove, formerly Tyler Ave., in Logan Addition to the City of Wichita, Sedgwick County, Kansas.

Subject to the following Protective Overlay #392 as follows:

1. The zoning lot shall be limited to a maximum of two (2) duplexes (4 dwelling units total).

2. Uses shall be limited to those found in the TF-3 Two Family zoning district.

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:

Brandon J. Whipple, Mayor, City of Wichita

Karen Sublett, City Clerk

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0070673

Apr 29 2022



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	220209	WIC-2-24-2022	OCA 150004	\$100.80	1	12.00 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: 02/24/2022  
 Ending Issue of: 02/24/2022

STATE OF KANSAS)

SS

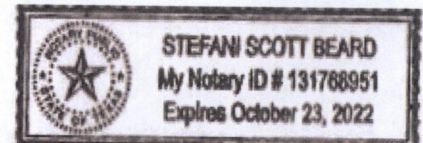
County of Sedgwick)

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 02/24/2022 to 02/24/2022.

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

DATED: 02/24/2022

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!

**LEGAL PUBLICATION**

**PUBLISHED BY THE SHELBY COUNTY COMMISSION**

**FOR THE YEAR 2000**

**NOTICE IS HEREBY GIVEN** that on Thursday, February 14, 2000, at 10:00 AM, the Planning Department of the Shelby County Commission will meet at the 1000 North Third Street, 10th Floor, Room 1000, to consider the following resolution. The meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above.

**RESOLUTION NO. 2000-001** Approved by the Planning Department of the Shelby County Commission on February 14, 2000. The resolution is to consider the following resolution. The meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above.

**RESOLUTION NO. 2000-002** Approved by the Planning Department of the Shelby County Commission on February 14, 2000. The resolution is to consider the following resolution. The meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above.

**RESOLUTION NO. 2000-003** Approved by the Planning Department of the Shelby County Commission on February 14, 2000. The resolution is to consider the following resolution. The meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above.

**RESOLUTION NO. 2000-004** Approved by the Planning Department of the Shelby County Commission on February 14, 2000. The resolution is to consider the following resolution. The meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above.

<b>Case:</b>	<b>2000-001</b>
<b>Subject:</b>	<b>Resolution No. 2000-001</b>
<b>File:</b>	<b>2000-001</b>

**RESOLUTION NO. 2000-005** Approved by the Planning Department of the Shelby County Commission on February 14, 2000. The resolution is to consider the following resolution. The meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above.

**RESOLUTION NO. 2000-006** Approved by the Planning Department of the Shelby County Commission on February 14, 2000. The resolution is to consider the following resolution. The meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above. It is hereby notified that the meeting will be held at the address stated above.

# LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON  
FEBRUARY 24, 2022 (519598)  
(ONE TIME ONLY)

## MAPC/BAZ MARCH 17, 2022 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 17, 2022, no earlier than 1:30 p.m.**, the Wichita-Sedgwick 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 - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice).

**Masks are required at City Hall at this time. 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.**

**CUP2022-00004:** Minor Amendment to DP-22 Eastgate Shopping Center Community Unit Plan to permit a truck dock located on the south side of East Kellogg, on the east side of South Rock Road (8013 East Kellogg).

**ZON2022-00010:** City zone change from OW Office Warehouse to TF-3 Two-Family Residential to build duplexes on property located on the west side of South Hydraulic and within one-quarter mile north of East 55th Street South.

**ZON2022-00011:** City zone change from TF-3 Two-Family Residential to B Multi-Family Residential for construction of two duplexes on property, generally located on the west side of North Grove Avenue and one-half mile north of East 13th Street (1701 North Grove).

**ZON2022-00013:** City Amendment to P.O. #230 provision #1 to allow vehicle sales and service, generally located 800 feet west of South Hillside on the north side of East 31st Street South (2826 E. 31st Street S).

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-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 5pm 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.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: <b>Scott Wadle</b> 271 W. 3 <sup>rd</sup> Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

### 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 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

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. **Masks are required at City Hall at this time.** For more information please visit [www.wichita.gov/visitcityhall](http://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 (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on February 24, 2022

**Scott Wadle, Secretary**  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission

