



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

May 24, 2019

Capri Holdings LLC  
Attn: Jerrome Castillo  
905 N. Main, Suite 2  
Wichita, KS 67203

KE Miller Engineering  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE: ZON2019-00009 and CON2019-00014** - City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential and City Conditional Use request for multi-family development within the TF-3 Two-family Residential zoning district, generally located northeast of the intersection of W. Central Avenue and Zoo Boulevard (3007 W. Elm).

Dear Applicants:

At its regular meeting on May 23, 2019, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to the following conditions:

- A. APPROVE** the zone change (ZON2019-09) to TF-3 Two-family Residential (TF-3)
- B. APPROVE** the Conditional Use Request (CON2019-14), subject to the following conditions:
1. The site shall be limited to three duplexes and six total dwelling units.
  2. Prior to the issuance of a building permit, a revised site plan will need to be provided that will determine the location of landscaping, parking, setbacks and cross lot access with the duplex development to the east of the site.
  3. The site shall be developed in general conformance with the approved site plan.
  4. Development on the site shall conform to all applicable codes to include zoning, building, landscape, housing, and health codes.
  5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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 **June 6, 2019, 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 vote of 6 of its members.

If there are no protests, this application will be forwarded to the City Council for review and final action on **Tuesday, June 25, 2019.** If protests are received, this application will be forwarded to the City Council for final review and action on **Tuesday, July 2, 2019.** 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: Cindy Claycomb, WCC VI, Mail Stop 1-13  
Brandon Findley, CRS District VI, Mail Stop 1-135  
Jeff Van Zandt, City Law, Mail Stop 1-72  
MABCD  
Julianne Kallman, City Engineering, Mail Stop 1-71