



Wichita-Sedgwick County Metropolitan Area Planning Department

July 8, 2022

Carmen Martinez
2014 S. Poplar
Wichita, KS 67211

RE: CON2022-00015: City Conditional Use to allow an Accessory Apartment; generally located one-quarter mile west of West Broadway and one-quarter mile west of West 29th Street (3135 N. Wellington Place).

Dear Applicant;

At its regular meeting on **June 16, 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 subject to the enclosed conditions.

No protests were filed against this case. Therefore, the decision of the MAPC is final.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

Copies to: MABCD
Maggie Ballard, District Advisory Board VI
Ana Lopez, CSR District VI



Wichita-Sedgwick County Metropolitan Area Planning Department

June 23rd, 2022

Carmen Martinez
2014 South Poplar
Wichita, KS 67211

RE: CON2022-00014: City Conditional Use to allow an Accessory Apartment; generally located one-quarter mile west of West Broadway and one-quarter mile west of West 29th Street (3135 N. Wellington Place).

Dear Applicant;

At its regular meeting on **June 16, 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 in accordance with staff recommendations.

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 June 30th, 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 **June 30th, 2022 at 5:00 p.m.**

If no protests are received the action of the MAPC is final. If valid protests are received, this application will be forwarded to the City Council for review and final action **Tuesday, July 19th, 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,

A handwritten signature in cursive script that reads 'Christina Keith'.

Current Plans
Associate Planner

Copies to: MABCD
Maggie Ballard, District Advisory Board VI
Ana Lopez, CSR District VI

CONDITIONAL USE RESOLUTION NO. CON2022-00015

WHEREAS, Carmen Martinez, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to allow an Accessory Apartment on property zoned SF-5 Single-Family Residential located at 3135 North Wellington Place legally described as:

Lots 31 and 32, Block 20, Jones Park Addition, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of June 16, 2022, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to allow an Accessory Apartment on property zoned SF-5 Single-Family Residential located at 3135 North Wellington Place legally described as:

Lots 31 and 32, Block 20, Jones Park Addition, Sedgwick County, Kansas.

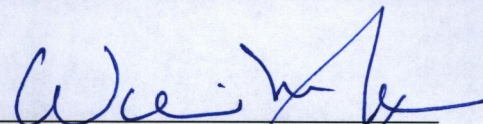
Approved subject to the following conditions:

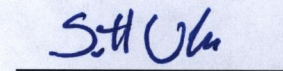
- 1) The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (Located at 3135 North Wellington Place) and the ownership shall not be divided or sold as a condominium.
- 2) Development of the site shall be in conformance with the approved site plan.
- 3) The appearance of the Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood.
- 4) The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
- 5) This applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
- 6) 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

Adopted this 25th Day of August 2022.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:


William M. Johnson, Chairman


Scott Wadle, Secretary



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 | 266020 | WIC-5-26-2022 | OCA 150004 | \$117.60 | 1 | 14.00 in |

Attention: Betsy Pagán
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

Copy of ad content
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In The STATE OF KANSAS
 In and for the County of Sedgwick

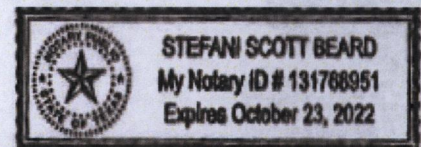
No. of Insertions: 1
 Beginning Issue of: 05/26/2022
 Ending Issue of: 05/26/2022

STATE OF KANSAS)
 SS
 County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeseth 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 05/26/2022 to 05/26/2022.

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

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 MAY 26, 2022 (627033)
(One Time Only)

**MAPC/BZA June 16, 2022
OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, June 16, 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). 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.

CON2022-0001: Conditional Use request in the City for an Accessory Apartment located approximately one-quarter mile north of East Central Avenue and approximately one-quarter mile West of North 159th Street East (649 N. Brookhaven Dr.).

CON2022-00013: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential located 500 feet South of East 2nd Street North and 1,700 feet East of North Oliver Avenue (250 North Old Manor Road).

CON2022-00015: Conditional Use request in the City to allow an Accessory Apartment; generally located one-quarter mile West of North Broadway Avenue and one-quarter mile North of West 29th Street North (3135 N. Wellington Place).

PUD2022-00012: Zone change request in the City from LI Limited Industrial to PUD Planned Unit Development for mixed-use development on property located within one block North of West Douglas Avenue and one-half mile West of North Seneca Street (120 - 200 N. Hillwood Avenue).

VAC2022-00017: Vacation request in the City to vacate a platted 8-foot easement on SF-5 Single-Family Residential zoned property; generally located one-quarter mile North of East Pawnee Avenue and two blocks East of South Hillside Avenue (3437 E Kinkaid Ct.).

ZON2022-00028: Zone Change request in the City from IP Industrial Park to TF-3 Two-Family Residential and amendment to Protective Overlay #247 to remove land from the Protective Overlay on property located one-half mile South of West 31st Street South and within one-quarter mile East of South 119th Street West.

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: Scott Wadle 271 W. 3rd 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 (971) 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.golo.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. 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 (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on May 26, 2022
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Raducanu loses in 2nd round at French Open

Associated Press

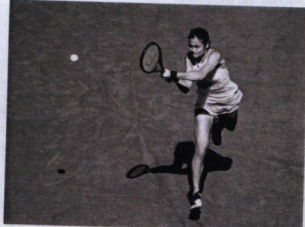
PARIS
U.S. Open champion Emma Raducanu is out of the French Open in the second round.

Raducanu lost to Aliaksandra Sasnovich of Belarus 3-6, 6-1, 6-1 to end her Roland Garros tournament debut on Wednesday.

The 19-year-old Raducanu broke Sasnovich in the fifth game of the opening set, hitting consecutive backhand winners followed by a forehand to clinch it.

Sasnovich couldn't convert on three chances to break her opponent in the first set but took advantage for two breaks to start the second, when the 47th-ranked player also won 12 of 14 service points.

The 12th-seeded Raducanu failed to convert on five break-point chances at 1-1 in the third set as



Emma Raducanu returns the ball to Aliaksandra Sasnovich during their second-round match of the French Open on Wednesday in Paris.

Sasnovich recorded her 16th career victory over a top-20 player.

Raducanu, who also lost to Sasnovich at Indian Wells last year in the Briton's first match after winning the title at Flushing Meadows, had 17 winners and 33 unforced errors on Court Suzanne Lenglen.

Sasnovich advanced to the third round at Roland Garros for the first time. This is her seventh appearance.

Two-time Grand Slam champion Victoria Azarenka of Belarus also reached the third round by beating Andrea Petkovic 6-1, 7-6 (3).

American teenager Coco Gauff advanced to the third round of the French Open by beating Alison van Uytvanck of Belgium 6-1, 7-6 (4).

The 18-year-old Gauff is trying to improve on her quarterfinal run at the French Open last year — her best result at a major.

Gauff twice fell behind by two games in the second set but broke back both times. The American forced three errors from Van Uytvanck in the tie-breaker.

The 26-year-old Van Uytvanck's best result at a Grand Slam tournament was reaching the quarterfinals at Roland Garros in 2015.

Gauff is the youngest player remaining in the draw and celebrated her high school graduation this week with pictures at the Eiffel Tower.

In the men's draw, Novak Djokovic eased into the third round of his French Open title defense with a straight-set victory over Alex Molcan.

The top-ranked Djokovic defeated the 24-year-old Slovakian 6-2, 6-3, 7-6 (4) at Court Suzanne Lenglen.

K-State lands coveted football transfer Forsha

BY KELLIS ROBINETT
krobinett@wichitaeagle.com

It's not often that Kansas State finds itself in a recruiting battle for a football player with USC.

Even more rare: The Wildcats beating the Trojans for a coveted prospect.

But that's exactly what happened on Tuesday evening when Gavin Forsha, a 6-foot-3 and 220-pound linebacker from Tyler (Texas) Junior College, announced his intentions to play for the Wildcats.

Forsha visited K-State in early May and then picked up a scholarship offer from USC, which led to a visit to Los Angeles. After checking out both campuses, Forsha decided he wanted to continue his college football career in Manhattan.

The Wildcats have established a strong recruiting connection to Tyler Junior College lately. Perhaps that is part of the reason why

Forsha was smitten with the Wildcats. He is the third transfer K-State has landed from Tyler since the spring semester began. He will join safety Kobe Savage and cornerback Justice Clemons on the roster.

Forsha, who is originally from Nashville, was a priority recruit for the Wildcats after they lost Brandon Jennings and a few other linebackers to the transfer portal.

Forsha will be expected to compete with Will Honas, Krew Jackson, Austin Moore and Nick Allen for playing time next to returning starter Daniel Green.

Forsha made 46 tackles as a freshman at Tyler, including 13.5 for loss. Eleven of those were sacks. He has three years of college eligibility remaining.

His next tackle will come at K-State instead of a traditional power located in Los Angeles.

Kellis Robinett
@KellisRobinett



Cheney senior Harrison Middleton won the Class 3A boys golf state championship after Tuesday's play was rained out.

FROM PAGE 1B GOLF

season-high round of 81 back on April 8. Middleton said he was fully aware of the forecast for rain on Tuesday, which impacted his strategy on Monday.

"I had a feeling we might not play again, so I went for everything," Middleton said. "It felt like a round of golf with my friends. No laying up, going after every pin. It was full steam ahead, guns blazing."

That aggressive mentality led to five birdies, the most important the final one on the final hole of his round on the 500-yard Par 5 No. 9. Middleton's second shot had left him in the rough about 25 yards from the pin, but he delivered his best chip shot of the round to put him six feet away.

Middleton calmly sank the putt, not knowing that the up-and-down for birdie had just won him a state championship by one stroke over Hesston sophomore Camden Waterson, who birdied four of his final five holes to make a charge at the lead.

"We have this video of him making the putt on 18 and he doesn't have any idea how important that putt was," said Nancy Middleton, his mother. "Now we know. It's just so awesome. He picked the best day to have one of his best rounds of golf."

Nancy and Jason Middleton remember when Harrison actually preferred basketball when he was younger. He still played through high

school and remained a talented player, earning honorable mention all-state honors on a Cheney team that finished 22-1 this season.

But when the family moved to Cherry Oaks and became members at the golf course, Harrison had found a new love. He used to spend hours at the course and during the summer he would wait until 3 p.m. when his mother clocked out of work to play even longer.

"In the summer when it got hot, he didn't like walking the course and he couldn't rent a cart until he was 16," Nancy Middleton said. "So he would be there waiting for me every day when I got out of work to drive him around in the cart. I loved doing it. He was such a natural at golf."

And now all of those hours at Cherry Oaks as a kid have paid off with a state championship and a chance to golf in college at Friends.

"I always loved the highs of golf," Middleton said. "Nothing feels better than a good round."

BISHOP CARROLL, KAPAU MT. CARMEL COME AWAY WITH STATE TITLES

Bishop Carroll junior Noah Holtzman etched his name as one of the all-time greats in the program by winning the Class 5A individual state championship with his 1-under round of 71 on Monday at Quail Ridge golf course in Winfield.

Holtzman held off a loaded field that included Kapauan Mt. Carmel's 1-2 punch of junior Conner Geist and sophomore Asher Whitaker, who both finished one stroke behind Holtzman in a tie for second place. Tuesday's round was canceled due to rain, which impacted Monday's leaderboard after 18 holes.

"It means a lot because our school has a lot of really good history, so it will be cool to look up at the banners and see this," Holtzman said. "It concluded an impressive postseason run by Holtzman, which also included the valiant effort to help Carroll unseat Kapauan as the City League champions with Holtzman shooting the low score to also earn individual honors."

Holtzman was coming off his best summer to date, as he finished in the top-5 of the Kansas Junior Amateur and qualified for the Kansas-Nebraska Cup team. He now joins a short list of just three golfers at Carroll to win a state title in Zach Cleland (2003) and Rod Nuckolls (1972, 1975).

"This is by far the most impressive season we've had for an individual since I've been here," Carroll coach Mark Berger said. "Noah is just a tremendous ball-striker. He's so solid and consistent that he rarely has to scramble." Holtzman was actually left frustrated by his round on Monday, despite being the only competitor under par. He 2-under through 14, but back-to-back bogeys left him even par. He didn't know it at the time, but his birdie on the 394-yard Par-4 No. 18 is what sealed the championship.

"I hit 15 out of 18 greens, so that's a pretty

good recipe for success," Holtzman said. "I played pretty well, but I missed a couple short putts and I feel like I could have shot a lot better."

While Geist and Whitaker came one stroke shy of individual honors, they didn't go home empty handed: their scores helped power Kapauan to its second straight Class 5A team state championship and 33rd in school history.

The Crusaders are slated to return all six of their members from the state championship team which also included individual medalists in junior Quaid Oliver (75, tied for seventh) and sophomore Noah Pirtle (77, tied for 13th), as well as junior Spencer Seachris and junior Gabe Griener.

WICHITA-AREA MEDALISTS FROM STATE GOLF TOURNAMENTS

At the Class 5A state tournament at Quail Ridge in Winfield, Eisenhower came away with a second-place team trophy with a team score of 307, led by a trio of top-20 finishers in senior Emery Kaylor (75, tied for seventh), junior Carson Wright (75, tied for seventh) and sophomore Tyler Hardtafer (78, tied for 17th).

Other area medalists in 5A were Andover senior James Hill (73, tied for fourth), Maize South senior Kyle Kasitz (73, tied for fourth) and Andover freshman Aidan Nguyen (77, tied for 13th).

At the Class 4A state tournament at Sand Creek Station in Newton, Wellington had its run at defending its team title in anticlimactic fashion with Tuesday's cancellation that left the Crusaders four strokes short of

Bishop Miege's winning score of 324. Wellington seniors Dettrek Gill (77, fourth) and Brett Wyckoff (81, tied for ninth) came away with top-10 finishes.

McPherson won the third-place team trophy with a score of 331, led by top-15 finishes from sophomore Blaise Howe (81, tied for ninth), senior Parker VanCamper (81, tied for ninth) and senior Gus Ruddle (82, tied for 12th).

Other area medalists in 4A included Augusta senior Chadd Brown (76, second), Pratt freshman Grant McAtee (79, sixth) and Buhler junior Logan Day (86, tied for 18th).

Hesston won the Class 3A team state championship with a score of 319, edging Santa Fe Trail out by two strokes. The Swathers were led by sophomore Camden Waterson's runner-up finish and senior Ty Schroeder, who finished tied for 10th place with a round of 80. Other team members were senior Jac Regier, freshman Grant Waterson, junior Eric Schmidt and sophomore Palmer Welsh.

At the Class 1A state tournament at Hesston golf course, Hutchinson Central Christian won the team with a score of 355 and freshman Ryland Koolman won individual honors with a 5-over round of 76. Other team members were freshman Nathan Reed (85, tied for eighth), junior Andrew Yoder, senior David Weis, senior Carson Hamby and junior Gabe Regier. Other area medalists included Hesston sophomore Noah Schrag (80, fourth) and Dexter junior Cale Shorter (81, tied for eighth).

Taylor Eldridge
316-268-6270
@tayloreldridge

LEGAL PUBLICATION

OCA 19864
PUBLISHED IN THE WICHITA EAGLE
ON MAY 25, 2022 (10:07)
(One Time Only)

MAJORITY VOTE OFFICIAL PLANNING BOARD
NOTICE IS HEREBY GIVEN that on Thursday, June 16, 2022, no earlier than 10:00 a.m., the Wichita-Sedwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person, public testimony is available in multiple ways, those without technology access can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 401 N. Main Street, Wichita, Kansas 67202 (located at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Metropolitan Area Planning Commission/Board Zoning Appeals Department at (316) 268-4421.

CONCEPT-0011 Conditional Use request in the City for an Accessory Apartment located in an existing one-carrier mobile home at East Central Avenue and approximately east-southeast corner of West 19th Street East (off N. Broadview Dr.).

CONCEPT-0012 Conditional Use request in the City for an Accessory Apartment on property owned by a Single-Family Residential located 50' West of East 2nd Street North and 120' West of East of North Other Avenue (250 North Old Manor Road).

CONCEPT-0013 Conditional Use request in the City for an Accessory Apartment generally located one-quarter mile West of North Broadway Avenue and one-quarter mile North of West 29th Street North (210 N. Woodbine Place).

PUD-2022-0013 Zone change request in the City from L1 Limited Industrial to PUD Planned Use Development for mixed-use development or property located within one block North of West Douglas Avenue and east-southwest corner of West 2nd Street South (130-200 N. Ashland Avenue).

VALD-2022-0013 Vacator request in the City to vacate a shared 8-foot easement on 27-1/2 acre family residential zoned property, generally located one-quarter mile North of South Phillips Avenue and West of Moxie East (South Phillips Avenue (CR) E. Kansas Ct.).

ZONING-2022-0013 Zone Change request in the City from I1 Industrial Park to Z1 Single-Family Residential and amendment to Protective Overlay (PO) to remove land from one-half mile South of West 2nd Street South and within one-quarter mile East of South 19th Street West.

Conditional decisions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third Street, Wichita, Kansas 67202.

At least 15 minutes prior to the meeting, the applicant shall be notified by the Metropolitan Area Planning Commission and be allowed to discuss all items on this notice with staff members who will answer any questions and be heard at the time concerns are raised. The applicant shall be notified by the Metropolitan Area Planning Commission and be allowed to discuss all items on this notice with staff members who will answer any questions and be heard at the time concerns are raised.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL BE OBSERVED PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-ToMeeting. There may be multiple sessions in participant's absent comments should be filed, (1) participants may be seated in person at the Wichita City Hall Building on 1st floor.

Virtual Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Metropolitan Area Planning Commission/Board Zoning Appeals (Planning Department). Comments must be received by the Planning Department no later than 3 days prior to the meeting. Please be sure to include a contact name, phone number, email address, and a physical address to which you can be reached by mail (no later than 30 minutes in advance). The comments should be submitted to the Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAAPC, prior to or during the meeting.

Comments
Name: _____
Address: _____
City: _____
State: _____
Zip: _____
Phone: _____
Email: _____

Participate In-Person
Please join my meeting from your computer, tablet or smartphone.
<https://wscap.com/meeting>
You can also call to use your phone.
Meeting ID: 316 268 4421
Access Code: 611-241-141
Join from a video-conferencing name or screen.
Dial in to 1-877-963-9636 or 1-877-963-9636
Meeting ID: 611 241 141
Or dial directly: (316) 268 4421 or (316) 268 4421
New to GoToMeeting? Get the app now and be ready to join your first meeting.
<https://www.gotomeeting.com>
Attend In-Person
You may also participate in the hearing in-person at the Wichita City Hall Council Chambers, 401 N. Main Street, Wichita, KS 67202. Please note that security screening is required for public access to the building. Self-aid parking is available nearby, and COVID-19 protocols are in place for your information. Please visit www.wichita.gov for additional information. If you are unable to attend, please contact the Planning Department at (316) 268-4421. If you have any questions or comments, please contact Planning Department at (316) 268-4421. Meeting ID: 611 241 141
WTC Meeting ID: 611 241 141
316-268-4421
Metropolitan Area Planning Commission



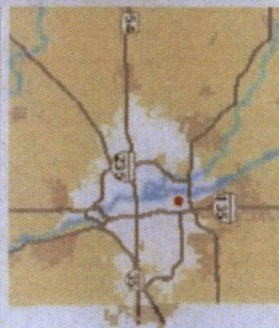
3135 N Wellington Pl Site Plan



This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

Created On: 9/18/21 2:50 PM

1 : 240



Legend
 Parcels
 Address Labels

SITE PLAN

APPROVED 8/28/22 BY CMR

STAFF REPORT

MAPC: June 16, 2022

DAB VI: June 15, 2022

CASE NUMBER: CON2022-00015 (City)

APPLICANT/AGENT: Carmen Martinez (Applicant)

REQUEST: Conditional Use to allow an Accessory Apartment

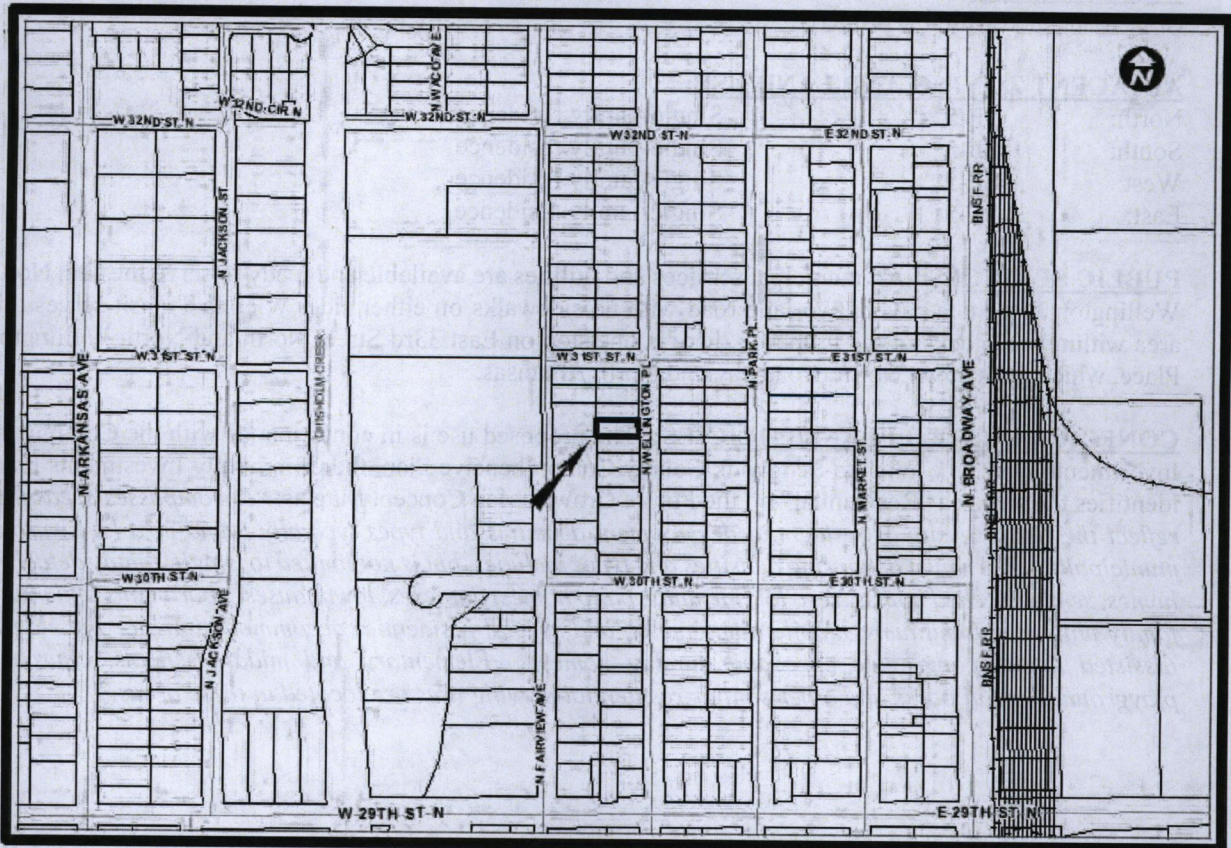
CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: 0.07 acres

LOCATION: Generally located one-quarter mile west of North Broadway and one-quarter mile north of West 29th Street (3135 N. Wellington Place)

PROPOSED USE: Accessory Apartment

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow an Accessory Apartment in SF-5 Single-Family Residential zoning. The property is generally located one-quarter mile west of North Broadway and one-quarter mile west of West 29th Street (3135 N. Wellington Place). On this parcel, the applicant plans to convert the existing one-story, 1080 sq. ft. garage on the property into an Accessory Apartment, which is permitted in SF-5 Single-Family Residential by Conditional Use approval.

The Wichita-Sedgwick County Unified Zoning Code (“UZC”) defines an “Accessory Apartment” (Art. II. Sec. II-B.1.b) as a dwelling unit that may be wholly within, or may be detached from a principal single-family dwelling unit. Accessory Apartments are also subject to supplementary use regulation Art. III.Sec.III-D.6.a:

- (1) a maximum of one Accessory Apartment may be allowed on the same lot as a single-family dwelling unit that may be within the main building, within an accessory building or constructed as an Accessory Apartment;
- (2) the appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood;
- (3) the Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family dwelling unit, and the ownership shall not be divided or sold as a condominium; and
- (4) the water and sewer service provided to the Accessory Apartment shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

Properties to the north, south, east and west are all zoned SF-5 Single-Family Residential and developed with single-family residences.

CASE HISTORY: On May 26, 1920, the Jones Park Addition was created. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

| | | |
|--------|------|-------------------------|
| North: | SF-5 | Single-family residence |
| South: | SF-5 | Single-family residence |
| West: | SF-5 | Single-family residence |
| East: | SF-5 | Single-family residence |

PUBLIC SERVICES: All municipal services and utilities are available and ready to serve the site. North Wellington Place is a paved, two-lane road with no sidewalks on either side. Wichita Transit serves this area within two blocks of the property; there is one stop on East 33rd Street North and North Wellington Place, which goes down North Broadway and North Arkansas.

CONFORMANCE TO PLANS/POLICIES: The proposed use is in conformance with the Community Investments Plan. The Wichita-Sedgwick County Comprehensive Plan, the Community Investments Plan, identifies the site as a “Residential” on the Future Growth Map Concept Map as: *“Encompasses areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes). Elementary and middle schools, churches, playgrounds, small parks and other similar residential-serving uses are located in these areas.”*

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 3135 N. Wellington Pl.) and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complimentary to the main structure.
2. On-site water and wastewater services shall be provided in compliance with the Sedgwick County Sanitation Code. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
3. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
4. Development and maintenance of the site shall be in conformance with the approved site plan.
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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.
6. The additional parking space in the front yard must be removed prior to the issuance of occupancy permits.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding properties to the north, east, south, and west are zoned SF-5 Single-Family Residential with single-family residential dwellings.
2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned SF-5 Single-Family Residential which permits the existing single-family residence. The property will continue to be used for one single-family residence; the size of the property easily accommodates an Accessory Apartment within an existing structure and the additional required parking space.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate that approval of the request will generate significant amounts of additional traffic and there is ample parking on site. The conditions of approval should minimize any anticipated detrimental impacts.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed use is in conformance with the Community Investments Plan, as discussed in the report.
5. Impact of the proposed development on community facilities: Staff expect that there will be minimal significant impact on public roads and no impact to water and sewer service.



3135 N Wellington Pl Site Plan





N WELLINGTON PL

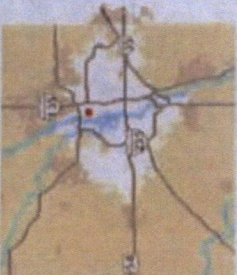
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Legend

- Parcels
- Address Labels



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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



Looking west towards site with additional parking space



Looking south away from site



Looking north away from site



Looking east away from site

