



Wichita-Sedgwick County Metropolitan Area Planning Department

July 26, 2022

Marilyn & John, LLC
Attn: Dwayne Dugan
10180 Southwest Blvd
Wichita, KS 67215

RE: ZON2022-00028: Zone change in the City from IP Industrial Park to TF-3 Two-Family Residential and Amendment to Protective Overlay #247; generally located one-half mile south of West 31st Street South and within one-quarter mile east of South 119th Street West.

Dear Applicant;

At its regular meeting on **July 19, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

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,

Christina Rieth
Current Plans
Associate Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV
Baughman Company, Attn: Philip Meyer, 315 Ellis Street, Wichita, KS, 67211
John E. Dugan Family Partnership, L.P., Attn: John Dugan, 15810 W. 47th Street S, Clearwater, KS, 67026
C.D. Land Company, LLC, Attn: Chris Dugan, 106 S. Country View, Wichita, KS, 67235



Wichita-Sedgwick County Metropolitan Area Planning Department

August 18, 2022

Marilyn & John, LLC
Attn: Dwayne Dugan
10180 Southwest Blvd
Wichita, KS 67215

RE: ZON2022-00028: Zone change in the City from IP Industrial Park to TF-3 Two-Family Residential and amendment to Protective Overlay #247 to amend 100 foot setback on property located one-half mile south of West 31st Street South and within one-quarter mile east of South 119th Street West.

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.

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.**

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

Christina Rieth
Associate Planner

Copies to:

MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV
Baughman Company, Attn: Philip Meyer, 315 Ellis Street, Wichita, KS, 67211
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C.D. Land Company, LLC, Attn: Chris Dugan, 106 S. Country View, Wichita, KS, 67235

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. ZON2022-00028

City zone change from IP Industrial Park to TF-3 Two-Family Residential zoning and removal of Protective Overlay #247 on property described as:

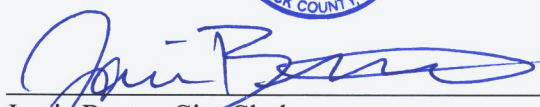
That part of Lot 1, Block A, Skyway West 2nd Addition, Wichita, Sedgwick County, Kansas described as follows: Commencing at the northwest corner of Reserve "D", in said Skyway West 2nd Addition; thence S00°26'55"W, coincident with the west line of said Reserve "D", a distance of 349.70 to the southwest corner of said Reserve "D" thence S88°45'52"W, coincident with a segment of the south line of Lot 1, in said Block A, 1,087.46 feet to a deflection corner in the south line of Lot 1, in said Block A; thence N00°04'37"W, coincident with a segment of the south line of Lot 1, in said Block A, a distance of 349.60 feet to the southeast corner of Reserve "C", in said Skyway West 2nd Addition, said corner also being the northeast corner of Lot 1, Block A, Westerlund's First Addition; thence N88°45'34"E, a distance of 1,072.99 to the point of beginning, TOGETHER WITH Reserve "D", in said Skyway West 2nd Addition.

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.

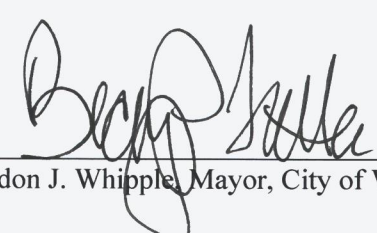
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:




Jamie Buster, City Clerk

(SEAL)


for Brandon J. Whipple, Mayor, City of Wichita

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



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 Raton

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	295813	Print Legal Ad - IPL0083082		\$75.39	2	45 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 July 29, 2022
ORDINANCE NO. 51-921

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. ZON2022-00028

City zone change from IP Industrial Park to TF-3 Two-Family Residential zoning and removal of Protective Overlay #247 on property described as:

That part of Lot 1, Block A, Skyway West 2nd Addition, Wichita, Sedgwick County, Kansas described as follows: Commencing at the northwest corner of Reserve "D", in said Skyway West 2nd Addition; thence S00°26'55"W, coincident with the west line of said Reserve "D", a distance of 349.70 to the southwest corner of said Reserve "D"; thence S88°45'52"W, coincident with a segment of the south line of Lot 1, in said Block A, 1,087.46 feet to a deflection corner in the south line of Lot 1, in said Block A; thence N00°04'37"W, coincident with a segment of the south line of Lot 1, in said Block A, a distance of 349.60 feet to the southeast corner of Reserve "C", in said Skyway West 2nd Addition, said corner also being the northeast corner of Lot 1, Block A, Westerlund's First Addition; thence N88°45'34"E, a distance of 1,072.99 to the point of beginning, TOGETHER WITH Reserve "D", in said Skyway West 2nd Addition.

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

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magan, a, City Attorney and Director of Law

IPL0083082

Jul 29 2022

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

No. of Insertions: 1

Beginning Issue of: 07/29/2022

Ending Issue of: 07/29/2022

STATE OF KANSAS)

SS

County of Sedgwick)

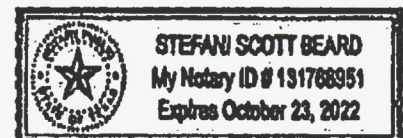
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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 07/29/2022 to 07/29/2022.

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

DATED: 07/29/2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



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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
is on the next page

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)

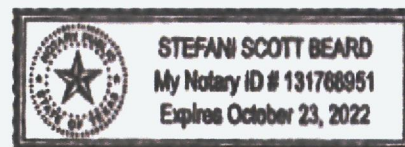
SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, 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 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.**

CON2022-00011: 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 (130 - 206 N. Millwood 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 (m3, 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.
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You can also dial in using your phone.

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Access Code: 651-544-141

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Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or

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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

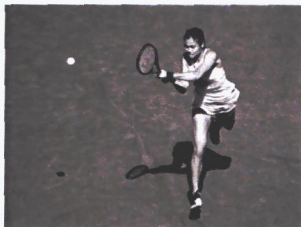
U.S. Open champion Emma Raducanu is out of the French Open in the second round.

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 with 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 28-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 KELLAS 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 Branden Jennings and a few other linebackers to the transfer portal.

Forsha will be expected to compete with Will Hones, 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.

Kellas Robinett
@KellasRobinett



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

FROM PAGE 10 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 Watson, 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 Nanci 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."

Nanci 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," Nanci Middleton said. "So he would be there waiting for me every day when I got off 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 junior Noah Holtzman, center, was the Class 5A individual champion after Tuesday's round was rained out in Winfield.

Holtzman held off a loaded field that included Kapauu 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 finalized 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 Kapauu 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 was 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 Kapauu 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 finishes in senior Emory Kaylor (75, tied for seventh), junior Carson Wright (75, tied for seventh) and Rayland Korman from 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 Regehr. Other area medalists included Goessel sophomore Noah Schrag (80, fourth) and Dexter junior Cale Shorter (85, tied for eighth).

At the Class 4A state tournament at Sand Creek Station in North Plain, Mo., Bishop Carroll won with a team score of 319, edging Santa Fe Trail out by two strokes. The Swatters were led by sophomore Camden Watson's runner-up finish and senior Ty Schroeder, who finished tied for 10th place with a round of 80. Other team members were senior Jake Regier, freshman Grant Watson, junior Eric Schmidt and sophomore Palmer Welsh.

At the Class 3A state tournament at Hesston golf course, Hutchinson Central Christian won the team with a score of 355 and freshman Ryan Korman 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 Regehr. Other area medalists included Goessel sophomore Noah Schrag (80, fourth) and Dexter junior Cale Shorter (85, tied for eighth).

Bishop Mieg's winning score of 324. Wellington seniors Deirek 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 Hoover (81, tied for ninth), senior Parker VanCampen (81, tied for ninth) and senior Gus Ruddle (82, tied for 12th).

The Crusaders 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 state championship with a score of 319, edging Santa Fe Trail out by two strokes. The Swatters were led by sophomore Camden Watson's runner-up finish and senior Ty Schroeder, who finished tied for 10th place with a round of 80. Other team members were senior Jake Regier, freshman Grant Watson, 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 Ryan Korman 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 Regehr. Other area medalists included Goessel sophomore Noah Schrag (80, fourth) and Dexter junior Cale Shorter (85, tied for eighth).

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LEGAL PUBLICATION

OCA 18004
PUBLISHED IN THE WICHITA EAGLE
ON MAY 24, 2012 (6703)
(One Time Only)

NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that on Thursday, June 14, 2012, at 10:00 a.m., the Metropolitan Area Planning Commission (APC) will hold a public hearing to consider the following applications. The meeting will be held at the Metropolitan Area Planning Commission, 11th Floor Council Chambers, City Hall Building, 1101 North Dearborn Street, Suite 1100, Kansas City, Missouri 64102. (located at the bottom of this notice) If you have any questions regarding the meeting or need more information, please call the Metropolitan Area Planning Commission at (816) 241-4411.

CONSIDERATION: Conditional Use request in the City for an Accessory Apartment located on property located on 11th Street and 11th Street, between 11th and 12th Street, East of North Dearborn Street, Suite 1100, Kansas City, Missouri 64102.

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 The Ultimate Guide



STAFF REPORT
MAPC: June 16, 2022
DAB IV: June 6, 2022

CASE NUMBER: ZON2022-00028 (City)

APPLICANT/AGENT: Marilyn & John, LLC/Dwayne Dugan (Applicant), John E. Dugan Family Partnership, L.P./John W. Dugan (Applicant), C.D. Land Company, LLC/Chris Dugan (Applicant), Baughman Company (Agent)

REQUEST: TF-3 Two Family Residential; remove Protective Overlay #247 from subject site.

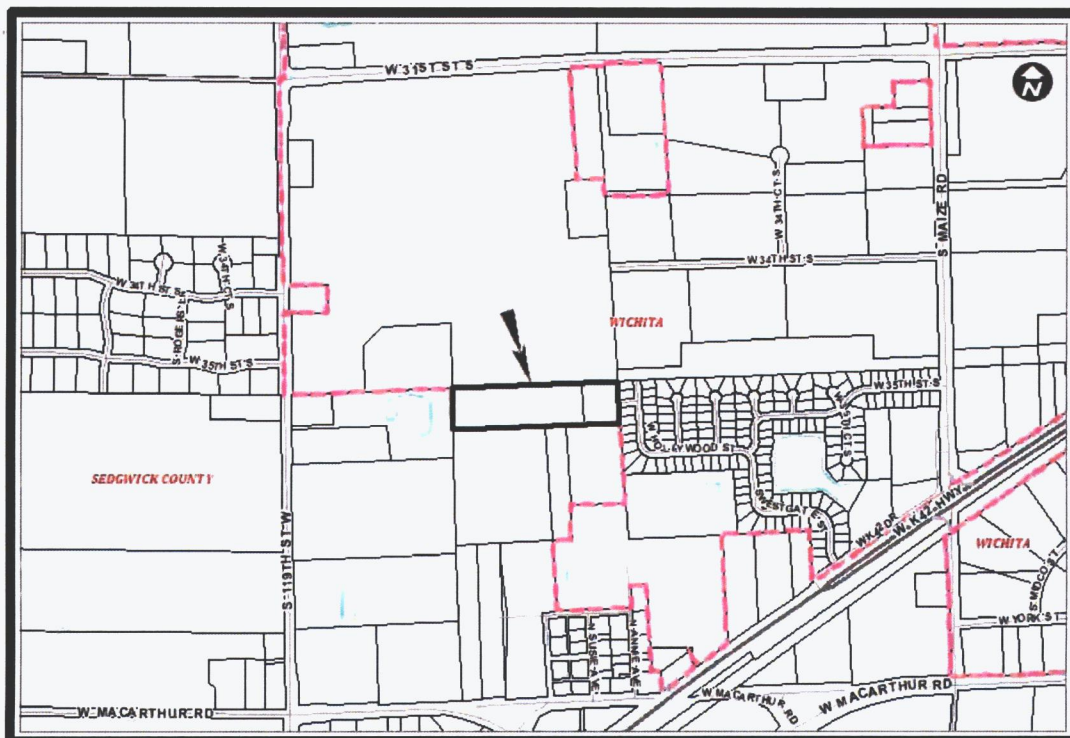
CURRENT ZONING: IP Industrial Park

SITE SIZE: 11.08 acres

LOCATION: Generally located one-quarter mile east of South 119th Street West and one-half mile south of West 31st Street South

PROPOSED USE: To allow future development of duplexes

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from IP Industrial Park to TF-3 Two-Family Residential and to remove the subject site from Protective Overlay #247. The property is located one-quarter mile east of South 119th Street West and one-half mile south of West 31st Street South. The property is currently undeveloped. The applicant proposes to build duplexes on site.

The subject property is platted as part of Lot 1 and Reserve D of the Skyway West 2nd Addition. The entirety of Lot 1 is 145 acres and extends north to West 31st Street South and west to South 119th Street West. The applicant intends to replat a total of 11.08 acres for the proposed development. The attached concept plan proposes to extend West 35th Street South as a cul-de-sac and plat 30 lots and two reserves. Thirty platted lots would create up to 60 dwelling units if all lots were developed with duplexes. West 35th Street South was dedicated as part of the abutting Harvest Ridge Addition to the east. Harvest Ridge Addition has two points of access, which satisfies the Fire Code requirements for developments over 30 lots. The determination of if any additional points of access are required will be done at the time of platting. As it is illustrated on the current concept plan, the length of the cul-de-sac exceeds what is permitted by Subdivision Regulations. However, the final layout will be determined at the time of platting.

Protective Overlay #247

1. A building setback of 100 feet shall be provided where the property line abuts residential zoning and the north and west property line.
2. The following uses shall be prohibited: Auditorium or Stadium; Animal Care; Convenience Store; Recycling Processing Center; Restaurants with drive-through or in-car service and with more than 2,000 square feet gross floor area; Tattooing and Body Piercing
3. Preferred access shall be provided by local street/roads intersection with the arterial streets, with points of access not being located directly across from residential streets and driveways, and with provision of left-turn and right-turn lanes at each point of intersection with the major street network, and with final determination at time of platting.

The applicant is requesting to have the Protective Overlay removed from this portion of the larger parcel to eliminate the 100-foot setback and connect the new housing development with the adjacent, existing housing development. The Protective Overlay still applies to the remaining adjacent land that is zoned IP Industrial Park, so there will remain a 100-foot setback between the proposed residential properties and potential industrial development.

Property to the north is zoned IP Industrial Park and is currently undeveloped land in the City of Wichita. Properties to the south are zoned SF-20 and are parcels of undeveloped land in unincorporated Sedgwick County. Properties to the east are zoned SF-5 Single-Family Residential and are developed as single-family residential dwellings in the City of Wichita. Properties to the west are zoned SF-20 Single-Family Residential and are developed with a single-family residential dwelling in unincorporated Sedgwick County.

CASE HISTORY: In 2010, ZON2010-00039 approved the zoning change from SF-20 Single-Family Residential (unincorporated Sedgwick County) to IP Industrial Park (unincorporated Sedgwick County) and established the Protective Overlay PO-247. The land was annexed into the City of Wichita in 2012. On September 29, 2013, the Skyway West 2nd Addition was created. On October 15, 2013, ZON2010-00039 was perfected, and Protective Overlay PO-247 was established.

ADJACENT ZONING AND LAND USE:

NORTH:	IP	Undeveloped land (City of Wichita)
SOUTH:	SF-20	Undeveloped land (Sedgwick County)
EAST:	SF-5	Single-family residential dwellings (City of Wichita)
WEST:	SF-20	Single-family residential dwelling (Sedgwick County)

ZON2022-00028

PUBLIC SERVICES: West 35th Street South provides access to the site and is proposed to be extended into this development. West 35th Street South has an existing sidewalk on the north side. The extension of the sidewalk will be discussed during the platting process. Wichita Transit does not serve this area. Municipal services are available near the site but will have to be extended as development occurs.

CONFORMANCE TO PLANS/POLICIES: The request to rezone the property is in conformance with the following adopted plans:

The Community Investments Plan. The requested zoning aligns with the goals of the *Community Investment Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The property is located the Wichita City Limits in both “New Residential” and “New Residential/Employment Mix” areas. This indicates that the proposed development will both encompass “areas of land that likely will be developed or redeveloped by 2035 with uses predominantly found in the Residential category” and “areas of land that likely will be developed or redeveloped by 2035 with uses predominantly of a mixed nature. Due to the proximity of higher intensity business uses, residential housing types within this area likely will be higher density.” Duplexes bring diversity to residential developments typically found in a large urban municipality as well as a higher density to a new residential area.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north is zoned LI Limited Industrial and is currently undeveloped in the City of Wichita. Properties to the south are zoned SF-20 and are parcels of undeveloped land in unincorporated Sedgwick County. Properties to the east are zoned SF-5 Single-Family Residential and are developed as single-family residences in the City of Wichita. Properties to the west are zoned SF-20 Single-Family Residential and are developed with single-family residential dwelling in unincorporated Sedgwick County.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned IP Industrial Park, but the land is currently undeveloped, as is the adjacent IP Industrial Park property to the north. Because there are no heavy industrial uses on site or nearby, this site is appropriate for the development of duplexes. The Protective Overlay remains on the adjacent property, zoned IP Industrial Park. Its 100-foot setback and prohibited uses will create a buffer between residential and potential commercial/industrial development and will restrict heavy industrial uses from being developed near the residential development.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The zone change from IP Industrial Park to TF-3 Two-Family adds restrictions to the parcel because it limits the uses permitted to residential development. The Protective Overlay on the adjacent parcel will remain in place. The 100-foot setback and prohibited uses will serve as a buffer between industrial and residential development, and the prohibited uses will prevent heavy industrial uses from being developed near the residential development.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, as discussed in this staff report.

5. **Impact of the proposed development on community facilities:** Development of the property with the requested zoning is not anticipated to have significant adverse impacts on community facilities or resources.

Attachments:

1. Concept Plan
2. Aerial Map
3. Future Growth Concept Map
4. Zoning Map
5. Site Pictures

EXHIBIT



MAY 9, 2022

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

ZON2022-00028

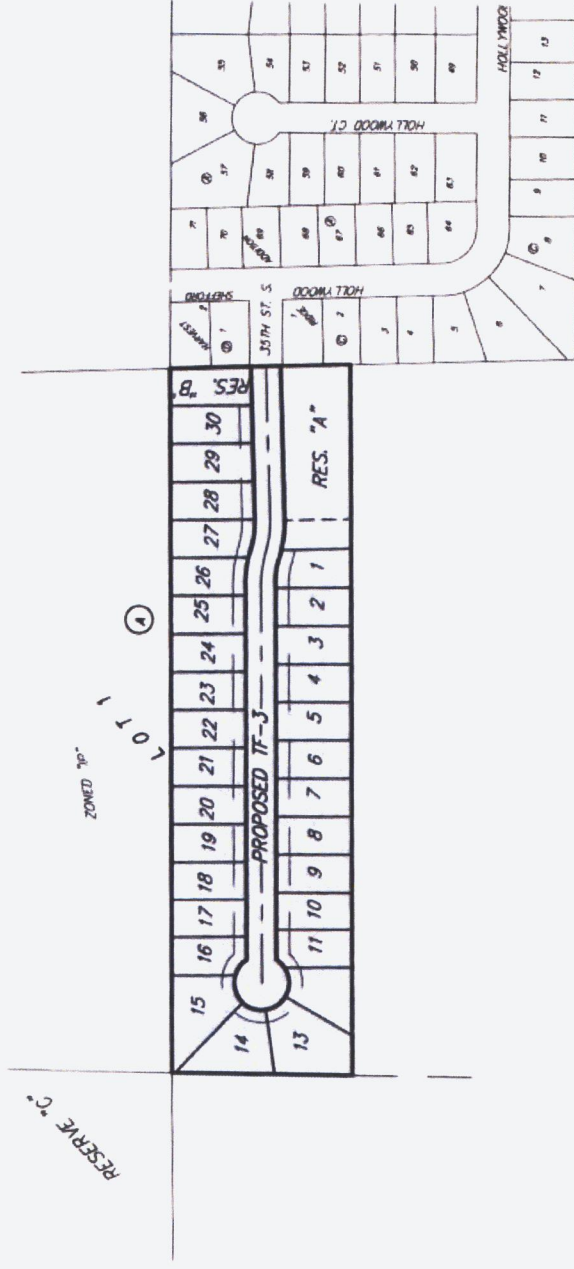
Metropolitan Area Planning Commission

CONCEPT PLAN

Whisler Duplex

Skyway West 2nd Addition

WICHITA, SEDGWICK COUNTY, KANSAS



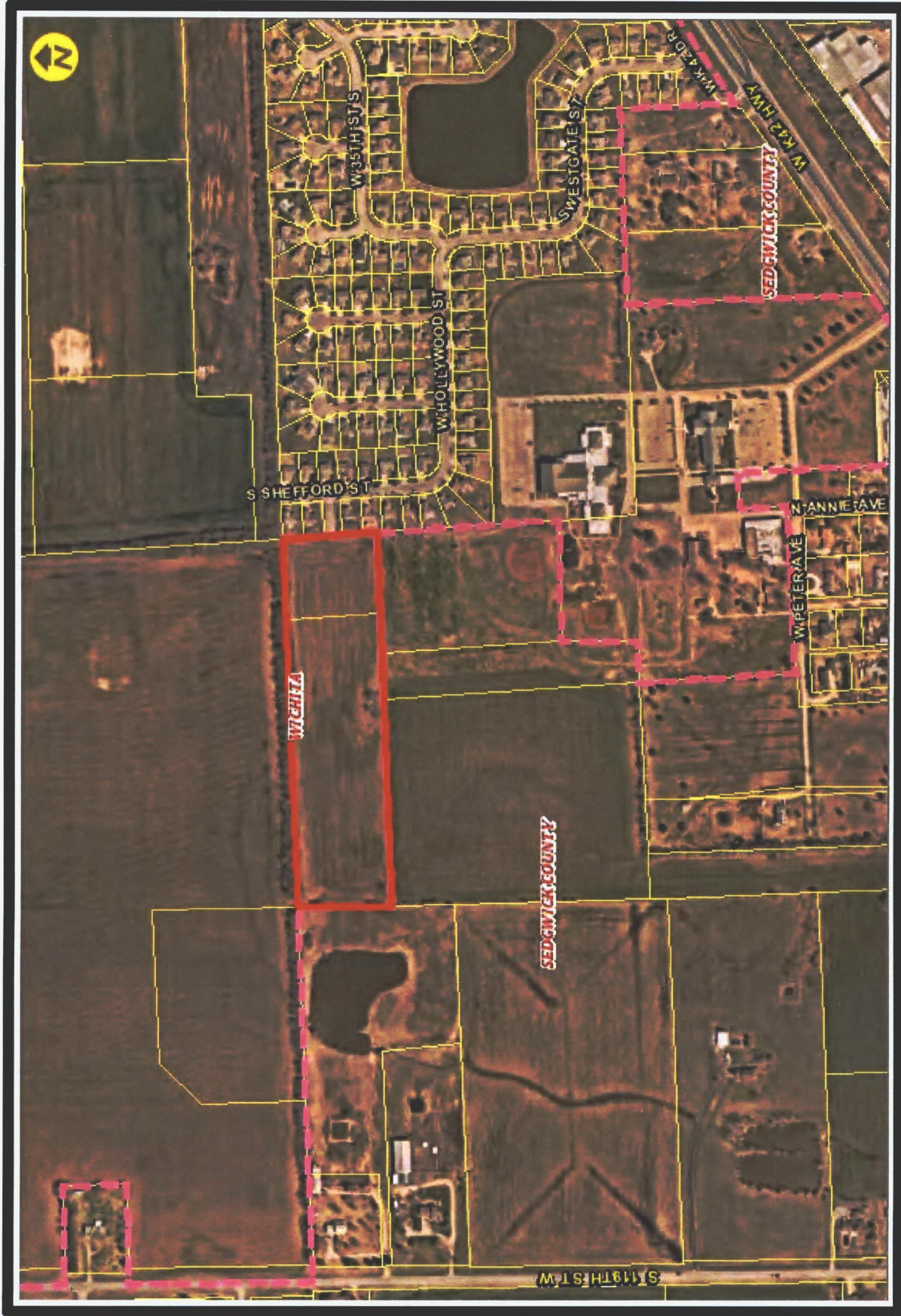
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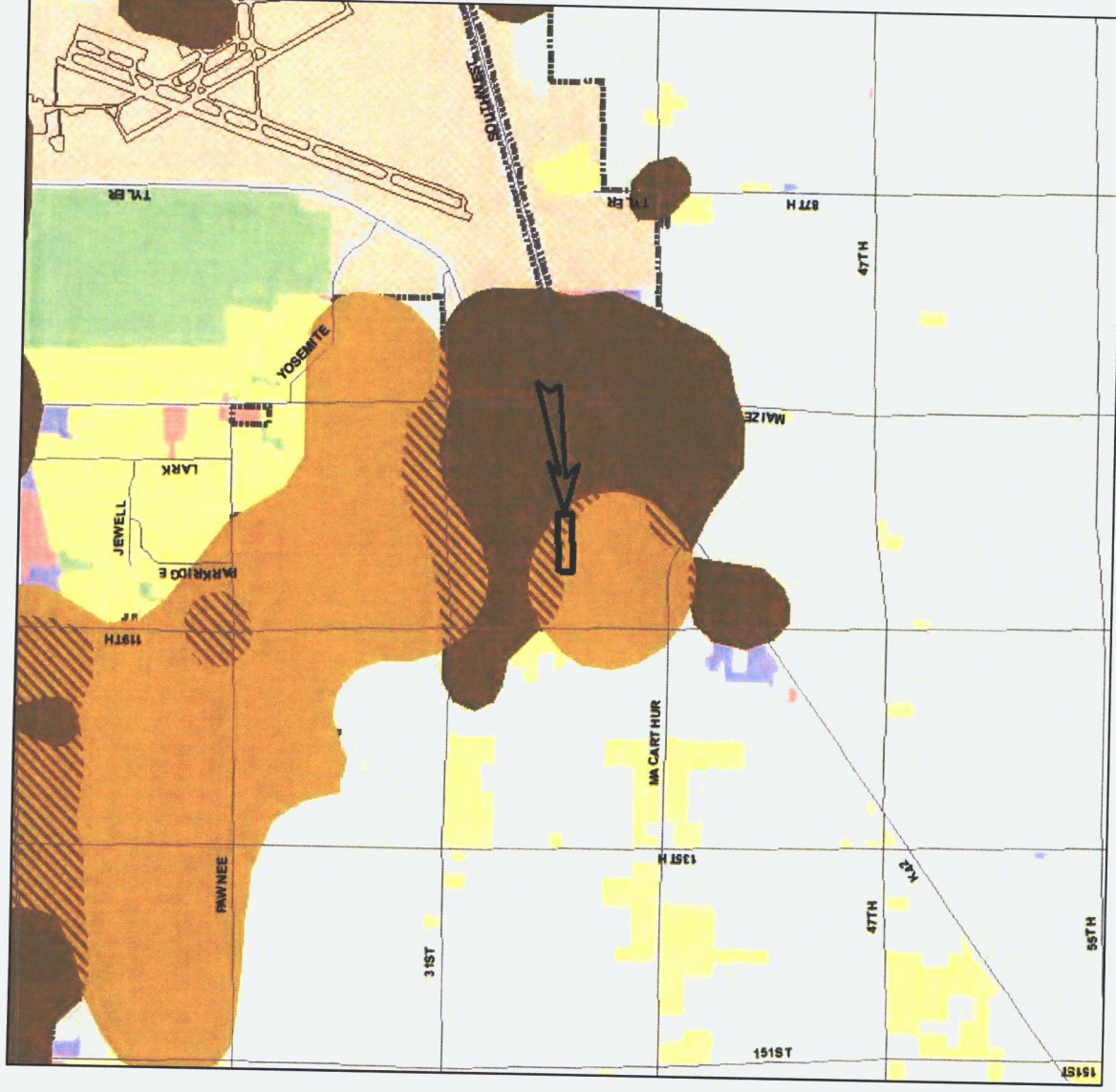
ZON2022-00028

Metropolitan Area Planning Commission



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



ZON2022-00028

Metropolitan Area Planning Commission

Looking southwest towards site



ZON2022-00028

Metropolitan Area Planning Commission

Looking east away from site

