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

Christina Rieth
Associate Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
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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

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:

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

for Brandon J. Whipple, Mayor, City of Wichita

Jamie Buster, City Clerk

(SEAL)

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

McCLATCHY

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
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.

M. Hayley

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

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
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Columbus Ledger-Enquirer
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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
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Raleigh News & Observer
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Sacramento Bee
Fort Worth Star-Telegram
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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, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 05/26/2022 to 05/26/2022.

M. Hayley

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

Stefani Beard

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

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

[illegible]

Email	[illegible]
Mailing Address	[illegible]
Phone	[illegible]
Fax	[illegible]

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

THIBAULT CAMUS AP

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

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 tiebreaker.

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 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.

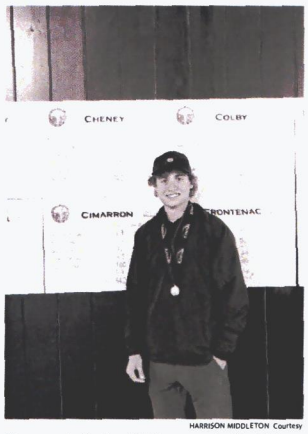
Forsha, who is originally from Nashville, was a priority recruit for the Wildcats after they lost Branden Jennings and a few other linebackers to the transfer portal.

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



HARRISON MIDDLETON Courtesy

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

NOAH HOLTZMAN Courtesy

Bishop Carroll junior Noah Holtzman, center, was the Class 5A individual champion after Tuesday's round was rained out in Winfield.

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 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 Oak 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, KAPAUN 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.

Hotlzman held off a loaded field that included Kapaun 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 Kapaun 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 Kapaun 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 Grier.

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 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 end in anticlimactic fashion with Tuesday's cancellation that left the Crusaders four strokes short of Bishop Miege's winning score of 324. Wellington seniors Deitrek 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).

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 Jace 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 Kooiman 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 Gage Regehr. Other area medalists included Goessel sophomore Noah Schrag (80, fourth) and Dexter junior Cale Shorter (85, tied for eighth).

Taylor Eldridge: 316-268-6270, @tayloreldridge

LEGAL PUBLICATION

OCA 158064
PUBLISHED IN THE WICHITA EAGLE
ON MAY 26, 2022 (4270131)
(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 Cir.)

CON2022-00012: 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)

CON2022-00013: 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 - 200 N Millwood Avenue)

VAC2022-00012: 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	Pln-info@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 (571) 317-3122

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 6515441141@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/download/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-park 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 proper 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 (316-268-4660) 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

Classified FIND. BUY. SELL.
classifieds.kansas.com
SELL YOUR STUFF FAST!
316.268.6000

Legals

LEGAL PUBLICATION

(Published in The Wichita Eagle, on July 22, 2022 and July 29, 2022)
RESOLUTION NO. 22-301

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 21-014 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY

WHEREAS, the City of Wichita, Kansas (the "City") is a municipal corporation, duly created, organized and existing under the Constitution and laws of the State, and

WHEREAS, Sedgwick County, Kansas (the "County") pursuant to the authority of K.S.A. 12-187 et seq. (the "Sales Tax Act"), imposes a one percent (1%) retailers' sales tax within the County (the "Sales Tax"), and

WHEREAS, pursuant to the Sales Tax Act, the City is the recipient of funds derived from the Sales Tax and is authorized pursuant to K.S.A. 12-195b to issue general obligation bonds secured by a pledge of the Sales Tax, provided certain procedural requirements contained in the Sales Tax Act are satisfied and the City obtains a comprehensive feasibility study showing that the City's revenues from the Sales Tax will be sufficient to retire such bonds, and

WHEREAS, pursuant to the Sales Tax Act, the City Council (the "Governing Body") of the City has heretofore passed Ordinance No. 41-415 (the "Sales Tax Ordinance") pledging one-half of the City's receipts from the Sales Tax for the purpose of financing the costs of road, highway and bridge projects in the City and related right-of-way acquisition (the "Eligible Improvements"), and

WHEREAS, the Governing Body is authorized, pursuant to K.S.A. 13-1024c, as amended by Charter Ordinance No. 156 of the City (the "Public Improvements Act") to issue general obligation bonds of the City without an election for the purpose of paying for the construction, purchase or improvement of any public improvement, including the land necessary therefore, and for the purpose of rebuilding, adding to or extending the same as the necessities of the City may require and for the purpose of paying for certain personal property therefore, and

WHEREAS, the Governing Body, pursuant to Resolution No. 21-014 (the "Prior Resolution") previously found and determined that it is necessary and advisable to issue up to $400,000 in general obligation bonds to make certain public improvements described as follows

Design and Staff Oversight for the Amidon Bridge at Arkansas River
(472-2020-080684)

(the "Project"), and

WHEREAS, the Governing Body now deems it necessary and desirable to expand the scope of work to include design, staff oversight, art and construction in relation to the Amended Project

Design, staff oversight, art, and construction for the Amidon Bridge at the Arkansas River (472-2020-080684)

WHEREAS, the Project qualifies as an Eligible Improvement under the Sales Tax Ordinance and a public improvement under the Public Improvements Act and the Governing Body hereby finds it necessary and advisable provide for payment of all or a portion of the costs thereof by the issuance of general obligation bonds of the City.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, AS FOLLOWS

Section 1. Amendment. Section 1 of the Prior Resolution is hereby amended to read as follows

Section 1. Project Authorization. Project Authorization. It is hereby authorized, ordered and directed that the Project be acquired and/or constructed at an estimated cost of $8,525,000 which includes the $500,000 initially authorized under Resolution 21-014 in accordance with plans and specifications therefor prepared under the direction of the City Engineer and approved by the Governing Body, said plans and specifications to be placed on file in the office of the City Engineer.

Section 2. Amendment. Section 2 of the Prior Resolution is hereby amended to read as follows

Section 2. Sales Tax Authorization. It is hereby determined and declared to be necessary to issue sales tax/general obligation bonds (the "Sales Tax General Obligation Bonds") for the purpose of paying $8,300,000 of the costs of the Project and related interest and financing costs. The Sales Tax General Obligation Bonds shall be general obligations of the City and shall be paid and secured by a pledge of a portion of the City's receipts from the Sales Tax as set forth in Section 3 hereof, and, if not paid, shall be paid from ad valorem taxes which may be levied by the City for such purpose without limit as to rate or amount.

Section 3. Pledge of Sales Tax. The Governing Body hereby pledges fifty percent (50%) of City's revenues from the Sales Tax to the payment of any Sales Tax General Obligation Bonds issued to finance the Project.

Section 4. Public Improvement Act Authorization. As an alternative to the authority provided under the Sales Tax Act and in Sections 2 - 3 hereof, all or a portion of the costs of the Project, interest on financing and administrative and financing costs may be financed with the proceeds of general obligation bonds of the City (the "General Obligation Bonds," and together with the Sales Tax General Obligation Bonds, the "Bonds") issued under the authority of the Public Improvements Act.

Section 5. Publication. This Resolution shall be published once a week for two (2) consecutive weeks in the official newspaper of the City. If within thirty (30) days after the final publication, there shall be filed with the Sedgwick County Election Commissioner, a written petition requesting an election on the issuance of the Sales Tax General Obligation Bonds and the pledge of the Sales Tax, signed by not less than five per cent (5%) of the electors of the City who voted at the last preceding general election of the City then no such Sales Tax General Obligation Bonds shall be issued or Sales Tax pledged unless such proposition shall be submitted to and approved by a majority of the voters of the City voting at an election held thereon. If no sufficient protest is filed within the period of time hereinbefore stated, then the Governing Body shall be authorized to issue the Sales Tax General Obligation Bonds pursuant to the Sales Tax Act and to pledge the City's portion of the Sales Tax to the payment thereof.

Section 6. Reimbursement. The bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of adoption of this Resolution, pursuant to Treasury Regulation §1.150-2.

Section 7. Repealer; Ratification. Section 1 of the Prior Resolution is hereby repealed, and the rest and remainder thereof is hereby ratified and confirmed.

Section 8. Effective Date. This Resolution shall be in full force and effect from and after its adoption by the Governing Body.

ADOPTED by the City Council of the City of Wichita, Kansas, on July 19, 2022

(SEAL)
Brandon J. Whipple, Mayor
ATTEST:
Jamie Buster, City Clerk
APPROVED AS TO FORM:
Jennifer Magaña,
Director of Law and City Attorney
PL0082316
Jul 22,29 2022

LEGAL PUBLICATION

OCA 180004
PUBLISHED IN THE WICHITA EAGLE ON July 29, 2022
ORDINANCE NO. 51-821

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. ZON2022-00026

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°06'36"W, coincident with the west line of said Reserve "D", a distance of 349.70 to the southwest corner of said Reserve "D" thence S89°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 N89°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 Magaña, City Attorney and Director of Law
PL0083082
Jul 29 2022

LEGAL PUBLICATION

NOTICE OF PUBLIC HEARING
IN CONNECTION WITH THE ISSUANCE OF
TAXABLE INDUSTRIAL REVENUE BONDS
BY THE CITY OF WICHITA, KANSAS

Public notice is hereby given that the City Council (the "City Council") of the City of Wichita, Kansas (the "City"), will conduct a public hearing in connection with the proposed issuance, in one or more series, by the City of its Taxable Industrial Revenue Bonds in an aggregate principal amount of not to exceed $20,700,000 (collectively, the "Bonds"). Such hearing will be conducted on Tuesday, August 9, 2022, or at such later date as shall be established by the City Council during said meeting, at 9:00 A.M., or as soon thereafter as possible, at City Hall, 455 N. Main, Wichita, Kansas 67202.

The Bonds are proposed to be issued by the City for the purpose of providing funds to finance the cost of acquiring, constructing and equipping an industrial warehouse and distribution center facility to be located at west of I-135 and north of 21st North, within the limits of the City (the "Project").

Said Bonds, which will provide a portion of the basis for ad valorem property tax exemption of the financed assets of the Project, are proposed to be issued under authority of K.S.A. 12-1740 et seq., as amended. Notice is further given, in accordance with K.S.A. 12-1744e, that the City intends to issue such Bonds and lease the Project to Ict21, L.L.C. (the "Company") for further sublease to one or more entities for use as industrial warehouse and distribution center facilities.

A copy of this Notice, together with a copy of the Company's request to the City to issue the Bonds and a report analyzing the costs and benefits of such ad valorem property tax exemption, are on file in the office of the City Clerk and are available for public inspection during normal business hours. A copy of the proposed Resolution of the City and Letter of Intent indicating the intent of the City Council to issue the Bonds is on file in the office of the City Clerk and available for public inspection during normal business hours.

In the event said Bonds are not ultimately issued for any reason, the City shall not be deemed to have assumed or incurred any liability or obligation to the Company or any other party by virtue of any proceedings or actions taken in connection therewith.

All persons having an interest in this matter will be given an opportunity to be heard at the time and place specified.

The City Council will not adopt an ordinance authorizing the issuance of the Bonds and thereby approving the accompanying ad valorem property tax exemption until the passage of seven (7) days from the date this Notice is published in the official newspaper of the City and until said public hearing is concluded.

CITY OF WICHITA, KANSAS
By: /s/ Jamie Buster, City Clerk
PL0083260
Jul 29 2022

LEGAL PUBLICATION

JOINED MATTER
IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS
JUVENILE DIVISION
IN THE INTEREST OF
HENSLEY JONES, DOB 12/16/2020,
CASE NO. 21 JC 098
Child(ren) under age eighteen
NOTICE OF HEARING

STATE OF KANSAS TO:
MATTHEW FARLEY
PUTATIVE FATHER OF THE ABOVE REFERENCED CHILD
and any and all other persons who are or may be concerned

A petition has been filed in this court alleging that the respondent(s) is/are child in need of care as defined in the Kansas Code for Children K.S.A. 38-2202(d), as amended. Also, a Motion to Terminate Parental Rights has been filed pursuant to K.S.A. 38-2266 et seq. and amendments thereto.

You are required to appear before this Court at 1:00 p.m. on September 1, 2022, at the Butler County Judicial Center, 201 W Pine, El Dorado, KS 67042, or prior to that time to file your written response to the pleading with the clerk of this Court. If, after a child has been adjudged to be a child in need of care, the court finds a parent or parents to be unfit, the court may make an order terminating the parent's or parents' parental rights.

Stephany L. Hughes, an attorney, has been appointed as guardian ad litem for the child or children. Each parent or other legal custodian of the child or children has the right to appear and be heard personally either with or without an attorney. The court will appoint an attorney for a parent who is financially unable to hire one.

PL0082796
Jul 29,Aug 5 2022

LEGAL PUBLICATION

Published in The Wichita Eagle, Friday, July 29, 2022,
FORMAL BID – 220202

Sealed bids will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to TEN O'CLOCK A.M., FRIDAY, AUGUST 19, 2022. "Request for Formal Bid" form MUST be used to submit your bid unless you are submitting your bid on our website at https://ewebservice.wichita.gov using your secure login/password.

PUBLIC WORKS & UTILITIES DEPARTMENT/WATER DISTRIBUTION DIVISION
HYDROVAC EXCAVATION SERVICES
AS PER SPECIFICATIONS
F.O.B.: Wichita, Kansas

Bids will be opened after ten o'clock a.m., in the Board Room, 1st Floor, City Hall, 455 North Main, Wichita, Kansas. Specifications and bid forms are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 N. Main, Wichita, Kansas 67202, (316) 268-4636. This information may also be obtained on our website above.

Dated at Wichita, Kansas this 27th day of July 2022.
Melinda A. Walker
Purchasing Manager
PL0083280
Jul 29 2022

NEED MORE ROOM?
Let Classifieds Help
The Wichita Eagle

APARTMENT HUNTING?
Let Classifieds Help
The Wichita Eagle

TO DO LIST GETTING A LITTLE LONG?
Let Classifieds Help
The Wichita Eagle

LEGAL PUBLICATION

Published in the Wichita Eagle on July 29, 2022
ORDINANCE NO. 51-820

AN ORDINANCE ADJUSTING MAXIMUM SPECIAL ASSESSMENTS ON CERTAIN LOTS, PIECES AND PARCELS OF PROPERTY LIABLE FOR SUCH SPECIAL ASSESSMENTS TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS (FACADE IMPROVEMENTS – (400 SOUTH EMPORIA IMPROVEMENT DISTRICT)

WHEREAS, pursuant to Resolution No. 21-076 (the "Resolution"), the City Council (the "Governing Body") of the City of Wichita, Kansas (the "City") has authorized, pursuant to K.S.A. 12-6a01 et seq. (the "Act") the creation of an improvement district (the "Improvement District") and the construction of the following improvements therein

Construction of improvements in area walls on public ways or land abutting thereto consisting of facade improvements (the "Improvements")

WHEREAS, pursuant to the Act and Ordinance No. 51-428 (the "Original Assessment Ordinance"), the Governing Body has levied special assessments against certain property in the City in connection with the Improvements at the maximum amount deemed necessary by the Governing Body to pay the cost of the Improvements, and

WHEREAS, Section 1 of the Original Assessment Ordinance provides that if the final cost of the completed Improvements is less than the maximum amount of the assessments set forth in Exhibit A to the Original Assessment Ordinance, the Governing Body shall adjust the assessments to reflect the cost of the completed Improvements, and

WHEREAS, the Improvements have been completed and the final costs are less than the amount used to calculate the maximum special assessments levied in the Original Assessment Ordinance, and

WHEREAS, it is necessary to reduce the assessments levied in the Original Assessment Ordinance to an amount equal to the final cost of the Improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 1. Assessment Adjustments. Pursuant to the Act and Section 1 of the Original Assessment Ordinance, the special assessments to pay the costs of the Improvements are hereby adjusted based on the final cost of the Improvements and are levied in the amounts and assessed against the lots, pieces and parcels of land liable therefor as described in Exhibit A to the Ordinance, which is incorporated herein by reference. All other terms and provisions of the Original Assessment Ordinance shall remain in full force and effect.

Section 2. Notification. The City Clerk is hereby authorized and directed to: (a) mail a Notice of Adjusted Assessment to the owners of property assessed for the Improvements pursuant to the Original Assessment Ordinance; and (b) return to any property owners that prepaid the special assessments during the prepayment period authorized by the Original Assessment Ordinance, the difference between the assessment paid and the adjusted assessment amount set forth in the Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the Governing Body and publication once in the official City newspaper. The City Clerk is directed to file this Ordinance with the Register of Deeds of Sedgwick County, Kansas.

PASSED by the City Council of the City on July 26, 2022 and SIGNED by the Mayor

(SEAL)
Brandon J. Whipple, Mayor
ATTEST:
Karen Sublett, City Clerk
APPROVED AS TO FORM
Jennifer Magaña, City Attorney and Director of Law

Exhibit A
(FACADE IMPROVEMENTS – 400 SOUTH EMPORIA FACADE IMPROVEMENT DISTRICT)
RESOLUTION NO. 21-1076

Description of Property
Lots 77 and 79 and the North one-half of Lot 81, on Emporia Avenue, N.A. English's Third Addition to the City of Wichita, Sedgwick County, Kansas
Commonly known as 400 S. Emporia
Amount of Maximum Assessment
$357,843.88
PL0083060
Jul 29 2022

LEGAL PUBLICATION

Published in the Wichita Eagle on July 29, 2022
ORDINANCE NO. 51-819

AN ORDINANCE ADJUSTING MAXIMUM SPECIAL ASSESSMENTS ON CERTAIN LOTS, PIECES AND PARCELS OF PROPERTY LIABLE FOR SUCH SPECIAL ASSESSMENTS TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS (FACADE IMPROVEMENTS – (230 EAST WILLIAM & 130 SOUTH MARKET IMPROVEMENT DISTRICT)

WHEREAS, pursuant to Resolution No. 15-101 (the "Resolution"), the City Council (the "Governing Body") of the City of Wichita, Kansas (the "City") has authorized, pursuant to K.S.A. 12-6a01 et seq. (the "Act") the creation of an improvement district (the "Improvement District") and the construction of the following improvements therein

Construction of improvements to area walls on public ways or land abutting thereto consisting of facade improvements (the "Improvements").

WHEREAS, pursuant to the Act and Ordinance No. 50-844 (the "Original Assessment Ordinance"), the Governing Body has levied special assessments against certain property in the City in connection with the Improvements at the maximum amount deemed necessary by the Governing Body to pay the cost of the Improvements, and

WHEREAS, Section 1 of the Original Assessment Ordinance provides that if the final cost of the completed Improvements is less than the maximum amount of the assessments set forth in Exhibit A to the Original Assessment Ordinance, the Governing Body shall adjust the assessments to reflect the cost of the completed Improvements, and

WHEREAS, the Improvements have been completed and the final costs are less than the amount used to calculate the maximum special assessments levied in the Original Assessment Ordinance; and

WHEREAS, it is necessary to reduce the assessments levied in the Original Assessment Ordinance to an amount equal to the final cost of the Improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 1. Assessment Adjustments. Pursuant to the Act and Section 1 of the Original Assessment Ordinance, the special assessments to pay the costs of the Improvements are hereby adjusted based on the final cost of the Improvements and are levied in the amounts and assessed against the lots, pieces and parcels of land liable therefor as described in Exhibit A to the Ordinance, which is incorporated herein by reference. All other terms and provisions of the Original Assessment Ordinance shall remain in full force and effect.

Section 2. Notification. The City Clerk is hereby authorized and directed to: (a) mail a Notice of Adjusted Assessment to the owners of property assessed for the Improvements pursuant to the Original Assessment Ordinance; and (b) return to any property owners that prepaid the special assessments during the prepayment period authorized by the Original Assessment Ordinance, the difference between the assessment paid and the adjusted assessment amount set forth in the Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the Governing Body and publication once in the official City newspaper. The City Clerk is directed to file this Ordinance with the Register of Deeds of Sedgwick County, Kansas.

PASSED by the City Council of the City on July 26, 2022 and SIGNED by the Mayor

(SEAL)
Brandon J. Whipple, Mayor
ATTEST:
Karen Sublett, City Clerk
APPROVED AS TO FORM
Jennifer Magaña, City Attorney and Director of Law

Exhibit A
(FACADE IMPROVEMENTS – 230 EAST WILLIAM & 130 SOUTH MARKET FACADE IMPROVEMENT DISTRICT)
RESOLUTION NO. 15-101

Description of Property
Even lots 2-12 and the east half of the vacated alley, on Lawrence now Broadway Avenue; and Lots 8-10-12 & W 1/2 Vacated Alley on Market Street, all in Greiffenstein's Addition to Wichita, Sedgwick County, Kansas
Commonly known as 230 East William & 130 South Market
Amount of Maximum Assessment
$4,182,700
PL0083084
Jul 29 2022

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE ON July 29, 2022
ORDINANCE NO. 51-071

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. ZON2022-00021

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

Lot 8, Block 19, Parkwide Addition, Sedgwick County, Kansas

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

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

ATTEST:
Brandon J. Whipple, Mayor, City of Wichita
Karen Sublett, City Clerk
(SEAL) Approved as to form:
Jennifer Magaña, City Attorney and Director of Law
PL0083258
Jul 29 2022

LEGAL PUBLICATION

Published in The Wichita Eagle, Thursday, July 28, 2022.
FORMAL BID – 220197

Sealed bids will submitted electronically, faxed, or mailed to the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to TEN O'CLOCK A.M., FRIDAY, AUGUST 19, 2022. "Request for Formal Bid" forms MUST be used to submit your bid unless you are submitting your bid on our website at (https://ewebservice.wichita.gov/WSS/Vendors/VBids/Default.aspx) using your secure login/password

WICHITA POLICE DEPARTMENT
Tenant Encampment Site Removal Services
AS PER SPECIFICATIONS
F.O.B. – Wichita, Kansas

Bids will be opened after ten o'clock a.m., in the Board Room, 1st Floor, City Hall, 455 North Main, Wichita, Kansas. Specifications and bid forms are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 N. Main, Wichita, Kansas 67202, (316) 268-4636. This information may also be obtained on our website above.

Dated at Wichita, Kansas this 25th day of July, 2022.
Melinda A. Walker
Purchasing Manager
PL0083397
Jul 29 2022

Auctions

AUCTION TONIGHT 6 pm
101 W 29TH N
Harness Racing Mower, Sectionals, Furniture, Appliances, Tools, Housewares & More
Preview after 5:00 pm
BudPalmerAuction.com
316.838.4141

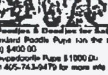
Parr Family Online Only Auction
LoppAuctions.com
580-237-7174
Amorita, OK. Tractors – Combines – Trucks – Wheel Loader – Skid Steer – Tillage – Hyd Chute – Hay Equip – Tools – Vehicles – Overhead tanks – Trailers
Starts ending August 4th 6PM
Lopp's Auctioneers Inc.

Animals

Dogs

GOLDENDOODLE PUPPIES
ready now call/text 913-747-4294

MINI SCHNAUZER PUPPIES
ready now call/text 913-747-4294



Poodles & Doodles for Sale!
Standard Poodle Pups (on the small side) $400.00
Sheepadoodle Pups $1000.00
Text 405-743-9479 for more info

GOLDENDOODLE PUPPIES
Nearly time 2 males, 3 females, call text 913-747-4294

MINI SCHNAUZER PUPPIES
ready now call/text 913-747-4294

Real Estate

For Sale

25910 S. 567 Road
Grove, OK
5-HOUSE-PLUS COMPOUND
2 blocks from GRAND LAKE public boat ramp. 2,200 sq.ft. Commercial Building/Home + 1,000 sq.ft. Bungalow + 450 sq.ft. Cottage + 4 RV Lots + extra land/septics. Updated
918-786-7071 $650,000

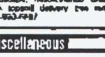
Service Directory

Lawn/Garden/Landscaping/Trees

Landscape, misc-cleanup, drainage work, topsoil delivery, tree removal 316-993-9987

Miscellaneous

Garage Sales



Find your Treasures Here!

Amazing Youth
Garage Sale
Ascension Lutheran Church
842 N. Tyler
Saturday, August 6th
8 AM to Noon

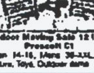
At Your Service Estate Sales
Sale starts Wed 9-5 Thurs 9-5 Fri 9-5 Sat 9-2, Sun 10-1
218 Cypress Court Andover
Off Kellogg and 159th East

Estate Sale
Wichita 1211 N Meridian, July 27, 28, 29 Crafts, sewing, puzzles, books, furniture, dishes, jewelry, clothing, CDs, ham radio, cash only, 7a-?

Oz Estate Sales
Oz Estate Sales presents a huge and epic estate sale at 322 N Mission Rd in Wichita, KS starting July 27 and going through July 30. This sale features a huge airplane & train collection, beautiful art, mid-century furniture, designer clothes, appliances, lots of collectables and so much more

CUSTOMIZED ESTATE SALES
PHOTOS @ESTATESALES.NET

11824 E TIPPERARY
EAST OF GREENWICH
NORTH OF CENTRAL
WED-THUR-FRI 9-5 SAT 9-3
SOLID WOOD DINING ROOM & BEDROOM SETS, KING & QUEEN MATTRESSES, SOFA & LOVE SEATS, QUALITY MENS/WOMENS CLOTHING, STOCKED KITCHEN, HOME & HOL DECOR, WOOD GAME TABLE & 4 CASTER CHAIRS, KITCHENAID MIXER, LINENS, TOTES & MORE MISC
JULIE 316-806-7360



Indoor Moving Sale 121 S. Prescott Ct
Women 14-16, Mens 38-3XL, Tools Furniture, Toys, Outdoor items

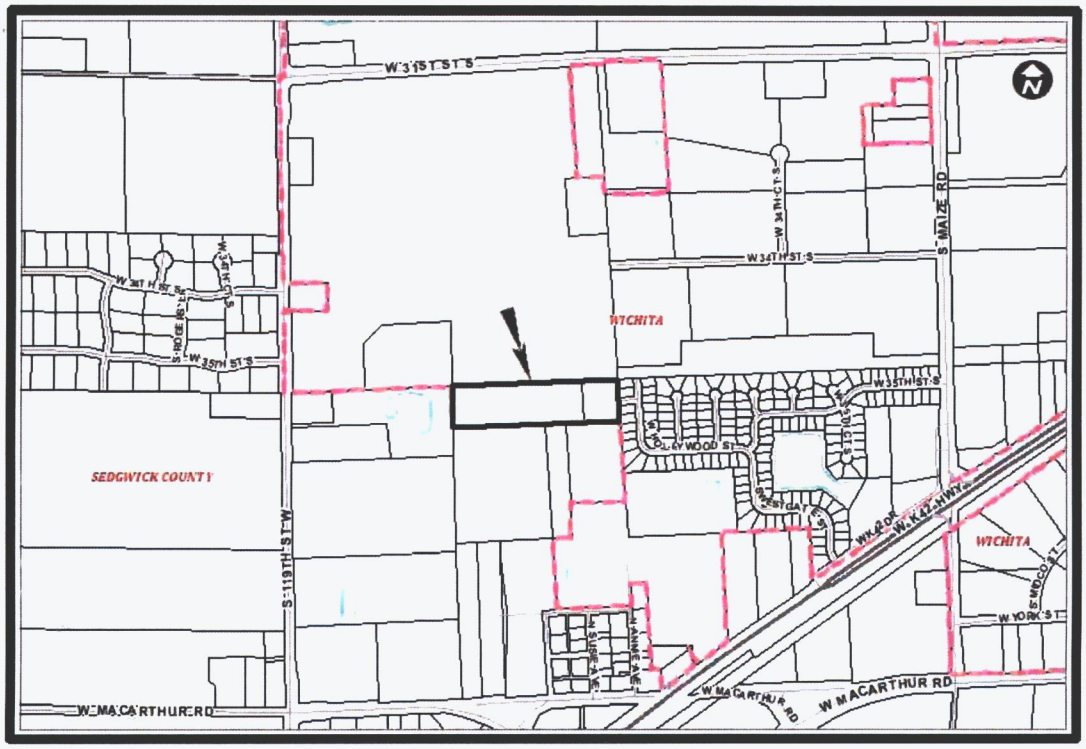
NEED TO REPLACE THAT OLD DRYER?
Let Classifieds Help
The Wichita Eagle

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.9

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 South119th 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)

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:

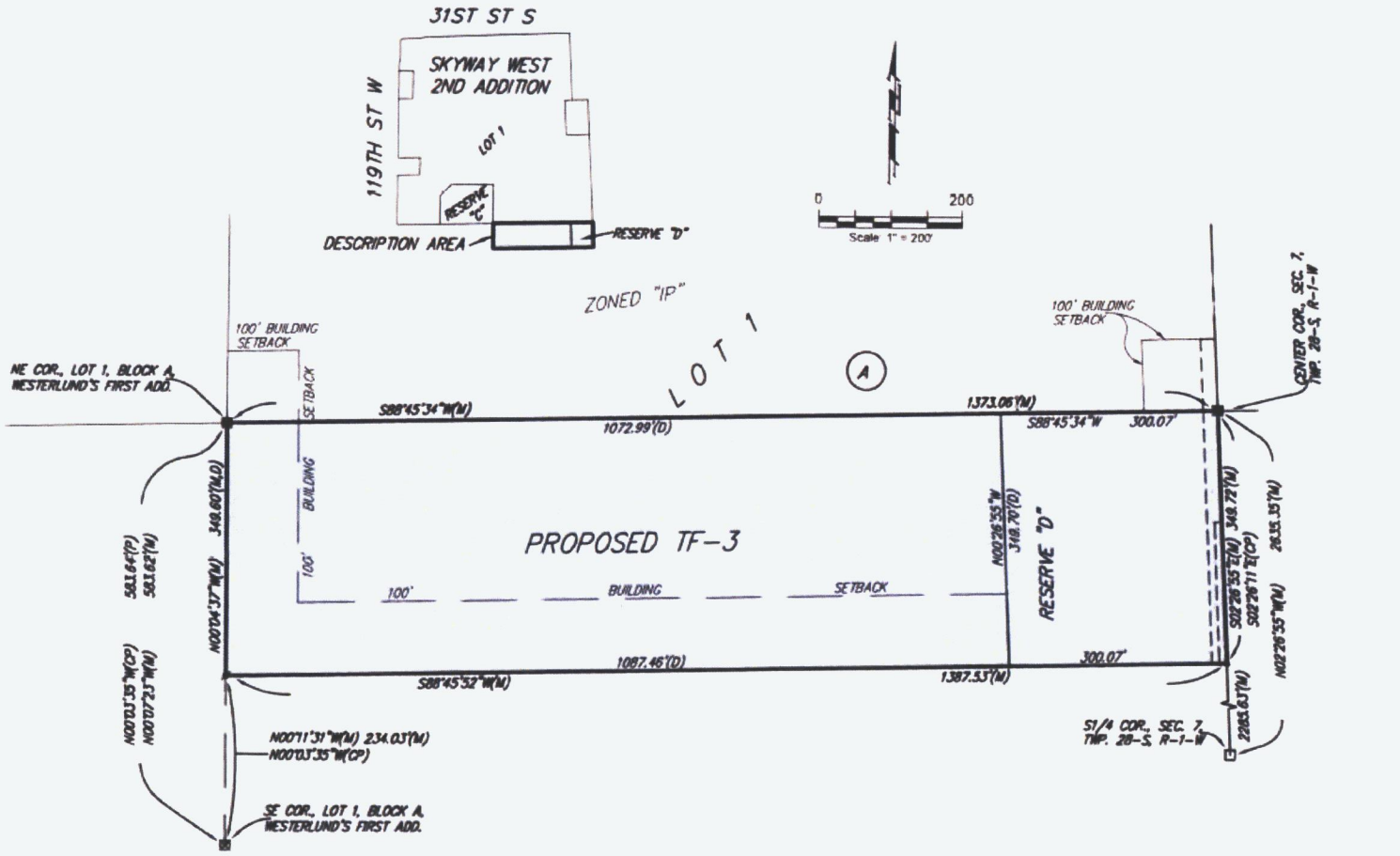
1. Concept Plan
2. Aerial Map
3. Future Growth Concept Map
4. Zoning Map
5. Site Pictures

EXHIBIT

A Portion of Lot 1, Block A

Skyway West 2nd Addition

WICHITA, SEDGWICK COUNTY, KANSAS

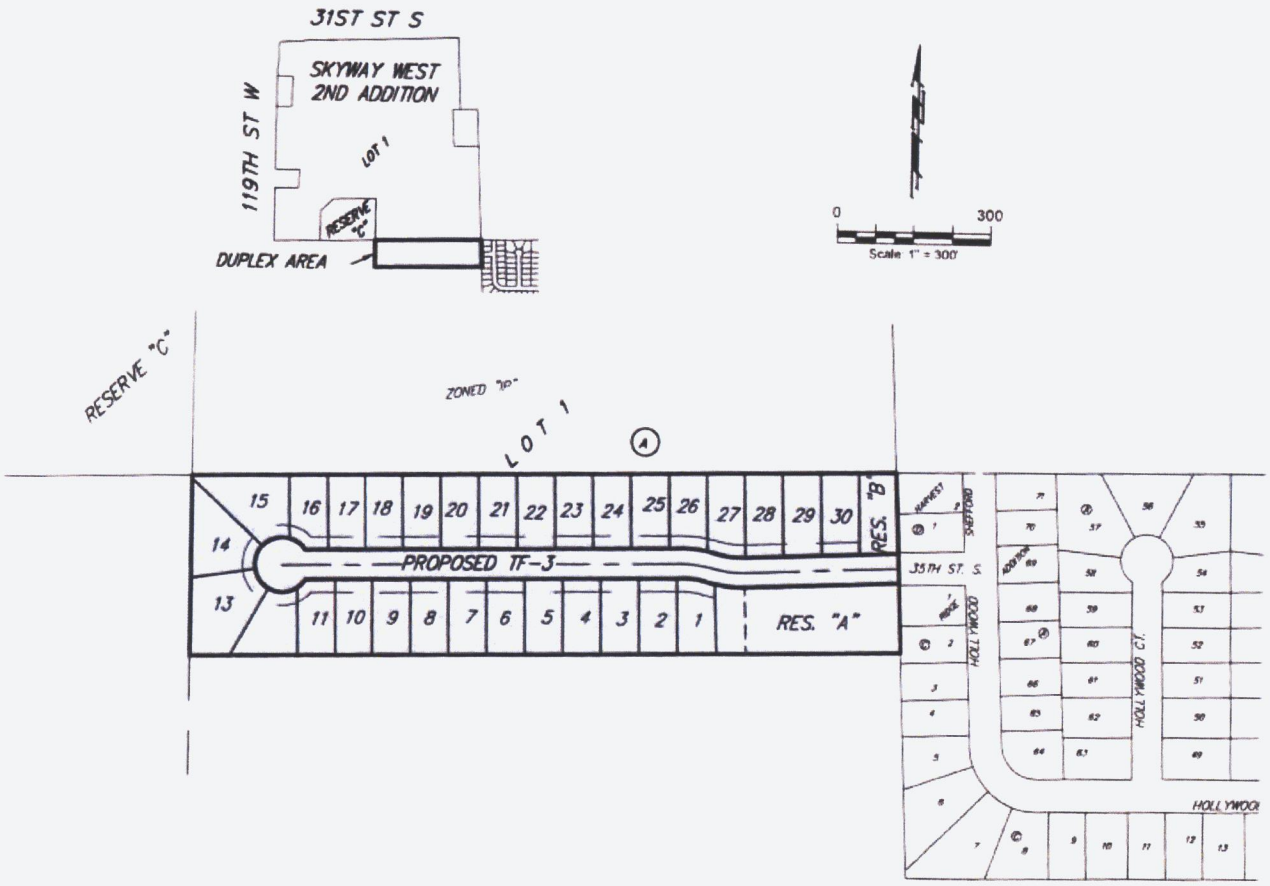


CONCEPT PLAN

Whisler Duplex

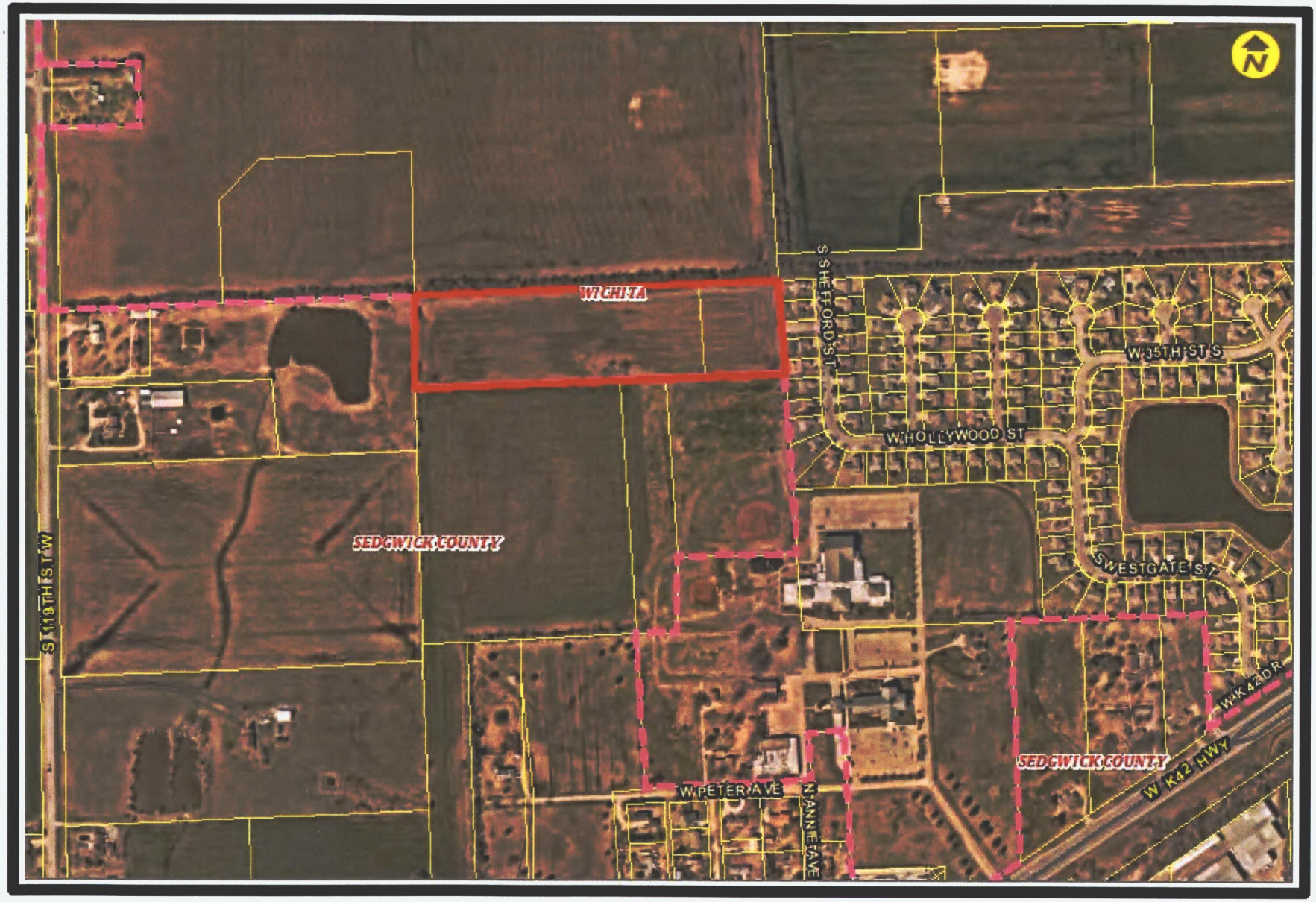
Skyway West 2nd Addition

WICHITA, SEDGWICK COUNTY, KANSAS



MAY 9, 2022

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


WICHITA
SEDGWICK COUNTY
SEDGWICK COUNTY
S 119TH ST W
S SHEFFORD ST
W HOLLYWOOD ST
W 35TH ST S
SWESTGATE ST
W PETER AVE
N ANNE AVE
W K 42 HWY
W K 42 DR

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

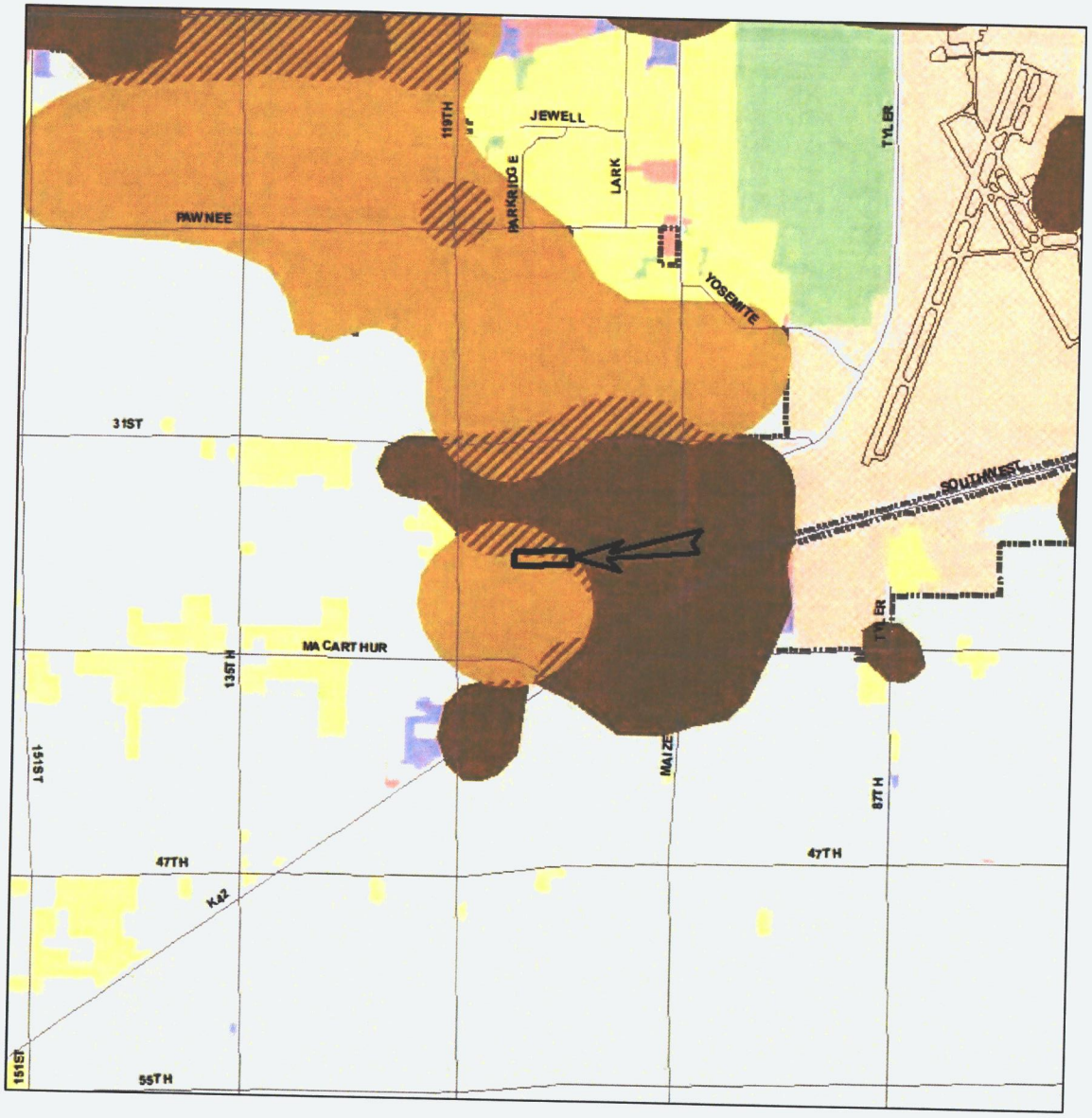
Statistical Development Areas

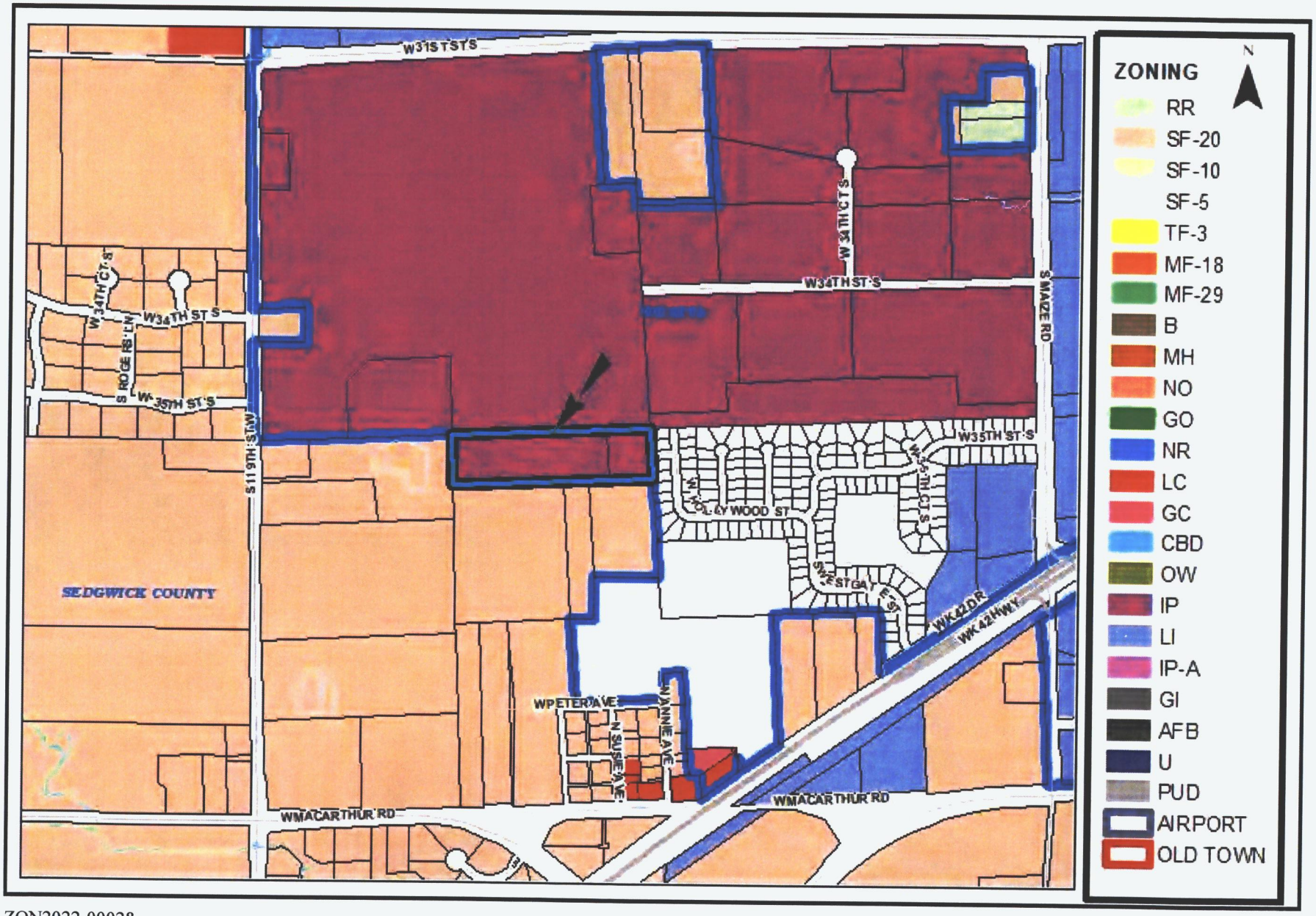
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Nghbd_Plan_Areas

N




ZONING
N
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
W31ST ST S
W34TH ST S
W35TH ST S
W34TH CT S
S ROGERS LN
S 119TH ST W
SEDGWICK COUNTY
W34TH ST S
W35TH ST S
S MAIZE RD
W HOLLYWOOD ST
W 75TH CT S
SWEETGATE ST
WK42DR
WK42HWY
WPETER AVE
N SUSIE AVE
N ANNE AVE
WMACARTHUR RD
WMACARTHUR RD

Looking southwest towards site

Looking east away from site