



Wichita-Sedgwick County Metropolitan Area Planning Department

January 24, 2020

Chance & Sons Transmission Inc.
% David Long
6325 South Seneca
Wichita, KS 67217

RE: ZON2019-00057 - City request change from SF-5 Single-Family to GC General Commercial of property on the west side of South Seneca Street and north of west 63rd Street South (6325 South Seneca)

Dear Applicant:

At its regular meeting on **February 6, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the requests as recommended by staff. The vote of the MAPC on the above action was 11 to 0.

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 February 20, 2020. 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 **February 20, 2020 at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, March 10, 2020, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 North 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,

David L. Yearout, AICP
Principal Planner

Copies to: WCC IV, Jeff Blubaugh, Mail Stop 1-13
Rebecca Fields, CSR IV, Mail Stop 1-135
Paul Hays, OCI, Mailstop 1-72
J. R. Cox, OCI, Mailstop 1-72
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71

PUBLISHED IN THE WICHITA EAGLE ON March 27, 2020

ORDINANCE NO. 51-199

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. ZON2019-00057

City zone change from SF-5 Single-Family Residential to GC General Commercial and described as follows:

A tract in the Southeast Quarter of the Southeast Quarter of Section 30, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the Southeast corner of said Section 30; thence West 230 feet; thence North parallel with the East line of said Section, a distance of 230 feet thence East parallel with the South line of said Section, a distance of 230 feet; thence South parallel with the East line of said Section, 230 feet to the point of beginning;

TOGETHER WITH,

The South half of the Southeast Quarter of the Southeast Quarter of Section 30, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; EXCEPT the West 792 feet; ALSO EXCEPT beginning at the Southeast corner of said Southeast Quarter; thence West a distance of 230 feet; thence north a distance of 230 feet; thence West a distance of 30 feet; thence North a distance of 431.36 feet to a point on the North line of said South half of the Southeast Quarter of the Southeast Quarter; thence East a distance of 260 feet to the East line of said Southeast Quarter; thence South to the point of beginning. (Generally located on the west side of South Seneca Street and north of West 63rd Street South (6325 South Seneca Street)).

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.

ADOPTED this 24th day of March, 2020.

Cindy Gayone Vice Mayor
for Brandon J. Whipple, Mayor

ATTEST:

Karen Sublett
Karen Sublett, City Clerk



(SEAL)

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



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453697	0004608303			\$58.80	1	98

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

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

1 Insertions

Beginning issue of: 03/27/2020

Ending issue of: 03/27/2020

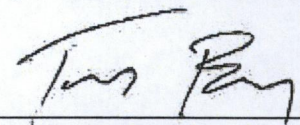
STATE OF KANSAS)

.SS

County of Sedgwick)

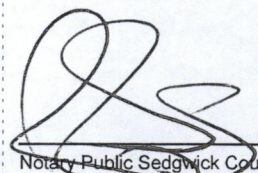
Tony Berg, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been 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 3/27/2020 to 03/27/2020.

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

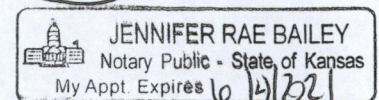


(Signature of Principal Clerk)

DATED: 3/29/2020



Notary Public Sedgwick County, Kansas



LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON MARCH 27, 2020 (0004608303)
ORDINANCE NO. 51-199

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Brandon J. Whipple, Mayor

ATTEST:

Karen Sublett, City Clerk
(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and
Director of Law