



Wichita-Sedgwick County Metropolitan Area Planning Department

February 5, 2021

BATC, LLC
7540 W Northwind St, STE 300
Wichita, KS 67205

RE: CON2020-00040: City Conditional Use for Group Residence. Limited on property zoned SF-5 Single Family Residential; generally located on the south side of West Maple Street within one-half mile east of South Meridian Avenue (1825 West Maple).

Dear Applicant;

At its regular meeting on **January 21, 2021**, 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 subject to the conditions in the enclosed resolution.

No protests were received for this application. Therefore, the decision of the Planning Commission is final.

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

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV
Bobby Armstrong, 441 S Longbranch Dr., Maize, KS 67101
Ken Jantz, 1201 W River Blvd, B-210, Wichita, KS 67203
Claire Willenberg, 1402 N Garland, Wichita, KS 67203

CONDITIONAL USE RESOLUTION NO. CON2020-00040

WHEREAS, BATC, LLC Owner; pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow Group Residence, Limited on property zoned SF-5 Single-Family Residential described as:

Lots 80, 100, and 102, Maple Street, Coops Subdivision of Lots in University Place Addition, Wichita, Sedgwick County, Kansas.

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

WHEREAS, the MAPC did, at the meeting of January 21, 2021, consider said application; and

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

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow Group Residence, Limited on property zoned SF-5 Single-Family Residential described as:

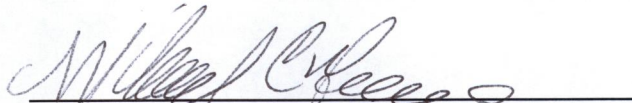
Lots 80, 100, and 102, Maple Street, Coops Subdivision of Lots in University Place Addition, Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

- 1) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 2) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

Adopted this 4th Day of February 2021.

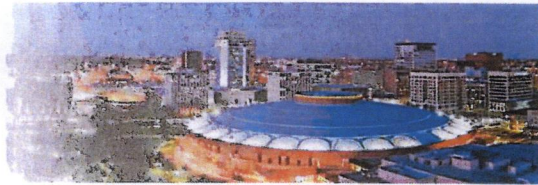
METROPOLITAN AREA PLANNING COMMISSION


Michael C. Greene, Chair MAPC

ATTEST:



Scott Wadle, Secretary



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453868	0004839659		OCA 150004	\$109.20	1	13.00 In

Attention: Betsy Pagán

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

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

1 Insertions

Beginning issue of: 12/31/2020

Ending issue of: 12/31/2020

STATE OF KANSAS)
.SS
County of Sedgwick)

VICTORIA RODELA, 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 12/31/2020 to 12/31/2020.

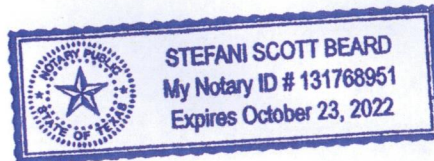
I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Signature of Principal Clerk

DATED: 1/5/2021

Notary Public Dallas County, Texas

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



LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON DECEMBER 31, 2020 (4839659)

**(ONE TIME ONLY)
MAPC/BZA January 21, 2021
OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, January 21, 2021 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 Century II - Room 101B - 225 West Douglas Avenue, 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) 268-4461.

- BZA2020-00045** City of Wichita Variance to allow covered parking located approximately 700 feet west of S. Osage St. on W. University Ave. at 618 W. University Ave.
- BZA2020-00047** City variance to allow on-site sign and increase height and size on property zoned LC Limited Commercial located 2300 feet east of South Rock Road, on the south side of U.S. 54/400 Highway (Kellogg).
- CON2020-00040** City Conditional Use for Group Residence. Limited on property zoned SF-5 Single Family Residential; generally located on the south side of West Maple Street within a half mile to the east of South Meridian Avenue (1825 West Maple).
- CUP2020-00047** City CUP Amendment to DP-169 to allow Maier Utility and revise screening wall requirements on property zoned LC Limited Commercial; generally located on the southwest corner of East Pawnee Avenue and South Oliver Avenue (2423 South Oliver).
- CUP2020-00049** City CUP amendment to Kellogg Mall CUP DP-12 to modify Parcel 1 to modify allowed uses to include those that are considered as Nightclubs in the City generally located at the northwest corner of South Rock Road and East Kellogg Drive (1700 E Kellogg Drive).
- PUD2020-00013** City PUD zoning district to create PUD 861 RP Addition to allow ADUs in a traditional neighborhood development with home occupations; generally located one-quarter mile east of South Rock Road and one-quarter mile south of East 31st Street South.
- PUD2020-00014** City PUD zoning district to create PUD 862 Falcon Falls Addition to allow ADUs in a traditional neighborhood development with home occupations; generally located one-half mile west of North Hillside Avenue on the north side of East 45th Street North.
- VAC2020-00052** City location of portion of roadway for warehouse expansion on property zoned LI Limited Industrial located 480 feet north of K-42 Highway, on the east side of South Hoover Street (2820 South Hoover Street).
- ZON2020-00047** City zone change from SF-5 to TF-3 located immediately south of a parcel addressed as 4929 W. Douglas. This parcel has no address assigned yet as there is no building on it to date. This parcel is located south of the parcel located on the southeast corner of W. Douglas Ave. and S. Clara St.
- ZON2020-00050** City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential located 1800 feet east of North Hydraulic Avenue, 2500 feet south of East 21st Street North.
- ZON2020-00051** City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located 975 feet north of West 50th Street South, on the west side of South Seneca Street.
- ZON2020-00052** City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential located 2300 feet south of West MacArthur Road, on the east side of South Meridian Avenue.

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 THE 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-Meetings. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site-in-person (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	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. 3 rd 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.solo.meetings.com/join/651544141>

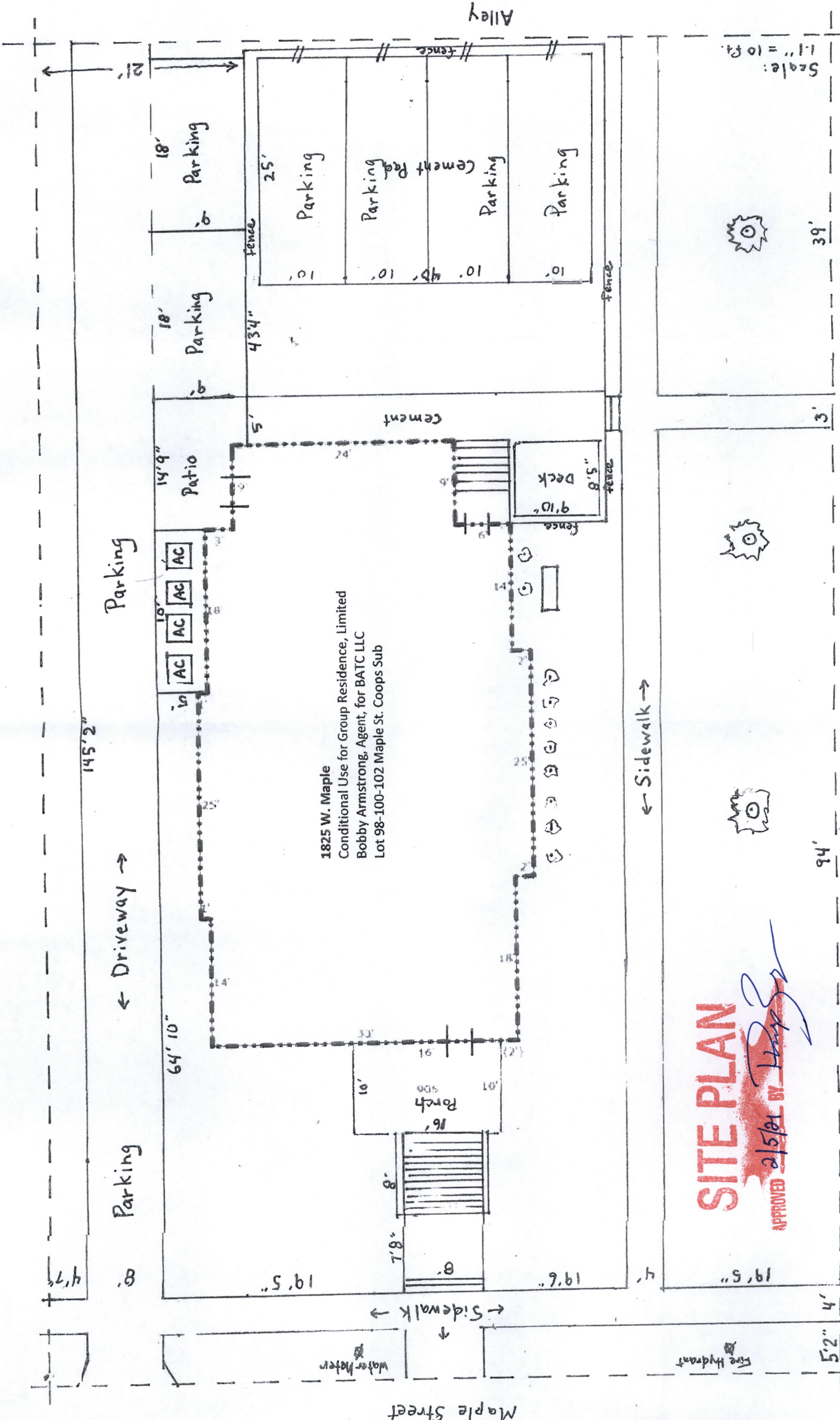
You can also dial in using your phone.
United States: +1 (371) 317-3177
Access Code: 651-544-141

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.solo.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.solo.meetings.com/install/651544141>

Attend a Virtual Connection Site-In-Person
You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is 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 (268-4464) by 5pm, 3 days prior to the meeting.

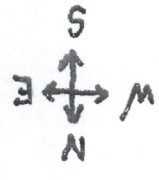
WITNESS MY HAND on December 28, 2020
Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission



1825 W. Maple
 Conditional Use for Group Residence, Limited
 Bobby Armstrong, Agent, for BATC LLC
 Lot 98-100-102 Maple St. Coops Sub

SITE PLAN
 APPROVED 2/5/01 BY *[Signature]*

Scale: 1/4" = 10 ft



Discover Church

Maple Street

Glenn Street

Alley

← Driveway →

← Sidewalk →

Parking

Parking

Patio

Water Meter

Fire Hydrant

Deck

Cement

Parking

Parking

Parking

Parking

Cement Pad

Parking

Parking

145'2"

64'10"

19'5"

14'9"

18'

18'

25'

43'4"

5'

10'

19'6"

16'

8'

10'

7'8"

16'

8'

25'

18'

4'

9'10"

8'5"

4'

19'5"

94'

3'

39'

3'

21'

