



**Wichita-Sedgwick County Metropolitan Area Planning Department**

Kaw Valley Engineering; Levi Bond  
200 N. Emporia  
Wichita, KS 67202

February 26, 2021

**RE: ZON2020-00043 & CUP2020-00041: City CUP Amendment to permit additional uses on Parcel 9 of CUP DP-28 (Assoc. with ZON2020-00043 from LC to LI) on property generally located south of East 47th Street South and one block west of South Broadway Avenue (185 E 47th Street South).**

Dear Applicant:

At its regular meeting on **December 22, 2020** the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request in accordance with the attached ordinance and conditions of approval.

CUP2020-00041 Conditions of Approval

1. The CUP drawing shall be revised to include the details of this amendment. The Parcel Description for Parcel 9 shall be amended to state the following under Proposed Use:
  - a. Shopping Center, Financial Institution, Office, Personal Services, Restaurant, Retail Sales, and other uses as permitted by the LI zoning district.
2. The site shall be developed in substantial conformance with the revised provisions of the approved CUP.
3. The applicant shall submit four copies of the amended and approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the amendment shall be deemed null and void.

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

Sincerely,

A handwritten signature in blue ink that reads 'Matt Williams'.

Matthew Williams, AICP  
Associate Planner

Copies to: HERR SCHMADER LLC, 1444 S St Clair STE 101, Wichita, KS 67213  
MABCD

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON

Jan. 8, 2021

ORDINANCE NO. 51-405

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. ZON2020-00043**

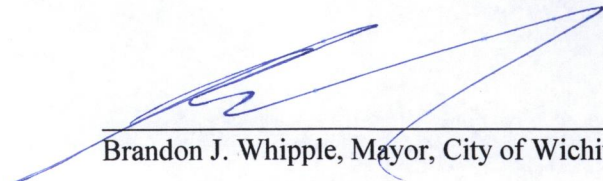
City zone change from LC Limited Commercial to LI Limited Industrial zoning lot described as:

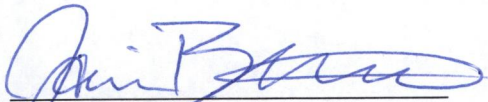
Lot 5, Block 1, The Home Depot Addition, Wichita, Sedgwick County, Kansas.

**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.

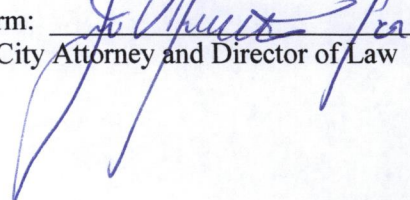
ATTEST:

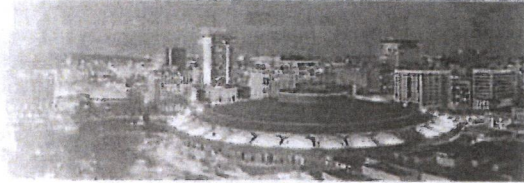
  
Brandon J. Whipple, Mayor, City of Wichita

  
Karen Sublett, City Clerk

(SEAL)



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



**AFFIDAVIT OF PUBLICATION**

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453697	0004847070		OCA 150004	\$42.00	1	5.00 In

**Attention:** Jamie Buster

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

*Ord 81-405*

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

1 Insertions

Beginning issue of: 01/08/2021

Ending issue of: 01/08/2021

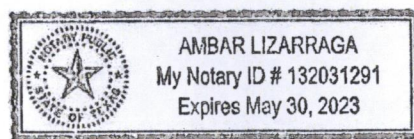
STATE OF KANSAS)

.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 1/8/2021 to 01/08/2021.

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



*V Rodela*

Signature of Principal Clerk  
 DATED: 2/26/2021

*Ambar Lizarraga*

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 JANUARY 8, 2021 (4847070)

ORDINANCE NO. 51-405

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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