



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

January 5, 2022

Kreager Investments, LLC  
Attn: Derek Kreager  
P.O. Box 9411  
Wichita, KS 67277

Baughman Company, P.A.  
Attn: Philip Meyer, L.A.  
315 Ellis  
Wichita, KS 67211

**RE: ZON2021-00050:** City zone change from LC Limited Commercial to GC General Commercial for redevelopment from residential to non-residential uses; generally located on the south side of West Maple Street and within one quarter mile east of South West Street (3623 West Maple Street).

Dear Applicant;

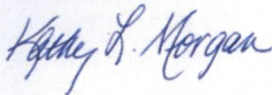
At its regular meeting on **January 4, 2022**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request with conditions of Protective Overlay #384:

1. Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
2. Signs shall be in accordance with the LC zoning district in the Sign Code of the City of Wichita, with the following additional requirements:
  - a. Portable signs are not permitted.
  - b. Ground signs shall be monument type.
  - c. No off-site /billboard signs.
  - d. No illuminated building signs on the north or west elevations of any buildings.
3. Property shall install similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
  - a. The height of all light poles, including pole base, is limited to 15 feet.
  - b. All exterior lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
4. Landscape buffers and screening shall be in accordance with the City of Wichita Landscape Ordinance.
5. Noise from the site shall not be audible from adjacent or surrounding property above the local, ambient noise. No outdoor speaker systems shall be permitted.
6. All rooftop mechanical equipment shall be screened from ground-level view from adjacent residential areas and adjacent street right of way.
7. Trash receptacles and ground level mechanical equipment shall be screened to reasonably hide them from ground level view, adjacent property and street right of way.
8. Uses shall be limited to the following: All uses permitted in G.C. zoning district except for the following: manufactured/mobile homes; assisted living; group residence; auditorium; cemetery; community assembly; correctional placement residence; golf course; library; entertainment establishment; event center; farmer's market; kennel, hobby and boarding/breeding/training; recreational marine facility; outdoor recreation and entertainment; rodeo; riding academy or stable; sexually oriented business in the city; teen club; vocational school; hospital; recycling collection

stations; reverse vending machine; elementary, middle, and high schools; car wash; convenience stores; night club; pawn shop; service stations; tavern and drinking establishments; vehicle repair; recycling processing center; second hand store; microbrewery; RV campground; vehicle sales; manufacturing limited and general; welding or machine shop; asphalt and concrete plant, limited; outdoor storage as a principal use; commercial parking area as a principal use; all as defined in the Unified Zoning Code. Any use requiring a conditional use in GC zoning shall require a PO amendment.

9. If used for vehicle storage, the following restrictions shall apply:
  - a. Use: the vehicle storage yard shall be used for the storage of licensed, operable vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicle or equipment, or for storage of materials or supplies.
  - b. Setbacks: the minimum setback for any stored vehicles from any residence shall be 20 feet. This setback requirement can be modified or waived if the applicant demonstrates there is sufficient screening to substitute for the setback protections. Modification or waiving of the setback requirement shall be done by Administrative Adjustment.
  - c. Paving: the storage area and all entrance/exit drives on private property shall be surfaced with an all-weather surface that meets the approval of the Zoning Administrator and shall be maintained in good condition and free of weeds, trash, and other debris.
  - d. Noise: the compatibility noise standards of Section IV-C.6 shall be complied with provided, however, outdoors speakers and sound amplification systems shall not be permitted.
10. All internal circulation drives shall be paved with concrete or asphalt to mitigate dust.
11. Amendments, adjustments or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
12. The Transfer of title of all or any portion of land included within the Protective Overlay (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

Sincerely,



Kathy L. Morgan, Senior Planner  
Current Plans Division

Copies to: MABCD  
Jeff Blubaugh, WCC District IV  
Rebecca Fields, CSR, District IV  
Jeff VanZandt, Assistant City Attorney, Mail Stop 1-72

Jan. 14, 2022

ORDINANCE NO. 51-699

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. ZON2021-00050**

City zone change from LC Limited Commercial to GC General Commercial zoning lot described as:

Lots 7, 8, 9, & 10, Block 1, Quincy Addition to Wichita, Sedgwick County, Kansas.

**Subject to Protective Overlay #384:**

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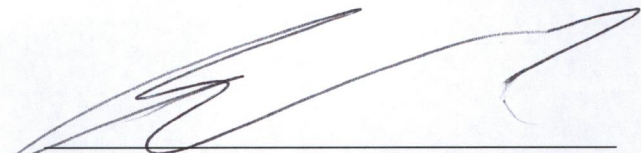
campground; vehicle sales; manufacturing limited and general; welding or machine shop; asphalt and concrete plant, limited; outdoor storage as a principal use; commercial parking area as a principal use; all as defined in the Unified Zoning Code. Any use requiring a conditional use in GC zoning shall require a PO amendment.

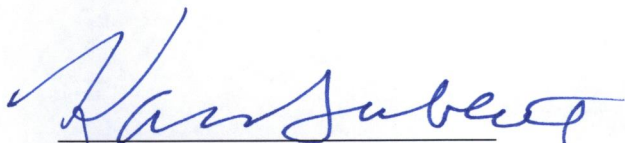
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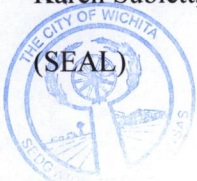
**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

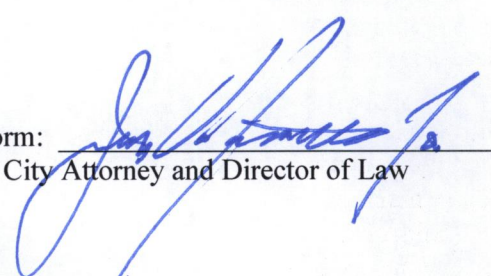
**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:

  
Brandon J. Whipple, Mayor, City of Wichita

  
Karen Sublett, City Clerk



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



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	168364	WIC-11-11-21	OCA 150004	\$126.00	1	15.00 in

**Attention:** Betsy Pagán  
 CITY OF WICHITA/PLANNING DEPT  
 271 WEST THIRD ST., 2ND FL, SU 203  
 WICHITA, KS 67202

Copy of ad content  
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In The STATE OF KANSAS  
 In and for the County of Sedgwick

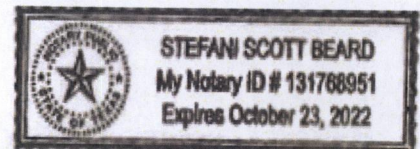
No. of Insertions: 1  
 Beginning Issue of: 11/11/2021  
 Ending Issue of: 11/11/2021

STATE OF KANSAS)  
 SS  
 County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposes 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 11/11/2021 to 11/11/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 12/20/2021

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



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

VETERANS DAY

ministration from North-eastern State University and works at the Wichita Workforce Center as a Veterans Employment Representative, where he helps veterans find employment.

JAMES H. BORING, ARMY AIR FORCE

Served: 1943 to 1946 World War II (1941-1945) From: Wichita, KS My dad was a B-17 waist gunner in the Army Air Force. He was a member of the 368th Bomb Squad of the 306th Bomb Group. Their plane was named the "Ruptured Duck." He was stationed in Thurlough, England, during World War II. He is the only member of his squad that is still living. He never talked a lot about his time in the war until about the last 10 years. I have asked questions, trying not to bring up the horrible memories he still has. When he was in training, they picked him to be waist gunner because he was thin and not real tall so he could fit in the waist. They trained them how to put together and take apart the gun blindfolded because their missions were mostly in the dark. He would talk about when they would go on a mission that his fellow servicemen would send a case of beer up with them to get it chilled. The beer was hot on the ground. He will be 97 years old on Nov. 29, 2021. His mother died when he was 12, and his two sisters and he were raised by their grandpa and grandpa. They were very poor. He ate in the soup lines during the Depression. His grandpa also died young. After he was discharged, he married my mom and had two girls, and then my mom went to labor early with their third child, a boy. He died while in the hospital. Then my mom died at 45 and left him with two girls to raise as a single dad. He has had a lot of sadness and heartache during his life, but he never let it show. Dad, I am so very proud of you. I am so lucky to be your daughter. Not only did you serve our country bravely and proudly, you also took care of our family. You have always taken care of everyone - from your grandmother, to our mom, to us girls, grandchildren and great-grandchildren. You take care of all God's creatures including bugs and mice - yuck! It is a privilege to honor you today. You are my hero. - Debra Vossen, daughter

STAFF SGT. JOSEPH FABER, AIR FORCE

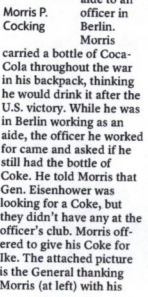
Served: 1952 to 1956 Korean War (1950-1953) From: Wichita, KS Joe Faber was born in Iowa in 1932. He married Barbara Vernia in 1952 and has four children. The same year as his marriage, Joe enlisted in the Air Force, serving until 1956. He was last stationed at Elmendorf Air Force Base in Anchorage, Alaska, in the 6981st Radio Group as a Morse Code Radio Intensept Officer, where he listened to the "clicks." After the Air Force, he moved to Wichita with his family and worked at Beech Aircraft until his retirement in 1996. He has enjoyed a retirement of golf, music and time spent with Barbara until her death in 2020. Joe continues to live in Wichita with his dog, Sadie. Dad, Grampa, Great-papa: We know how hard you worked to protect and to serve our country. The pride you have in that service is well deserved. We are grateful for your service to your country and to your family. We love you (ditto). Don't take any wooden nickels! - Kelsey Faber, granddaughter

SGT. WAYNE E. FAHRBACH, ARMY

Served: 1941 to 1945 World War II (1941-1945) From: Abilene, KS Died: May 23, 2017 Wayne Eugene Fahrbach served in the Army during World War II. He was proud of his service and enjoyed sharing stories about his service. He was one of the brave soldiers who landed on Omaha Beach on D-Day. In a story, he said that as they were approaching the beach in an amphibious tank, he was scared to death. He asked his commander, "What if I don't get off?" His commander told him, "You can either get shot in the back, or you can take your chance on the beach, but you are getting off one way or the other." He said he jumped off when they hit the beach and ran like hell! He was one of the lucky soldiers to survive the battle on Omaha Beach and lived until he was 96. A special thanks to my dad for serving our country. My brother and I took him to the dedication of the World War II memorial. It was an honor to take him, and this memory will always be cherished. Wayne Fahrbach was a proud veteran and wore his World War II cap every day. - Connie Fahrbach, daughter

SGT. MORRIS P. COCKING, ARMY

Served: 1942 to 1945 World War II (1941-1945) From: Wichita, KS Morris was in the fighting war from D-Day to Berlin. He had become an aide to an officer in Berlin. Morris carried a bottle of Coca-Cola throughout the war in his backpack, thinking he would drink it after the U.S. victory. While he was in Berlin working as an aide, the officer he worked for came and asked if he still had the bottle of Coke. He told Morris that Gen. Eisenhower was looking for a Coke, but they didn't have any at the officer's club. Morris offered to give his Coke for free. The attached picture is the General thanking Morris (at left) with his



Morris P. Cocking

MAJ. ROBERT W. FIZER, AIR FORCE

Served: 1951 to 1971 Korean War (1950-1953) and 16 months of combat missions in Vietnam in 1966 and 1967 From: Wichita, KS Robert W. Fizer left Staten Island at age 18 to join the Air Force. After initial training, his first assignment was a B-29 tail gunner, but through the Aviation Cadet program, he was able to go to flight training and become a fighter pilot. He flew the F-84, F-86, and his favorite, the F-100 Super Sabre. During his career, he spent a year in Korea and 16 months in combat in Vietnam where he received a Distinguished Flying Commendation. Maj. Fizer's peace time assignments included training other fighter pilots at Luke Air Force Base in Phoenix and tours in the Philippines and Tripoli, Libya. Military life was not all work, and Bob has a wonderful story about the time he got to fly in a movie, "The Hunters," starring Robert Mitchem. Unfortunately, he was playing a bad pilot and ended in a blazing crash in the movie. Retirement after twenty years in the Air Force did not end Bob's flying career. He was hired by Cessna early in the development of the Citation program as a demonstration pilot. He advanced to manager of flight operations for the Citation Division and flew over 120 countries around the world. In 1983, he and another pilot set a speed record flying a Citation 650 from Cranston to Paris for the Paris Air Show. His retirement from Cessna after 19 years left him to spin flying stories to his golf buddies at Terradyne Golf Club, where he has had four holes-in-one. Bob Fizer has given his wife and three children an interesting life, living in a variety of places, visiting many countries, and creating wonderful memories despite the hardships of a military life. He has the appreciation of many young pilots for the quality of his instruction, as well as other pilots with whom he has worked. Most of all, like all military personnel, he should have the gratitude of our country for his willingness to place his life at the service of his country. - Barbara Fizer, wife

STAFF SGT. CLIFTON W. GILLENWATER, AIR FORCE

Served: 1948 to 1955 From: Wichita, KS Staff Sgt. Clifton W. Gillenwater began his military service in 1948 while still a student at the University of Wichita) as a member of the Air Guard's 127th Fighter Squadron at Wichita Municipal Airport. After graduation he enlisted in the United States Air Force. He completed basic training in the winter of 1952 at Sampson Air Force Base in Geneva, New York, and was assigned to Reese Air Force Base in Lubbock, Texas, home of the 350th Pilot Training

MAJ. ROBERT W. FIZER, AIR FORCE

Wing. During the summer of 1953, he relocated to Lowry Air Force Base in Denver, where he completed a course of study at the Air Training Command in accounting. He returned to Reese Air Force Base before being ordered overseas the following spring. He reported to Camp Kilmer, New Jersey, and boarded the USNS General H. F. Hodges in May of 1954 for a 20-day voyage to Tripoli, Libya. During his time in Tripoli, he was stationed at Wheeler Air Base, a 20-square-mile facility that hosted over 15,000 military personnel and their dependents. He continued his accounting training while on TDY to Wiesbaden, Germany, in 1954 and received a promotion to Airman 1st class in August of that year. He remained overseas for the duration of his 18-month assignment, returning to the states via Manhattan Beach AFS in Brooklyn, New York, in November of 1955. He was honorably discharged from the Armed Forces of the United States of America, with the rank of Staff Sergeant, later that same year. - Jeffrey Gillenwater, son

AVIATION/FLIGHT INSTRUCTOR LAURA M. GRUBBS, NAVY

Served: 1943 to 1945 World War II (1941-1945) From: Meade, KS Died: 2008 Laura was born in a rock house in Meade County, Kansas, in 1910. After surviving the Great Depression and the Dust Bowl days in Southwest Kansas teaching in one-room schools, she enlisted in the Navy in 1943 to become part of the WAVES (Women Accepted for Voluntary Emergency Service). After training, Laura was assigned to the large Naval Air Station in the world in Corpus Christi, Texas, where she taught pilots, co-pilots and navigators how to use radio navigation and instrument flight using the Link Trainer. Her students included U.S. Naval personnel from all 48 states, as well as cadets from Latin American allies and Great Britain. The young women who served in the WAVES left their homes and families, underwent rigorous military training, endured housing accommodations which were less than comfortable and sometimes experienced a hostile work environment because they were women who were trained and assumed jobs previously held by men. Even though these women never served on the front lines, their contributions to the war effort should be remembered and honored. So it was that a young woman from the Kansas prairies became a true pioneer as part of the Great Generation who sacrificed so much to serve in the military of the great nation during very uncertain times. Laura completed her military service in 1945 as WWII ended. She returned to Kansas to teach school until she moved to Oregon in 1947, where she continued her teaching career and education. Laura Grubbs was 'Aunt Laura' to my three siblings and me. We loved her deeply, and she was a blessing to so many people during her 97-year journey through life on earth. We were always very excited to have an 'Aunt Laura' visit each summer since she lived in far away Oregon, brought unusual surprises for each of us and entertained us with stories about her teacher friends, students, many church related activities, and adventures on Oregon's coast and mountains. - Roger Kepley, nephew

MAJ. ROBERT W. FIZER, AIR FORCE

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ROBERT R. MARTIN, AIR FORCE

Served: 1962 - 1973 From: Wichita, KS Died: July 17, 2019 My father came to the U.S. at 12 years old. He enlisted prior to the draft and served throughout the Vietnam War. Unfortunately, he was injured while on duty on an air base and was medically discharged. Years of mental and physical health problems took their toll on my father. His marriage didn't survive, his mental health meds eventually precluded him from working, and he was homeless for a little while. PTSD and depression treatment along with pain management from knee and back injuries were his whole life. The VA was his only place he found community. I will always appreciate the staff and doctors that took care of him right up until the end. Our veterans need more than just a thank you on Nov. 11 or a discount. They have suffered, and some have lost. We need to be compassionate for our houseless, struggling with substance abuse or mental health issues. There's a good chance that they are a veteran and deserve better. - Faith Martin, daughter

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