



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

February 8, 2022

Marshall & Suzanne McHenry  
8203 S Webb Rd  
Derby, KS 67037

**RE: ZON2021-00060:** City zone change from SF-5 Single-Family Residential to LC Limited Commercial; generally located at the northwest corner of S. Hydraulic Ave and E. 55th Street South (5461 S. Hydraulic Ave.)

Dear Applicant;

At its regular meeting on **February 8, 2022**, the City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Senior Planner

Copies to: MABCD  
Jared Cerullo, City Council District III  
Maddy Campbell, CSR District III  
South City Neighborhood Association, Dena Hudson, 121 E 53<sup>rd</sup> Street South, Wichita, KS 67217

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON

Feb. 18, 2022

ORDINANCE NO.

51-714

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. ZON2021-00060**

City zone change from SF-5 Single-Family Residential to LC Limited Commercial zoning described as:

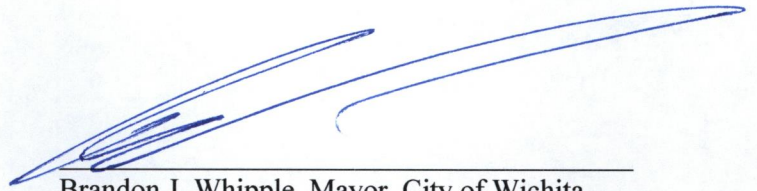
A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 28 South, Range 1 East of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, more fully described as follows:  
Commencing at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 00°49'16" West along the East line thereof, a distance of 642.19 feet to a point that is 20.00 feet South of the Northerly line of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter; thence South 88°55'37" West and parallel with said Northerly line, a distance of 50.00 feet to the Westerly right-of-way line of S. Hydraulic Ave. and the point of beginning; thence South 00°49'16" East along said right-of-way line, a distance of 40.00 feet; thence South 88°55'37" West and parallel with said Northerly line of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter, a distance of 510.39 feet to a point that is 100.00 feet East of the West line of said Southeast Quarter of the Southeast Quarter of the Southeast Quarter; thence North 00°46'41" West parallel and 100.00 feet East of said West line, a distance of 40.00 feet to a point that is 20.00 feet South of the Northerly line of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter; thence North 88°55'37" East and parallel with said Northerly line, a distance of 510.36 feet to the point of beginning.

**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.

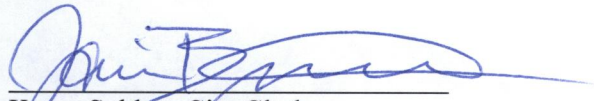
**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

[Remainder of page intentionally left blank.]

ATTEST:

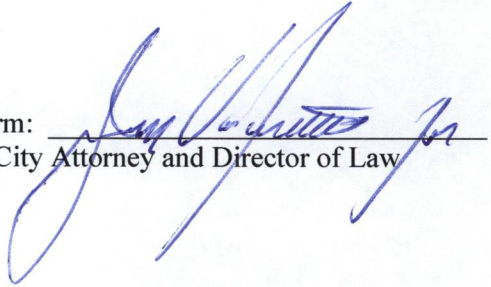


Brandon J. Whipple, Mayor, City of Wichita

*Sec*   
Karen Sublett, City Clerk

(SEAL)



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
32522	219301	Print Legal Ad - IPL0060857		\$87.15	2	52 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 February 18, 2022  
 ORDINANCE NO. 51-714

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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 Magana, City Attorney and Director of Law

IPL0060857

Feb 18 2022

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

No. of Insertions: 1  
 Beginning Issue of: 02/18/2022  
 Ending Issue of: 02/18/2022

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, 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 02/18/2022 to 02/18/2022.

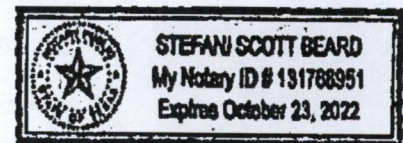
*M. Hayley*

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

DATED: 02/28/2022

*Stefani Beard*

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!