



Wichita-Sedgwick County Metropolitan Area Planning Department

May 12, 2022

Regency of Kansas
40 N 47th Street
Carbondale, CO 81623

RE: ZON2022-00008: Zone change request in the City from SF-5 Single-Family Residential to MH Manufactured Housing to bring property into conformance and expand existing use on property located on the south side of West US-54/400 and within one-half mile east of South 167th Street East (16315 W Kellogg).

Dear Applicant;

At its regular meeting on May 10, 2022, the Wichita City Council considered the above captioned request. The action of the City Council was to DENY the request

Section V-C.11 of the Unified Zoning Code states that in the event that the governing body denies a request, a similar application shall not be refiled for one year from the latest advertised public hearing date (this would be the Planning Commission hearing on March 3, 2022). A request for a more restrictive zoning classification shall not be filed for six months from the same date.

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
Current Plans
Division Manager

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV



Wichita-Sedgwick County Metropolitan Area Planning Department

Regency of Kansas
40 N 47th Street
Carbondale, CO 81623

March 4, 2022

RE: ZON2022-00008: Zone change request in the City from SF-5 Single-Family Residential to MH Manufactured Housing to bring property into conformance and expand existing use on property located on the south side of West US-54/400 and within one-half mile east of South 167th Street East (16315 W Kellogg).

Dear Applicant;

At its regular meeting on **March 3, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request

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 March 17, 2022. 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 **March 17, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, April 5, 2022, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. 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,

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

Philip Zevenbergen, AICP
Senior Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
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 Charlotte Observer
 Columbus Ledger-Enquirer
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The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
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el Nuevo Herald - Miami
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 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	212193	WIC-2-10-2022	OCA 150004	\$117.60	1	14.00 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

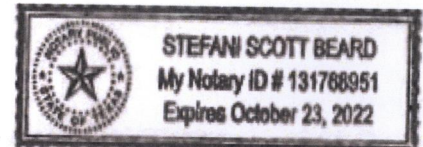
No. of Insertions: 1
 Beginning Issue of: 02/10/2022
 Ending Issue of: 02/10/2022

STATE OF KANSAS)
 SS
 County of Sedgwick)

Hayley Martin, 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 02/10/2022 to 02/10/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 02/28/2022

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!

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON
FEBRUARY 10, 2022 (500759)

(ONE TIME ONLY)

MAPC/ BZA MARCH 3, 2022

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 3, 2022, 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 the Wichita City Hall Building - 1st Floor Council Chambers - 465 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **Masks are required at City Hall at this time. 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) 268-4421.**

PUD2022-0002: PUD Amendment to PUD 83 to permit commercial uses in addition to existing residential uses on property located on the northeast corner of East Pawnee Rd and South 127th Street East.

VAC2022-0001: City Vacation of a portion of a utility easement on property zoned SF-5 Single-Family Residential, generally located within one-half mile east of N 143rd Street East and within one-half mile south of West Central Avenue (20 N Sandpiper Ct.).

VAC2022-0002: City Vacation of a portion of complete access control for two new driveways along North Hoover Road for the Northwest Water Treatment Plant, generally located south of West 21st Street North and east of North Hoover Road.

ZON2022-0003: City Zone Change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential, generally located 1,100 feet north of K-96 Highway and 1,000 feet west of North Meridian Avenue.

ZON2022-0004: City zone change from LC Limited Commercial to CBD Central Business District, generally located on the south side of West Douglas Avenue and within one-half mile west of South Seneca Street (1601 W. Douglas Ave.).

ZON2022-0005: City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located 175 feet north of West 32nd Street South on the west side of South Waco Avenue (3245 and 3247 S. Waco Ave) to bring zoning into conformance for existing duplex home.

ZON2022-0006: City Amendment to Protective Overlay 167 to change screening wall and building wall requirements, generally located on the north side of West Kellogg Drive and within one-half mile west of South Tyler Road (9400 West Kellogg Drive).

ZON2022-0007: Zone change request in the City from TF-3 Two-Family Residential to MF-29 Multi-Family Residential for redevelopment on property, generally located within one-half mile north of West 10th Street North and one block east of North Waco Avenue (1641 N Fairview).

ZON2022-0008: Zone change request in the City from SF-5 Single-Family Residential to MH Manufactured Housing to bring property into conformance and expand existing use on property located on the south side of West US-54/400 and within one-half mile east of South 167th Street East (16315 W Kellogg).

ZON2022-0009: Zone change request in the city from NR Neighborhood Retail to GC General Commercial to allow Food Truck on property located on the north side of West 53rd Street North and one block east of North Meridian Avenue (5400 N Sedgwick).

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 THIS 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 in-person at the Wichita City Hall Building (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 3pm 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	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wade 271 W. 3 rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meetings from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (571) 217-2111

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or intromlink.goto.com

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Or dial directly: [651544141@67.217.95.2](https://global.gotomeeting.com/join/651544141) or [67.217.95.249:544141](https://217.95.249.45:544141)

New to GoToMeeting? Get the app now and be ready when your first meeting starts.

<https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (465 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. **Masks are required at City Hall at this time.** For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily 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 (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on February 10, 2022

Scott Wade, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission



STAFF REPORT

MAPC March 3, 2022
DAB IV March 7, 2022

CASE NUMBER: ZON2022-00008 (City)

APPLICANT/AGENT: Regency of Kansas (applicants)

REQUEST: MH Manufactured Housing

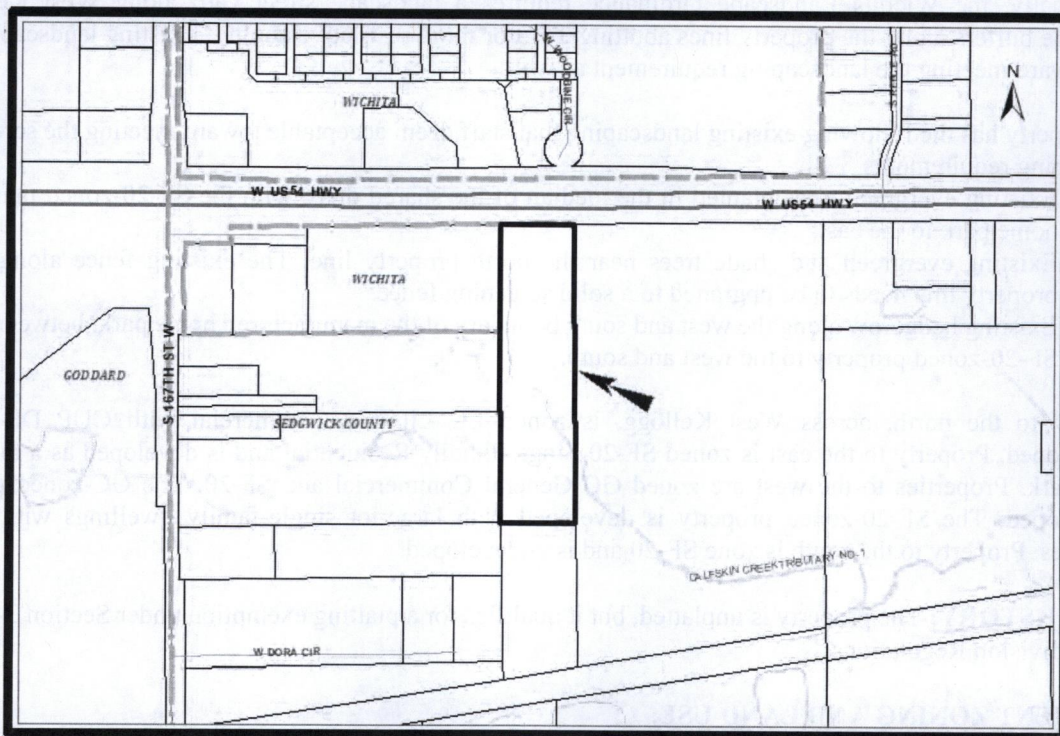
CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: 9 acre +/-

LOCATION: Generally located on the south side of West Kellogg Avenue (US 54/400) and within one-half mile east of South 167th Street West (16315 West Kellogg Avenue)

PROPOSED USE: Bring existing manufacture home park into compliance to allow expansion.

RECOMMENDATION: Approval



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential to MH Manufactured Housing in order to bring an existing manufactured home park into compliance with the Unified

WEST: GC & SF-20 Undeveloped and Single-family residences

PUBLIC SERVICES: West Kellogg Avenue (US 54/400) is a paved, four-lane divided highway. Access to the property is via a shared driveway with the manufactured home park to the east. The site is served by municipal sewer. Water is provided by Sedgwick County Rural Water District 4. Wichita Transit does not provide regular bus service near this location.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance the goals of the Community Investment Plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "New Employment." This category encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of a wide variety of commercial uses. However, in areas near existing residential uses, higher density housing will likely be developed. A manufactured home park is a form of higher density housing.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** P Property to the north, across West Kellogg, is zoned LC Limited Commercial with CUP DP-241 and is undeveloped. Property to the east is zoned SF-20 Single-Family Residential and is developed as a manufacture home park. Properties to the west are zoned GC General Commercial and SF-20. The GC-zoned property is undeveloped. The SF-20-zoned property is developed with large-lot single-family dwellings with accessory structures. Property to the south is zone SF-20 and is undeveloped.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is currently zoned SF-5 Single-Family residential. The site could be platted and redeveloped with single-family dwellings.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The manufactured home park is a legal, non-conforming use and is significantly smaller in scale than the manufactured home park abutting to the east. Rezoning the property to permit expansion of the manufactured home park will likely not have any negative impacts on surrounding properties.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in conformance the goals of the *Community Investment Plan* as discussed in the staff report.
5. **Impact of the proposed development on community facilities:** The manufactured home park has been in existence for some time. Expansion is not anticipated to have any negative impacts on community facilities.

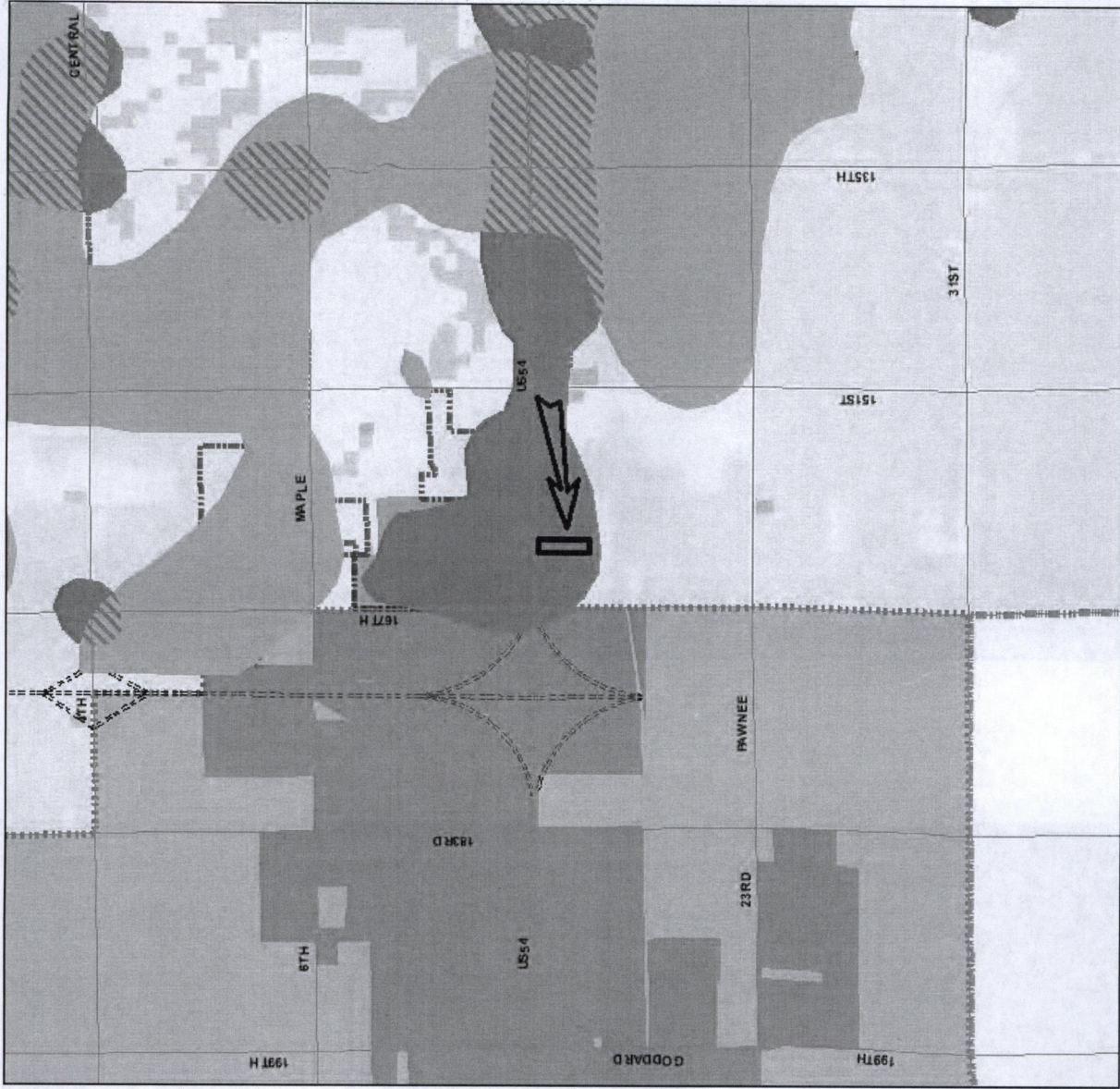
Attachments:

- Site Plan submitted by Applicant
- Aerial Map
- Zoning Map
- Land Use
- Photos



2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Nghbd_Plan_Areas



Looking southwest at entrance



Looking north away from site



Looking south at west side of property

