



Wichita-Sedgwick County Metropolitan Area Planning Department

May 12, 2022

Baughman Company
Phil Meyer
315 S Ellis
Wichita, KS 67211

RE: ZON2022-00018: City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located northeast of North Hoover Street and West Douglas Avenue (208 N Elder Street and 5234 West 1st Street North).

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 APPROVE the request.

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

Sincerely,

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

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: MABCD
Maggie Ballard, City Council District VI
Ana Lopez CSR District VI
Whitetail Management, LLC, Brandon Hermreck, 17337 Airport Rd., Fall River, Kansas 67047



Wichita-Sedgwick County Metropolitan Area Planning Department

April 8, 2022

Baughman Company
Phil Meyer
315 S Ellis
Wichita, KS 67211

RE: ZON2022-00018: City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located northeast of North Hoover Street and West Douglas Avenue (208 N Elder Street and 5234 West 1st Street North).

Dear Applicant;

At its regular meeting on April 7, 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 April 21, 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 April 21, 2022, at 5:00 p.m.

This application is scheduled for consideration by the Wichita City Council on Tuesday, May 10, 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 black ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: MABCD
Maggie Ballard, City Council District VI
Ana Lopez CSR District VI
Whitetail Management, LLC, Brandon Hermreck, 17337 Airport Rd., Fall River, Kansas 67047

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON May 20, 2022

ORDINANCE NO. 51-861

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. ZON2022-00018

City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning on property described as:

The West Half of Lot 6, Block 3, Westbreeze Addition to Wichita, Sedgwick County, Kansas.

Together with

The West Half of Lot 5, Block 3, Westbreeze Addition to Wichita, Sedgwick County, Kansas.

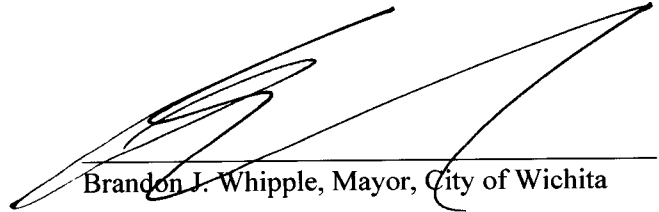
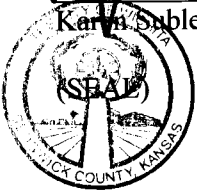
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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:

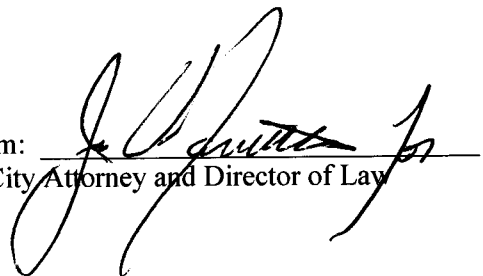


Karla Sublett, City Clerk



Brandon J. Whipple, Mayor, City of Wichita

Approved as to form:



Jennifer Magaña, City Attorney and Director of Law

PUBLISHED IN THE MICHIGAN EMBLE
 ON MARCH 13, 1988
 ONE TIME ONLY (SPRING)
 DEADLINE: JUNE 1, 1988
 (SEE THE 1988 YEARBOOK)

WILMINGTON City Veterans is offering a 10-day, 85-hour long-term certificate (L.C. Unit) program, currently located on the north side of Third City Park, one-half mile west of Chamber's Square, 3401 First Street.

[illegible][illegible]

FOR THE 2004-2005 season, the new 2004-2005 L.C. United
Crested Green & White Football Uniforms
from the University of California
are available via www.crested.com and www.crested.com
or by mail to 1000 N. 1st St., Suite 100, San Jose, CA 95131.
For more information, contact Crested at 408-281-1111.

[illegible]

RESEARCH The authors conducted a literature search of the following databases: CINAHL, EMBASE, Medline, PsycInfo, Social Science Citation Index, and Social Scisearch. They also searched the reference lists of articles identified by their searches.

NEW YORK City was draped from 1943 by **Ford's** **Industrial** in **7-3** **The** **Public** **Industrial** **generally** **limited** **extent** **of** **North** **Harbor** **and** **West** **Chapel** **James** **and** **North** **Water** **Street** **City** **Water** **and** **North**.

PLANS WITH THE BUREAU & MEMBERS
OF MEMBERSHIP SECTION OF THE WOOD
BRIDGE COUNTY ANTIQUARIAN AND
FLORIAN CHAMBERLAIN CAN TO CURE
MUCH WILL BECOME BUREAU MEMBERSHIP
MEMBERSHIP IN THE FIELD BUREAU. THE
COUNCIL WILL BE.

44-38861-1000

[illegible]

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE

ON MARCH 17, 2022

ONE TIME ONLY (\$47289)

MAPC/BZA April 7, 2022 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 7, 2022, at 9:00 a.m.**, the Wichita-Sedgewick 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 - 405 N. Main Street, Wichita, Kansas 67202 (located at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgewick County Metropolitan Area Planning Department at (316) 244-4421.

BZA2022-0006: City Variance to allow a 30-foot tall, 208 square foot sign on property zoned LC Limited Commercial, generally located on the north side of West Kellogg Drive, one-half mile east of Eisenhower Parkway (8000 West Kellogg).

BZA2022-0004: Request in the City for a variance to allow a sign larger than 32-square feet, permit red illumination & allow more than one sign on a building on U University zoned property, generally located east of South Meridian Avenue, north of West Kellogg Avenue (2100 West University Ave).

CUP2022-0008: City CUP Minor Amendment to Parcel 1 of DP-146 to replace an existing 10-foot fence along the rear property line of 9 lots zoned SF-5 Single-Family Residential, generally located on the west side of North Webb Road, within one-half mile south of East 10th Street North.

CUP2022-0009: City Amendment to CUP DP-78 on property zoned LC Limited Commercial, and SF-5 Single Family Residential, to remove property from CUP (associated with CUP2022-0007 and CUP2022-0004), generally located 850 feet north of West 42nd Street North and west of North Meridian Avenue.

CUP2022-0010: City Amendment to CUP DP-323 on property zoned LC Limited Commercial, SF-5 Single Family Residential, and OW Office Warehouse to remove property from CUP (associated with CUP2022-0009 and CUP2022-0004), generally located 850 feet north of West 42nd Street North and west of North Meridian Avenue.

PUD2022-0002: City Planned Unit Development (PUD #H), the North Forty-Fifth Addition PUD on property zoned LC Limited Commercial located on the south side of West 45th Street North, 730 feet east of North Ridge Road.

PUD2022-0004: City zone change from LC Limited Commercial and SF-5 Single-Family Residential to PUD Planned Unit Development for residential development (associated with CUP2022-0009 and CUP2022-0010), generally located 850 feet north of West 42nd Street North and west of North Meridian Avenue.

VAC2022-0002: Request in the City to vacate a skelved utility easement on LC Limited Commercial zoned property generally located on the north side of West 47th Street South & on the east side of South Seeca Street.

VAC2022-0004: Request in the City to vacate a portion of East 10th Street North right-of-way, generally located between North New York Avenue (NW), I-135 (E) & private property (N & S).

ZON2022-0015: City Amendment to Protective Overlay EOP (ZON2022-0002) for construction of a duplex, generally located within 200 feet north of East 17th Street North and within one-half mile east of North Riverside Avenue (1805 North Madison).

ZON2022-0016: City zone change from SF-5 Single Family Residential to B Multi-Family Residential on property, generally located south of East 26th Street North and four blocks east of North Hilde Avenue.

ZON2022-0017: City zone change from SF-5 Single Family Residential to TF-3 Two Family Residential; generally located 225 feet south of 26th Street North and two blocks east of North Hilde Avenue.

ZON2022-0018: City zone change from SF-5 Single Family Residential to TF-3 Two Family Residential; generally located northeast of North Hoover Street and West Douglas Avenue (208 North Elder Street and 524 West 1st Street North).

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-Sedgewick 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-SEDEGWICK 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-Meeting. 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-Sedgewick 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) min. 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-Sedgewick County Metropolitan Area Planning Department Attn: Scott Wadde 271 W. 3 rd Street - Suite 201 Wichita, KS 67202
Phone	(316) 244-4421
Fax	(316) 658-7744

Participate Remotely

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

<https://global.gotomeeting.com/join/631544141>

You can also dial in using your phone.

United States: +1 (217) 217-7522

Access Code: 631-544-141

Join from a video-conferencing room or system.

Dial in or type: 631/7522 or Inroomlink.goto.com

Meeting ID: 631-544-141

Or dial directly: 631544141@6317522 or 6317522@631544141

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

<https://global.gotomeeting.com/install/631544141>

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (405 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-out parking is available nearby, and COVID-19 protocols are in place. **Masking is required at City Hall at this time.** For more information please visit www.wichita.gov/virtualcityhall. 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 (316-244-4444) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on March 17, 2022

Scott Wadde, Secretary

Wichita-Sedgewick County

Metropolitan Area Planning Commission



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 - Marion
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	264438	Print Legal Ad - IPL0073763		\$53.65	1	64 L

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 160004
PUBLISHED IN THE WICHITA EAGLE
ON May 20, 2022

ORDINANCE NO. 51-861
AN ORDINANCE CHANGING THE
ZONING CLASSIFICATIONS OR DIS-
TRICTS OF CERTAIN LANDS LOCAT-
ED IN THE CITY OF WICHITA, KANSAS,
UNDER THE AUTHORITY GRANTED
BY THE WICHITA-SEDGWICK COUNTY
UNIFIED ZONING CODE, SEC-
TION V-C, AS ADOPTED BY SECTION
28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERN-
ING BODY OF THE CITY OF WICHITA,
KANSAS.

SECTION 1. That having received a
recommendation from the Planning
Commission, and proper notice hav-
ing 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. ZON2022-00018
City zone change from SF-5 Sin-
gle-Family Residential to TF-3
Two-Family Residential zoning on
property described as:

The West Half of Lot 6, Block 3, West-
breeze Addition to Wichita, Sedgwick
County, Kansas.

Together with
The West Half of Lot 5, Block 3, West-
breeze Addition to 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 Wich-
ita-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 Magana, City Attorney and
Director of Law
IPL0073763
May 20 2022

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

No. of Insertions: 1
Beginning Issue of: 05/20/2022
Ending Issue of: 05/20/2022

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 05/20/2022
to 05/20/2022.

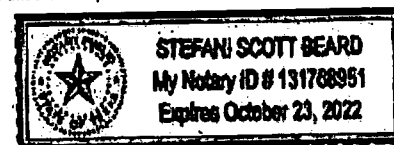
M. Hayley

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

DATED: 05/26/2022

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!



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	231498	WIC-3-17-2022	OCA 150004	\$134.40	1	16.00 in

Attention: Betsy Pagán

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

Copy of ad content
is on the next page

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

No. of Insertions: 1
Beginning Issue of: 03/13/2022
Ending Issue of: 03/13/2022

STATE OF KANSAS)

SS

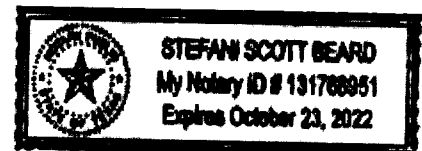
County of Sedgwick)

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 03/13/2022 to 03/13/2022.

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

DATED: 03/17/2022

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!