



Wichita-Sedgwick County Metropolitan Area Planning Department

February 20, 2018

Erin McLaughlin
4400 W. Murdock Avenue
Wichita, KS 67212

Ferris Consulting
Attn: Greg Ferris
P.O. Box 573
Wichita, KS 67201

RE: ZON2018-00001 – City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally on the north side of West Murdock Avenue between N. Dougherty Avenue and N. Nevada Street, northwest of the intersection of West Central Avenue and North West Street (4400 W. Murdock Ave.)

Dear Applicants:

At its regular meeting on **February 15, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request with a protective overlay.

Protective Overlay #326 (P.O. #326) as follows:

The property located at 4400 W. Murdock Avenue (Lot 8 and Lot 32, Replat of Lots 3, 4, 5, 6, 7, 8 and 9, Central Place Addition, Sedgwick County, Kansas) shall be zoned TF-3 except that no new duplex or two-family dwelling units shall be constructed on the property. The two-family zoning is limited to the existing structures on the property as of February 15, 2018. The protective overlay does not limit the remodeling of any existing structure currently on the property.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. 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 within 200 feet of the

property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **March 1, 2018, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

Your application will be forwarded to the **March 20, 2018** City Council meeting for review and final action. 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,



Kathy L. Morgan
Senior Planner
Current Plans Division

Copies to: Cindy Claycomb, WCC VI, Mail Stop 1-13
Brandon Findley, CRS District VI, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD
Julianne Kallman, City Engineering, Mail Stop 1-71
Frank Shofler, 809 N. Neveda, Wichita, KS 67212