



Wichita-Sedgwick County Metropolitan Area Planning Department

January 12, 2022

Sandlian – Sheets, LLC
Atten: Morrie Sheets
105 N Market Street
Wichita, KS, 67202-1900

Ref: ZON2021-000049: Request in the City for a zone change from SF-5 Single-Family Residential to GO General Office on property generally located north of East 37th Street North, on the northwest corner North Rock Road and East Thorn Street.

Mr. Sheets,

At the Tuesday, January 11, 2022, meeting of the Wichita City Council, the above-referenced zoning request was approved, subject to the revised platlor's text as approved by Vacation Case VAC2021-00045.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'William Longnecker', written over the typed name.

William Longnecker
Senior Planner

WL:



Wichita-Sedgwick County Metropolitan Area Planning Department

December 3, 2021

Sandlian – Sheets, LLC
Atten: Morrie Sheets
105 N Market Street
Wichita, KS, 67202-1900

Ref: ZON2021-000049: Request in the City for a zone change from SF-5 Single-Family Residential to GO General Office on property generally located north of East 37th Street North, on the northwest corner North Rock Road and East Thorn Street.

Mr. Sheets,

At the **Thursday, December 2, 2021**, meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission, the above-referenced zoning request was approved, subject to the revised plat's text as approved by Vacation Case VAC2021-00045. There is a two week protest period that ends December 16, 2021, after which ZON2021-00049 will proceed to City Council for final action at the earliest date.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'W Longnecker', written over the typed name.

William Longnecker
Senior Planner

WL:

Published in the Wichita Eagle on Jan. 21, 2022

OCA 150004

ORDINANCE NO. 51-701

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, SEDGWICK COUNTY, 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. ZON2021-00049

Zone change from SF-5 Single-Family Residential to GO General Office, on an approximately 4.33-acre property generally located north of East 37th Street North, on the northeast corner of North Rock Road & East Thorn Drive and described as:

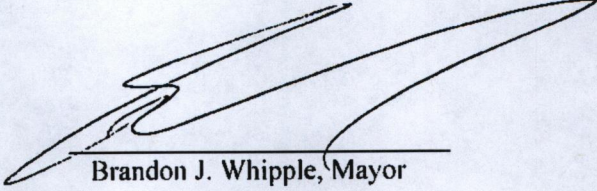
Reserve J, Willowbend First Addition, Wichita, Sedgwick County, Kansas.

Subject to the following uses of the revised plat's text, as approved by vacation case VAC2021-00045:

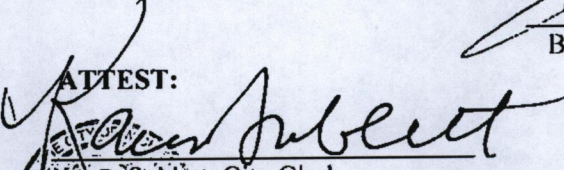
"Reserve J is platted to allow structures and improvements associated with office development including parking, sidewalks and landscaping, the construction and maintenance of public utilities as confined to easements, drainage, and open space, and shall be owned and maintained by the owners of Reserve J, Willowbend First Addition, Wichita, Sedgwick County, Kansas."

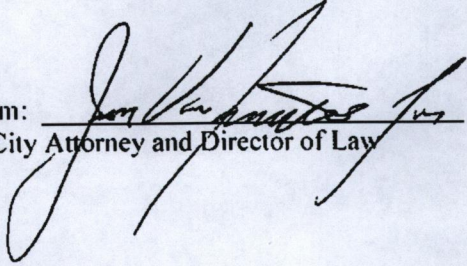
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

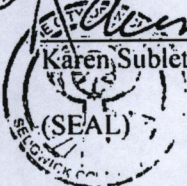
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

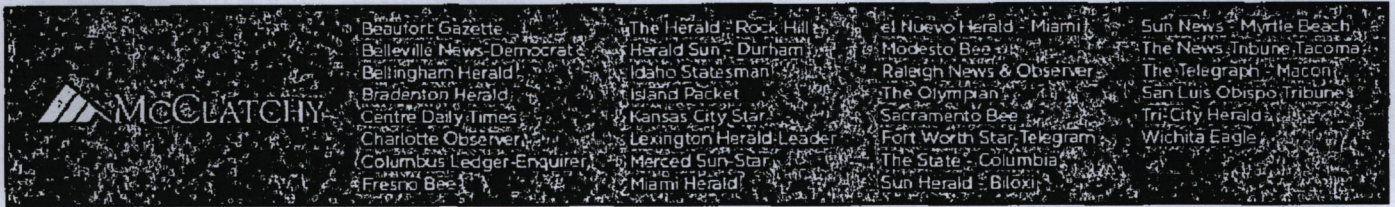

Brandon J. Whipple, Mayor

ATTEST:


Karen Sublett, City Clerk

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





AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	204938	WIC-1-21-2022	ORD. NO. 51-701	\$50.40	1	6.00 in

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

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

No. of Insertions: 1
 Beginning Issue of: 01/21/2022
 Ending Issue of: 01/21/2022

STATE OF KANSAS)
 SS
 County of Sedgwick)

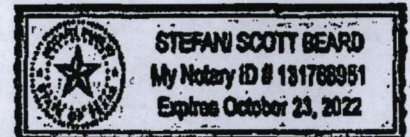
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 01/21/2022 to 01/21/2022.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 02/07/2022

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!

LEGAL PUBLICATION

... AN OVERSIGHT CONCERNING THE ABOVE CLASSIFICATION OF SUBJECTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, WHICH WAS AUTOMATICALLY CLASSIFIED BY THE FEDERAL GOVERNMENT AS A RESULT OF THE RECENT EXECUTIVE ORDER BY PRESIDENT DONALD TRUMP, AS AMENDED, ON JANUARY 20, 2021, AND THE CITY OF WICHITA, KANSAS, HAS BEEN ADVISED BY THE FEDERAL GOVERNMENT THAT THE ABOVE CLASSIFICATION OF SUBJECTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, 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 01/21/2022 TO 01/21/2022.

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE

ON JANUARY 21, 2022 (481712)

ORDINANCE NO. 51-701

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, SEDGWICK COUNTY, 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.

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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:

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Wichita, Sedgwick County, Kansas.

Subject to the following uses of the revised platfor's text, as approved by vacation case VAC2021-00045:

"Reserve J is platted to allow structures and improvements associated with office development including parking, sidewalks and landscaping, the construction and maintenance of public utilities as confined to easements, drainage, and open space, and shall be owned and maintained by the owners of Reserve J, Willowbend First Addition, 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.

Brandon J. Whipple, Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

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

20N2021-00049



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
is on the next page

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

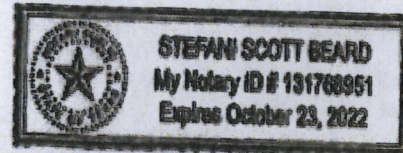
No. of Insertions: 1
Beginning Issue of: 11/11/2021
Ending Issue of: 11/11/2021

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, 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 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!

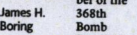
FROM PAGE 1A

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

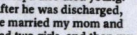


James H. Boring

368th Bomb Squad of the 306th Bomb Group. Their plane was named the "Ruptured Duck." He was stationed in Thurleigh, 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 out 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 into labor early with their third child, a boy. He died while Dad was rushing him to 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

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 P. Cocking

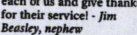
Morris carried a bottle of Coca-Cola throughout the war in his backpack, thinking he would drink it after the U.S. victory. While he was in Berlin working as an aide, the officer he worked for came and asked if he still had the bottle of Coke. He told Morris that Gen. Eisenhower was looking for a Coke, but they didn't have any at the officer's club. Morris offered to give his Coke for like. The attached picture is the General thanking Morris (at left) with his

officer looking on. We are truly blessed with young Americans giving up their lives and service throughout our history to preserve and defend our freedoms by service in the military. My

uncle represents how a young man from Kansas can call on to serve our country, which was the case in times of need for the defense of our freedoms, and repeated by hundreds of thousands of young men who have been called on by our country for that purpose. We need to stop and ponder the great sacrifices members of the military make for each of us and give thanks for their service! —Jim Beasley, nephew

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 Interpreter Officer, where he listened to the "clicks."

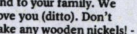


Joseph Faber

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 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

SGT. WAYNE E. FAHRBACH, ARMY
Served: 1941 to 1945
World War II (1941-1945)

From: Abilene, KS
Died: May 23, 2017

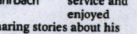


Eugene Fahrbach

served in the Army during World War II. He was proud of his service and enjoyed sharing stories about his brave soldier 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.

SGT. WAYNE E. FAHRBACH, ARMY
Served: 1941 to 1945
World War II (1941-1945)

From: Abilene, KS
Died: May 23, 2017



Wayne E. Fahrbach

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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

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 tall gunner, but through



Robert W. Fizer

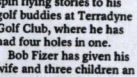
the Aviation Cadet program, he was able to go to flight training and become a fighter pilot. He flew the F-84, F-86, and his favorite, the F-100 Super Sabre. During his career, he spent a year in Korea and 16 months in combat in Vietnam where he received a Distinguished Flying Commendation. Maj. Fizer's peace time assignments included training other fighter pilots at Luke Air Force Base in Phoenix and tours in the Philippines and Tripoli, Libya. 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. 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.

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



Laura M. Grubbs

Dust Bowl days in Southwest Kansas schools, she enlisted in the Navy in 1943, became part of the WAVES (Women Accepted for Voluntary Emergency Service). After training, Laura was assigned to the largest 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 enlisted in the WAVES left their homes and families to undergo rigorous military training, endured housing accommodations which were less than comfortable and sometimes experienced a home work environment because they were women who were trained and assumed jobs previously held by men.

LEROY FREEMAN, ARMY

From: Wichita, KS
Died: Jan. 9, 2021

Thank you for your service from your daughter, Gina Freeman.

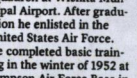
MASTER SGT. DAN GEHMAN, AIR FORCE

Served: 1966 to 1986
Vietnam War (1962-1973)

From: Wichita, KS
Thank you for your service from your spouse, Nelma Gehman.

STAFF SGT. CLIFTON W. GILLERWATER, AIR FORCE

Served: 1948 to 1955
From: Wichita, KS
Staff Sgt. Clifton W. Gillerwater began his military service in 1948 (while still a student at the University of Wichita)



Clifton W. Gillerwater

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 3500th Pilot Training

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 Klemm, 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 Wheelus 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 Gillewater, son

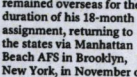
ship with the Army and had the opportunity to transfer to the Marine Corps. He did this and was part of combat at Guadalcanal, with the 1st Marine Division. He was wounded in combat while with the Marines. After his service, he farmed and custom harvested until his death, raising eight children with his wife, Alvera. Bob and Alvera are in the Custom Harvester's Hall of Fame, too.

PVT. ROBERT E. JOHNSON, ARMY AND MARINE CORPS

Served: 1941 to 1944
World War II (1941-1945)

From: Mt. Hope, KS
Died: May 3, 1982

Robert started his military service with the Army, Company B, 137th Infantry, then transferred to the 167th Infantry. He was on a



Robert E. Johnson

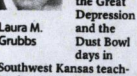
Thank you, Dad. You taught each of us to be patriotic, love our country and to support veterans. —Marcy K Aycock, daughter

ROBERT R. MARTIN, AIR FORCE

Served: 1943 to 1945
World War II (1941-1945)

From: Wichita, KS
Died: July 17, 2019

My father came to the U.S. at 12 years of age. 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.



Robert R. Martin

Years of mental and physical health problems took their toll on my father. His marriage didn't survive, his mental health meekly 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 the 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.

SEAMAN 1ST CLASS WALTER A. MCKAIN, NAVY

Served: 1944 to 1946
World War II (1941-1945)

From: Wichita, KS
Died: Dec. 1, 2017

Walter McKain served as an enlisted sailor in WWII. His duties as a Fire Controlman included servicing and maintaining the weapons on board ship. He served on two ships, both Landing Ship-Tank (LST) type, in the Pacific Theater. His missions included laying smoke screens near shore to support air raids and delivering supplies and troops to islands throughout the region.

Walter (Aka Daddy and Poppy) was an extremely proud man who was very humble about his service years. After returning from the war, he married his high school sweetheart — a union that lasted 54 years. He never met a stranger and was a mentor to anyone who expressed an interest. He was loved by many and always had a kind word for anyone he knew. His family carries on his legacy of honesty, loyalty and trying to see the best in any situation. For that, we will always be

grateful. —Brenda Kuhns, daughter

JERRY D. PAPPAN, ARMY

Served: 1965 to 1967
Vietnam War (1962-1973)

From: Derby, KS
Jerry made it home safe, but he had a brother, Bobby, who was 13 months younger and was drafted after Jerry came home. He was wounded in Vietnam and died on his way to Denver for prosthesis. We should all thank our Vietnam veterans because they were not appreciated or thanked when they came home from that war. —Linda Pappan, wife

MASTER SGT. PAUL D. WARD, AIR FORCE

Served: 1955 to 1975
Vietnam War (1962-1973)

From: Wichita, KS
Paul Ward is a Vietnam veteran who was awarded the Bronze Star Medal for acts of heroism while

SEE VETERANS DAY, 5A

LEGAL NOTICE

PUBLISHED IN THE WICHITA EAGLE
ONE TIME ON NOVEMBER 11, 2021 (2021)
BARBARA BEASLEY, Nephew

SPECIAL MARKING NOTICE
NOTICE TO ESTATE OR A Beneficiary
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STAFF REPORT
MAPC December 2, 2021
DAB II December 13, 2021

CASE NUMBER: ZON2021-00049

APPLICANT/AGENT: Sandlian-Sheets 3 LLC, c/o Morrie Sheets (owner/applicant) Baughman Company, PA, c/o Philip Meyer

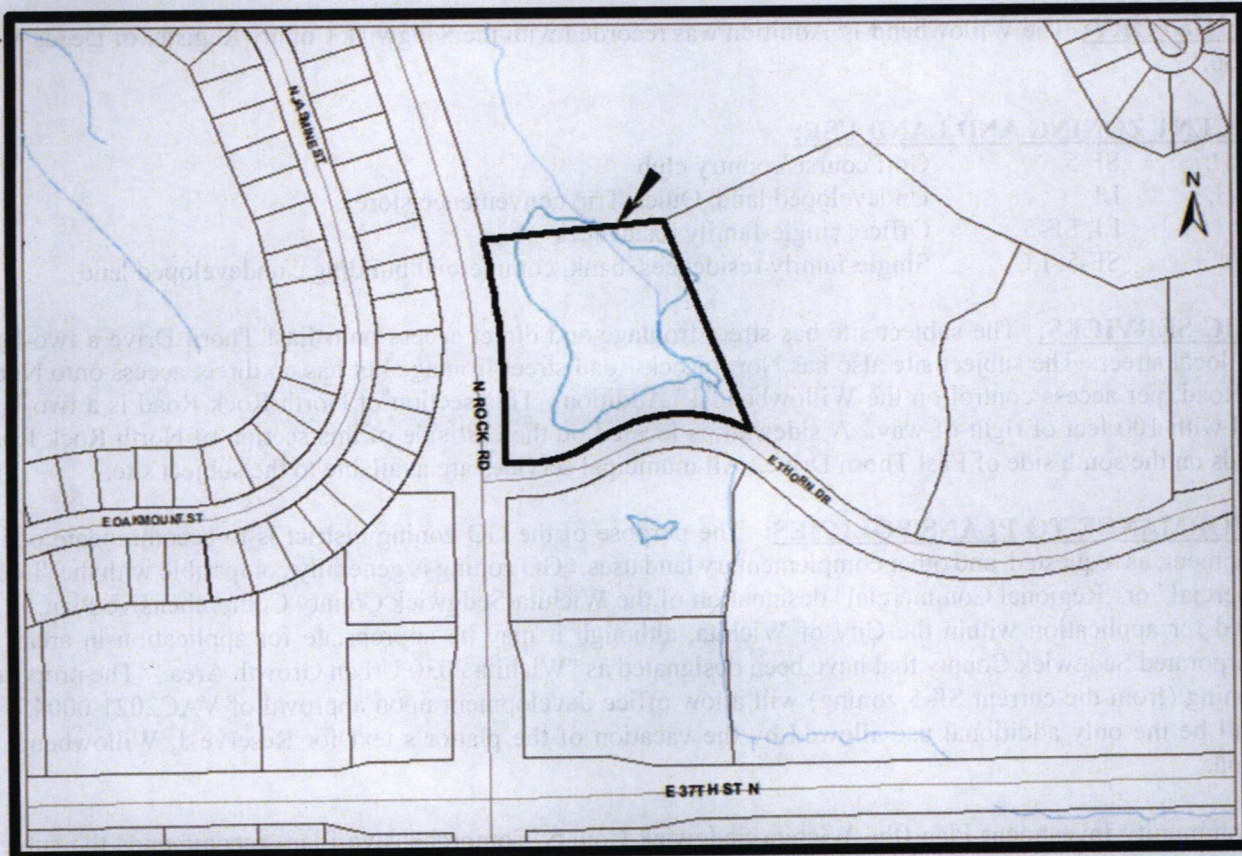
REQUEST: GO General Office

CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: Approximately 4.33-acres

LOCATION: Generally located one block north of East 37th Street North on the northeast corner of North Rock Road and East Thorn Drive (City District II)

PROPOSED USE: Office



BACKGROUND: The applicants are requesting GO General Office zoning for office use on the 4.33-acre SF-5 Single-Family Residential zoned Reserve J, Willowbend 1st Addition. The subject site is located in the City, one block north of East 37th Street North on the northeast corner of North Rock Road and East Thorn Drive.

The plat^{ter}'s text of the Willowbend 1st Addition confines uses in the SF-5 zoned Reserve J to the 'construction and maintenance of public utilities, drainage and open spaces and shall be owned and maintained by the (HOA) Homeowners Association.' The proposed office use is not permitted in Reserve J nor by the site's SF-5 zoning, thus the request for the zone change to GO and an associated vacation request. The HOA sold the site to the applicant.

VAC2021-00045 is a request to vacate the plat^{ter}'s text to allow office use in Reserve J. VAC2021-00045 was considered at the November 24, 2021, Subdivision Committee meeting and will be considered at today's Planning Commission meeting. At the time of this mail out the recommendation of the Subdivision Committee was not known, however Planning is recommending approval with considerations. Subdivision's recommendation will be made at today's Planning Commission meeting. Reserve J is currently developed as landscaped open space with public sewer, storm water equipment and a pond, located on it. Public water is located in the North Rock Road – East Thorn Drive right-of-ways.

The SF-5 zoned Willowbend Country Club's golf course abuts the north side of the site. A LI Limited Industrial zoned multi-story office building abuts the east side of the site. Undeveloped LI zoned property is located south of the site, across East Thorn Drive. A Quick Trip Convenience store and a small Southwestern Bell facility are also located south of the site. SF-5 zoned single-family residential development is located west of the site across North Rock Road. Undeveloped SF-5 zoned property and LC Limited Commercial zoned land are located southwest of the site, across North Rock Road. The LC zoned properties are partially developed with a bank and small commercial buildings.

CASE HISTORY: The Willowbend 1st Addition was recorded with the Sedgwick County Register of Deeds May 30, 1986.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Golf course/country club
SOUTH:	LI	Undeveloped land, Quick Trip convenience store
EAST:	LI, SF-5	Office, single-family residences
WEST:	SF-5, LC	Single-family residences, bank, commercial buildings, undeveloped land

PUBLIC SERVICES: The subject site has street frontage and direct access onto East Thorn Drive a two-lane paved, local street. The subject site also has North Rock Road street frontage but has no direct access onto North Rock Road, per access control on the Willowbend 1st Addition. This section of North Rock Road is a two-lane arterial with 100 feet of right-of-way. A sidewalk is located on the east side of this section of North Rock Road and ends on the south side of East Thorn Drive. All municipal services are available to the subject site.

CONFORMANCE TO PLANS/POLICIES: The purpose of the GO zoning district is to accommodate office development, as requested, and other complementary land uses. GO zoning is generally compatible with the "Local Commercial" or "Regional Commercial" designation of the Wichita-Sedgwick County Comprehensive Plan. It is intended for application within the City of Wichita, although it may be appropriate for application in areas of unincorporated Sedgwick County that have been designated as "Wichita 2030 Urban Growth Area." The proposed GO zoning (from the current SF-5 zoning) will allow office development upon approval of VAC2021-00045, as this will be the only additional use allowed by the vacation of the plat^{ter}'s text for Reserve J, Willowbend 1st Addition.

The Community Investment Plan (the Wichita-Sedgwick County Comprehensive Plan) recommends the subject site as appropriate for "Residential and Employment mix." This encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of residential

uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor. The requested GO zoning allows office development with platted restrictions tied to the subject site, Reserve J, Willowbend 1st Addition. If approved VAC2021-00045 will vacate the plattor's text to allow office use in Reserve J, while retaining its uses for the "construction and maintenance of public utilities, drainage and open spaces." The proposed office use will have a minimum impact on the adjacent single-family residential development. The GO zoning request and the proposed office use are consistent with the Residential and Employment mix recommendation and is in conformance with adopted plans and policies.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends the request **APPROVAL** of the GO zoning request for office development as restricted by the revised plattor's text per vacation case VAC2021-00045.

1. **The zoning, uses and character of the neighborhood:** The SF-5 zoned Willowbend Country Club's golf course abuts the north side of the site. A LI Limited Industrial zoned multi-story office building abuts the east side of the site. Undeveloped LI zoned property is adjacent, across East Thorn Drive, to the south side of the site as well a Quick Trip Convenience store and a Southwestern Bell facility. SF-5 zoned single-family residential development is located west of the site across North Rock Road. LC Limited Commercial zoned land is located southwest of the site, across North Rock Road and is partially developed with a bank and small commercial retail.
2. **The suitability of the subject property for the uses to which it has been restricted:** The SF-5 zoned site is Reserve J of the Willowbend 1st Addition. Currently Reserve J is limited to the construction and maintenance of public utilities, drainage and open spaces and shall be owned and maintained by the Homeowners Association. The site could continue to be used as platted and currently zoned.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested GO zoning with its uses restricted by VAC2021-00045 to office use, the construction and maintenance of public utilities, drainage and open spaces will not have a detrimental impact on nearby properties.
4. **Length of time the property has been vacant as currently zoned:** The property, a platted reserve, is developed as a landscaped open space with a pond, public utilities, and drainage located on it.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** It is staff's opinion that the proposed GO zoning with development limited to office, construction and maintenance of public utilities, drainage and open spaces is in conformance with adopted plans and policies.
6. **Impact of the proposed development on community facilities:** Community facilities would not be noticeably impacted by this approval. All municipal services are available to the site.

Attachments:

- Aireal
- 2035 Wichita Future Growth Map
- Zoning
- Concept Plan










Impact of the proposed development on the surrounding area. The proposed development is located in a residential area and is expected to have a positive impact on the surrounding area. The proposed development is expected to provide additional housing and services to the surrounding area. The proposed development is expected to be a positive addition to the surrounding area.




- Attachments:
- Aerial
 - 2012 Metropolitan Growth Map
 - Zoning
 - Concept Plan

**2035 Wichita
Future Growth
Concept Map**









Legend

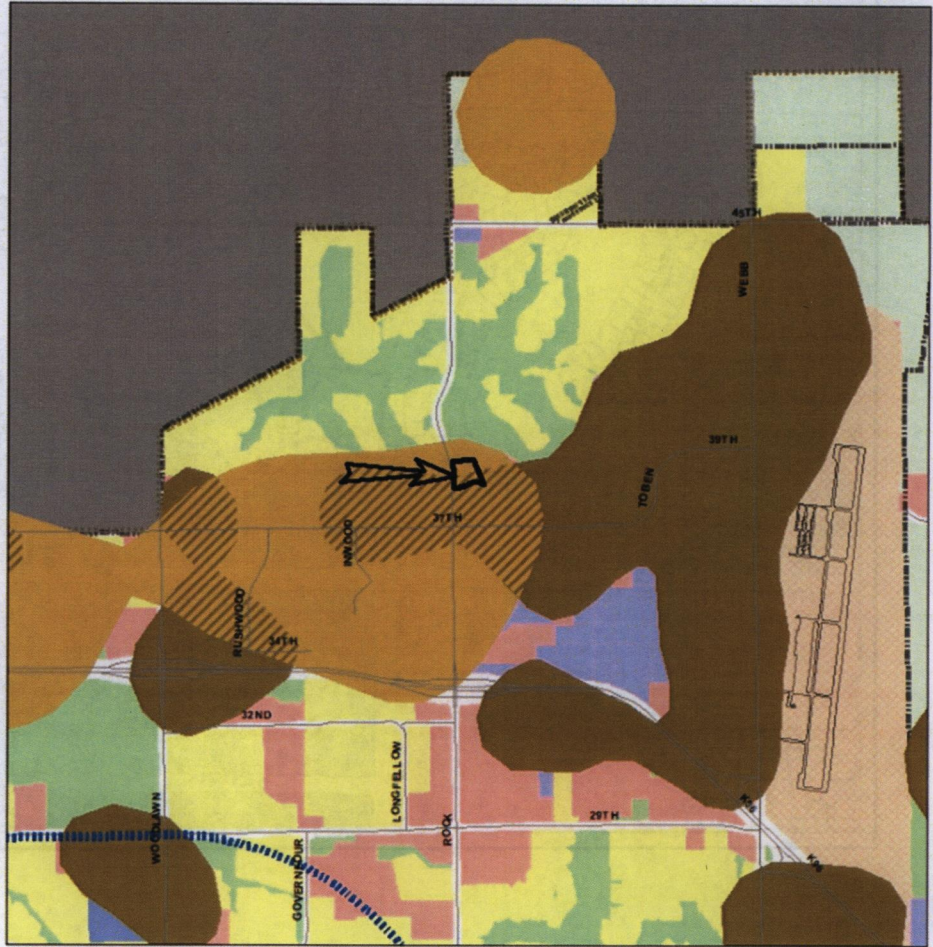
-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

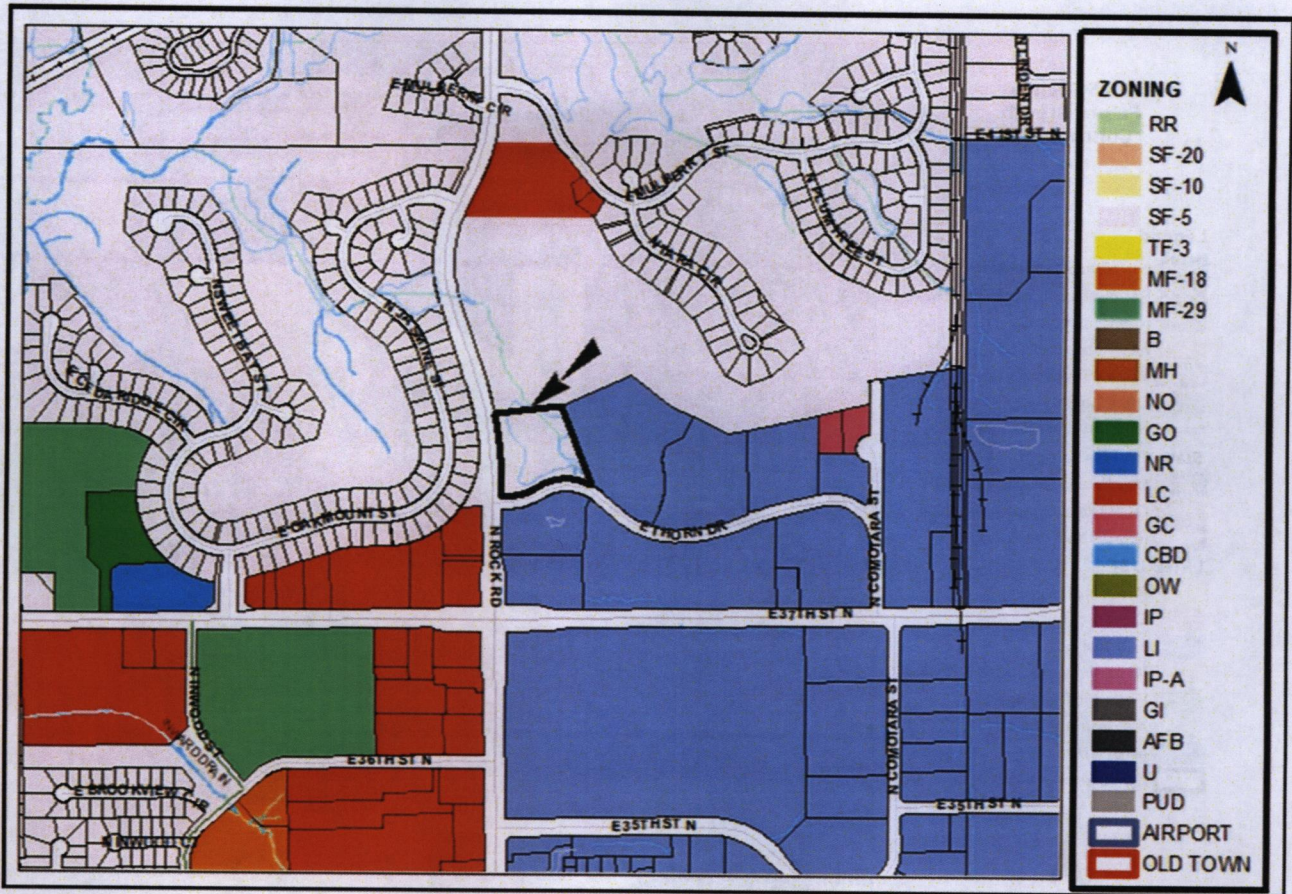
Statistical Development Areas

-  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



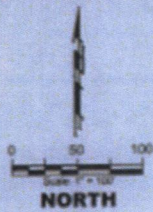



CONCEPT B
WILLOWBEND OFFICE BUILDING
 WICHITA, SEDGWICK COUNTY, KANSAS



OFFICE BUILDING FOOTPRINT: 5,000 s.f.
 TOTAL FLOOR AREA: 10,000 s.f.

PARKING RATE: 1 PER 333 s.f.
 TOTAL PARKING SHOWN: 40 SPACES



JUNE 18, 2021
 **BAUGHMAN COMPANY**
 315 E 84 St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com