



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

August 25, 2022

L&Z Real Estate Holdings  
1121 W. 29<sup>th</sup> Street South  
Wichita, KS 67217

**RE: ZON2022-00031:** Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential to build a duplex on property located north of East Pawnee Avenue and within one-quarter mile east of South Rock Road (2150 S. Lori Ln.).

Dear Applicant;

At its regular meeting on **August 23, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

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  
Current Plans  
Division Manager

Copies to: MABCD  
Becky Tuttle, City Council District II  
Cory Buchta, CSR District II  
Linlin Zhang, 515 S Main Street, Ste 104, Wichita, KS 67202  
Pamela S Webber, 8648 E Mt. Vernon Ct. Wichita, KS 67207  
Kevin Hopkins, 1519 Warren Ave, Derby, KS 67037



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

July 22, 2022

L&Z Real Estate Holdings  
1121 W. 29<sup>th</sup> Street South  
Wichita, KS 67217

**RE: ZON2022-00031:** Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential to build a duplex on property located north of East Pawnee Avenue and within one-quarter mile east of South Rock Road (2150 S. Lori Ln.).

Dear Applicant;

At its regular meeting on **July 21, 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 August 4, 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 **August 4, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, August 23, 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,

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Philip Zevenbergen, AICP  
Current Plans  
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Kevin Hopkins, 1519 Warren Ave, Derby, KS 67037

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Sept. 9, 2022

ORDINANCE NO. 51-936

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. ZON2022-00031

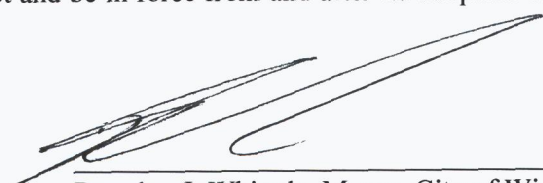
City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning on property described as:

The Southeasterly 3 feet of Lot 21, Block 3, and All of Lot 22, Block 3, in Second Addition to Cherry Creek Hills, 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.

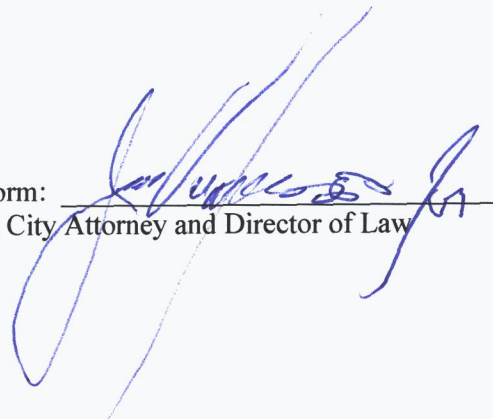
ATTEST:

  
Brandon J. Whipple, Mayor, City of Wichita

  
Jamie Buster, City Clerk

(SEAL)



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



## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	315878	Print Legal Ad - IPL0089197		\$51.13	1	61 L

**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: 09/09/2022  
 Ending Issue of: 09/09/2022

STATE OF KANSAS)  
 SS  
 County of Sedgwick)

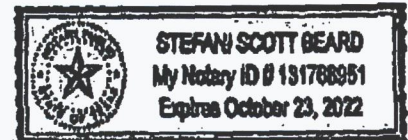
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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 09/09/2022 to 09/09/2022.

*M. Hayley*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 09/16/2022

*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

**OCA 150004**  
 PUBLISHED IN THE WICHITA EAGLE  
 ON September 9, 2022  
 ORDINANCE NO. 51-936  
 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. ZON2022-00031  
 City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning on property described as:  
 The Southeasterly 3 feet of Lot 21, Block 3, and All of Lot 22, Block 3, in Second Addition to Cherry Creek Hills, 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:  
 Brandon J. Whipple, Mayor, City of Wichita  
 Jamie Buster, City Clerk  
 (SEAL) Approved as to form:  
 Jennifer Magana, City Attorney and Director of Law  
 IPL0089197  
 Sep 9 2022



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	282066	Print Legal Ad - IPL0078828	OCA 150004	\$203.80	3	81 L

**Attention: MANDY HERBERT**

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

### LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on June 30, 2022

(One Time Only)

MAPC/BA July 21, 2022

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, July 21, 2022, no earlier than 1:30 p.m., the WichitaSedgwick 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 - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2022-00024: Conditional Use request in the City for an Accessory Apartment located approximately one-quarter mile north of East Kellogg and one-half mile west of South Oliver (325 South Belmont Street).

CON2022-00025: Conditional Use request in the City for a Utility Major located approximately three blocks east of South Seneca Street and two blocks north of West Harry Street (1311 South Osage Street).

CUP2022-00030: Minor amendment request in the City to CUP DP-12 to allow Entertainment (Night Club in the City) associated with restaurants in Limited Commercial zoning; generally located on the south side of East Douglas and within one-quarter mile west of South Rock Road (7607 & 7703 E Douglas Avenue).

VAC2022-00020: Request in the City to vacate a portion of a platted setback on LI Limited Industrial zoned property located 600 feet south of West Harry Street, on the west side of South Hoover Street.

VAC2022-00021: Request in the City to vacate a portion of platted access control of on LI Limited zoned property generally located on the north side of West MacArthur Road and one quarter mile east of South Matze Road (9909 West York Street).

ZON2022-00030: Zone change request in the City from LC Limited Commercial to GC General Commercial for property located on the East side of South Broadway Avenue, 400 feet North of East Harry Street (1528 South Broadway).

ZON2022-00031: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential to build a duplex on property located on north of East Pawnee Avenue and within one-quarter mile east of South Rock Road (2150 S Lori Ln).

ZON2022-00034: Request in the City to Amend Protective Overlay (PO) #13, Provision #6 to allow off-site sign advertising uses within the PO only on property zoned LI Limited Industrial located on the west side of North Greenwich Road, north of K-96 Highway and south of East 29th 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 WichitaSedgwick 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-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-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 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 Wadle  
 271 W. 3rd Street - Suite 201  
 Wichita, KS 67202  
 Phone 316.268.4421  
 Fax 316.858.7764

Participate Remotely

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

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

You can also dial in using your phone.

United States: +1 (671) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.gotomeeting.com

Meeting ID: 651 544 141

Or dial directly: 651544141 @ 67.217.95.2 or 67.217.95.2##651544141

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 (455 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. For more information please visit [www.wichita.gov/visitcityhall](http://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 (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on June 30, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0078828

Jun 30 2022

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

No. of Insertions: 1

Beginning Issue of: 06/30/2022

Ending Issue of: 06/30/2022

STATE OF KANSAS)

SS

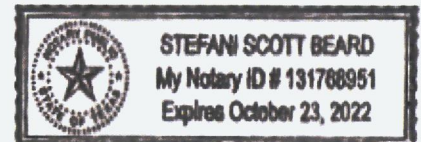
County of Sedgwick)

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 06/30/2022 to 06/30/2022.

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

DATED: 06/30/2022

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!



**STAFF REPORT**

MAPC: July 21, 2022  
DAB II: August 8, 2022

- CASE NUMBER:** ZON2022-00031 (City)
- APPLICANT/AGENT:** L&Z Real Estate Holdings (owner)/ Pamela Webber (contract buyer)/ Linlin Zhang, Kevin Hopkins (agents)
- REQUEST:** TF-3 Two-Family Residential
- CURRENT ZONING:** SF-5 Single-Family Residential
- SITE SIZE:** 0.21 acre
- LOCATION:** Generally located north of East Pawnee Avenue and within one-quarter mile east of South Rock Road (2150 South Lori Lane).
- PROPOSED USE:** Duplex
- RECOMMENDATION:** Approval



**BACKGROUND:** The applicant is requesting the rezoning of property addressed as 2150 South Lori Lane from SF-5 Single-Family Residential to TF-3 Two-Family Residential. The subject property is generally located north of East Pawnee Avenue and within one-quarter mile east of South Rock Road. The site was formerly developed with a single-family home. The home was damaged, and the structure was razed. The contract buyer intends to redevelop the site with a duplex.

Properties to the northwest and the northeast of the subject site are zoned SF-5 Single-Family Residential and developed with single-family homes. Properties to the southwest and southeast of the site are zoned TF-3 Two-Family Residential and are developed with duplexes. The attached zoning map indicates that TF-3 zoning with duplex development is a common occurrence in the immediate vicinity.

**CASE HISTORY:** In 1975, the property was platted as part of the Cherry Creek Hills 2<sup>nd</sup> Addition. There have been no other zoning actions requested on the site.

**ADJACENT ZONING AND LAND USE:**

NORTHEAST:	SF-5	Single-family residence
NORTHWEST:	SF-5	Single-family residence
SOUTHEAST:	TF-3	Duplex
SOUTHWEST:	TF-3	Duplex

**PUBLIC SERVICES:** South Lori Lane is a paved, two-way, local street with a sidewalk on the north side. East Cherry Creek Drive is paved, two-way, local street with sidewalks on both sides. Wichita Transit has bus stops located approximately three-quarters of a mile away along East Harry Street and South Rock Road. Municipal water and sewer already serve the site.

**CONFORMANCE TO PLANS/POLICIES:** The requested zoning aligns with 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 primarily appropriate for residential uses and defines residential uses as a variety of housing types including duplexes.

**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:

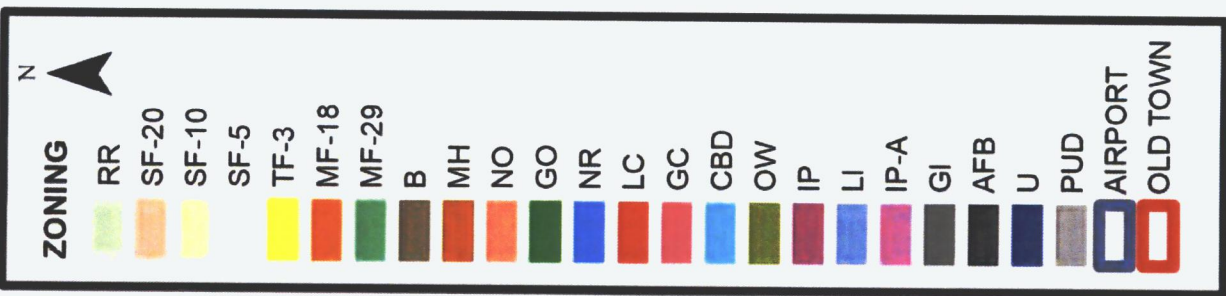
1. **The zoning, uses and character of the neighborhood:** Properties to the northwest and the northeast of the subject site are zoned SF-5 Single-Family Residential and developed with single-family homes. Properties to the southwest and southeast of the site are zoned TF-3 Two-Family Residential and are developed with duplexes. The attached zoning map indicates that TF-3 zoning with duplex development is a common occurrence in the immediate vicinity.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single Family Residential and could be redeveloped with a single-family home.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** TF-3 Two-Family Residential zoning with duplex development is a common occurrence in the immediate vicinity. Because of the similarity of residential use, the UZC does not require screening between SF-5 and TF-3 zoning districts.
4. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Removing the former damaged single-family dwelling was in the public interest. Replacing the structure with new dwelling units could add value to the surrounding properties, which is also in the public interest. Denial would prevent economic gain the applicant.

5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan* as discussed in the staff report.
6. **Impact of the proposed development on community facilities:** Development of the property with the requested zoning is not anticipated to have significant adverse impacts on community facilities or resources. All public improvements are available to serve the property.

Attachments:

- 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 northeast at site



Looking northwest away from site



Looking east away from site



Looking southeast away from site

