



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

September 28, 2022

Mark Sterling  
1316 E. Gateway Street  
Wichita, KS 67206

Brent Miller  
1214 S. Gateway Street  
Wichita, KS 67230

**RE: ZON2022-00037:** Zone Change request in the City from SF-5 Single-Family to TF-3 Two-Family for construction of duplexes; generally located within 500 feet north of East Douglas Avenue and within one-half mile west of North 127th Street East.

Dear Applicant;

At its regular meeting on **Tuesday, September 27<sup>th</sup>**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE TF-3 Two-Family Residential Zoning** on the subject 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 'E. Ebach Freund'.

Eryn Ebach Freund  
Associate Planner

Copies to: MABCD  
Becky Tuttle, City Council District II  
Cory Butcha, CSR District II  
Bill Baker, 114 N. Jackson Heights Ct., Wichita, KS 67206  
Suzann Smith, 12400 E. Douglas Ave., Wichita, KS 67206



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

August 18, 2022

Mark Sterling  
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Wichita, KS 67206

Brent Miller  
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Wichita, KS 67230

**RE: ZON2022-00037:** Zone Change request in the City from SF-5 Single-Family to TF-3 Two-Family for construction of duplexes; generally located within 500 feet north of East Douglas Avenue and within one-half mile west of North 127th Street East.

Dear Applicant;

At its regular meeting on **August 18, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of 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 September 1, 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 **September 1, 2022 at 5:00 p.m.**

District Advisory Board II (DAB) will consider this case at their meeting to be held at **6:30 p.m., Monday, September 12, 2022.** Additional information regarding the DAB meeting may be obtained by calling the Community Services Representative, Cory Buchta at 352-4886, or [cbuchta@wichita.gov](mailto:cbuchta@wichita.gov).

This application is scheduled for consideration by the Wichita City Council on **Tuesday, September 27th, 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,

  
Eryn Ebach Freund  
Associate Planner

Copies to: MABCD  
Becky Tuttle, City Council District II  
Cory Butcha, CSR District II  
Bill Baker, 114 N. Jackson Heights Ct., Wichita, KS 67206  
Suzann Smith, 12400 E. Douglas Ave., Wichita, KS 67206

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON October 7, 2022

ORDINANCE NO. SI-953

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. ZON2022-00037

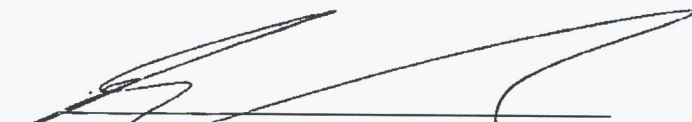
City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning on property described as:

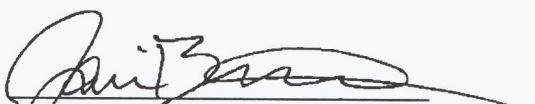
Lot 2 and 3 of Garden Meadows Addition to Wichita, Sedgwick County, Kansas.

**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.

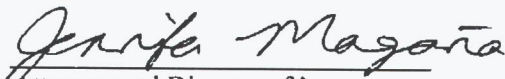
ATTEST:

  
Brandon J. Whipple, Mayor, City of Wichita

  
Jamie Buster, City Clerk

(SEAL)



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



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
32522	329411	Print Legal Ad-IPL00929280 - IPL0092928		\$49.45	1	59 L

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

**LEGAL PUBLICATION**  
 PUBLISHED IN THE WICHITA  
 EAGLE ON October 7, 2022  
 ORDINANCE NO. 61-963

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. ZON2022-00037  
 City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning on property described as:  
 Lot 2 and 3 of Garden Meadows 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:  
 Brandon J. Whipple, Mayor, City of Wichita  
 Jamie Buster, City Clerk  
 (SEAL) Approved as to form:  
 Jennifer Magan a. City Attorney and Director of Law  
 IPL0092928  
 Oct 7 2022

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

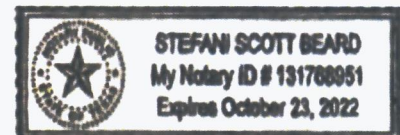
No. of Insertions: 1  
 Beginning Issue of: 10/07/2022  
 Ending Issue of: 10/07/2022

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 10/07/2022 to 10/07/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 10/07/2022

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!



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	294482	Print Legal Ad - IPL0082804	OCA 150004	\$157.71	2	94 L

Attention: MANDY HEBERT  
 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 July 28, 2022  
 (One Time Only)  
 MAPC/BZA August 18, 2022  
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, August 18, 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.

CON2022-00028: Conditional Use request in the City for vehicle sales on property zoned LC Limited Commercial located on the southeast corner of North West Street and West Zoo Boulevard (1108 North West Street).

CUP2022-00033: CUP Amendment request in the City to allow for the development of a senior living cooperative, generally located within one block of the northeast corner of East 21st Street North and North Webb Road.

CUP2022-00034: Request in the City to Amend Community Unit Plan DP-12 to permit short term outdoor sales/events and recreation/entertainment on Parcel 1, on property zoned LC Limited Commercial, located on the northwest corner of South Rock Road and East Kellogg (7700 E Kellogg).

ZON2022-00037: Zone Change request in the City from SF-5 Single-Family to TF-3 Two-Family for construction of duplexes; generally located within 500 feet north of East Douglas Avenue and within one-half mile west of North 127th Street East.

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](mailto: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 (571) 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.goto.com](https://inroomlink.goto.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 July 28, 2022

Scott Wadle, Secretary  
 WichitaSedgwick County  
 Metropolitan Area Planning Commission  
 IPL0082804  
 Jul 28 2022

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

No. of Insertions: 1

Beginning Issue of: 07/28/2022

Ending Issue of: 07/28/2022

STATE OF KANSAS)

SS

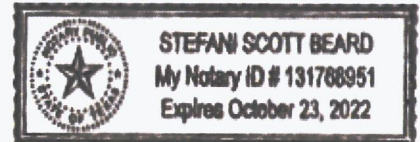
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Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on 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 07/28/2022 to 07/28/2022.

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

DATED: 07/28/2022

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!

# Zerpa exits due to injury and Royals' bullpen falters in 6-0 loss to Angels

BY LYNN WORTHY  
lworthy@kstar.com

Rookie left-hander Angel Zerpa looked poised to turn in another strong start and give the Kansas City Royals a chance for a fourth straight win and clinch back-to-back series wins coming out of the MLB All-Star break.

Then in a matter of moments, Zerpa went from having to work out of a jam to leaving the game early with a knee injury, and things went sideways for the Royals shortly thereafter.

Zerpa left the game with what the Royals termed "right knee discomfort" without having recorded an out in the fifth inning, and the Los Angeles Angels pounced and scored five runs after Zerpa left the game (including one charged to Zerpa) as the Royals fell 6-0 in front of an announced 20,834 in the second game of a three-game series at Kauffman Stadium on Tuesday night.

The loss for the Royals

(39-58) evened the series and set up a rubber match on Wednesday afternoon between the teams.

Zerpa (2-1) finished having allowed two runs (one earned) on four hits, including one home run, and one walk in four innings.

Zerpa, speaking in Spanish with assistant strength and conditioning coach Luis Perez interpreting, said in the clubhouse after the game that his knee felt "much better" after receiving treatment from the medical staff. Initially, he felt pain in the knee after coming off the mound to field a bunt.

"When I covered first base, when I went down, I felt a little bit of a crack in my knee," Zerpa said.

Zerpa, who made just two previous appearances (one start) in the majors this season, had a strong outing for the Royals in Toronto just before the All-Star break. He got the lone win in the Royals' four-game series north of the border.

Before the injury on Tuesday night, Zerpa had

put together another solid performance.

"He looked great," Royals manager Mike Matheny said of Zerpa. "I love watching him pitch, his style of pitching, his pace. He felt something in the knee, so they're going to get a closer look. But it didn't feel good. You could tell something was going on there. We'll get some more pictures and find out. That's both of those starts now, just making quality pitches with everything he had and mixing it up. It's just a shame. Hopefully, we get good news."

The Angels (41-56) scored the game's first run on Shohei Ohtani's 21st home run of the season, a 420-foot blast to straight away center field with one out in the third inning.

That had been the only blemish on Zerpa's outing through four innings.

Zerpa ran into trouble in the fifth inning after Phil Gosselin hit a leadoff single on which Andrew Benintendi made a driving attempt to catch in left-center field.

The next batter, Mag-

neuris Sierra, bunted for a single. Zerpa was forced to field the well-placed bunt between the mound and the foul line.

Zerpa tried to grab the ball with his glove and shovel it to first base all in one motion, but he was not in time to get the out. His errant throw allowed the lead runner to advance all the way to third base.

Zerpa then threw two pitches and made two pickoff attempts with the next batter at the plate, before pitching coach Cal Eldred came to the mound and then motioned to the dugout for the trainer.

Zerpa's outing ended with a 2-0 count and two men on with no outs in the fifth inning. The Royals trailed 1-0. Zerpa finished having allowed two runs (one earned) on four hits, including one home run, and one walk in four innings.

"I was feeling strong, the game was going well until it happened," Zerpa said.

ANGELS GET INTO THE BULLPEN  
The Angels' second run

scored on a wild pitch with left-handed reliever Amir Garrett on the mound and two outs. Garrett retired the batter at the plate with the 2-0 count and got a fly ball to shallow center field to nearly strand both runners.

The runner that eventually scored on the wild pitch was the one that had advanced to third on Zerpa's throwing error.

Royals reliever Wyatt Mills tossed a scoreless frame in the sixth inning, but the Angels found success against the right-hander when the Royals tried to get another inning out of him.

Mills, who threw just 10 pitches in the sixth inning, gave up three runs in the seventh inning as the Angels carved out a 5-0 lead. They tacked on a run in the ninth on a solo home run by Max Stassi off Royals reliever Joel Pajumpas.

ROUGH NIGHT FOR ROYALS BATS  
The Royals had just five hits in the game. They were shutout for the 11th time this season.

"I feel like we've been able to come through in those (big) situations, just put good at-bats together," the Royals' Hunter Dozier said. "Tonight was just one of the nights where we couldn't find a way to get any across. But we'll go out tomorrow and try to win the series."

Angels starting pitcher Jose Suarez (2-4) pitched 5 1/3 scoreless innings and allowed three hits and one walk.

The Royals' best scoring chance came in the sixth inning when they loaded the bases with one out when Whit Merrifield reached on a fielder's choice and Andrew Benintendi and MJ Melendez hit back-to-back singles.

The Angels brought in reliever Jose Quijada, who got Dozier to hit a grounder that allowed the Angels to get a force-out at home plate, and then Vinie Pasquales hit an inning-ending fly ball.

"That's a big point in the game," Dozier said. "That guy is tough. He's a good pitcher. He has a good fastball at the top of the zone. I just couldn't get it done, unfortunately. That was a big spot though, I wish I could've got some guys in."

Lynn Worthy  
816-234-4951,  
@LWorthySports

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316.268.6000

### Legals

#### LEGAL PUBLICATION

**Joeas Family Management**  
My name is Encarni Barrón Luna. I am writing to contact Jose Asael Barrón Rivera, his father and don't have any way with him. I've sent divorce papers to him and he has not responded back, nor do we know where he is. Please contact me at 507-271-3756  
PL005175  
Jul 28 2022

#### LEGAL PUBLICATION

**MANORZA August 16, 2022**  
OFFICIAL HEARING NOTICE  
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Email: [Planning@wchita.gov](mailto:Planning@wchita.gov)  
Mailing Address: Wichita-Sedgwick County Metropolitan Area Planning Department  
Attn: Scott Wade  
271 W. 3rd Street - Suite 201  
Wichita, KS 67202  
Phone: 316-268-4421  
Fax: 316-268-7764  
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 (877) 317-3172  
Access Code: 651-544-141  
Join from a video-conferencing room or system  
Dial in on type: 671-217-952 or ironmilk.gotomeeting.com  
Meeting ID: 651 544 141  
Or dial country: 651544141 @ 671-217-952 or 671-217-952#651544141  
New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/651544141>  
Kiana N. Peterson  
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-park parking is available nearby, and COVID-19 protocols are in place. For more information please visit [www.wichita.gov/visiting](http://www.wichita.gov/visiting) or in-person at the chambers 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) 268-4444 by 5pm, 3 days prior to the meeting.  
WITNESS MY HAND on July 26, 2022  
Scott Wade, Secretary  
WichitaSedgwick County  
Metropolitan Area Planning Commission  
PL0062804  
Jul 28 2022

#### LEGAL PUBLICATION

**STATE OF KANSAS NOTICE OF PUBLIC AUCTION**  
**ICAN WARRIOR, BIC FOR AN EXCEPTION TO THE 10-YEAR TIME LIMITATION OF K.A.R. 82-5-111 FOR ITS REVERSE 32-285W WELL LOCATED IN THE SW/4 OF SECTION 28 TOWNSHIP 18 SOUTH, RANGE 21 WEST, COUNTY, KANSAS. DOCKET NO. 22-0086-3028-CEDC.**  
Application for an exception to the 10 year time limitation of K.A.R. 82-5-111 from the Reverse 32-285W well, located in West County, Kansas, TO: All Oil and Gas Producers, Unleased Mineral Interest Owners, Landowners, and all persons whose ever concerned. You, and each of you, are hereby notified that American Wellco, Inc. has filed for an exception to the 10 year time limitation of K.A.R. 82-5-111 for the Reverse 32-285W well, located in SW/4 of Section 28-18S-21W, West County, Kansas. Any person who object to or protest this application shall be required to file their objections or protests with the Conservation Division of the State Corporation Commission of the State of Kansas within fifteen (15) days from the date of the publication of these notices. These notices shall be filed pursuant to Commission regulations and must state specific reasons why the grant of the application may cause waste, violate conservation rights or pollute the natural resources of the state of Kansas. If no protests are received, this application may be granted through a summary proceeding. If valid protest are received, this matter will be set for hearing. All persons interested or concerned shall take notice of the hearing and shall come themselves accompanied, American Warrior, Inc. PO Box 269 Garden City, Kansas 67846 602-775-9251  
PL005211  
Jul 28 2022

#### LEGAL PUBLICATION

**THE Wichita Eagle, Thursday, July 28, 2022.**  
**FORMAL BID - 220186**  
Sealed bids will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to TEN O'CLOCK A.M., FRIDAY, AUGUST 5, 2022. "Recurse" Form BIC MUST be used to submit your bid unless you are submitting your bid on our website at <https://reference.wichita.gov/MSS/Vendors/VBids/Default.aspx> using your secure login password.  
**FIRE DEPARTMENT**  
**AS PER SPECIFICATIONS**  
T.D.B. - Wichita, Kansas  
Bids will be opened after ten o'clock a.m. in the Board Room, 1st Floor, City Hall, 455 North Main, Wichita, Kansas. Specifications and bid forms are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 N. Main, Wichita, Kansas 67202, (316) 268-4636. This information may also be obtained on our website above.  
Dated at Wichita, Kansas this 21st day of July 2022.  
Melinda A. Walker  
Purchasing Manager  
PL005176  
Jul 28 2022

#### LEGAL PUBLICATION

**FORMAL BID - 220189**  
42,000 CWV Single Family Duramax Trucks  
**PUBLIC WORKS & UTILITIES DEPARTMENT / FLEET & FACILITIES DIVISION**  
**AS PER SPECIFICATIONS**  
T.D.B. - Wichita, Kansas  
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A PRE-BID CONFERENCE Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogren, Senior Buyer, at [jbrogren@wchita.gov](mailto:jbrogren@wchita.gov) no later than Thursday, August 11, 2022 at 3:00 p.m.  
BID SECURITY The amount of the bid set (5%) of the bid MUST be submitted with each bid. Bid Security shall be by Bid Bond ONLY, written by a Bonding Company approved by the United States Treasury Department and licensed to do business in the State of Kansas. Electronic Bid copies (<https://reference.wichita.gov/MSS/Vendors/VBids/Default.aspx>) must have the Bid Bond submitted to the City Purchasing Manager prior to opening. Bid forms and envelopes must be "BID BOND ENCLOSED", reference the formal bid number and the date.  
Dated at Wichita, Kansas this 28th day of July 2022.  
Melinda A. Walker  
Purchasing Manager  
PL005212  
Jul 28 2022

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classifieds.kansas.com

### Real Estate

#### For Sale

**2890 S. 957 Road**  
**SEDGWICK COUNTY, KANSAS**  
3-INCHES WIDE COMPOUND  
2 blocks from GRAND LAKE Commercial  
boat ramp. 2200 sqft. Commercial  
zoning. Home + 1000 sqft. Bangal  
low + 450 sqft. Cottage + 4 RV Lots  
extra land/ponds. Located!  
918-798-7071 \$850,000

#### Service Directory

**Lawn Service Landscaping/Tree**  
Landscaping, misc-cleanup, drainage  
work, tree/removal, tree removal  
316-990-8897

#### Miscellaneous

**Large Sale**  
**Name Brand Clothes, Tools, Sports Equipment, Furniture, Household Items, Decorations and Much More! 10107 W. 12th St., Wichita, KS - Thurs 7/28, Fri 7/29, and Sat 7/30.**

**ESTATE SALE-44 N. CURTIS OF CENTRAL**  
FABULOUS SALE! DISCOUNTS  
ROSE AND MIKE 316-641-1567

**CHURCH GARAGE SALE**  
Find your Treasures Here!  
Amazing Youth Games Sale  
Ascension Lutheran Church  
442 N. Tyler  
Saturday, August 6th  
8 AM to Noon

#### At Your Service Estate Sales

Sale starts Wed 8-5, Thurs 9-5, Fri 9-5, Sat 9-5 Sun 11-1  
218 Cypress Court, Andover  
Or Kellogg and 159th East

#### Estate Sale

Wichita 11 N. Mendota, July 27, 28, 29. Furniture, books, books, furniture, dishes, jewelry, clothing, CDs, home records, etc. only 7-7

#### De Estate Sales

Our Estate Sales presents a huge east side estate sale at 322 N Mission Rd. in Wichita, KS starting July 27 and going through July 30. This sale features a huge antique & coin collection, beautiful art, mid-century furniture, designer clothes, appliances, lots of collectibles, and so much more!

**CUSTOMIZED PHOTOS @ ESTATE SALES.NET**  
11824 E TIPPERARY EAST OF GREENWICH NORTH OF CENTRAL  
WED-THUR-FRI 9-8 SAT 9-2  
SOLD WOOD DINING ROOM & BEDROOM SETS, KING & QUEEN MATTRESSES, SOFA & LOVE SEAT, QUALITY BLENDED WOMEN'S CLOTHING, STOCKED KITCHEN, HOME & WOLF DECOR, WOOD GAME TABLE & CARTER CHAIRS, KITCHENWARE, LINENS, TOWELS & NICE BISC  
JULIE 316-608-7260



**STAFF REPORT**  
MAPC-August 18, 2022  
DAB II- September 12, 2022

CASE NUMBER: ZON2022-00037 (City)

APPLICANT/AGENT Mark Starling (applicant)/ Brent Miller (agent)

REQUEST: TF-3 Two-Family Residential

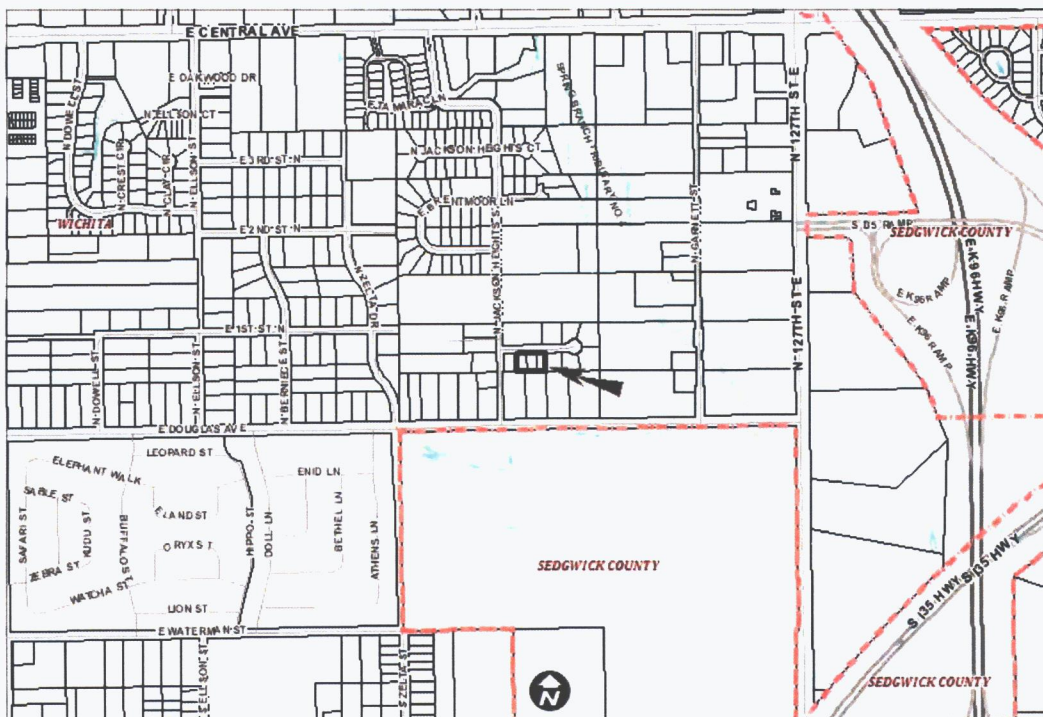
CURRENT ZONING: SF-5 Single Family Residential

SITE SIZE: 0.54 acres

LOCATION: Generally located within 500 feet north of East Douglas Avenue and within one-half mile west of North 127<sup>th</sup> Street East.

PROPOSED USE: Duplexes

RECOMMENDATION: Approval



ZON2022-00037

**BACKGROUND:** The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for the 0.54-acre property generally located within 500 feet north of East Douglas Avenue and within one-half mile west of North 127th Street East. The subject site was platted as Lots 2 and 3 of Garden Meadows Addition and has been vacant since platting. Though the site consists of two platted lots, it has been split into three parcels. If this request is approved, the applicant plans to construct three duplexes on the site.

TF-3 Two-Family Residential (TF-3) zoning accommodates moderate-density Single-Family and Two-Family residential development, very limited density Multi-Family residential development (by Conditional Use approval), and some civic uses such as churches and schools.

The area surrounding the property is generally developed with a mix of large lot single-family residences. However, recent infill development has added a number of two-family residences and zero-entry/patio homes to the area. The subject site is located on the south side of the North Jackson Heights Court cul-de-sac. Properties to the north and south are zoned SF-5 Single-Family Residential District and developed with single-family residences and accessory structures. Properties to the east and west are zoned SF-5 and developed with single-family homes. Farther east of the subject site, at the end of the North Jackson Heights cul-de-sac, is a group of properties zoned TF-3 Two-Family Residential District and developed with duplexes. (See the attached area map showing the other zoning districts near the subject site).

Should this request be approved, the duplexes will be subject to the property development standards of the TF-3 District, outlined in Section III-B.6 of the Unified Zoning Code. Site plans provided by the applicant indicate the lots will meet the minimum requirements for area and width, and the proposed locations of the duplexes will comply with the required setbacks.

**CASE HISTORY:** In 1999, Garden Meadow Addition was platted. In 2004, Lots 5-9 of Garden Meadow Addition (east of the subject property) were rezoned from SF-5 to TF-3 and the duplexes to the east of the subject site were developed. There have been no other actions on the site.

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-5	Single-family residence
SOUTH:	SF-5	Single-family residence
EAST:	SF-5	Single-family residence
WEST:	SF-5	Single-family residence

**PUBLIC SERVICES:**

The site is located along North Jackson Heights Court, a paved cul-de-sac accessed from North Jackson Heights Street. Neither North Jackson Heights Court nor North Jackson Heights Street has sidewalks. Water is located in the right-of-way along North Jackson Heights Court, and sanitary sewer is in a platted 20-foot utility easement parallel to the subject site's north property line.

**CONFORMANCE TO PLANS/POLICIES:** The request to rezone the property is in conformance with the following adopted plans:

**Community Investments Plan:** The requested zone change is in conformance with *the Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan). The *Plan* includes the 2035 Wichita Future Growth Concept Map, which illustrates the recommended growth concepts for the city. The subject area is identified as "New Residential" by the Map. This category encompasses "areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the residential category. Residential use include a wide range of housing types, including duplexes.

ZON2022-00037

**RECOMMENDATION:** Based on the information available at the time the staff report was prepared, it is recommended that the application be **APPROVED**.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The area surrounding the property is generally developed with a mix of large lot single-family residences. However, recent infill development has added a number of two-family residences and zero-entry/patio homes to the area. The subject site is located on the south side of the North Jackson Heights Court cul-de-sac. Properties to the north and south are zoned SF-5 Single-Family Residential District and developed with single-family residences and accessory structures. Properties to the east and west are zoned SF-5 and developed with single-family homes. Farther east of the subject site, at the end of the North Jackson Heights cul-de-sac, is a group of properties zoned TF-3 Two-Family Residential District and developed with duplexes
2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned SF-5 Single-Family Residential District, which accommodates single-family development and complementary land uses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: A change of zoning to Two-Family Residential would allow all uses permitted in the TF-3 District on this site. Approval of the request should not detrimentally impact nearby property owners as TF-3 zoning currently exists adjacent to the subject site and the properties are developed with duplexes.
4. Length of time the property has remained vacant as currently zoned: The property has been vacant since before platting.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The request to rezone the property is in conformance with the Community Investments Plan as discussed in the staff report.
6. Impact of the proposed development on community facilities: It is not anticipated that approval of this request should generate any additional impact on community facilities. Existing infrastructure at the site will accommodate the proposed use.

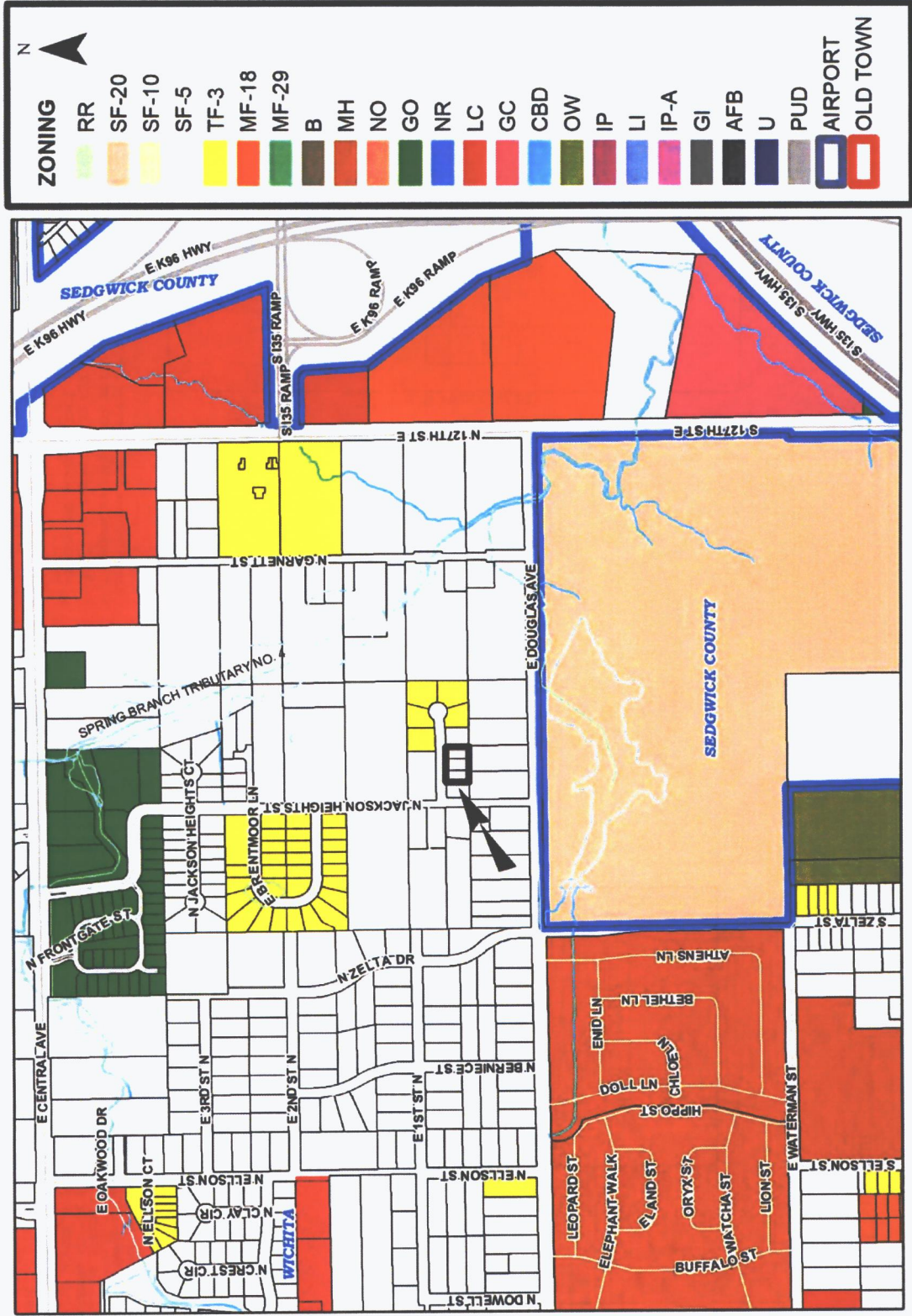
Staff Report Attachments:

- Aerial Map
- Zoning Map
- Site Plan
- Land Use Map
- Photos

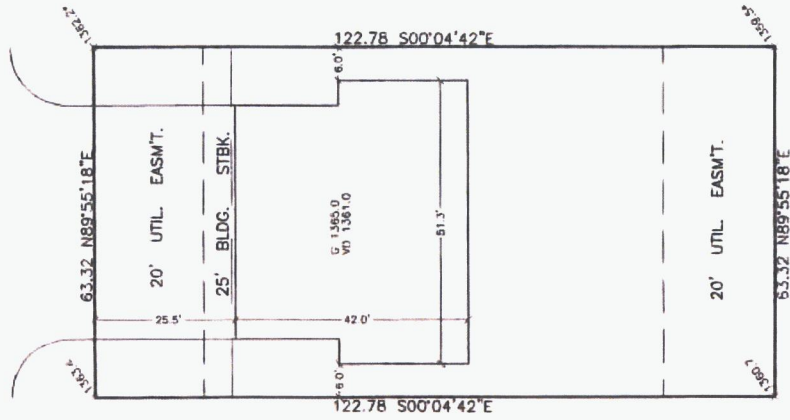
Attachment 1. Aerial Map



Attachment 2. Zoning Map



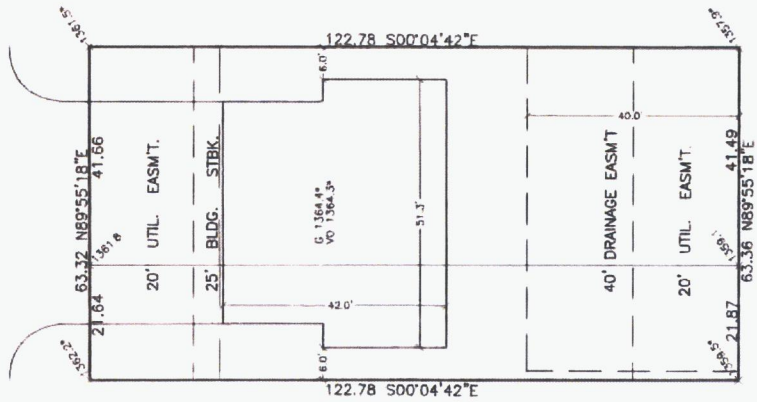
Attachment 3. Site Plan



Elevations taken from Lot grading plan by Savoy, Ruggles & Bahrn P.A. dated 1/11/1998  
 \* elevations are interpolated from plan grades  
 LEGAL DESC: THE WEST 63.32 FEET OF LOT 2, GARDEN MEADOWS ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS  
 ADDRESS: TBD JACKSON HEIGHTS CT.



W.O. #41610-1

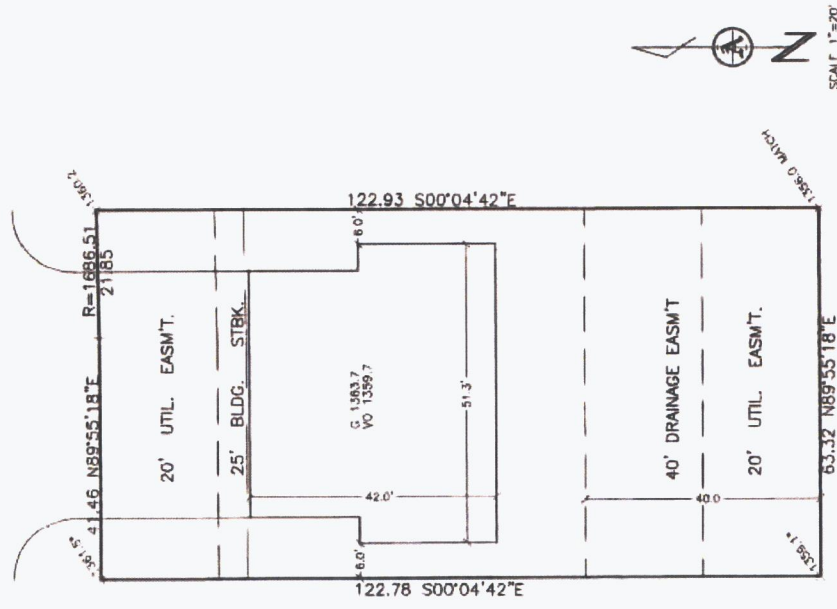


Elevations taken from Lot grading plan by Savoy, Ruggles & Bahrn P.A. dated 1/11/1998  
 \* elevations are interpolated from plan grades  
 LEGAL DESC: LOT 2, EXCEPT THE WEST 63.32 FEET THEREOF AND LOT 3 EXCEPT THE EAST 63.32 FEET THEREOF, GARDEN MEADOWS ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS  
 ADDRESS: TBD JACKSON HEIGHTS CT.



W.O. #41610-2

Attachment 3. Site Plan



Elevations taken from Lot grading plan by Savoy, Ruggles & Bahn P.A. noted 1/11/1999

\* elevations are interpolated from plan grades

LEGAL DESC: THE EAST 63.32 FEET OF LOT 3, GARDEN MEADOWS ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS  
ADDRESS: TBD JACKSON HEIGHTS CT.

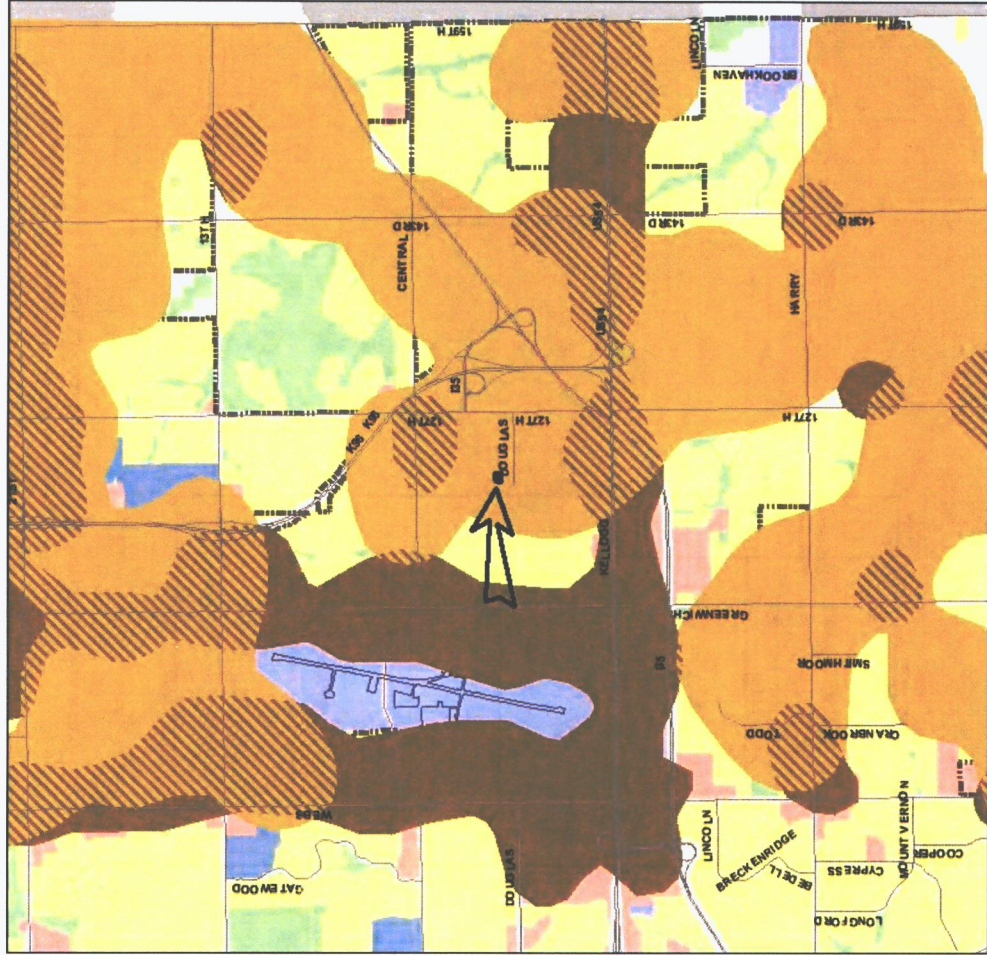
W O #41810-3



Attachment 4. Land Use Map

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
  - 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



Attachment 5. Site Photos



The subject site facing south

Attachment 5. Site Photos



North of the subject site

Attachment 5. Site Photos



East of the subject site toward end of cul-de-sac.

Attachment 5. Site Photos



West of the subject site.

Attachment 5. Site Photos



East of the subject site.