



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

February 13, 2023

Warden Group 234, LLC  
PO Box 332  
Towanda, KS 67144

Manroj Sangha  
2509 North Fox Run  
Wichita, KS 67226

**RE: ZON2022-00057:** Zone change request in the City to amend Protective Overlay PO #257 to permit duplexes on property zoned B Multi-Family Residential; generally located North of West Maple Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

Dear Applicants;

At its regular meeting on **December 20, 2022**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request, subject to the revised Protective Overlay #257 language:

Permitted uses are those permitted by right in the SF-5 Single Family Residential ("SF-5") zone district plus "Duplexes," "Assisted Living," "Group Home," "Nursing Facility" and "Medical Service" that is an accessory to the uses permitted above, as allowed in the B Multi-Family Residential ("B") zone district. Medical Services not accessory to the permitted uses are prohibited.

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

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Current Plans, Associate Planner

Copies to: MABCD  
Jeff Blubaugh, District Advisory Board IV  
Rebecca Fields, Community Service Representative IV



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

December 2, 2022

Warden Group 234, LLC  
PO Box 332  
Towanda, KS 67144

**RE: ZON2022-00057:** Zone change request in the City to amend Protective Overlay PO #257 to permit duplexes on property zoned B Multi-Family Residential; generally located North of West Maple Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

Dear Applicant;

At its regular meeting on **November 17, 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 December 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 **December 1, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, December 20, 2022, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Associate Planner

Copies to: MABCD  
Jeff Blubaugh, City Council District IV  
Rebecca Fields, CSR District IV  
Manroj Sangha, 2509 North Fox Run, Wichita, KS 67226  
Dustin Marsh, *via email*

OCA 150004

(Published in the Wichita Eagle, Dec. 30, 2022)

ORDINANCE NO. 52-015

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. ZON2022-00057**

City zone change to amend Protective Overlay #257 to allow the development of duplexes, on property described as:

Lot 16, McComas Acres Addition, City of Wichita, Sedgwick County, Kansas.

**Protective Overlay #257**


- Permitted uses are those permitted by right in the SF-5 Single Family Residential ("SF-5") zone district plus "Duplexes," "Assisted Living," "Group Home," "Nursing Facility" and "Medical Service" that is an accessory to the uses permitted above, as allowed in the B Multi-Family Residential ("B") zone district. Medical Services not accessory to the permitted uses are prohibited.

**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:**

  
 Jamie Buster, City Clerk

  
 Brandon J. Whipple, Mayor, City of Wichita

(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	364323	Print Legal Ad-IPL01035300 - IPL0103530		\$59.53	1	71L

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

### LEGAL PUBLICATION

CCA 180004

(Published in the Wichita Eagle,  
December 30, 2022)  
ORDINANCE NO. 52-015

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. ZON2022-00057

City zone change to amend Protective Overlay #257 to allow the development of duplexes, on property described as:

Lots 1, McComas Acres Addition, City of Wichita, Sedgwick County, Kansas. Protective Overlay #257

• Permitted uses are those permitted by right in the SF-5 Single Family Residential ("SF-5") zone district plus "Duplexes," "Assisted Living," "Group Home," "Nursing Facility" and "Medical Service" that is an accessory to the uses permitted above, as allowed in the B Multi-Family Residential ("B") zone district. Medical Services not accessory to the permitted uses are prohibited.

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 re-incorporated 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  
IPL0103530  
Dec 30 2022

In The STATE OF KANSAS  
In and for the County of Sedgwick  
1 insertion(s) published on:  
12/30/22

STATE OF KANSAS)

SS

County of Sedgwick)

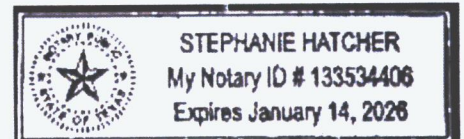
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 12/30/2022 to 12/30/2022.

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

DATED: 12/30/2022

Stephanie Hatcher

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	337863	Print Legal Ad-IPL00953900 - IPL0095390	OCA 150004	\$211.36	3	84 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 October 27, 2022

(One Time Only)

MAPC/EZA November 17, 2022

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 17, 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 at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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.

CUP2022-00049: Request in the City for a minor amendment to Parcels 29 & 30 of the Ridge Plaza CUP DP-37 (with ZON2022-00059 for OW Office Warehouse) on property zoned LC Limited Commercial, generally located north of W. Kellogg, one-quarter mile west of S. Eisenhower Pkwy, between S. Woodchuck and S. Holland.

DER2022-00008: Community Investments Plan Update of population forecast, Wichita Future Growth Concept Map, and financial forecast.

DER2022-00009: Amendment to the Wichita-Sedgwick County Unified Zoning Code regarding the definitions of a "Day Care, General" and "Day Care, Limited", and number of pupils, employees and loading spaces to conform to state regulations.

FUD2022-00021: Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hunter Health Planned Unit Development to expand the existing medical use; generally located on the northwest corner of East Central Avenue and North Grove Street.

VAC2022-00032: Reprocessing a request in the City to vacate an alley right-of-way abutting property zoned LC Limited Commercial District, generally located northeast of North Meridian Avenue and Kellogg.

VAC2022-00033: Request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District; generally located on the northeast corner of East Central Avenue and North Grove Street.

ZON2022-00057: Zone change request in the City to amend Protective Overlay PO #257 to permit duplexes on property zoned B Multi-Family Residential; generally located North of West Maple Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

ZON2022-00058: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located within one-half mile west of North Arkansas Ave, within one block north of West 21st Street North (2331 North Burns).

ZON2022-00059: Zone change request in the City from LC Limited Commercial to OW Office Warehouse (with CUP2022-00049 to amend CUP DP-37) on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy, between South Woodchuck Lane and South Holland Lane.

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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

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

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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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.

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

WITNESS MY HAND on October 27, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0095390

Oct 27 2022

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

No. of Insertions: 1  
 Beginning Issue of: 10/27/2022  
 Ending Issue of: 10/27/2022

STATE OF KANSAS)

SS

County of Sedgwick)

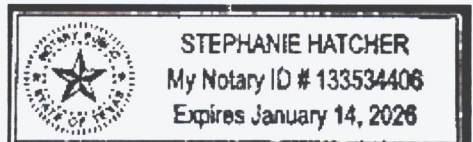
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 10/27/2022 to 10/27/2022.

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

DATED: 10/27/2022

*Stephanie Hatcher*

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!

# Mickelson compliments McIlroy as rhetoric seems to simmer

BY TIM REYNOLDS  
Associated Press

DORAL, Fla. — The back-and-forth between Phil Mickelson and Rory McIlroy continued Wednesday, with the rhetoric tuned down considerably from some past verbal jousting involving PGA Tour players and those who left for Saudi-funded LIV Golf.

Mickelson complimented McIlroy for his win last week, those remarks coming a day after The Guardian published an interview

in which McIlroy — now the world's No. 1 player again — said the game isn't benefiting from all the acrimony between the sides.

"I see LIV Golf trending upwards, I see the PGA Tour trending downwards and I love the side that I'm on," Mickelson said two weeks ago in Saudi Arabia, the seventh of the eight stops on this season's inaugural LIV schedule.

But Wednesday, in advance of the LIV finale at Trump National Doral, Mickelson's tone was a bit softer: "Maybe I shouldn't

have said stuff like that, I don't know," he said.

"If I'm just looking at LIV Golf and where we are today to where we were six, seven months ago and people are saying this is dead in the water, and we're past that," Mickelson continued. "Here we are today, a force in the game that's not going away."

Part of Mickelson's word choice there wasn't accidental. McIlroy made the "dead in the water" comment in February, around the time that Dustin Johnson and Bryson DeChambeau said they would re-



Kevin Na, center, speaks during a news conference for the LIV Golf Team Championship at Trump National Doral Golf Club on Wednesday in Doral, Fla. At left is Phil Mickelson and at right is Martin Kaymer.

main with the PGA Tour. They both left for LIV anyway, lured by signing

bonuses reportedly worth in excess of \$100 million. Johnson has earned about

## CLASSIFIED

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### Legals

#### LEGAL PUBLICATION BEFORE THE STATE CORPORATION COMMISSION OF THE STATE OF KANSAS

In the Matter of the Application of Paterra Energy Company, for an Order Authorizing the Location and Operation of the Many Creeks Morrow Unit to be located in Grant County, Kansas. License No. 23-008-310-CJWJ CONSERVATION DIVISION

Doekha No. 33-008-311-CJWJ

NOTICE OF APPLICATION TO ALL OIL AND GAS OPERATORS, PRODUCERS AND LESSEES, OIL AND GAS LESSORS AND ROYALTY OWNERS, MINERAL INTEREST OWNERS, OVERSEAS ROYALTY INTEREST OWNERS, OTHER OWNERS OF OIL AND GAS INTERESTS, MORTGAGEES OF OIL AND GAS INTERESTS, AND ALL OTHER PERSONS CONCERNED:

You and each of you are hereby notified that Paterra Energy Company ("Paterra") has filed an application with the Kansas Corporation Commission ("Commission") pursuant to K.S.A. 55-1301, et seq., seeking an order authorizing the location and unit operation of the Many Creeks Morrow Unit ("Unit"). The area of the proposed Unit, which will be operated by Paterra, includes the following described lands situated in Grant County, Kansas:

Township 29 South, Range 35 West Township 30 South, Range 35 West Section 33 E/2 NE/4 Section 34 W/2

Paterra proposes to utilize the oil rights to a pool within the Morrow "B" and Morrow "C" formations underlying said lands. The stratigraphic equivalent of the top and bottom of said formations is shown to exist between the depths measured from surface of 5,278' and 5,316' in the type log for the Aherm HLN W/2 W well (API No. 15-007-21488). Paterra intends to conduct enhanced oil recovery operations within said pool in order to increase the recovery of oil reserves, and will allocate production from the Unit according to relevant provisions on a fair, reasonable and equitable basis.

The Application is pending with the Commission. Any persons who object or protest in writing with the Commission within 15 days after the date of this publication, if a written protest is not timely filed, the Application may be determined administratively by the Commission and may thereby be granted without hearing or further notice to any interested parties. Objections and protests should clearly state the reasons why granting the Application will cause waste, violate correlative rights, or pollute water resources. Objections or protests shall be mailed to the Kansas Corporation Commission, Conservation Division, 268 N. Main St., Ste. 200, Wichita, KS 67202, with a copy to Paterra's attorneys listed below. All parties in any way interested or concerned shall take notice of the foregoing and govern themselves accordingly.

Jonathan A. Schaller, ESQ. Attorney for Paterra Energy Company  
MORRIS LANG EVANS BROOK & KENNEDY, LTD  
302 N. Mead, Suite 200  
Wichita, KS 67202-2745  
Office (316) 256-2971  
Fax (316) 262-8226  
Attorney for Paterra Energy Company  
PL0095222  
Oct 27 2022

#### LEGAL PUBLICATION BEFORE THE STATE CORPORATION COMMISSION OF THE STATE OF KANSAS

In the Matter of the Application of Mustang Energy Corporation for a well location exception for the Steadfast #2 to be located in the SE/4 of 38-116-19W Ellis County, Kansas. Doekha No. 33-008-311-CJWJ CONSERVATION DIVISION License No. 33822

NOTICE OF PENDING APPLICATION

The State corporation commission of the State of Kansas: Oil and Gas Producers and Oil and Gas Purchasers, Royalty Owners, Land Owners and All Persons Whosoever Concerned:

You and each of you are hereby notified that Mustang Energy Corporation, has filed an Application with the State Corporation Commission of the State of Kansas requesting a location exception and allowable for the Steadfast #2 well located oil well at a location 245 feet from the South line and 167 1/2 feet from the East line in the SE/4 of 38-116-19W Ellis County, Kansas, which is the unit boundary. YOU are further notified that unless a written protest is received by the State Corporation Commission within 15 days after publication of this notice, the Application in this matter can be granted by administrative action. After said 15-day period, any such protest should be mailed to the State Corporation Commission of the State of Kansas, Conservation Division, 268 North Main, Room 200, Wichita, KS 67202, and to the Applicant at the address below.

All parties in any way interested or concerned shall take notice of the foregoing and govern themselves accordingly.

REBEKAH TURNER SOOK BAXTER, LLP  
Michael J. Baxter, 26459  
PO Box 128, Hays, KS 67801  
(785) 628-8226  
rebaxer@rebebahturner.com  
Attorney for Mustang Energy Corporation  
PL0095713  
Oct 27 2022

#### LEGAL PUBLICATION PUBLIC NOTICE

Substantial Amendment to 2021-2022 Annual Action Plan HOME Investment Partnerships Program - American Rescue Plan Act Allocation Plan

Notice of Public Comment Period  
Notice of Virtual Public Information Session  
Notice of In-Person Public Information Session  
Notice of Public Hearing

The City of Wichita has been awarded \$5,508,372 in HOME Investment Partnerships Program-American Rescue Plan Act (HOME-ARF) funding. This funding must be utilized to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. The City has developed a HOME-ARF Allocation Plan, which identifies activities to be funded and undertaken, and proposes a substantial amendment to its 2021-2022 Annual Action Plan in order to include the HOME-ARF Allocation Plan. The proposed HOME-ARF Allocation Plan will be available for public review beginning October 28, 2022 through December 5, 2022. The proposed plan will be available at City Hall, at Neighborhood Resource Centers, the Advanced Learning Library, as well as at the Ford Roadwell, Loner Alford, Westlink, and Mays Angelo branch offices. The proposed plan will also be available at the City of Wichita's Housing and Community Services Department's first floor desk at City Hall, 455 N. Main, Wichita, Kansas, 67202. The proposed plan can also be viewed online at: <https://www.wichita.gov/Housing/Pages/CommunityInvestments.aspx>. Comments regarding the proposed HOME-ARF allocation plan must be received by midnight, December 5, 2022, and can be submitted by mail to City of Wichita Housing and Community Services Department, 455 N. Main, 10th Floor, Wichita, Kansas, 67202, by telephone at 316-460-3754, or by e-mail to [communityhousing@wichita.gov](mailto:communityhousing@wichita.gov) or [mlanberry@wichita.gov](mailto:mlanberry@wichita.gov). A virtual public information session regarding the proposed plan is scheduled to be held Tuesday, November 1, at 4:00 PM to 5:30 PM. Please contact Logan Bradshaw at 316-462-3725, or at [Bradshaw@wichita.gov](mailto:Bradshaw@wichita.gov) for instructions regarding access to this virtual meeting. An in-person public information session regarding the proposed plan is scheduled for Wednesday, November 16, at the Advanced Learning Library, 711 W. 2nd Street, Wichita, Kansas 67203, at 4:00 PM to 5:30 PM. There will be a public hearing on this matter during the City Council meeting scheduled for Tuesday, December 6, 2022 at the City Council Chambers at City Hall, 455 N. Main, Wichita, Kansas 67202. The meeting will begin at 9:00 AM. All comments can be made at the meeting individuals who require auxiliary aids and services for effective communication with City of Wichita personnel should contact the Office of the City Manager, 316-268-2468 as soon as possible, but no later than 48 hours before the scheduled event or appearance. PL0095334 Oct 27 2022

#### LEGAL PUBLICATION LAST 15 DAYS

Published in The Wichita Eagle on October 27, 2022 (One Time Only)  
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 17, 2022, not earlier than 1:30 p.m., the Wichita-Sedgewick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual means specified at the end of this notice. If you have any questions regarding the application items on this notice, please call the Wichita-Sedgewick County Metropolitan Area Planning Department at (316) 268-6421. OR CONTACT THE CITY OF WICHITA Planning Department at 29 S. Woodstock Lane, 3rd Floor, Wichita, KS 67202-0059 for Office Hours (Monday-Friday, 8:00 a.m. - 5:00 p.m.). Hearings will be held at 10:00 a.m. in the City of Wichita, Kansas at the following locations:

DE02022-00008: Community Investments Plan Update of population forecast, Wichita Future Growth Concept Map, and financial forecast.  
DE02022-00009: Amendment to the Wichita-Sedgewick County Unified Zoning Code regarding the definition of a "Day Care, General" and "Day Care, Limited", and number of public, employees and loading spaces to conform to state regulations.  
PL02022-00021: Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hunter Health Planned Unit Development to expand the existing medical office, generally located on the northwest corner of East Central Avenue and North Grove Street.  
VAC2022-00032: Reopposing a request in the City to vacate an alley right-of-way abutting property zoned LC Limited Commercial District, generally located north of North Meridian Avenue and Kellogg.  
VAC2022-00033: Request in the City to vacate a platied alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District, generally located on the northeast corner of East Central Avenue and North Grove Street.  
ZON2022-00037: Zone change request in the City to amend protective of W/2027 to permit duplex on property zoned B Multi-Family Residential; generally located North of West Maple Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).  
ZON2022-00049: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located within one-half mile west of North Arkansas Ave, within one block north of West 21st Street North (2531 North Burns).  
ZON2022-00059: Zone change request in the City from LC Limited Commercial to OW Office Warehouse with CUP2022-00049 to amend CUP 2F-37 on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy, between South Woodstock Lane and South Holland Lane.

Complete legal descriptions are available for public inspection in the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section 17 of the Wichita-Sedgewick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at that 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.

Options to participate (see below):  
1) Participate virtually  
2) Attend in-person at the Ronald Reagan Building  
3) Submit comments ahead of time

Participate Virtually  
Please join my meeting from your computer, tablet or smartphone  
<https://global.gotomesting.com/join/651544141>  
You can also dial in using your phone  
Join from a video-conferencing room or system  
Join from a video-conferencing room or system  
Meeting ID: 651 544 141  
Or call directly: 651 544 141 or 651 544 141  
New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomesting.com/join/651544141>  
Attend in-Person  
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and you will have 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 (316-268-6444) by 5pm, 3 days prior to the meeting.  
Submit Comments Ahead of Time  
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgewick County Metropolitan Area Planning Department. Comments must be received by the Planning Department no later than 3pm 3 days prior to the meeting. Please use 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 must include 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-Sedgewick County Metropolitan Area Planning Department  
Attn: Scott Wade  
271 W. 3rd Street - Suite 201  
Wichita, KS 67202  
Phone 316.268.4421  
Fax 316.858.7764  
WITNESS MY HAND on October 27, 2022  
Scott Wade, Secretary  
Wichita-Sedgewick County Metropolitan Area Planning Commission  
PL0095390  
Oct 27 2022

#### LEGAL PUBLICATION CITY OF WICHITA NOTICE OF LEGAL PUBLICATION

DN02022-00109 Published in the Official Gazette on 10/27/2022 To: Richard A. Cowell, or HIS/HERS/US/USERS, devisees, legatees, successors, and assigns or parties in possession.

Notified that the following property is being offered for sale by public auction on the date and at the location specified below. The property is located on the northeast corner of East Central Avenue and North Grove Street. The property is bounded by 5/8" plywood used to fit the opening, secured to the opening by means of bracing with a 2" x 4" fastened with a 5/16" x 12" bolt through the center of the opening. The bolt shall be secured by washer and a nut on the inside of the opening. The door openings shall be bounded with 5/8" plywood used to fit the opening and secured with 2" zip screws on 12" center along the edge to include all exterior openings, areas at 2144, S Mosley, Wichita, Kansas, and legally described as:

S 50 FT N 150 FT LOT 3 BLOCK 8 KHRADSKS 2ND ADD, Wichita Township, Sedgewick County, Kansas, (Tax Key #8 0641)

Terms have been determined by the Director of the Metropolitan Area Building and Construction Department to be a nuisance within the definition of Section 8.01(10) Code of the City of Wichita, Kansas, which nuisance, in the interest of public health, must be suppressed and abated.

This is your notice that failure to abate this nuisance and the conditions after established on or before 11/5/2022, will result in the abatement of said nuisance by the said Metropolitan Area Building and Construction Department, at the expense of the owner of the property. The cost of such abatement shall be levied against the abated/encumbered real property, and the same shall be a lien in favor of the City of Wichita, Kansas.

Signed: Christopher W. Labrum Director  
Metropolitan Area Building & Construction Dept.  
Published On: PL0095153  
Oct 27 2022

### HAVING A HARD TIME FINDING A NEW EMPLOYEE?

Let Classifieds Help

ARC Long Haired Mini  
Desired  
14 wk old male, red, 1st shots and worming \$300  
918-214-1861 call or text

Best Family Companion Ever!  
ARC English Springer Spaniel Puppies born in August ready for their new family home. Shots, health certificate, dew, claws, removed, tails docked. Contact Denise 308-660-2152

\$31 million more in LIV prize money heading into this weekend's finale.

McIlroy has made no secret about his feelings toward LIV and the decisions players made to change tours.

"This vs versus them' thing has gotten way out of control already," McIlroy told The Guardian. "If the two entities keep doubling down in both directions, it is only going to become irreparable. We are going to have a fractured sport for a long time. That is not good for anyone."

McIlroy returned to No. 1 in the world this past weekend by winning the CJ Cup in South Carolina. Mickelson called it "a great win" and "an impressive victory."

### SELL YOUR STUFF FAST!

316.268.6400

#### F16 Multi - Poo Puppies

Sweet puppies! They will be ready to go by Nov. 15th, 2022. Now taking deposits and will hold for you! Call 620-292-0146

ShihTzu puppies  
ShihTzu 7 week old standard female ShihTzu \$600 with shots. Call for photos. 316-817-7510

Minkid, F1 & F16 Goldenoodle pups, m/f, w/c, call/text 308-219-0246

LABRADOODLE PUPPIES  
3 females, all ready for homes Nov. 3rd! Call/text 616-619-1337

Bichon Frise, 2 females, 2 males, 1000 Genes! \$400, 800-352-8625, Ponca City, Oklahoma.

#### F16 LABRADOODLE PUPPIES

ready now, medium size, 5 male, 5 female, parents health checked, 1200, call/text 913-747-4294

#### Real Estate

1400 N Woodlawn  
St. Lawrence, Kansas  
Adult community - secured access  
High rise with garage  
Units available starting at \$800  
Homesite and pgs large floor plans  
316-448-7994

#### Service Directory

Home & Business Improvement

Coverage seamless guttering  
Outdoor replacement, covers, and repair  
Free estimates 316-841-8212

#### Miscellaneous

Garage Sales

ESTATE SALE Oct 28th-30th  
1805 S. Pettis, Wichita  
Books, Records, Antiques, Records, Glass, Furniture, Houseswares, Lot of Misc. 1990 Jeep Cherokee

#### Wichita BENJAMIN HILLS MULTI-FAMILY SALE

2318 N. Cardinal Turn & Friday 9-6 Sat 9-1. Misc. household items, men's & women's clothing (includes plus size 3X coats, jackets, skirts & blouses) sterling silver & turquoise jewelry collection, Tonka trucks, original Star Wars figures in original box, outdoor furniture, books, purses, tools, 16' car trailer with winch & ramps

#### CUSTOMIZED ESTATE SALES PHOTOS @ ESTATESALES.NET

1732 N KESLER ST  
EAST OF 17TH & WEST THUR-FRI 9-5 SAT 9-3  
300 SATURDAY 9-3-5 EST

#### BRAND NEW LADIES CLOTHES XL-1X, ARTY Q&Q BOUTIQUE, PINK & QUEEN BERTA BEDS, BOUTIQUE, COLETTA & METAL SHELBYNO, BERONIA & SENNO ITEMS, EARLY AMERICAN TABLE, CHAIRS & HUTCH, W/D, CHEST FREEZER, LAWNMOWER, & HARD TOOLS, PACKED KITCHEN... LOTS OF BOOKS! JULIE 316-808-7990

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1805 S. Pettis, Wichita  
Books, Records, Antiques, Records, Glass, Furniture, Houseswares, Lot of Misc. 1990 Jeep Cherokee



**STAFF REPORT**  
MAPC: November 17, 2022  
DAB IV: November 7, 2022

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CASE NUMBER: ZON2022-00057 (City)

APPLICANT/AGENT: Warden Group 234, LLC (Applicant)/Manroj Sangha (Agent)

REQUEST: Amend Protective Overlay #257 to allow the development of duplexes

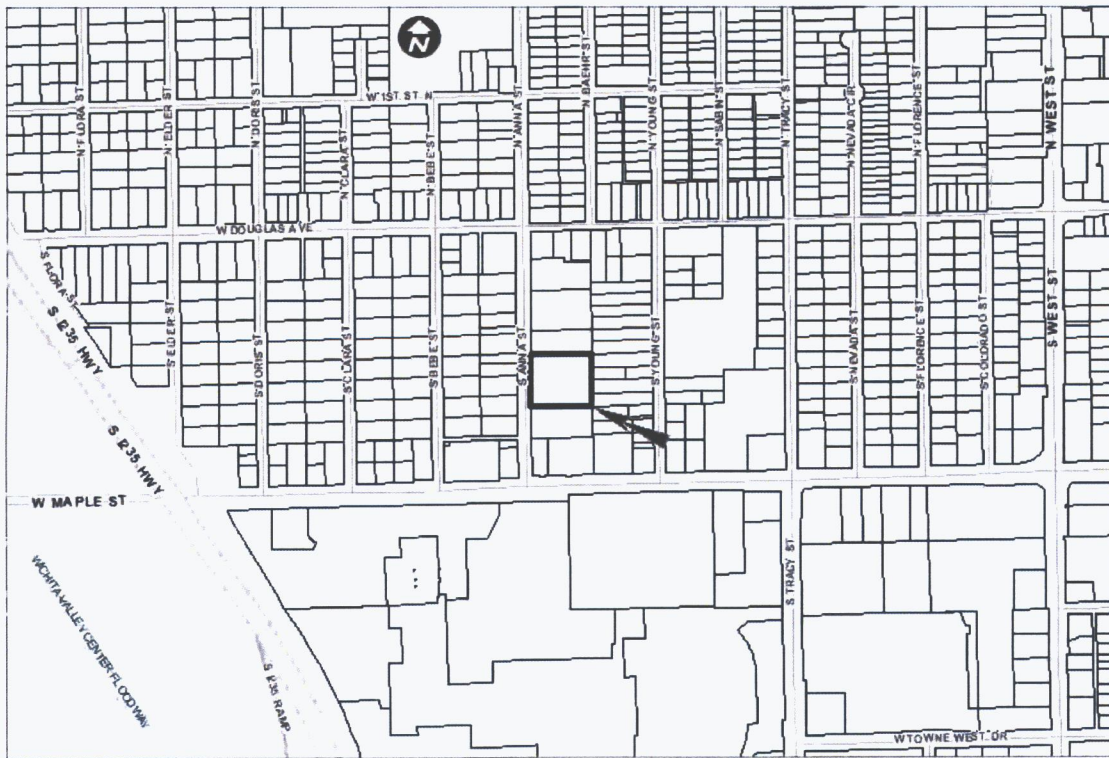
CURRENT ZONING: B Multi-Family Residential District with Protective Overlay #257

SITE SIZE: 1.86 acres

LOCATION: Generally located north of West Maple Street and south of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

PROPOSED USE: Allow for the development of duplexes

RECOMMENDATION: Approve



**BACKGROUND:** The applicant is requesting to amend Protective Overlay (PO) #257 on a property zoned B Multi-Family Residential District. The property is platted 1.86 acres and is generally located north of West Maple Street and south of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street). The property is currently undeveloped. The applicant requests to amend the PO to allow the development of duplexes.

In 2011, the City of Wichita approved a zone change from SF-5 Single-Family Residential District to B Multi-Family Residential District, subject to Protective Overlay #257, which reads:

1. Permitted uses are those permitted by-right in the SF-5 Single-Family Residential ("SF-5") zone district plus "Assisted Living," "Group Home," "Nursing Facility" and "Medical Service" that is an accessory to the uses permitted above, as allowed in the B Multi-family Residential ("B") zone district. Medical services not accessory to the permitted uses are prohibited.

The Protective Overlay applies to this parcel and the parcel directly south of the subject site at 234 South Anna.

The applicant is requesting to amend Protective Overlay #257 to allow duplexes to be built on the site. The Protective Overlay #257 would then state:

1. Permitted uses are those permitted by right in the SF-5 Single Family Residential ("SF-5") zone district plus "Duplexes," "Assisted Living," "Group Home," "Nursing Facility" and "Medical Service" that is an accessory to the uses permitted above, as allowed in the B Multi-family Residential ("B") zone district. Medical Services not accessory to the permitted uses are prohibited.

According to the site plan, the applicant proposes to build eight duplexes on site, for a total of 16 dwelling units. The proposed development will adhere to all minimum setbacks and utility easements. The duplexes will face each other and utilize a shared road off South Anna Street. Each duplex dwelling unit will have a one-car parking garage and a shared driveway, which will satisfy the parking requirements set forth by the Unified Zoning Code of one parking space per Dwelling Unit. B Multi-Family Residential District requires a minimum of 2,000 square feet per Dwelling Unit for duplexes. The proposed development will have approximately 5,000 square feet per Dwelling Unit.

Because the subject property abuts SF-5 Single-Family Residential District zoning to the north, east, and west, it must adhere to the Wichita Landscape Ordinance and screening standards set forth in Section IV-B of the Unified Zoning Code. The City of Wichita passed a landscape ordinance (Title 28-Zoning: Chapter 28.06 of the Wichita City Code) to enhance the attractiveness of the city and improve the quality of life for its citizens and visitors. The ordinance seeks to protect residential developments from surrounding uses, soften harsh expanses of pavement, and screen undesirable views. Generally, the zoning code requires a solid screening fence or wall to separate nonresidential uses from abutting residential uses, and to separate multifamily and manufactured home parks from one- or two-family zoning districts. In addition to this screening, buffer trees must be planted. There are currently sparsely populated trees on site, but the applicant will need to submit a landscape plan prior to the issuance of building permits.

Property to the north is zoned SF-5 Single-Family Residential District and is developed with a single-family residential dwelling. Property to the south is zoned B Multi-Family Residential District, is subject to PO #257, is owned by the applicant, and is developed with a nursing home. Properties to the east are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings. Properties to the west, across South Anna Street, are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings.

**CASE HISTORY:** On September 15, 1925, the McComas Acres Addition subdivision was created. In 2011, the City of Wichita approved a zone change request from SF-5 Single-Family Residential District to B Multi-Family Residential District, subject to Protective Overlay #257.

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-5	Single-family residential dwelling
SOUTH:	B with PO #257	Nursing home
EAST:	SF-5	Single-family residential dwellings
WEST:	SF-5	Single-family residential dwellings

**PUBLIC SERVICES:** South Anna Street is a two-way, paved, local street with no sidewalks on either side. Wichita Transit serves this area within one block north of the subject property on Maple Street, on the northwest corner of South Anna Street and West Maple Street. Municipal services, such as water and sewer, are available to serve this site.

**CONFORMANCE TO PLANS/POLICIES:** The subject site is located within the following plan boundaries.

- *The Community Investments Plan.* The requested Protective Overlay amendment is in conformance with the *Community Investment Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. This map indicates the site to be primarily appropriate for “Residential” uses. This indicates that the proposed development will encompass “*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes). Elementary and middle schools, churches, playgrounds, small parks and other similar residential-serving uses are located in these areas.*”
  - The site is in conformance with the Land Use Compatibility element of the *Community Investment Plan’s* Locational Guidelines, which state that higher-density residential uses should buffer lower-density residential uses from major commercial and employment centers and industrial uses. The B Multi-Family Residential District zoning and duplexes will serve as a buffer between the single-family residential dwellings north of the subject site and the commercial corridor along West Maple Street to the south of the subject site.
  - The site is located within the Established Central Area, which “encourages infill development that maximizes public investment in existing and planned infrastructure and services.” The applicant proposes to build duplexes on undeveloped land.
- *Wichita: Places for People Plan.* The requested Protective Overlay amendment is in conformance with the *Places for People Plan*. The subject site is located within an “Area of Opportunity”. The *Plan* states that “In Areas of Opportunities, where the economic markets are typically limited, small-scale infill and redevelopment projects will define the initial improvements.” Duplexes are considered small-scale infill and are thus considered appropriate for this site.

**RECOMMENDATION:** Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the Protective Overlay amendment request, subject to the revised Protective Overlay #257 language:

- Permitted uses are those permitted by right in the SF-5 Single Family Residential (“SF-5”) zone district plus “Duplexes,” “Assisted Living,” “Group Home,” “Nursing Facility” and “Medical Service” that is an accessory to the uses permitted above, as allowed in the B Multi-Family Residential (“B”) zone district. Medical Services not accessory to the permitted uses are prohibited.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mostly residential. Property to the north is zoned SF-5 Single-Family Residential District and is developed with a single-family residential dwelling. Property to the south is zoned B Multi-Family Residential District, is subject to PO #257, and is developed with a single-family residential dwelling. Properties to the east are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings. Properties to the west, across South Anna Street, are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned B Multi-Family Residential District, which supports a variety of residential, public, civic, commercial, industrial, and agricultural uses. There is presently a Protective Overlay #257 that restricts the permitted uses on the property and currently does not allow for the development of duplexes. The subject property is currently undeveloped.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate that the requested Protective Overlay amendment will have a substantial impact on nearby properties. The Protective Overlay will remain on the property, will continue to restrict other uses on the property, and will minimize potential negative impacts on nearby property.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested Protective Overlay amendment is in conformance with the *Community Investments Plan* and the *Places for People Plan*, as discussed in this staff report.
5. **Impact of the proposed development on community facilities:** The requested Protective Overlay amendment is not anticipated to have significant adverse impacts on community facilities or resources.

Attachments:

1. Revised Protective Overlay #257
2. Site Plan
3. Aerial Map
4. Future Growth Concept Map
5. Zoning Map
6. Site Pictures

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Revised Protective Overlay #257

1. Permitted uses are those permitted by right in the SF-5 Single Family Residential (“SF-5”) zone district plus “Duplexes,” “Assisted Living,” “Group Home,” “Nursing Facility” and “Medical Service” that is an accessory to the uses permitted above, as allowed in the B Multi-Family Residential (“B”) zone district. Medical Services not accessory to the permitted uses are prohibited.





**2035 Wichita  
Future Growth  
Concept Map**

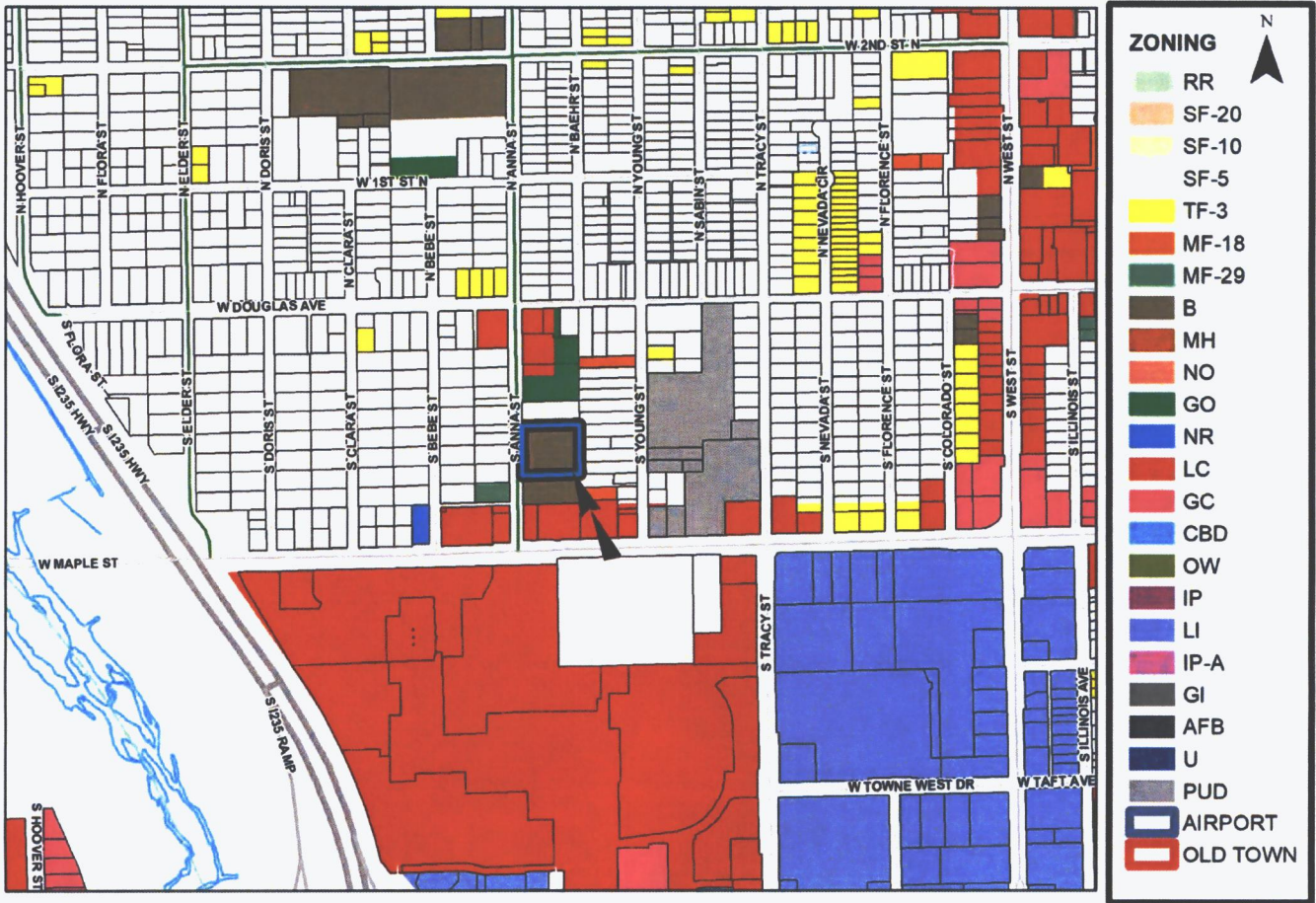
**Legend**

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other City Limits
-  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



Page 7







Looking east towards site



Looking north away from site



Looking north towards site



Looking south away from site



Looking south towards site



Looking west away from site