

NOTICE OF PUBLIC HEARING
METROPOLITAN AREA PLANNING COMMISSION
271 West Third Street, 2nd Floor, Ste #203, Wichita, Kansas 67202
316-268-4421 (T)

This letter serves to notify you that an application has been made to change zoning or land use regulations controlling land located in your general area. See map at the end of this notice for the specific property affected by this application.

PLEASE NOTE: due to COVID-19 this Wichita-Sedgwick County Metropolitan Area Planning Commission meeting will be held virtually. Those without technology options can participate by attending in person at the Wichita City Hall building – as specified below.

CASE NO: PUD2022-00010

REQUEST AND GENERAL LOCATION: Request in the City for a zone change from SF-5 Single-Family Residential to PUD Planned Unit Development to permit office and duplex development on vacant land surrounding church; generally located on the west side of North Maize Road, within one-quarter mile south of West 21st Street North.

APPLICANT: Westlink Christian Church, n/k/a Pathway Church, 2001 N Maize Rd, Wichita, KS 67212. PH: 316-722-8020
Russ Norris, 8630 W Kellogg, Wichita, KS 67209

A complete legal description is available for public inspection at the Metropolitan Area Planning Department, 271 West Third Street, 2nd Floor.

State law requires the Metropolitan Area Planning Commission to send you NOTICE OF PUBLIC HEARING to allow you an opportunity to comment on the application. You are advised that a **PUBLIC HEARING** to consider this request is to be held before the Metropolitan Area Planning Commission (MAPC) on the following date and under the following special conditions:

Thursday, June 2, 2022 at 1:30 PM
VIRTUALLY
OR
SEE BELOW FOR ADDITIONAL INFORMATION

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) 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 10 am the day prior to the meeting. Please be sure to provide ample time

for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Philip Zevenbergen 271 W. 3 rd 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](tel:+15713173112)

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](tel: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. 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 (268-4464) by 5pm, 3 days prior to the meeting.

NOTE: District Advisory Board V (DAB) will consider this case at their meeting to be held at **6:30 p.m., Monday, June 6, 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 (www.wichita.gov/council).

If you have questions, comments or concerns regarding this application prior to the public hearing, you may call the Planning Department staff member, **Philip Zevenbergen**, assigned to this case at 316-268-4421.

As an owner or occupant of property in the area, you have the right to participate in the Planning Commission public hearing to express your views regarding this application. You have no obligation to appear at the public hearing. If you have any written or visual materials you wish to present at the Planning Commission public hearing, please contact Planning Department Graphics staff (268-4464) by 5pm, 3 days prior to Planning Commission meeting. Please note these materials will be retained as part of the official record by the Planning Commission.

If you so choose, you may file a written protest petition in the office of the Wichita City Clerk, 455 N. Main St., 13th Floor, Wichita, KS 67202. Protest petitions may force a supermajority vote of the governing body to override the

protests. Protest petitions must be filed after the Planning Commission public hearing but no later than the 14th day following the Planning Commission public hearing. Copies of the protest petitions are available at the Planning Department, 271 West Third St., 2nd Floor, Ste #201, Wichita, KS 67202, 316-268-4421, or online at www.wichita.gov.

If a development plan was required with this application, the plan is on file in the Planning Department and is available for public inspection.

In some cases, such as a Conditional Use or an amendment to a Community Unit Plan, the Planning Commission may have final approval authority unless the case is appealed or protested; otherwise (for zone changes and creation of Community Unit Plans) the Planning Commission is making a recommendation to the governing body who has final approval authority. Factors used by the Planning Commission in deciding what recommendation to make include: neighborhood support or opposition; character of the neighborhood; existing zoning and land use of nearby properties; the suitability of the application area for the uses for which it is currently zoned; detrimental impact, if any, on adjoining properties; conformance with adopted zoning policies or plans; and impact on community facilities.

Listed below are the various zoning districts. The “RR” Rural Residential district is the most restrictive. In ascending order the districts that follow allow increasingly more intensive uses until the “GI” General Industrial district, which is the least restrictive and allows the most intensive land uses by-right.

ZONING DISTRICTS

MOST RESTRICTIVE

RR	Rural Residential
SF-20	Single-Family
SF-10	Single-Family
SF-5	Single-Family
TF-3	Two-Family
MF-18	Multi-Family
MF-29	Multi-Family
B	Multi-Family
MH	Manufactured Housing
NO	Neighborhood Office
GO	General Office
NR	Neighborhood Retail
LC	Limited Commercial
OW	Office Warehouse
GC	General Commercial
IP-A	Industrial Park/Airport
CBD	Central Business District
IP	Industrial Park
LI	Limited Industrial

LEAST RESTRICTIVE/ SPECIAL DISTRICTS

GI	General Industrial
A.F.B	Air Force Base District
P.U.D.	Planned Unit Development
U	University District
OT-O	Old Town Overlay
A-O	Airport Overlay
P-O	Protective Overlay
H-O	Historic Landmark Overlay
D-O	Delano Neighborhood Overlay
AFBP-O	Air Force Base Protective Overlay District
CP-O	Corridor Preservation Plan

A detailed interpretation of the uses allowed in each zoning district may be obtained from the Planning Department. The Metropolitan Area Planning Commission may grant a more restrictive zoning district than requested.

Application area vicinity map on back page.

