

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. 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, time and location:

Thursday, January 4, 2018 at 1:30 PM

In the Planning Commission Conference Room, 2nd Floor, Ste #203

271 West Third Street, Wichita, Kansas 67202

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

NOTE: District Advisory Board V (DAB) will consider this case at their meeting to be held at 6:30 p.m., **Tuesday, January 2, 2018**, at Fire Station 21, 2110 N. 135th St. West, Wichita, KS. Additional information regarding the DAB meeting may be obtained by calling the Community Services Representative, Laura Rainwater 352-4886, or lrainwater@wichita.gov.

As an owner or occupant of property in the area, you have the right to appear at the MAPC public hearing to express your views regarding this application. You have no obligation to appear at the public hearing. You must contact MAPD Graphics staff (268-4464) by 10 a.m. if you have any written or visual materials you wish to present at the MAPC public hearing. Please note these materials will be retained as part of the official record by the MAPC Secretary. The application deals with the case listed below:

CASE NO: PUD2017-00010

REQUEST AND GENERAL LOCATION: City Planned Unit Development for a mixed Residential and Commercial use development associated with Central Community Church, on property currently zoned SF-5 Single Family, generally located on the north side of West Maple Street and east of South Ridge Road.

APPLICANT: Garver, LLC. Attn: Will Clevenger; 924 N. Main, Wichita, Kansas 67203.
PH: (316) 264-8008

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

Written comments may be mailed to the address at the top of the page, Faxed to 316-858-7764 or e-mailed to alopez@wichita.gov, the day prior to the public hearing. 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 require the governing body to send the case back to the MAPC for further consideration, or may force a supermajority vote of the governing body to override the protests. Protest petitions may be filed anytime up to and including the 14th day after the MAPC 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 MAPC may have final approval authority unless the case is appealed or protested; otherwise (for zone changes and creation of Community Unit Plans) the MAPC is making a recommendation to the governing body who has final approval authority. Factors used by the MAPC 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	CBD	Central Business District
	SF-20	Single-Family	IP	Industrial Park
	SF-10	Single-Family	LI	Limited Industrial
	SF-5	Single-Family	GI	General Industrial
	TF-3	Two-Family	SPECIAL DISTRICTS	
	MF-18	Multi-Family	A.F.B	Air Force Base District
	MF-29	Multi-Family	P.U.D.	Planned Unit Development
	B	Multi-Family	C.U.P.	Community Unit Plan
	MH	Manufactured Housing	U	University District
	NO	Neighborhood Office	OT-O	Old Town Overlay
	GO	General Office	A-O	Airport Overlay
	NR	Neighborhood Retail	P-O	Protective Overlay
	LC	Limited Commercial	H-O	Historic Landmark Overlay
	OW	Office Warehouse	DO-O	Delano Neighborhood Overlay
	GC	General Commercial	AFBP-O	Air Force Base Protective Overlay District
	IP-A	Industrial Park/Airport	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.

