

NOTICE OF PUBLIC HEARING, METROPOLITAN AREA PLANNING COMMISSION  
Wichita City Hall, 10th Floor, 455 N. Main St., Wichita, Kansas 67202-1688  
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 Department 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, July 11, 2013 at 1:30 PM**

In the Planning Department Conference Room, Wichita City Hall, 10th Floor  
455 N. Main St., Wichita, Kansas 67202-1688

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

NOTE: District Advisory Board II (DAB) will consider this case at their meeting to be held at 6:30 p.m., Monday, July 1, 2013, at Fire Station #20, 2255 S. Greenwich Rd., Wichita, KS. Additional information regarding the DAB-meeting may be obtained by calling the Neighborhood Assistant, LaShonda Garnes at 303-8018, or [mbuckmaster@wichita.gov](mailto:mbuckmaster@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: CUP2013-00018

**REQUEST AND**

GENERAL LOCATION: City request for a Major Amendment for the LC Limited Commercial zoned DP-12 to allow short term and seasonal outdoor retail sales, arts and crafts display and sales, farmer's markets, nursery and garden equipment display and sales, display of cars, RVs, boats, farm equipment and motorcycles, outdoor recreation and entertainment, and food and beverage sales associated with all outdoor events, generally located north of Kellogg, south of Douglas Avenue and the west side of Rock Road.

APPLICANT: Towne East Square

AGENT: Michael Payton, Town East Square, 7700 E. Kellogg Avenue, Wichita, KS  
67207 PH: 316-686-4849

LEGAL DESCRIPTION: A complete legal description is available for public inspection at the  
Metropolitan Area Planning Department, Wichita City Hall - 10th Floor

Written comments may be mailed to the address at the top of the page, FAX'd to 316-268-4390 or e-mailed to [mcrockett@wichita.gov](mailto:mcrockett@wichita.gov), 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. 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, 10th Floor, Wichita City Hall, Wichita, KS 67202-1688, 316-268-4421, or online at [www.wichita.gov](http://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

<b>MOST RESTRICTIVE</b>	<b>RR</b>	Rural Residential	<b>CBD</b>	Central Business District
	SF-20	Single-Family	IP	Industrial Park
	SF-10	Single-Family	LI	Limited Industrial
	SF-5	Single-Family	<b>GI</b>	General Industrial
	TF-3	Two-Family	<b>SPECIAL DISTRICTS</b>	A.F.B. Air Force Base District
	MF-18	Multi-Family	P.U.D.	Planned Unit Development
	MF-29	Multi-Family	C.U.P.	Community Unit Plan
	B	Multi-Family	U	University District
	MH	Manufactured Housing	OT-O	Old Town Overlay
	NO	Neighborhood Office	A-O	Airport Overlay
	GO	General Office	P-O	Protective Overlay
	NR	Neighborhood Retail	H-O	Historic Landmark Overlay
	LC	Limited Commercial	DO-O	Delano Neighborhood Overlay
	OW	Office Warehouse	AFBP-O	Air Force Base Protective Overlay District
	GC	General Commercial	CP-O	Corridor Preservation Plan
	IP-A	Industrial Park/Airport		

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.

