



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

April 26, 2022

Baughman Company, P.A. (Phil Meyer)  
315 Ellis  
Wichita, KS 67206

**RE: ZON2021-00058:** City Zone Change from LC Limited Commercial to CBD Central Business District for redevelopment on property generally located on the north side of West Douglas Avenue, within two blocks west of North McLean Boulevard (618 W Douglas Ave).

Dear Applicant;

At its regular meeting on **February 8, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

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

Sincerely,

A handwritten signature in blue ink that reads 'Matthew Williams'.

Matthew Williams, AICP  
Senior Planner

Copies to: 618 Partners LLC, Will Hayes, 565 W. Douglas Ave., Ste. #203, Wichita, KS 67203  
MABCD  
Cindy Claycomb, City Council District VI  
Ana Lopez, CSR District VI



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

January 7, 2022

Baughman Company, P.A. (Phil Meyer)  
315 Ellis  
Wichita, KS 67206

**RE: ZON2021-00058:** City Zone Change from LC Limited Commercial to CBD Central Business District for redevelopment on property generally located on the north side of West Douglas Avenue, within two blocks west of North McLean Boulevard (618 W Douglas Ave).

Dear Applicant;

At its regular meeting on **January 6, 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 January 20, 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 **January 20, 2022 at 5:00 p.m.**

This application will be forwarded to the City Council for review and final action **Tuesday, February 8, 2022.** This 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 blue ink that reads 'Matthew Williams'.

Matthew Williams, AICP  
Senior Planner

Copies to: 618 Partners LLC, Will Hayes, 565 W. Douglas Ave., Ste. #203, Wichita, KS 67203  
MABCD  
Cindy Claycomb, City Council District VI  
Ana Lopez, CSR District VI

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON

Feb. 18, 2022

ORDINANCE NO.

51-712

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. ZON2021-00058**

City zone change from LC Limited Commercial to CBD Central Business District zoning on lots described as:

Lots 85 and 87, on Chicago Avenue now Douglas Avenue, West 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

  
\_\_\_\_\_  
Karen Sublett, 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	219284	Print Legal Ad - IPL0060854		\$49.45	1	59 L

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

### LEGAL PUBLICATION

OCA 150004  
 PUBLISHED IN THE WICHITA EAGLE  
 ON February 18, 2022  
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 AN ORDINANCE CHANGING THE  
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 the lands legally described hereby are  
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 City zone change from LC Limited  
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ATTEST:  
 Brandon J. Whipple, Mayor, City of  
 Wichita

Karen Sublett, City Clerk  
 (SEAL) Approved as to form:  
 Jennifer Magana, City Attorney and  
 Director of Law  
 IPL0060854  
 Feb 18 2022

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

No. of Insertions: 1  
 Beginning Issue of: 02/18/2022  
 Ending Issue of: 02/18/2022

STATE OF KANSAS)  
 SS  
 County of Sedgwick)

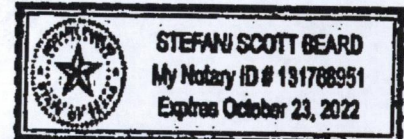
Hayley Martin, of lawful age, being first duly sworn,  
 deposeth and saith: That he is Record Clerk of The  
 Wichita Eagle, a daily newspaper published in the City of  
 Wichita, County of Sedgwick, State of Kansas, and having  
 a general paid circulation on a daily basis in said County,  
 which 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 02/18/2022  
 to 02/18/2022.

*M. Hayley*

I certify (or declare) under penalty of perjury that the  
 foregoing is true and correct.  
 DATED: 02/28/2022

*Stefani Beard*

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	189627	Print Legal Ad - IPL005323		\$305.34	4	91L

Attention: Betsy Pagán  
 CITY OF WICHITA/PLANNING DEPT  
 271 WEST THIRD ST., 2ND FL, SU 203  
 WICHITA, KS 67202

### LEGAL PUBLICATION OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 6, 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) 268-4421.**

**CON2021-00060:** City Conditional Use for an Accessory Apartment on property zoned SF-5 Single-Family Residential; generally located on the west side of North Ridge Road, within one-quarter mile south of West 21st Street North (1945 N. Ridge Rd).

**CON2021-00061:** City Conditional Use for to permit live music and entertainment (defined as Nightclub in the City) associated with hotels and restaurants in LI Limited Industrial zoning; generally located on the east side of North Oliver and within one quarter mile north of K-96 Highway (3622 & 3642 North Oliver).

**CUP2021-00065:** City CUP Amendment to CUP DP-354 to increase the size and height of an on-site sign on Parcel 8 on property zoned LC Limited Commercial; generally located on the north side of East 21st Street North and within one-half mile west of North 127th Street East.

**CUP2021-00069:** Request in the City for CUP minor amendment to CUP DP-158 to create Parcel 2A and allow for residential uses on Parcel 2A on property zoned LC Limited Commercial; generally located within one block west of North Rock Road, on the south side of K-96 Highway (7824 E 32nd Street North).

**DER2021-00006:** Community Investments Plan - 2021 Monitoring Report.

**VAC2021-00052:** Request in the City to vacate platted street right-of-way generally located midway between North Oliver Avenue & North Woodlawn Boulevard, north of East 13th Street North, between North Fairfield Lane & North Ridgewood Lane (reprocessing of VAC2006)

**VAC2021-00053:** Request in the City to vacate street right-of-way and an easement established by vacation; generally located midway between North Oliver Avenue & North Woodlawn Boulevard, north of East 13th Street North & north of North Fairfield Lane.

**ZON2021-00057:** City Zone Change from LC Limited Commercial to OW Office Warehouse for office/warehouse use on property; generally located south of East Kellogg Drive and approximately one-quarter mile east of South Oliver Avenue (5025 E Kellogg).

**ZON2021-00058:** City Zone Change from LC Limited Commercial to CBD Central Business District for redevelopment on property; generally located on the north side of West Douglas Avenue, within two blocks west of North McLean Boulevard (618 West Douglas).

**ZON2021-00059:** City zone change from SF-5 Single-Family Residential to MF-18 Multi-family residential to convert an existing single family residence into 3 units; generally located 850 feet east of S. Seneca on the north side of West University at the northwest corner of S Osage and W. University (802 W. University).

**ZON2021-00060:** City zone change from SF-5 Single-Family Residential to LC Limited Commercial; generally located at the northwest corner of S. Hydraulic Ave and E. 55th Street South (5461 S. Hydraulic Ave.).

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 WICHITASEDGWICK 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  
**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 (671) 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  
 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 (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on December 16, 2021  
 Scott Wadle, Secretary  
 WichitaSedgwick County  
 Metropolitan Area Planning Commission  
 FL005323  
 Dec 17 2021

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

No. of Insertions: 1  
 Beginning Issue of: 12/17/2021  
 Ending Issue of: 12/17/2021

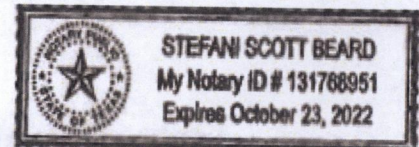
STATE OF KANSAS)  
 SS  
 County of Sedgwick)

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 12/17/2021 to 12/17/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 12/17/2021

*Stefani Beard*

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!



**STAFF REPORT**  
MAPC January 6, 2022  
DAB VI January 3, 2022

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**CASE NUMBER:** ZON2021-00058 (City)

**APPLICANT/AGENT:** 618 Partners, LLC (owner); Baughman Company, P.A. (agent)

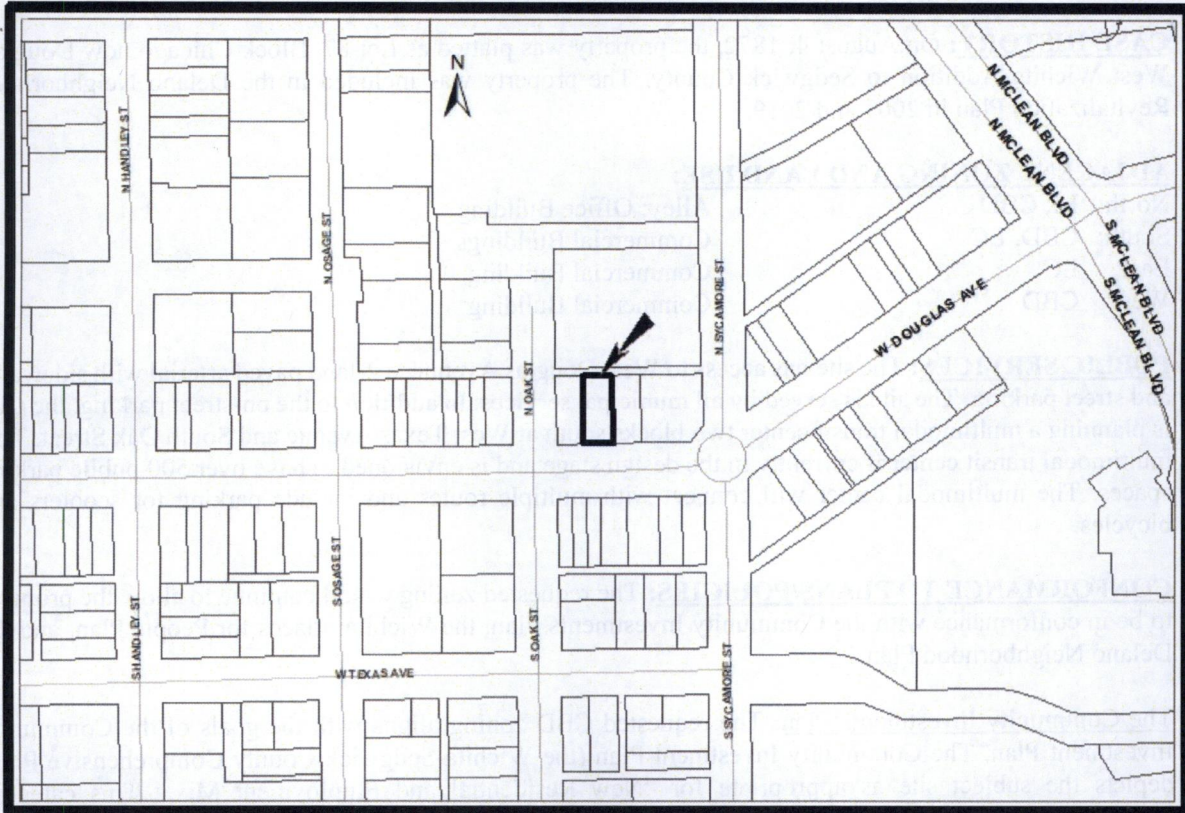
**REQUEST:** CBD Central Business District

**CURRENT ZONING:** LC Limited Commercial

**SITE SIZE:** 0.15 acres

**LOCATION:** Generally located on the north side of West Douglas Avenue and one block west of North Sycamore Street (618 West Douglas Avenue).

**PROPOSED USE:** To allow for the redevelopment of an existing building



**BACKGROUND:** The applicant requests CBD Central Business District zoning on 0.15 platted acres located on the north side of West Douglas Avenue and one block west of North Sycamore Street (618 West Douglas Avenue). The subject site is currently zoned LC Limited Commercial and is developed with a one-story brick building. The building is the former Devon Luggage store. The applicant does not specify how the property might be redeveloped, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. The site is within the Delano Neighborhood Plan area and the Delano Overlay Zoning District (D-O).

The Delano District was initially developed in the 1870's and then redeveloped in the early 1900's when off-street parking requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the LC district vary from zero to 20 feet). Public on-street parking is available throughout the Delano area. Within the past decade more than a dozen zone changes to CBD have been approved in the Delano area.

The alley to the north of the site is zoned LI Limited Industrial. The property north of the alley is zoned CBD Central Business District and developed as the Hutton office building. Properties south of the site, across Douglas Avenue, are zoned a mix of CBD Central Business District and LC Limited Commercial. These properties are developed with various commercial uses. Property east of the site is zoned LC Limited Commercial and is developed with a commercial use. Property west of the site is zoned CBD Central Business District and is developed with a commercial use.

**CASE HISTORY:** On August 4, 1872, the property was platted as Lot 87, Block Chicago now Douglas, West Wichita Addition to Sedgwick County. The property was included in the Delano Neighborhood Revitalization Plan in 2001 and 2019.

**ADJACENT ZONING AND LAND USE:**

North: LI; CBD	Alley; Office Building
South: CBD; LC	Commercial Buildings
East: LC	Commercial Building
West: CBD	Commercial Building

**PUBLIC SERVICES:** The site has access to West Douglas Avenue, a 2-lane paved arterial with sidewalks and street parking. The site is served by all municipal services. In addition to the on-street parking, the City is planning a multimodal transit center two blocks south at West Texas Avenue and South Oak Street. This multimodal transit center is currently in the design stage and is envisioned to have over 500 public parking spaces. The multimodal center will connect with multiple routes and include parking for scooters and bicycles.

**CONFORMANCE TO PLANS/POLICIES:** The requested zoning would continue to allow the property to be in conformance with the Community Investments Plan, the Wichita: Places for People Plan, and the Delano Neighborhood Plan.

**The Community Investments Plan:** The requested CBD zoning aligns with the goals of the Community Investment Plan. The Community Investment Plan (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for "New Residential and Employment Mix." This category "Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature." The category also states, "Due to the proximity of higher intensity businesses uses,

residential housing types within this area likely will be higher density.”

Wichita: Places for People Plan: The requested zoning aligns with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 1, “Create walkable destinations that support the various neighborhood environments in the ECA.” The proposed rezoning would eliminate the need for on-site parking and setbacks which will help maintain the walkability of the area. The requested zoning also aligns with Strategy 6, “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The proposed rezoning would allow redevelopment that is contextual to Delano.
- **Current Condition:** The subject property is located within an area identified as an “area of stability.” The Places for People Plan defines Areas of Stability as those “areas that exhibit less stress, or fewer economic, connectivity and accessibility issues than the Areas of Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community.”
- **Nodal Development Pattern:** The Places for People Plan recommends a nodal development pattern that creates a critical mass at the center of a Node and transitions in scale and intensity as uses shift from commercial to residential. The subject property falls within the Node of the Douglas and Sycamore “Community Core.” The Plan recommends various building types in the Node of a Community Core including mid-rise apartments, live/work units, small-scale commercial, small-scale mixed-use, medium-scale mixed-use, and large-scale mixed-use. The requested zoning would allow for all of these building types.

The Delano Neighborhood Plan: The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.” The site also falls within the boundaries of the Delano Overlay. Any future modifications to the design of the building must comply with the Delano Overlay Design Guidelines.

The Unified Zoning Code (UZC) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED.**

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Pr The alley to the north of the site is zoned LI Limited Industrial. The property north of the alley is zoned CBD Central Business District and developed as the Hutton office building. Properties south of the site, across Douglas Avenue,

are zoned a mix of CBD Central Business District and LC Limited Commercial. These properties are developed with various commercial uses. Property east of the site is zoned LC Limited Commercial and is developed with a commercial use. Property west of the site is zoned CBD Central Business District and is developed with a commercial use.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned LC Limited Commercial which permits a range of commercial uses but requires the provision of off-street parking per the UZC. The site has economic value as currently zoned. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking, modify building setback requirements, and potentially make the site more attractive to redevelopment.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request should have little if any significant adverse impact to nearby property owners.
4. **Length of time the property has been vacant as currently zoned:** The subject site is currently developed with a one-story building. The building is the former Devon Luggage store, but appears to be vacant at this time.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the Community Investments Plan the Wichita: Places for People Plan, and the Delano Neighborhood Plan.

**The Community Investments Plan:** The requested CBD zoning aligns with the goals of the Community Investment Plan. The Community Investment Plan (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for "New Residential and Employment Mix." This category "Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature." The category also states, "Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density."

**Wichita: Places for People Plan:** The requested zoning aligns with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles."

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 1, "Create walkable destinations that support the various neighborhood environments in the ECA." The proposed rezoning would eliminate the need for on-site parking and setbacks which will help maintain the walkability of the area. The requested zoning also aligns with Strategy 6, "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." The proposed rezoning would allow redevelopment that is contextual to Delano.
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Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community.”

- **Nodal Development Pattern:** The Places for People Plan recommends a nodal development pattern that creates a critical mass at the center of a Node and transitions in scale and intensity as uses shift from commercial to residential. The subject property falls within the Node of the Douglas and Sycamore “Community Core.” The Plan recommends various building types in the Node of a Community Core including mid-rise apartments, live/work units, small-scale commercial, small-scale mixed-use, medium-scale mixed-use, and large-scale mixed-use. The requested zoning would allow for all of these building types.

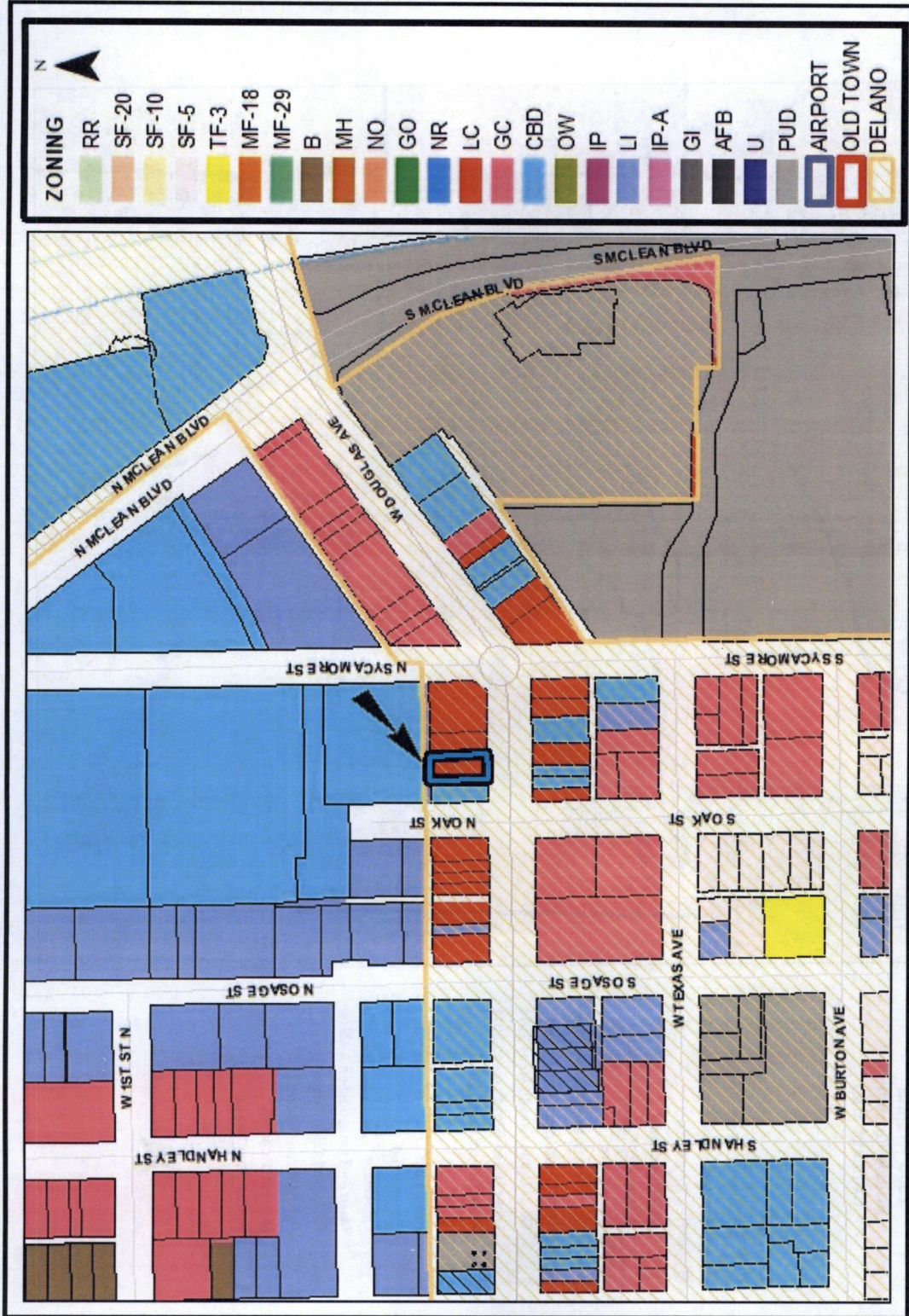
The Delano Neighborhood Plan: The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.” The site also falls within the boundaries of the Delano Overlay. Any future modifications to the design of the building must comply with the Delano Overlay Design Guidelines.

The Unified Zoning Code (UZC) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

6. **Impact of the proposed development on community facilities:** Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Delano Plan’s Future Land Use Map
5. Photos

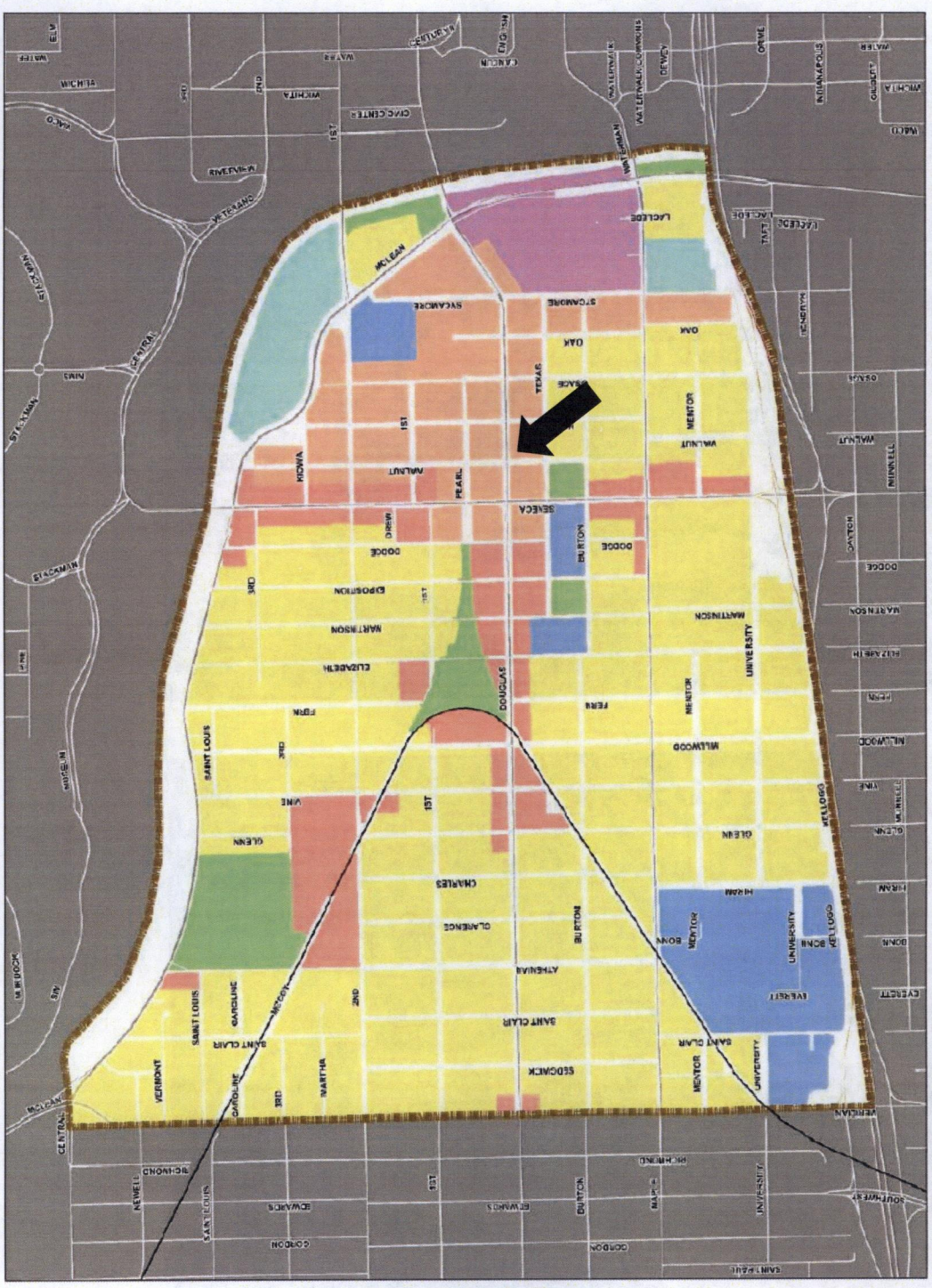




ZON2021-00058

Metropolitan Area Planning Commission

**Fig. 17e Future Land Use Concept**



- Legend**
- Delano Neighborhood Boundary
  - Future Land Use**
  - Residential
  - Commercial
  - Mixed Use
  - Major Institutional
  - Recreation
  - Entertainment
  - Parks and Open Space
  - Ballpark Village

# 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
  - 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





West of site



South of site

Photos



Site looking north



East of site