



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

August 1, 2022

St. Mark United Methodist Church  
Ms. Yolanda White  
1525 N. Lorraine  
Wichita, Ks. 67214

**RE: CON2022-00009:** City Conditional Use to allow a Group Residence on property zoned TF-3 Two-Family Residential and MF-29 Multi-Family Residential. (3104 East 14<sup>th</sup> St. North and 1507 North Hillside Avenue).

Dear Applicant;

At its regular meeting on June 2, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend APPROVAL the request subject to the enclosed conditions.

No protests were filed against this case. Therefore, the decision of the MAPC is final.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in blue ink that reads 'Mary M. Hunt'.

Mary M. Hunt  
Principal Planner

Copies to: MABCD  
Brandon Johnson, City Council District I  
Tasha Hayes, CSR District I  
File



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

June 9, 2022

St. Mark United Methodist Church  
1525 N. Lorraine  
Wichita KS 67214

**RE: CON2022-00009:** City Conditional Use to allow a Group Residence on property zoned TF-3 Two Family Residential and MF-29 Multi-Family; generally located northwest of East 14<sup>th</sup> St. North and North Hillside Avenue (3104 E. 14<sup>th</sup> Street North).

Dear Applicant;

At its regular meeting on June 2, 2022 the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

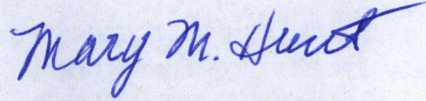
1. The site shall be developed in compliance with the approved site plan.
2. The Conditional Use approval is limited to a maximum of 13 persons and two (2) staff members.
3. No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190
4. The site shall be developed and operated in compliance with all federal, state and local rules and regulations.
5. If the Zoning Administrator finds there is a violation of any of the conditions of approval of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

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 June 16, 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 **June 16, 2022 at 5:00 p.m.**

If there are no protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on **Tuesday, July 5, 2022** beginning at 9:00 a.m.

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,



Mary M. Hunt  
Principal Planner

Copies to: MABCD  
Brandon Johnson, Council Member District I  
Tasha Hayes, CSR District I  
File

**CONDITIONAL USE RESOLUTION NO. CON2022-00009**

**WHEREAS**, Saint Mark United Methodist Church, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow Group Residence, Limited on property zoned TF-3 Two-Family Residential and MF-29 Multi-Family located at 3104 E. 14<sup>th</sup> St. North and 1507 N. Hillside Ave., legally described as:

Lots 49, 51, 53, 55, on Hillside Avenue, in Girard Addition to Wichita, Sedgwick County, Kansas, and Lots 50,52, 54, 56, on Lorraine Avenue, in Girard Addition to Wichita, Sedgwick County, Kansas.

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of June 2, 2022, consider said application; and

**WHEREAS**, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to allow Group Residence, Limited on property zoned TF-3 Two-Family and MF-29 Multi-Family located at 3104 E. 14<sup>th</sup> Street N. and 1507 N. Hillside Avenue legally described as:

Lots 49, 51, 53, 55, on Hillside Avenue, in Girard Addition to Wichita, Sedgwick County, Kansas, and Lots 50,52, 54, 56, on Lorraine Avenue, in Girard Addition to Wichita, Sedgwick County, Kansas.

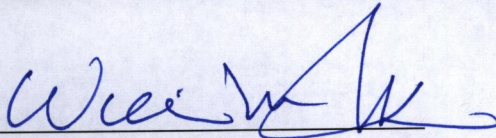
Approved subject to the following conditions:

- 1) The site shall be developed in compliance with the approved site plan.
- 2) The Conditional Use approval is limited to a maximum of 13 persons and two (2) staff persons.
- 3) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 4) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 5) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

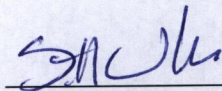
Adopted this 2nd Day of June 2022.

METROPOLITAN AREA PLANNING COMMISSION

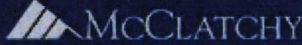
ATTEST:



William M. Johnson, Chairman



Scott Wadle, Secretary



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	259625	Print Legal Ad - IPL007298		\$236.56	3	94 L

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

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

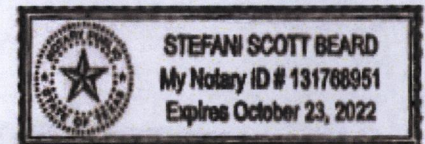
No. of Insertions: 1  
 Beginning Issue of: 05/12/2022  
 Ending Issue of: 05/12/2022

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 05/12/2022 to 05/12/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 05/12/2022

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!

## LEGAL PUBLICATION

OCA 150004  
 Published in The Wichita Eagle on May 12, 2022  
 (One Time Only)

MAFC/BZA June 2, 2022  
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, June 2, 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) 2684421.

CON2022-00008: Request in the City for a Conditional Use for Accessory Apartment in SF-5 Single-Family Residential, Generally located within 500 feet west of North Amidon Avenue and within 500 Feet south of West 25th Street North (2042 West Columbine Lane).

CON2022-00009: Request in the City for a Conditional Use to allow a Group Residence on property zoned TF-3 Two-Family Residential; generally located northwest of East 14th Street North and North Hillside Avenue (3104 E. 14th St. N.).

CON2022-00010: Request in the City for a Conditional Use to permit vehicle sales on property zoned LC Limited Commercial; generally located on the north side of West Central Avenue and one-block east of I-235 Highway (5534 West Central).

CUP2022-00019: Request in the City for a minor amendment to CUP DF-204 to allow a night club as an accessory to a restaurant on Parcel 5 on the LC Limited Commercial zoned property; generally located approximately one-eighth mile north of West 21st Street North, on the east side of North Maize Road.

PUD2022-00010: 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.

PUD2022-00011: Request in the City for a zone change from SF-5 Single-Family Residential to PUD Planned Unit Development for multi-family development on property located on the south side of North McLean Blvd and one-half mile west of North Seneca Street (between N. Vine and N. Fern Avenues).

WAC2022-00013: Request in the city to vacate a portion of a platted drainage and utility easement on property zoned SF-5 Single Family Residential within a quarter mile west of Webb Road and within a quarter mile north of 13th Street (9451 E. Lakefront Circle).

WAC2022-00014: Request in the City to vacate a portion of North Millwood Avenue for redevelopment (associated with PUD2022-00011 for multi-family use); generally located on the south side of North McLean Blvd, one-half mile west of North Seneca Street, between N. Vine and N. Fern Avenues.

WAC2022-00015: Request in the City to vacate a portion of an easement dedicated by separate instrument on SF-5 Single-Family Residential zoned property generally located west of North West Street, south of West 2nd Street on the east side of North Tracy Street (238 N. Tracy).

ZON2022-00023: Request in the City for a zone change from SF-5 Single Family 5 to TF-3 Two Family Residential; generally located on the west side of Webb Road, one quarter mile south of East Pawnee.

ZON2022-00027: Request in the City for a zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located on the west side of North Meridian, within one-half mile north of West 53rd Street (5735 N. Meridian 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 MAFC, 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 MAFC as by law provided.

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) 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 MAFC, 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

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  
 Access Code: 651-644-141

Join from a video-conferencing room or system.  
 Dial in or type: 67.217.95.2 or [incomlink.goto.com](https://incomlink.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 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 May 12, 2022.  
 Scott Wadle, Secretary  
 WichitaSedgwick County  
 Metropolitan Area Planning Commission  
 IPL007298  
 May 12 2022



# STAFF REPORT

MAPC: June 2, 2022  
DAB I: June 13, 2022

**CASE NUMBER:** CON2022-00009 (City)

**APPLICANT/AGENT:** Mark Wagner, ICON Structures (Agent)  
Yolanda White, Saint Mark United Methodist Church (Applicant)

**REQUEST:** Conditional Use for Group Residence, Limited

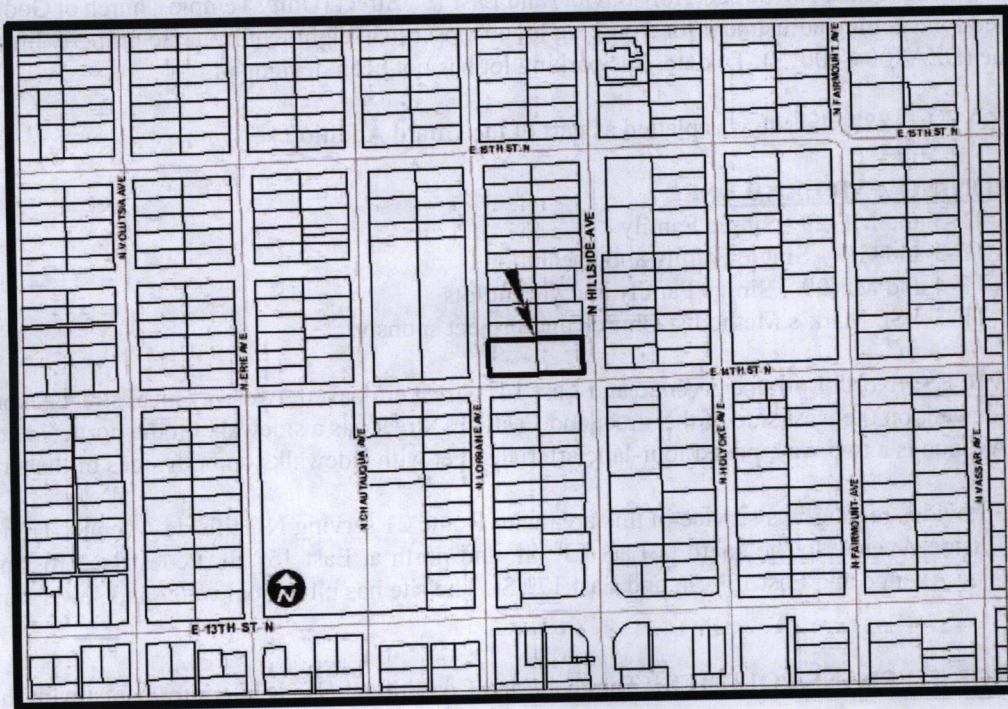
**CURRENT ZONING:** TF-3 Two-Family Residential and MF-29 Multi-Family Residential

**SITE SIZE:** 0.6286 acres

**LOCATION:** Located between N. Lorraine Avenue and N. Hillside Avenue along E. 14<sup>th</sup> St. N.

**PROPOSED USE:** Group Residence, Limited

**RECOMMENDATION:** Approval with Conditions.



**BACKGROUND:** The applicant is requesting a Conditional Use for a Group Residence, Limited called Nehemiah Village on two lots zoned TF-3 Two-Family Residential, and MF-29 Multi-Family Residential, generally located between North Lorraine Avenue and North Hillside at East 14<sup>th</sup> St. North (3104 East 14<sup>th</sup> St. North and 1507 North Hillside Avenue). At this time the applicant intends to build one building on the west lot located at 3104 East 14<sup>th</sup> St., although parking and landscaping will be provided on both lots.

The Unified Zoning Code defines Group Residence as “a residential facility providing cooking, sleeping, and sanitary accommodations for a group of people, not defined as a family, on weekly or longer basis.” It defines Group Residence, Limited as “a Group Residence that is occupied by six (6) to 15 persons, including staff members who reside in the facility.” Group Residence, Limited is permitted within the TF-3 zoning district, and the MF-29 zoning district by Conditional Use.

The applicant plans to provide seven bedrooms, seven bathrooms and two restrooms (without baths/showers) in the building illustrated on the site plan. The church organization, St. Mark’s United Methodist Church plans to add an additional building on the eastern portion of the site at a future date. The facility will serve adult men ages 18 and older. The proposed Conditional Use will provide an opportunity for formerly incarcerated men, who are not on parole, and have completed a screening program through the Church, to reside in a neighborhood environment. Residents of this facility are not under any correctional supervision. The off-street parking requirement for Group Residence Limited is one per bedroom. The proposed site plan provides 16 parking spaces.

Visitors to the facility will include those providing professional services only.

Properties to the north are zoned TF-3 Two-Family and MF-29 Multi-Family; Properties to the east are zoned MF-29 Multi-Family; properties to the west are zoned TF-3 Two-Family, and properties to the south are zoned TF-3 Two-Family and GO General Office. Surrounding residential properties are developed as single-family dwellings with attached and detached garages. There are churches nearby along N. Lorraine Ave, the sponsoring institution (St. Mark’s Methodist Church), North Hillside at East 13<sup>th</sup> Street (Holy Savior) and East 15<sup>th</sup> Street (Unity Temple Church of God). In 2004 the site was approved for a zoning adjustment for a parking lot no closer than eight feet from the property line along North Lorraine Avenue (BZA2004-00072). To date, this parking lot has not been developed.

**CASE HISTORY:** In 1887, the site was platted as part of the Girard Addition.

**ADJACENT ZONING AND LAND USE:**

NORTH: TF-3 and MF-29 - Single Family  
SOUTH: TF-3 and GO – Single Family and vacant lot  
EAST: TF-4 and MF-29 – Single Family and vacant lots  
WEST: TF-3 – St. Mark’s Methodist Church and project sponsor

**PUBLIC SERVICES:** North Lorraine Avenue and East 14<sup>th</sup> Street are paved, two-way local streets. North Lorraine Avenue has a sidewalk on the west side of the street and East 14<sup>th</sup> Street has a sidewalk on the north side of the street. North Hillside Avenue is a two-way, paved four-lane arterial street with sidewalks on both sides of the street.

Wichita Transit provides regular bus service in this area with Route 21 serving N. Hillside Avenue. Transit stops are located along Hillside Avenue to the south at East 13<sup>th</sup> St. and north at East 15<sup>th</sup> St. Pedestrian crossing lights are available at Hillside Avenue and East 13<sup>th</sup> St. and East 17<sup>th</sup> St. The site has municipal water and sewer services.

**CONFORMANCE TO PLANS/POLICIES:** The requested Conditional Use is in conformance with the following plans.

The Community Investments Plan: The requested Conditional Use is in conformance with the 2035 Future Growth Concept Map of the Community Investment Plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be primarily appropriate for residential uses and defines residential uses as a variety of housing types and housing situations such as Group Residences.

Wichita: Places for People Plan: The requested Conditional Use is in conformance 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 Conditional Use aligns with Strategy 5, “Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.” The proposed Group Residence would provide a housing option that otherwise is limited in the area. The requested Conditional Use also aligns with Strategy 6, “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.”
- **Current Condition:** The subject property is located within an area identified as an “area of opportunity.” The Places for People Plan defines Areas of Opportunity as those “areas that generally exhibit economic challenges, a disconnected development pattern, and a lack of walkable places and facilities. These areas are in need of strategic reinvestment, both public and private to assist in redefining and reinvigorating the area, physically and socially.” The Conditional Use would expand the opportunity for private investment in the area.

**RECOMMENDATION:** Based on the information available prior to the public hearing, MAPD staff recommends the application be **APPROVED** subject to the following conditions. Staff recommends (does not require) the applicant install a sidewalk on the east side of Lorraine for the length of the subject property.

- 1) The site shall be developed in compliance with the approved site plan.
- 2) The Conditional Use approval is limited to a maximum of 13 persons and two (2) staff members.
- 3) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 4) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 5) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

The staff’s recommendation is based on the following findings:

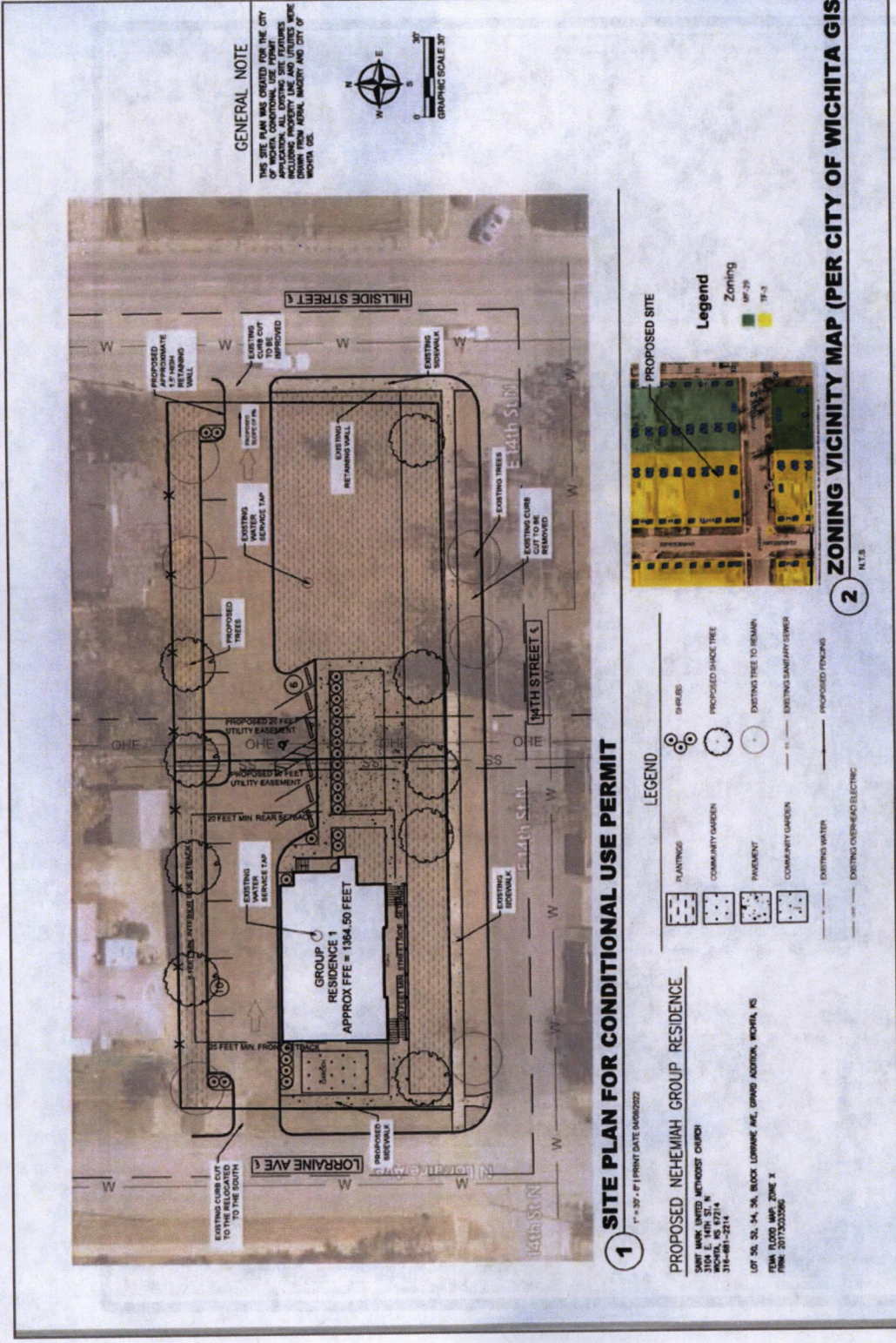
1. **The zoning, uses and character of the neighborhood:** Properties to the north are zoned TF-3 Two-Family and MF-29 Multi-Family with single-family homes; Properties to the south are zoned TF-3 Two-Family and GO General Office, including single-family homes and a vacant lot; properties to the east are zoned TF-3 Two-Family and MF-29 Multi-Family with single-family homes and vacant lots, and property to the west is zoned TF-3 with St. Mark’s Methodist Church, the project sponsor. Residential properties are developed with single-family dwellings with attached garages and detached garages. Given the recommended restriction on residency of the Group Residence, it is not out of character with the surrounding residential neighborhood.
2. **The suitability of the subject property for the uses to which it has been restricted:** The western portion of the subject property is currently zoned TF-3 Two-Family Residential and could be used as a single family home or developed into a duplex. A Group Residence may be permitted within this zoning classification by Conditional Use approval. The eastern portion of the subject property is currently zoned MF-29 Multi-Family Residential and could be used as a single-family home, a duplex, multi-family, Group Home or assisted living. A Group Residence, Limited may be permitted within this zoning classification by Conditional Use approval.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Group Residence, Limited is permitted as a Conditional Use within the TF-3 Two-Family Residential district, and MF-29 Multi-Family Residential district. The recommended restriction on residency of the Group Residence should mitigate possible negative impacts on surrounding properties.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan:** The requested Conditional Use is in conformance with the Community Investments Plan as noted in the staff report.
5. **Relative gain to the public health, safety, and welfare compared to the loss in value or the hardship imposed upon the applicant:** The proposed Conditional Use will provide an opportunity for formerly incarcerated men, who are not on parole, nor required by the state to be enrolled here, who have completed a screening program through the Church in a neighborhood environment.
6. **Impact of the proposed development on community facilities:** If the associated Conditional Use is approved, there will be negligible increase to traffic in the neighborhood due to the introduction of the Group Residence Limited.

**Attachments:**

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Community Investments Plan Land Use Map
5. Site Photos

Metropolitan Area Planning Commission  
 CON2022-00009



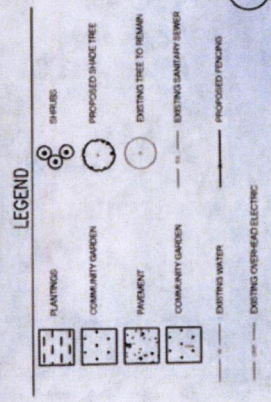
**1 SITE PLAN FOR CONDITIONAL USE PERMIT**

1" = 30' - P1 PRINT DATE 8/8/2022

**PROPOSED NEHEMIAH GROUP RESIDENCE**

SMART MARK UNITED METHODIST CHURCH  
 3104 E. 14TH ST. N.  
 WICHITA, KS 67214  
 316-261-4214

LOT 30, 32, 34, 36, BLOCK LORRAINE AVE, GRAND ADDITION, WICHITA, KS  
 PWA 15 608 MAP, ZONE X  
 PWA 2017X032862



**2 ZONING VICINITY MAP (PER CITY OF WICHITA GIS)**

N.T.S.



**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



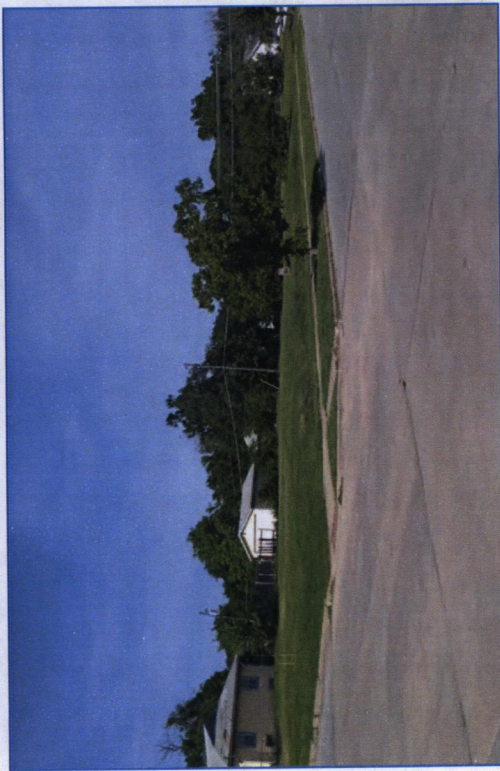
# FUTURE DEVELOPMENT - NEHEMIAH VILLAGE A HOME FOR RETURNING CITIZENS



IN PARTNERSHIP WITH:

**Nehemiah Village**  
**SAINT MARK**  
*Community of Friends & Neighbors*  
**Mennonite Central Committee**  
**SHOCKER NEIGHBORHOOD COALITION**  
**Great Plains UNITED METHODISTS**  
**WORKING MEN of CHRIST**  
**GLWV Architecture**

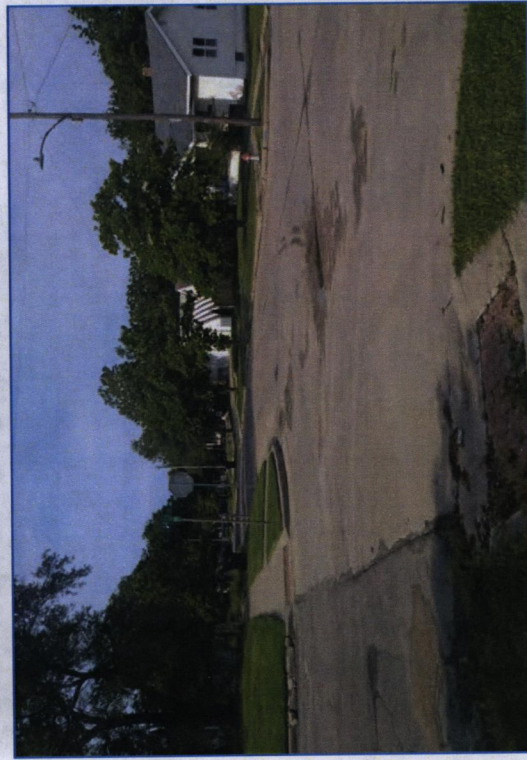
Looking northeast at site N. Lorraine & E. 14<sup>th</sup> St.



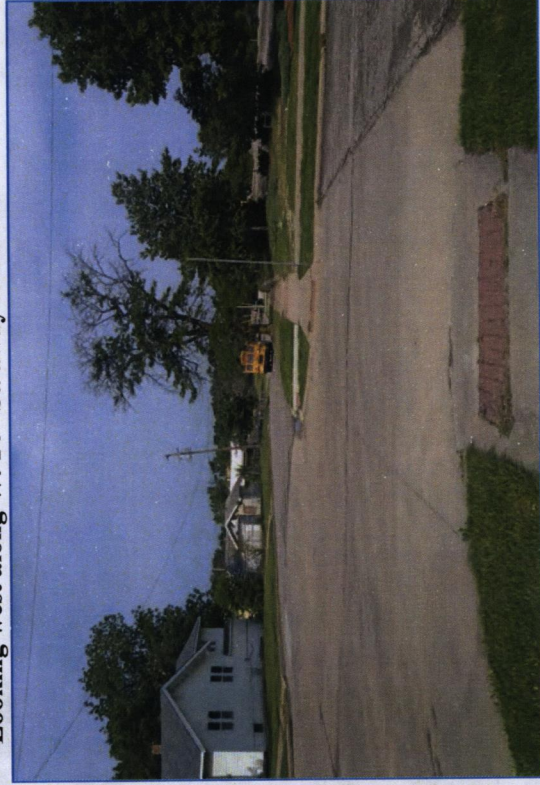
Looking east from site along E. 14<sup>th</sup> St. N.



Looking south along N. Lorraine Ave. away from site

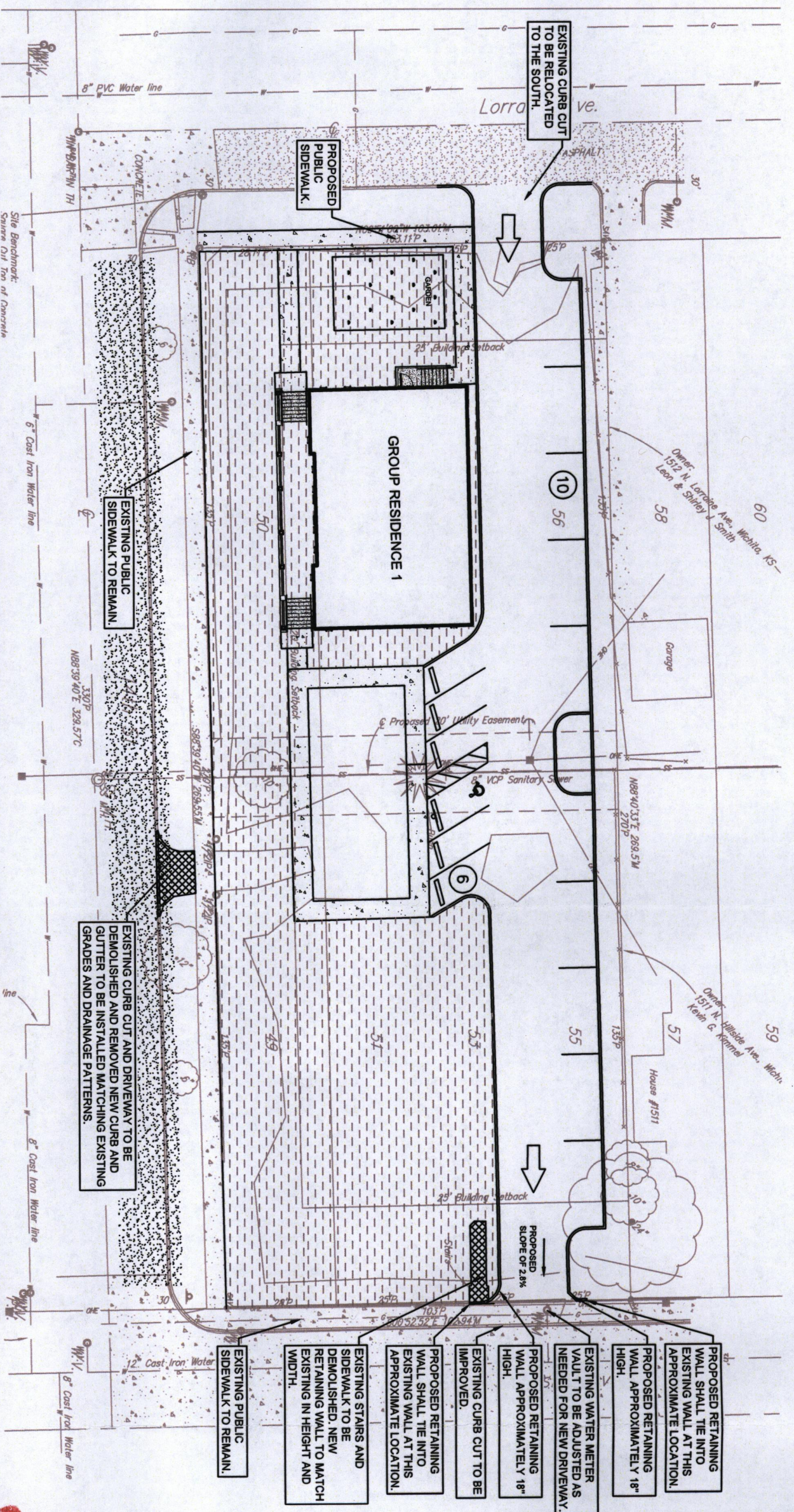


Looking west along W. 14<sup>th</sup> St. away from site



**Mark's Church on northwest corner of Lorraine & E. 14<sup>th</sup> St. N.**



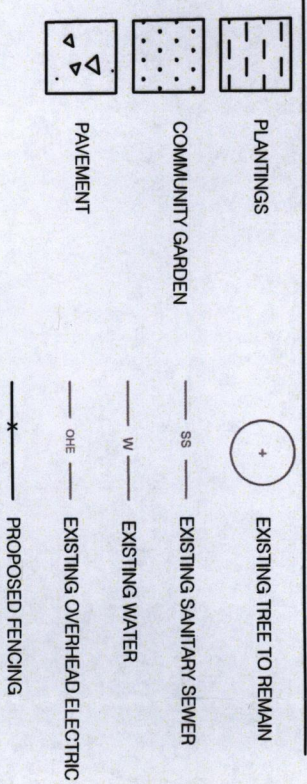


**1 SITE PLAN FOR CONDITIONAL USE PERMIT RESIDENCE 1**

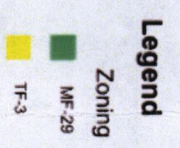
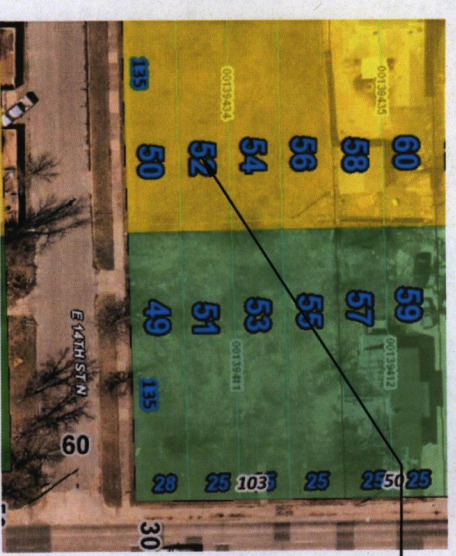
PROPOSED NEHEMIAH GROUP RESIDENCE

SAINT MARK UNITED METHODIST CHURCH  
 3104 E. 14TH ST. N  
 WICHITA, KS 67214  
 316-681-2214

LOT 50, 52, 54, 56, BLOCK LORRAINE AVE, GIRARD ADDITION, WICHITA, KS  
 FEMA FLOOD MAP: ZONE X  
 FRM: 2017303586



**LEGEND**

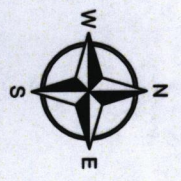


**PROPOSED SITE**

**2 ZONING VICINITY MAP (PER CITY OF WICHITA GIS)**

N.T.S

**SITE PLAN**  
 APPROVED 8-1-22  
*[Signature]*



**GENERAL NOTE**  
 THIS SITE PLAN WAS CREATED FOR THE CITY OF WICHITA CONDITIONAL USE PERMIT APPLICATION.