Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2022

Will Hayes
901 Partners, LLC
555 W. Douglas Ave. Suite 201
Wichita, KS 67213

Mr. Russ Ewy
Baughman Company, P.A.
315 Ellis St.
Wichita, KS 67211

RE: ZON2022-00047: City zone change from LC Limited Commercial to CBD Central Business District; generally located on the southwest corner of West Douglas Avenue and South Handley Street (901 W. Douglas Ave.).

Dear Applicant:

At its regular meeting on **November 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,

Mary M. Hunt

Mary M. Hunt, AICP
Principal Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV

Wichita-Sedgwick County Metropolitan Area Planning Department

October 14, 2022,

Will Hayes
901 Partners, LLC
555 W. Douglas Ave. Suite 201
Wichita, KS 67213

Russ Ewy
Baughman Company, P. A.
315 Ellis St.
Wichita, KS 67211Brent Miller

RE: ZON2022-00047: Zone Change request in the City from LC-Limited Commercial to CBD-Central Business District to develop property consistent with surrounding properties; located at the southwest corner of the W. Douglas Ave. and S. Handley St. (approximately two blocks east of S. Seneca).

Dear Applicant;

At its regular meeting on **October 6, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) 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 **October 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 **October 20, 2022 at 5:00 p.m.**

District Advisory Board IV (DAB) considered this case at their meeting held at **6:30 p.m., Monday, October 3, 2022.** The District Advisory Board voted unanimously to recommend the rezoning request.

This application is scheduled for consideration by the Wichita City Council on **Tuesday, November 8, 2022 beginning at 9:00 a.m.** The City Council 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,

Mary M. Hunt

Mary M. Hunt, AICP
Principal Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Nov. 25, 2022

ORDINANCE NO. 51-983

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. ZON2022-00047

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

> The east 30 feet of Lots 21, 23, 25, 27 and 29, on Wichita Avenue, now Handley Street, in West Wichita, Sedgwick County, Kansas; together with the west 10 feet of vacated Wichita Avenue, now Handley Street adjoining said lots on the East.

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.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

Approved as to form:
Jennifer Magaña, City Attorney and Director of Law

McClatchy

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	350661	Print Legal Ad-IPL00993480 - IPL0099348		$53.65	1	64 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 NOVEMBER 25, 2022
ORDINANCE NO. 51-983

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.

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Case No. ZON2022-00047

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

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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
Jamie Buster, City Clerk
(SEAL) Approved as to form:
Jennifer Magan a. City Attorney and Director of Law
IPL0099348
Nov 25 2022

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

No. of Insertions: 1
Beginning Issue of: 11/25/2022
Ending Issue of: 11/25/2022

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 11/25/2022 to 11/25/2022.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 11/25/2022

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

McClatchy

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	316357	Print Legal Ad - IPL0089366		$335.58	4	100 L

Attention: MANDY HEBERT

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

LEGAL PUBLICATION
OCA 150004
Published in The Wichita Eagle on September 15, 2022
(One Time Only)
MAPC/BZA October 6, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, 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.

BZA2022-00038: Variance request in the City to permit a sign area increase from 32 sq. ft. to 42 sq. ft. to increase visibility of sign and to permit an LED sign on property zoned GO General Office, located on the west side of South Hillside Ave and within one half mile south of East Douglas Ave (311 S Hillside).
BZA2022-00041: Variance request in the City to increase the height of an off-site sign to 60 feet on property zoned LI Limited Industrial, generally located on the west side of Hydraulic Avenue, within one-quarter mile north of East 37th Street North (4035 North Hydraulic Avenue).
BZA2022-00042: Variance request in the City to increase the permitted height of a screening wall from 9 to 10 feet on property zoned SF-5 Single-Family Residential; generally located a quarter-mile east of the intersection of North Ridge Road and West 13th Street North.
CON2022-00032: Conditional Use request in the City for Day Care, General, located in SF-5 Single Family zoning district, approximately one-quarter mile east of the intersection of East Central Avenue and North Woodlawn Blvd (7011 East Central Avenue).
CON2022-00033: Conditional Use request in the City to amend CON2012-21 to allow outside music and dancing and amend CU-523 to modify hours of operation on property zoned LC Limited Commercial; generally located on the north side of West 21st Street North and within one block east of North Tyler Road (8550 & 8558 W 21st Street).
CON2022-00034: Conditional Use Request in the City to permit an off-site sign within 300 feet of residential property; on property zoned GI General Industrial; located between North Hydraulic and I-135 Highway and within one-quarter mile north of East 37th Street North (4035 N Hydraulic).
CON2022-00035: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor (associated with ZON2022-00046) for a used car dealership on property zoned LC Limited Commercial; located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 N. Hillside Ave).
CUP2022-00041: Request in the City to Amend the Hanley Community Unit Plan DP-154 to permit a carwash on Parcel 7, zoned LC Limited Commercial; located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Rd).
CUP2022-00042: Community Unit Plan Amendment request in the City to DP-126 to increase the height of an existing cell tower from 120 feet to 137 feet on property zoned GC General Commercial; located within one-quarter mile north of East Central Avenue and within one-quarter mile east or North Edgemoor.
CUP2022-00043: Request in the City to Amend Parcel 5 of the Tallgrass East Business Park CUP DP-192 to convert a medical office into a general office use (with ZON2022-00048), located within one-block east of North Webb Road and one-half mile south of K-96 Highway (9727 E Shannon Woods Cir).
CUP2022-00044: Request in the City to amend the LC Limited Commercial zoned Community Unit Plan DP-279 to align all Parcels and Reserves with the replat of Cross Pointe 2nd Addition, and revise provisions for signage totals and size, access drives, landscaping, height of buildings and architectural control on certain parcels; generally located on the southeast side of East 21st Street North and North Greenwich Road.
VAC2022-00028: Request in the City to Vacate a portion of a platted setback on LI limited Industrial zoned property; generally located on the southwest corner of East 39th Street North and North Webb Road.
VAC2022-00029: Request in the City to Vacate platted sanitary sewer easements on property zoned LI Limited Industrial; generally located 1200 feet south of the K-96 Highway and North Hoover Road, on the east side of North Hoover Road.
VAC2022-00030: Request in the City to Vacate utility easements in Limited Commercial (LC) zoning in CUP DP-250 for site development; generally located on the west side of North Ridge Road and on the north side of West 37th Street North.
ZON2022-00040: Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family Residential on property located on the west side of South 167th Street West and within one-quarter mile north of West Maple Street.
ZON2022-00045: Zone Change request in the City from LC Limited Commercial District with PO #175 to GC General Commercial District with PO #397 to allow development of vacant parcels; generally located east of South Seneca Street within one-half mile of West Harry Street.
ZON2022-00046: Zone Change request in the City from MF-29 Multi-Family Residential to LC Limited Commercial (with CON2022-00035) for Vehicle and Equipment Sales, Outdoor, located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 North Hillside).
ZON2022-00047: Zone Change request in the City from LC Limited Commercial to CBD Central Business District to redevelop the site in a consistent manner with surrounding properties; generally located on the south side of West Douglas Avenue, within two-block east of South Seneca Street (901 W Douglas).
ZON2022-00048: Zone change request in the City from B Multi-Family Residential to GO General Office associated with CUP2022-00043 a minor amendment to Community Unit Plan DP-192 to allow general office uses on Parcel 5, generally located within one-block east of North Webb Road and one-half mile south of K-96 Highway (9727 E Shannon Woods Cir).
ZON2022-00050: Zoning change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build duplexes; generally located on the east side of South Greenwich Road, within one-quarter mile south of East Harry Street.
ZON2022-00051: Zone change request in the City from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District; generally located on the southwest corner of West Burton Avenue and South Meridian Avenue (201 South Meridian).
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 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 Ronald Reagan 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 (571) 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##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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.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 (316-2684464) by 5pm, 3 days prior to the meeting.
WITNESS MY HAND on September 15, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0089366
Sep 15 2022

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

No. of Insertions: 1
Beginning Issue of: 09/15/2022
Ending Issue of: 09/15/2022

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 09/15/2022 to 09/15/2022.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 09/15/2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

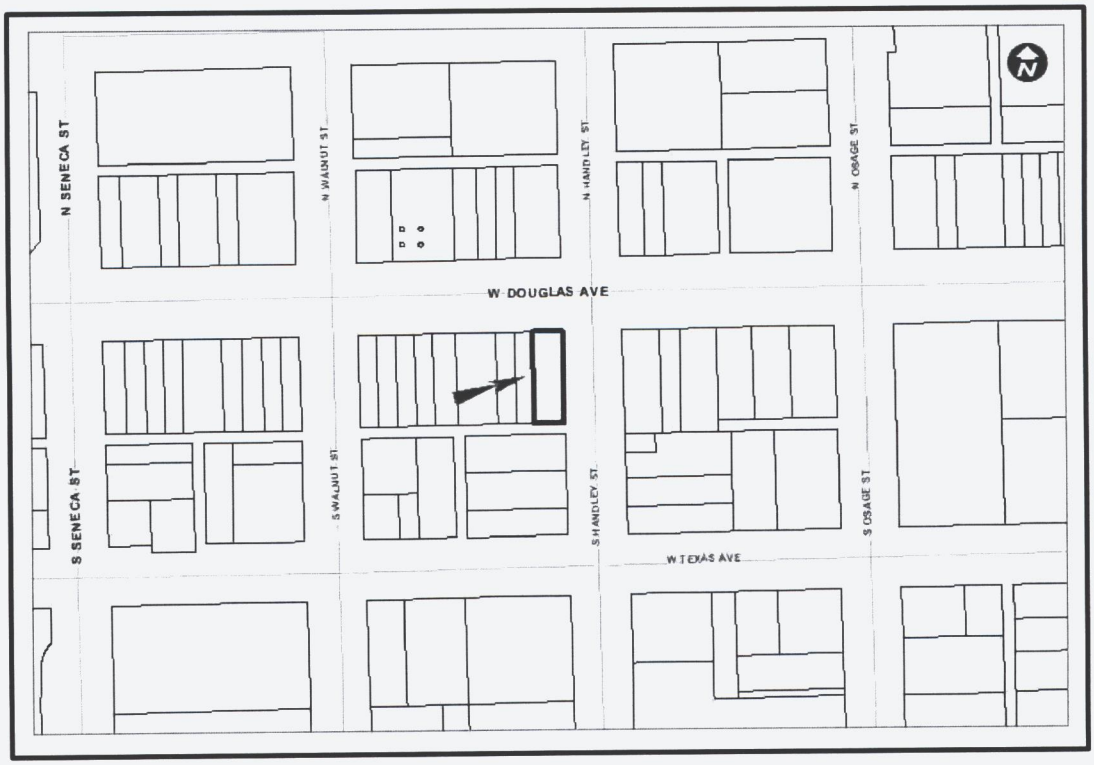
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.11

STAFF REPORT
MAPC October 6, 2022
DAB IV October 3, 2022

CASE NUMBER:	ZON2022-00047 (City)
APPLICANT/AGENT:	901 Partners, LLC (owner) (Will Hayes); Baughman Company, P.A. (agent)
REQUEST:	CBD Central Business District
CURRENT ZONING:	LC Limited Commercial District
SITE SIZE:	0.1145 acres
LOCATION:	Generally located on the south side of West Douglas Avenue and with two blocks east of South Seneca Street. (901 W. Douglas Avenue)
PROPOSED USE:	To redevelop the subject property in a consistent manner with surrounding properties.
RECOMMENDATION:	Approve



BACKGROUND: The applicant is requesting a zone change from LC Limited Commercial District to CBD Central Business District zoning on 0.1145 platted acres located on the south side of West Douglas Avenue and within two blocks east of South Seneca Street (901 South Douglas Avenue). The subject site is currently developed with a two-story brick building with a health care non-profit using the building at this time. 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 eight years, more than a dozen zone changes to CBD have been approved in the Delano area.

Properties north of the site, across West Douglas Avenue, are zoned a mixture of LC Limited Commercial District, CBD Central Business District, and GC General Commercial District. Other zoning districts surrounding the site include LI Limited Industrial District, GC General Commercial District, LC Limited Commercial District. The properties are developed with a range of commercial uses including retail stores, restaurants, used car sales, clothing stores and offices. Property south of the site is zoned GC General Commercial District and developed with a commercial use. Property east of the site is zoned LI Limited Industrial District and is developed with a commercial use.

CASE HISTORY: On November 23, 1912, the property was platted as a portion of Lots 21, 23, 25, 27 and 29 on Wichita Avenue, now Handley Avenue in the West Wichita Addition, Sedgwick County. This property includes the east 30 feet of said blocks. The property was included in the Delano Neighborhood Revitalization Plan in 2001 and 2019.

ADJACENT ZONING AND LAND USE:

North:	LC; GC; CBD;	Commercial Building
South:	GC	Commercial Building
East:	LI	Used car lot
West:	LC	Commercial Building

PUBLIC SERVICES: The site has access to West Douglas Avenue, a two-lane paved arterial with sidewalks and on-street parking, and South Handley Street, a two-lane local street with sidewalks on both side with on-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 east and one block south at West Texas Avenue and South Oak Street. The proposed multimodal facility to be constructed on the site bounded by Sycamore, Oak, Burton, and Texas streets is beyond 30 percent design. The multimodal facility will include: 12 bus bays, office space, security office, ticket windows, and public and staff restrooms. In addition, the proposed parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes and includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Two transit routes serve Douglas Avenue with service every 45 minutes, in each direction per route.

CONFORMANCE TO PLANS/POLICIES: The requested CBD zoning would continue to allow the

property to be in conformance with existing plans and policies.

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 Employment." This category "encompasses areas of land that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment." The category also states, "In certain area, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed."

Wichita: Places for People Plan: The requested CBD zoning aligns with the goals of the Wichita: Places for People Plan by allowing for development momentum in the area. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area. The subject site is located within the Established Central Area in an area identified as an "area of stability." The Places for People Plan defines Areas of Stability as those "locations within the ECA 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. Furthermore, this commercial district is identified as a Community Core node as identified in the Wichita: Places for People Plan (2019). A Community Core node is intended to serve multiple neighborhoods and is designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services. While accommodating the retail and service market for multiple neighborhoods, the integration of civic or office uses will enhance the economic sustainability of these places. Ample on-street parking is available as well as surface parking lots nearby the subject parcel. This zoning action encourages walkability throughout the Delano Commercial District and beyond. Improvements should be targeted to support and continue this development momentum and strengthen the established physical context.

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**: Properties north of the site, across West Douglas Avenue, are zoned a mix of LC Limited Commercial District, CBD Central Business District, and GC General Commercial District. Other zoning districts surrounding the site include LI Limited Industrial District, GC General Commercial District, LC Limited Commercial District. The properties are developed with a range of commercial uses including retail stores, restaurants, used car sales, clothing stores and offices. Property south of the site is zoned GC General

Commercial District and developed with a commercial use. Property east of the site is zoned LI Limited Industrial 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 District 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 and modify building setback requirements and make the site more attractive to potential 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.

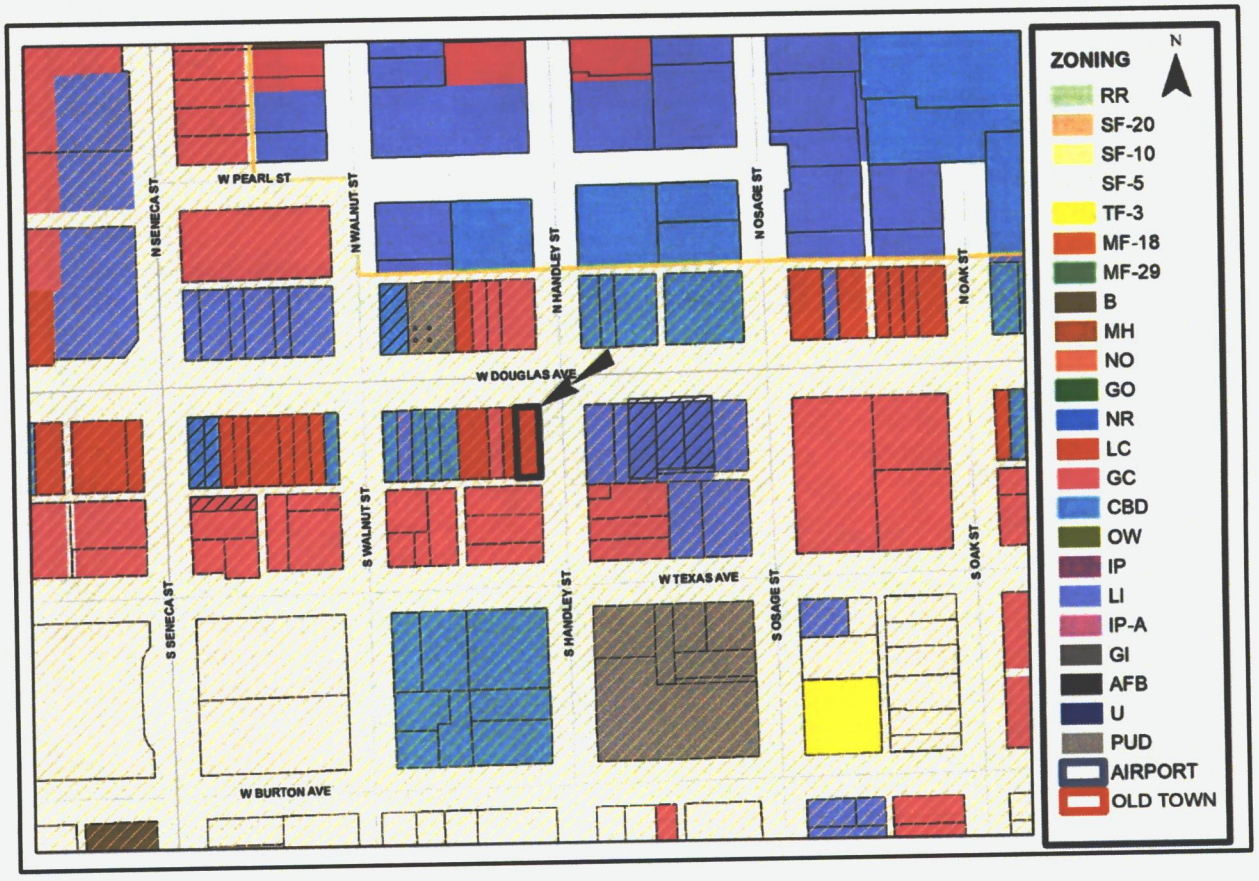
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The requested CBD zoning would continue to allow the property to be in conformance with the *Community Investments Plan,* the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.

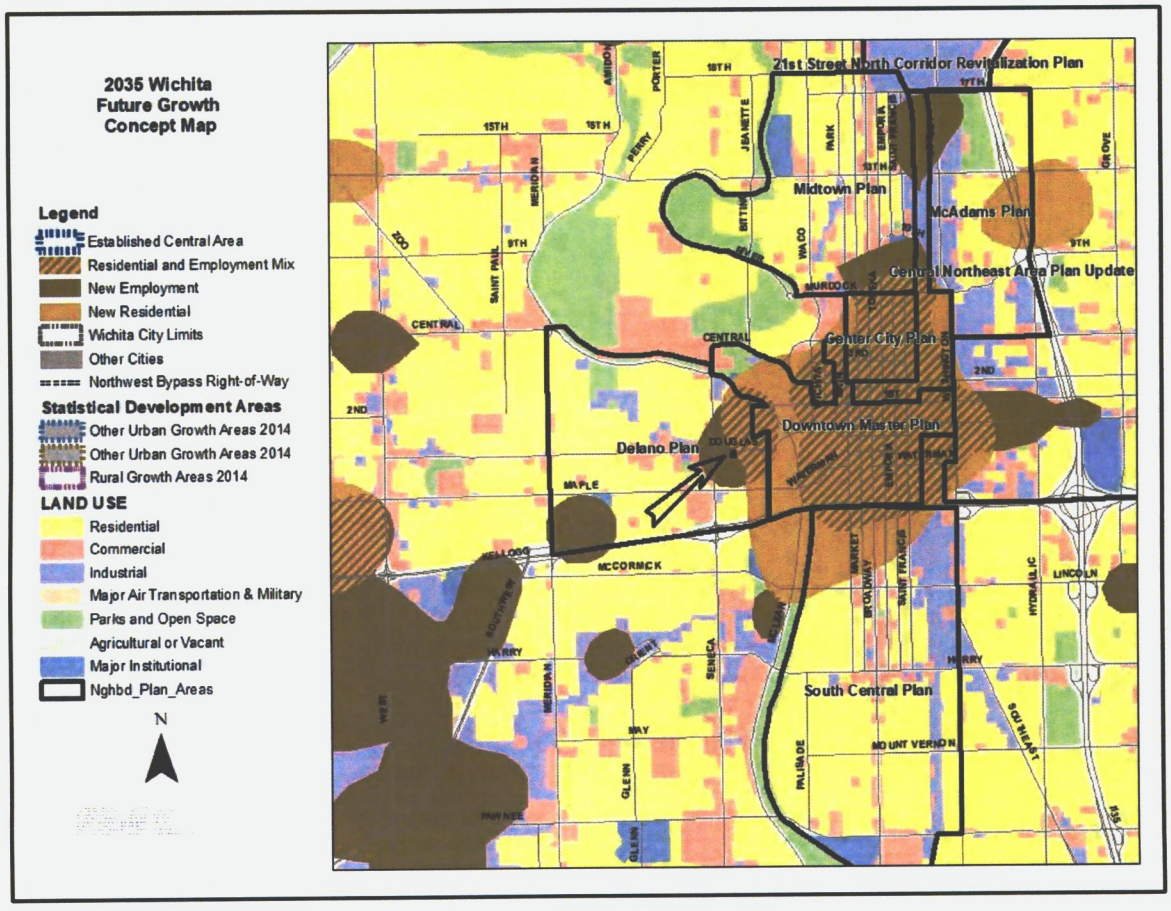
6. **Impact of the proposed development on community facilities**: Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.

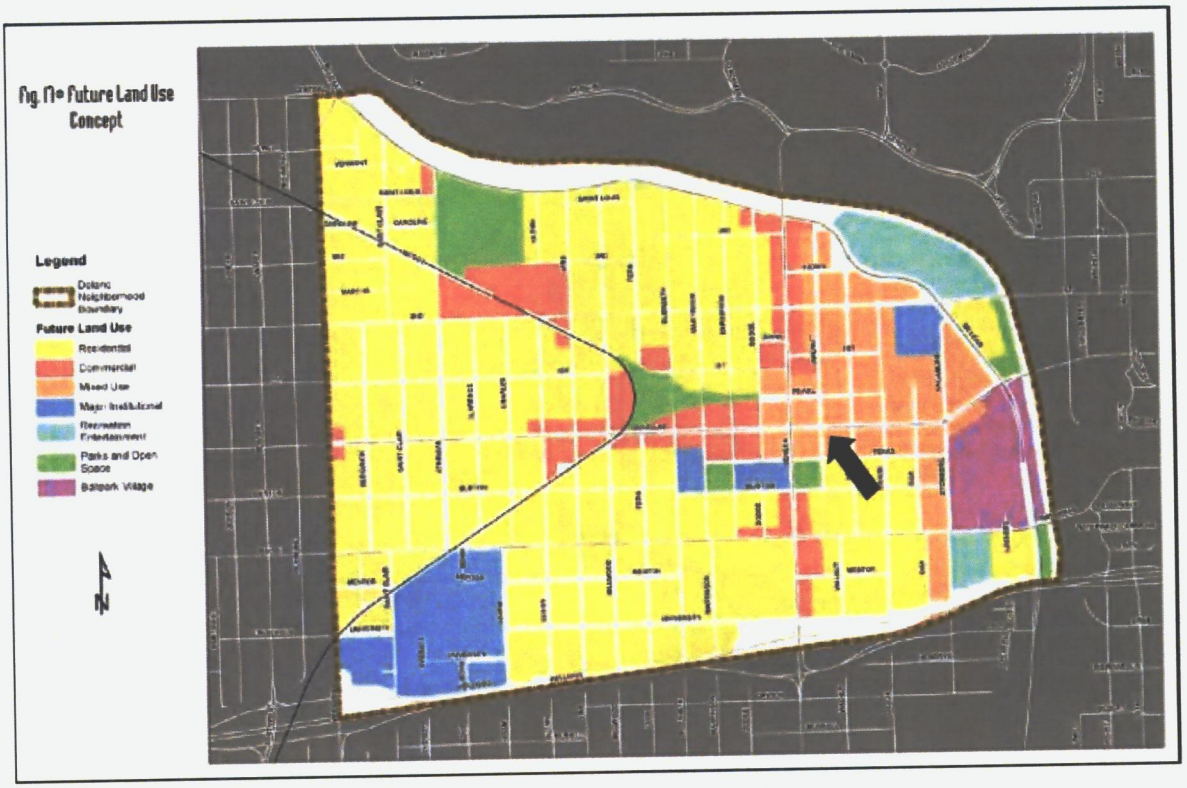
Staff Report Attachments:

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


N WALNUT ST
N HANDLEY ST
W DOUGLAS AVE
S WALNUT ST
S HANDLEY ST


ZONING
N
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
W PEARL ST
N SENECA ST
N WALNUT ST
N HANDLEY ST
N OSAGE ST
N OAK ST
W DOUGLAS AVE
S WALNUT ST
S SENECA ST
S HANDLEY ST
W TEXAS AVE
S OSAGE ST
S OAK ST
W BURTON AVE


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
N
21st Street North Corridor Revitalization Plan
Midtown Plan
McAdams Plan
Central Northeast Area Plan Update
Center City Plan
Downtown Master Plan
Delano Plan
South Central Plan
15TH
ARDEN
PORTER
JEANETTE
PERRY
PARK
GROVE
MERIDIAN
ZOO
SAINT PAUL
BITTING
WACO
MURDOCK
CENTRAL
2ND
MAPLE
MCCORMICK
HILLSIDE
SOUTHEAST
HARRY
GLENN
SENECA
BROADWAY
SAINT FRANCIS
HYDRAULIC
LINCOLN
MAY
MOUNT VERNON
PALISADE
SOUTHEAST

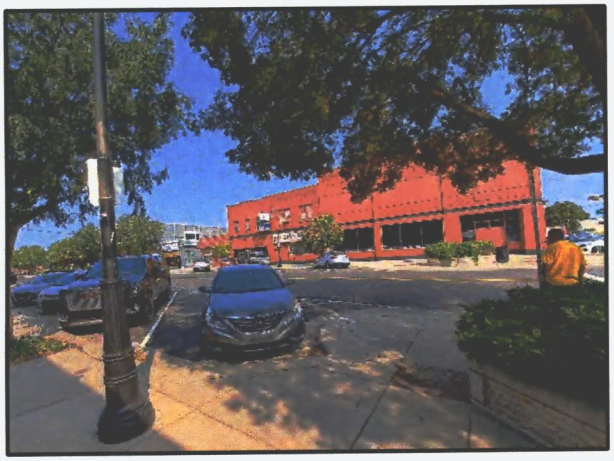

Fig. 11: Future Land Use Concept
Legend
Future Land Use
Residential
Commercial
Mixed Use
Parks and Open Space
Ballpark Village



East side of building at 901 W. Douglas



Front of 901 W. Douglas and viewing west



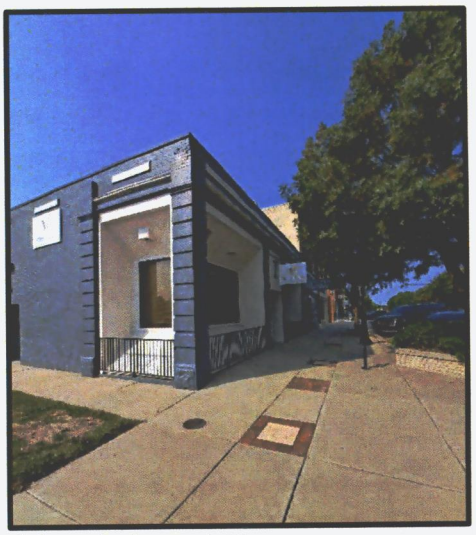
View to south across W. Douglas – Bike Shop



Northeast corner of Handley & Douglas -BBQ shop



Southeast corner – Used car sales



Subject site front and side corner