



This is a reminder
If you have an

coming to the City Council meeting, please bring
your application to the City Council meeting.

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

Kathy L. Morgan

Kathy L. Morgan

January 7, 2022

Bellaire Apartments, LLC
150 S. Washington
Wichita, KS 67202

Excel Custom Construction
Attn: Darrell
150 S. Washington
Wichita, KS 67211

RE: 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 950 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).

Dear Applicants:

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 **APPROVE** the request.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. 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 within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **January 20, 2022, at 5 p.m.**

If there are no protests, 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.



Wichita-Sedgwick County Metropolitan Area Planning Department

February 9, 2022

Bellaire Apartments, LLC
150 S. Washington
Wichita, KS 67202

Excel Custom Construction
Attn: Darrell
150 S. Washington
Wichita, KS 67211

RE: 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 950 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).

Dear Applicants:

At its regular meeting on **February 8, 2022**, the Wichita City Council considered the above captioned request. The action of the WCC 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 'Kathy L. Morgan'.

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: Bellaire Apartments, LLC, 150 S. Washington, Wichita, KS 67202
Excel Custom Construction, 150 S. Washington, Wichita, KS 67202
Jeff VanZandt, Assistant City Attorney, Mail Stop 1-72
MABCD
Shawn Mellies
Sally Wilson, 525 S. Osage, Wichita, KS 67213

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON Feb. 18, 2022

ORDINANCE NO. 51-713

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. ZON2021-00059


City zone change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential zoning lot described as:

The South 50 feet of the East 150 feet of Lot 4, Block 5, Lawrence's Addition to 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:



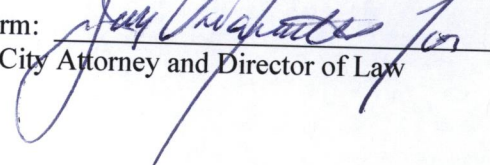
Brandon J. Whipple, Mayor, City of Wichita



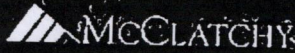
Karen Sublett, City Clerk

(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
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 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	219291	Print Legal Ad - IPL0060855		\$51.13	1	61L

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
 ORDINANCE NO. 51-713
 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. ZON2021-00059
 City zone change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential zoning lot described as:
 The South 50 feet of the East 150 feet of Lot 4, Block 5, Lawrence's Addition to 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 re-incorporated 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 Magana, City Attorney and Director of Law
 IPL0060855
 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)

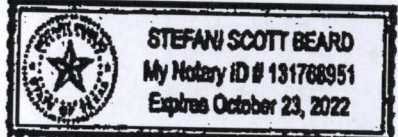
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper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

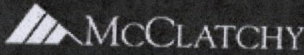
I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 02/28/2022

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 - IPL0053523		\$305.34	4	91 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: 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, 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 12/17/2021 to 12/17/2021.

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) 2684421.**

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).

DER2021-00066: 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 950 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. 5th 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 WICHITASDQGWICK 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 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:
WichitaSedgwick 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.gotomeeting.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. 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.

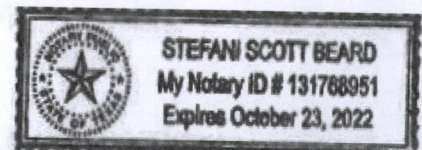
WITNESS MY HAND on December 16, 2021
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0053523
Dec 17 2021

M. Hayley

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!



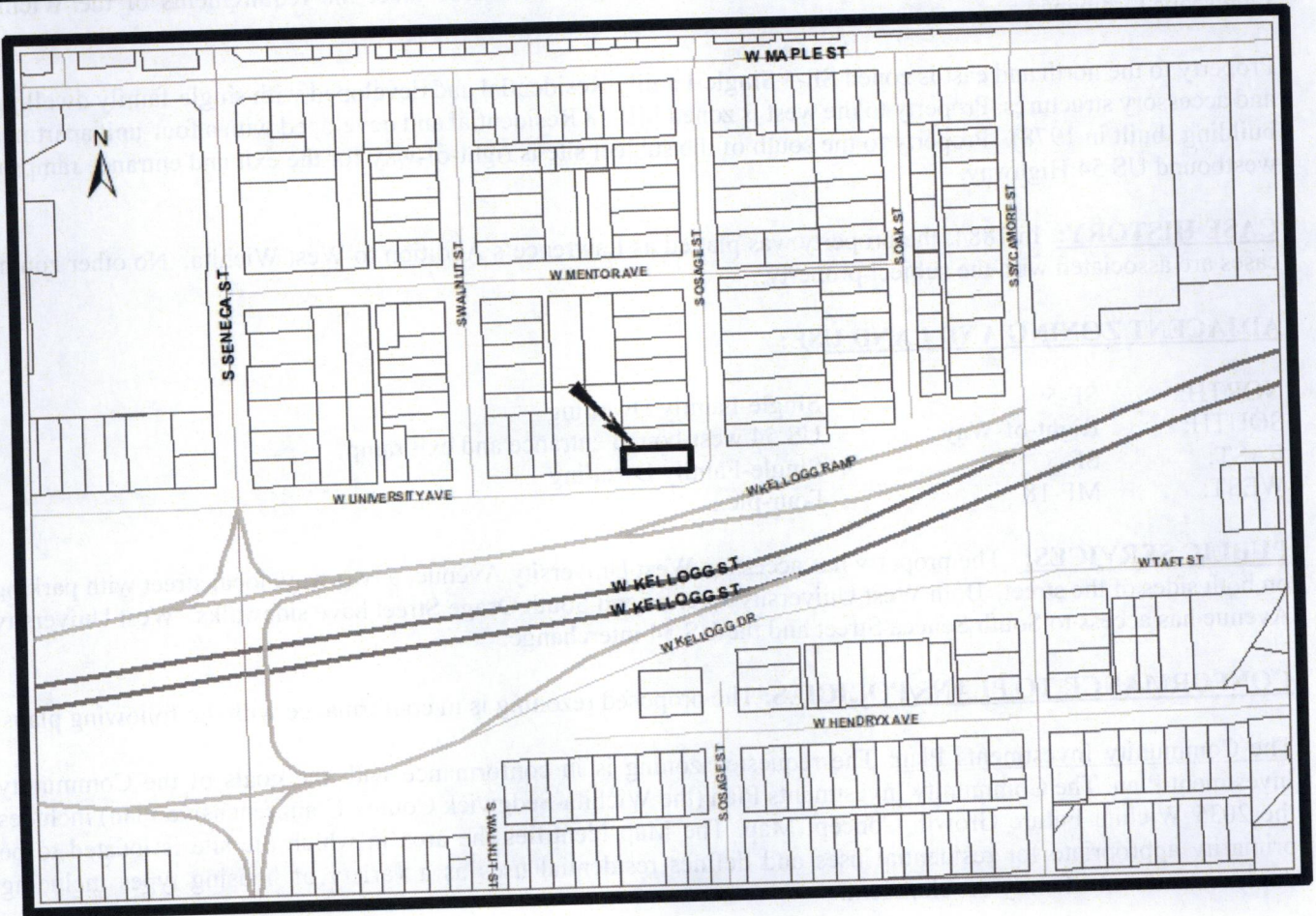
STAFF REPORT

MAPC: January 6, 2022

DAB VI: January 3, 2022

→ Approve: 7-0-1

- CASE NUMBER:** ZON2021-00059 (City)
- APPLICANT/AGENT:** Bellaire Apartments LLC (owner/applicant)
- REQUEST:** MF-18 Multi-Family Residential
- CURRENT ZONING:** SF-5 Single-Family Residential
- SITE SIZE:** 0.2 acres
- LOCATION:** Generally located 950 feet east of South Seneca on the north side of West University at the northwest corner of South Osage and West University (802 W. University).
- PROPOSED USE:** To allow a single-family residence to be converted into 3 apartments.



BACKGROUND: The applicant is requesting the rezoning of the south 50 feet and the east 150 feet of Lot 4, Block 5, Lawrence's Addition to West Wichita from SF-5 Single-Family Residential to MF-18 Multi-Family Residential zoning district. The site is generally located 950 feet east of South Seneca on the north side of West University at the northwest corner of South Osage and West University (802 W. University). The subject property is currently developed with a single family dwelling and the applicant would like to put three units inside the existing house.

The MF-18 zoning district permits a maximum density of 17.4 dwelling units per acre, which requires a minimum of 2,500 square feet per dwelling unit. The site has an area of 0.17 acre (7,533 square feet), which would provide a maximum density of 3 dwelling units. The proposed number of units requested in the existing structure meets this maximum density of MF-18 zoning. The minimum building setbacks for MF-18 zoning district can be met on this site.

Section IV-A of the UZC sets off-street parking standards. According to the UZC, three-dwelling unit structures are considered "Multi-Family". Within Multi-Family, a one-bedroom unit requires 1.25 parking stalls per dwelling unit, and two-bedroom or larger unit requires 1.75 parking stalls per dwelling unit. The final off-street parking requirement will be determined by the make-up of the development. Section IV-A.6 of the UZC states that off-street parking cannot occupy any part of the front or street-site setback in MF-18 zoning.

Because the site is proposed to have multi-family development, it shall comply with screening standards of the Unified Zoning Code and landscaping standards of the Wichita Landscape Ordinance. Section IV-B of the UZC requires a minimum of a six-foot screening fence where abutting SF-5 zoning on the north. The Wichita Landscape Ordinance requires a landscape buffer with a minimum of one shade tree per 40 linear feet along the same property lines. A landscape plan shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. The current landscaping of the subject site does meet the requirements of the Wichita Landscape Ordinance.

Property to the north and east is zoned SF-5 Single-Family Residential and developed with single-family dwellings and accessory structures. Property to the west is zoned MF-18 Residential and developed with a four-unit apartment building (built in 1978). Property to the south of the subject site is right-of-way for the exit and entrance ramps to westbound US 54 Highway.

CASE HISTORY: In 1884, the property was platted as Lawrence's Addition to West Wichita. No other zoning cases are associated with the subject property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-Family Dwelling
SOUTH:	Right-of-Way	US 54 west-bound entrance and exit ramp
EAST:	SF-5	Single-Family Dwelling
WEST:	MF-18	Four-plex

PUBLIC SERVICES: The property has access to West University Avenue, a two-way, local street with parking on both sides of the street. Both West University Avenue and South Osage Street have sidewalks. West University Avenue has access to South Seneca Street and the US 54 interchange.

CONFORMANCE TO PLANS/POLICIES: The proposed rezoning is in conformance with the following plans.

The Community Investments Plan: The requested zoning is in conformance with the goals 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 including duplexes and multi-family development.

The site is located within the Delano Neighborhood Plan, adopted March 2001 and amended in 2019. The Delano Future Land Use Concept Map shows the site located in a "mixed use" area. The intent of the mixed use designation is to encourage pedestrian activity, including walking and bicycling, in the immediate area or in the greater Delano District. The proposed MF-18 Multi-Family zoning does not negatively impact pedestrian activity, including walking and bicycling, in the immediate area or in the greater Delano District.

Wichita: Places for People Plan: The requested zoning 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 zoning 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 triplex would provide a housing option that otherwise is limited in 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 infill within the undeveloped zoning lot that is residential in nature and compatible with the surrounding area.
- **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 "those locations within the ECA that exhibit less stress, or fewer economic, connectivity and accessibility issues than Areas of Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community." The zone change would expand the opportunity for private investment in the area.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request.

The recommendation is supported by the following findings.

- **The zoning, uses and character of the neighborhood:** Property to the north and east is zoned SF-5 Single-Family Residential and developed with single-family dwellings and accessory structures. Property to the west is zoned MF-18 Residential and developed with a four-unit apartment building (built in 1978). Property to the south of the subject site is right-of-way for the exit and entrance ramps to westbound US 54 Highway.
- **The suitability of the subject property for the uses to which it has been restricted:** The subject property is zoned SF-5 Single Family Residential and can remain with a single family-dwelling.
- **Extent to which removal of the restrictions will detrimentally affect nearby property:** The re-zoning of the parcel to MF-18 is not expected to affect nearby properties. The existing residential structure, which is compatible with the surrounding residential structures, will remain unchanged on the exterior.
- **Length of time the property has been vacant as currently zoned:** The property has been occupied since it was built in 1908.
- **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The proposed rezoning is in conformance to the comprehensive plan.

The Community Investments Plan: The requested zoning is in conformance with the goals 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 including duplexes and multi-family development.

The site is located within the Delano Neighborhood Plan, adopted March 2001 and amended in 2019. The Delano Future Land Use Concept Map shows the site located in a "mixed use" area. The intent of the mixed use designation The proposed MF-18 Multi-Family zoning does not negatively impact pedestrian activity, including walking and bicycling, in the immediate area or in the greater Delano District.

Wichita: Places for People Plan: The requested zoning 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."

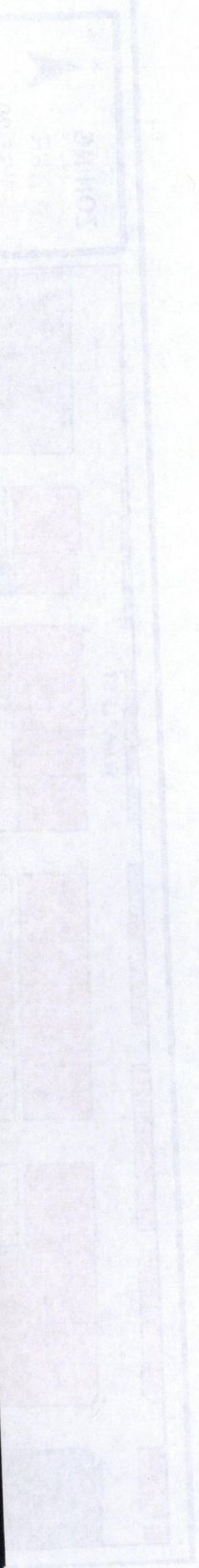
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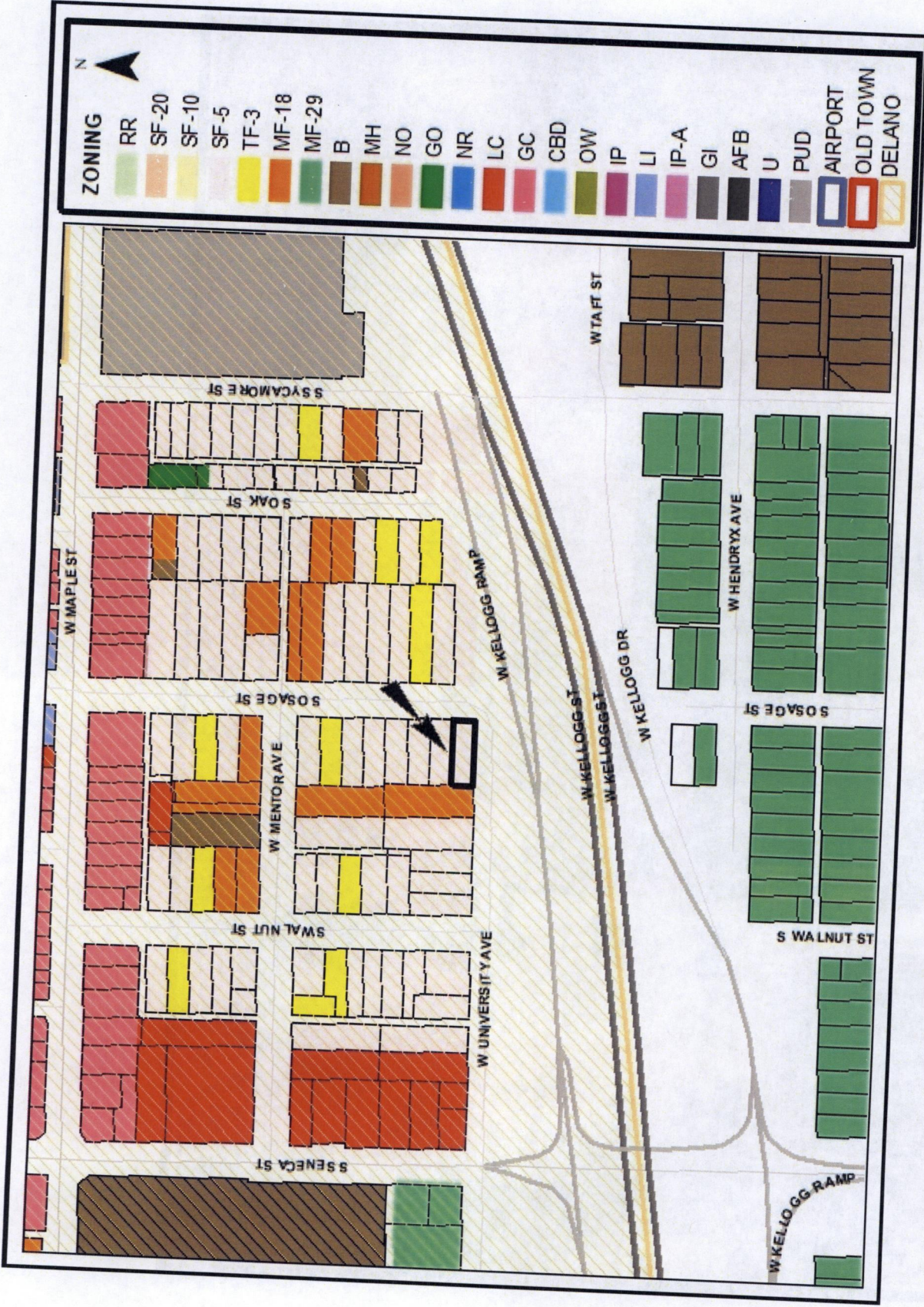
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6. **Impact of the proposed development on community facilities:** Re-development of the property with three apartments would make use of existing community facilities and resources, and is not expected to exceed their capacity. All public services are available to serve the property.

Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Photos

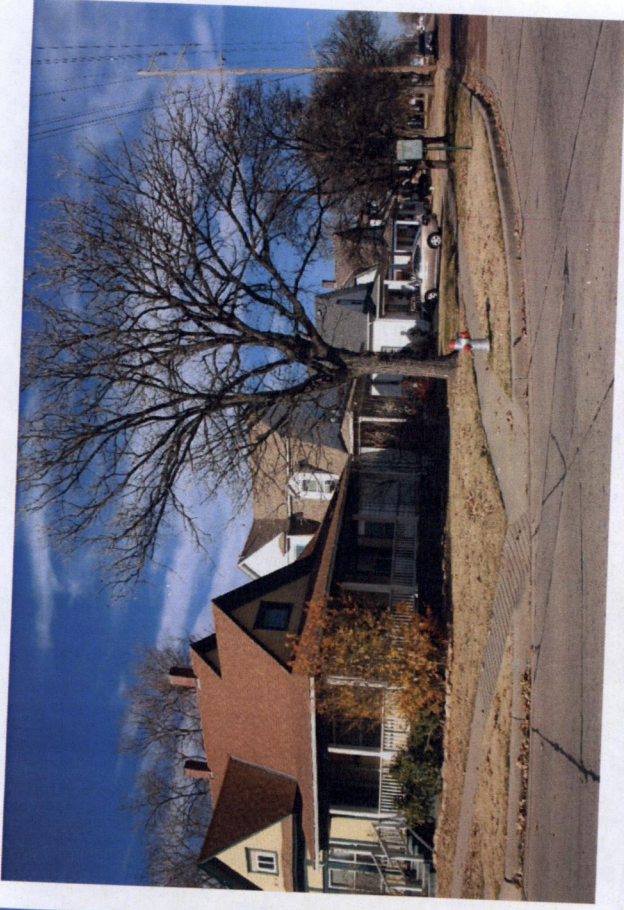




2035 Wichita Future Growth Concept Map

- 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





Chris Parisho — Already being used for multi-family
Delano NA → Does this mean renovations?

Tammy Norman → 525 S Osage
on behalf of → Sally Wilson →

→ several single family residences
affected. Plan to protest b/c of
parking + coming + going.

Degrade the single-family street.

The block to the east is in not good
shape b/c of multi family