



Wichita-Sedgwick County Metropolitan Area Planning Department

April 4, 2023

CBB Northlakes LLC
Attn: Kurt Bachman
4647 North Meridian Avenue
Wichita, KS 67204

RE: ZON2023-00003 and CUP2023-00002: Zone change request in the City from NR and MF-18 to GO General Office District and amend PO boundaries (with CUP2023-00002 to amend CUP boundaries), generally located on the west side of North Meridian Avenue, within one-half mile south of West 53rd Street North.

Dear applicant;

At its regular meeting on April 4, 2023, the Wichita City Council considered the above captioned request. The action of the MAPC was to APPROVE the request, subject to the following conditions:

1. The Development Guidelines shall be modified to read in accordance with the attached recommended text.
2. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.
3. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

This is a reminder that the zoning notification signs should now be removed from the property.
If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans, Associate Planner

Copies to: MABCD
Maggie Ballard, District Advisory Board VI
Ana Lopez, Community Services Representative VI
MKEC Engineering, attn: Brian Lindebak, 411 North Webb Road, Wichita, KS 67206



Wichita-Sedgwick County Metropolitan Area Planning Department

February 23, 2023

CBB Northlakes LLC
Attn: Kurt Bachman
4647 North Meridian Avenue
Wichita, KS 67204

RE: ZON2023-00003 and CUP2023-00002: Zone change request in the City from NR and MF-18 to GO General Office District and amend PO boundaries (with CUP2023-00002 to amend CUP boundaries), generally located on the west side of North Meridian Avenue, within one-half mile south of West 53rd Street North.

Dear Applicant;

At its regular meeting on February 23, 2023, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend APPROVAL of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on March 9, 2023. 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 March 9, 2023 at 5:00 p.m.

This application is scheduled for consideration by the Wichita City Council on Tuesday, April 4, 2023, 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,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans, Associate Planner

Copies to: MABCD
Maggie Ballard, District Advisory Board VI
Ana Lopez, Community Services Representative VI
MKEC Engineering, attn: Brian Lindebak, 411 North Webb Road, Wichita, KS 67206
John Slaymaker, 5000 North Sandkey Street, Wichita, KS 67204
Melissa Koehler, 4913 North Sandkey Court, Wichita, KS 67204
Jacob Jernigan, 5020 North Sandkey Court, Wichita, KS 67204

(Corrected and Republished in the Wichita Eagle, December 1, 2023)

ORDINANCE NO. 52-057

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. ZON2023-00003

Zone change from NR Neighborhood Retail District and MF-18 Multi-Family Residential District to GO General Office District on property legally described below.

A tract of land lying within portions of The Moorings Plaza II Addition and The Moorings Plaza III Addition, additions to, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

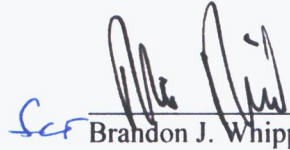
BEGINNING at the northeast corner of Lot 4, Block 2, said Moorings Plaza II Addition, thence along the east line of said Block 2, on a platted bearing of S00°46'02"E, 533.59 feet to the southeast corner of said Lot 1, Block 2, said Moorings Plaza II Addition; thence along the south lines of said Lot 1, Block 2, said Moorings Plaza II Addition for the next four courses being coincident with the north right-of-way line of Harborlight Street, S89°13'58"W, 94.30 feet; thence along a curve to the right with a radius of 300.00 feet, a central angle of 8°14'45", a chord of which bears N86°38'40"W for a distance of 43.14 feet, thence along the arc of said curve to the right for a distance of 43.18 feet to a point along a reverse curve to the left with a radius of 232.00 feet, a central angle of 8°14'45", a chord of which bears N86°38'40"W for a distance of 33.36 feet, thence along the arc of said reverse curve to the left for a distance of 33.39 feet; thence S89°13'58"W, 94.40 feet to the southwest corner of said Lot 1, said Block 2, said Moorings Plaza II Addition and being coincident with the southwest corner of Lot 1, Block 1, said Moorings Plaza III Addition; thence along the south line of said Lot 1, Block 1, said Moorings Plaza III Addition and being coincident with the north right-of-way line of Harborlight Street, S89°13'58"W, 225.00 feet to a point on a curve to the to the right with a radius of 134.00 feet, a central angle of 90°00'00", a chord of which bears N45°46'02"W for a distance of 189.50 feet, thence along the arc of said curve to the right and along said south line of said Lot 1, Block 1, said addition for a distance of 210.49 feet; thence continuing along the perimeter of said Lot 1, Block 1, N00°46'02"W, 34.92 feet; thence N76°00'12"E, 124.38 feet; thence N00°46'02"W, 361.78 feet to the north line of said Lot 1, Block 1, said addition being a point on a non-tangent curve to the left having a radius of 1262.63 feet, a central angle of 11°10'11", a chord of which bears S76°15'23"E for a distance of 245.76 feet, thence along said north line of said Lot 1, Block 1, and along said curve to the left an arc length of 246.15 feet to the northeast corner of said Lot 1, Block 1, and being coincident with the northwest corner of said Lot 4, Block 2, said Moorings Plaza II Addition; thence along the north line of said Lot 4, Block 2, N82°39'59"E, 266.75 feet the POINT OF BEGINNING.

The publication of this Ordinance removes the above-described property from Protective Overlay #234 and the provisions of said Protective Overlay shall no longer apply.

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.

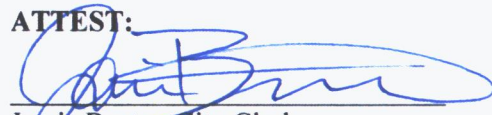
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 11th day of April, 2023.



Brandon J. Whipple, Mayor, City of Wichita

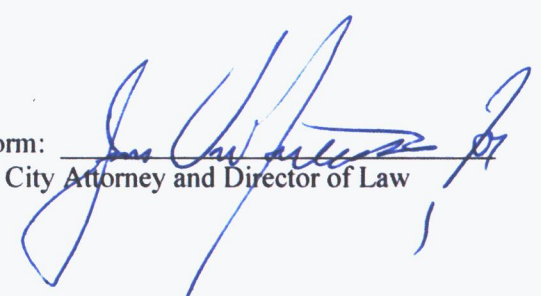
ATTEST:



Jamie Buster, City Clerk

(SEAL)



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	494626	Print Legal Ad-IPL01497300 - IPL0149730	ORD#52-057	\$119.46	2	71L

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

JMBuster@wichita.gov

OCA 150004

(Corrected and Republished in the Wichita Eagle,
December 1, 2023)
ORDINANCE NO. 52-057

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:
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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.

Adopted this 11th day of April, 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0149730

Dec 1 2023

In The STATE OF KANSAS

In and for the County of Sedgwick

1 insertion(s) published on:

12/01/23

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 12/01/2023 to 12/01/2023.

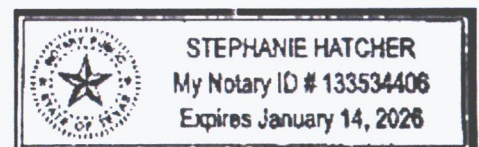
Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 12/01/2023

Stephanie Hatcher

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	377139	Print Legal Ad-IPL01076660 - IPL0107666	OCA 150004	\$203.80	3	81 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 February 2, 2023

(One Time Only)

MAPC/BZA February 23, 2023

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, February 23, 2023, 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 in the City Council Chambers at City Hall, 455 N. Main Street, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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.

CON2023-00001: Conditional Use request in the City to allow an ancillary parking lot on property zoned TF-3 Two-Family Residential District; generally located on the west side of South Clifton Avenue and within one block south of East Douglas Avenue (123 & 125 South Clifton, 3344 East Oakland).

CUP2023-00002: CUP Amendment in the City to amend boundaries of the CUP #311 (with ZON2023-00003 to amend the boundaries of PO #234); generally located on the west side of North Meridian Avenue, within one-half mile of West 53rd Street North.

CUP2023-00003: CUP Amendment in the City to amend the parcel boundaries and provisions of CUP DP-323; generally located on the west side of North Meridian Avenue, within one-quarter mile north of Interstate 235 (4319 North Meridian Avenue).

VAC2022-00035: Vacation request in the City to vacate the platted 20-foot drainage and utility easement along the east property line, generally located one-quarter mile north of West Maple and one-half mile east of South 151st Street West (122 South Country View Court).

VAC2023-00001: Vacation request in the City to reduce a platted front setback from 30 feet to 20 feet for a building addition on property zoned SF-5 Single-Family Residential, located within one-block east of South Edgemoor Blvd and within one-quarter mile north of East Kellogg (267 S Brookside).

ZON2023-00001: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District to convert existing structure into a triplex; generally located on the northwest corner of West 20th Street North and North Porter Avenue (1606 West 20th Street North).

ZON2023-00003: Zone change request in the City from NR and MF-18 to GO General Office District and amend PO boundaries (with CUP2023-00002 to amend CUP boundaries); generally located on the west side of North Meridian Avenue, within one-half mile south of West 53rd Street North.

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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person in the City Council Chambers
- 3) Submit comments ahead of time

Participate Virtually

Topic: Wichita-Sedgwick County Metropolitan Planning Commission

Time: 1:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySjE5bFJQTDZlV0xPVDEUX0t0>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16699006833,4089866967#,,,,*094136# US (San Jose)

+17193594580,4089866967#,,,,*094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/kc65codtb1>

Attend In-Person

You may also participate in the hearing in-person in the City Council Chambers at the City Building, 455 N. Main Street, 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.

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

WITNESS MY HAND on February 2, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0107666

Feb 2 2023

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

1 insertion(s) published on:

02/02/23

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 02/02/2023 to 02/02/2023.

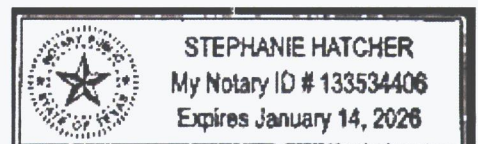
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 02/02/2023

Stephanie Hatcher

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



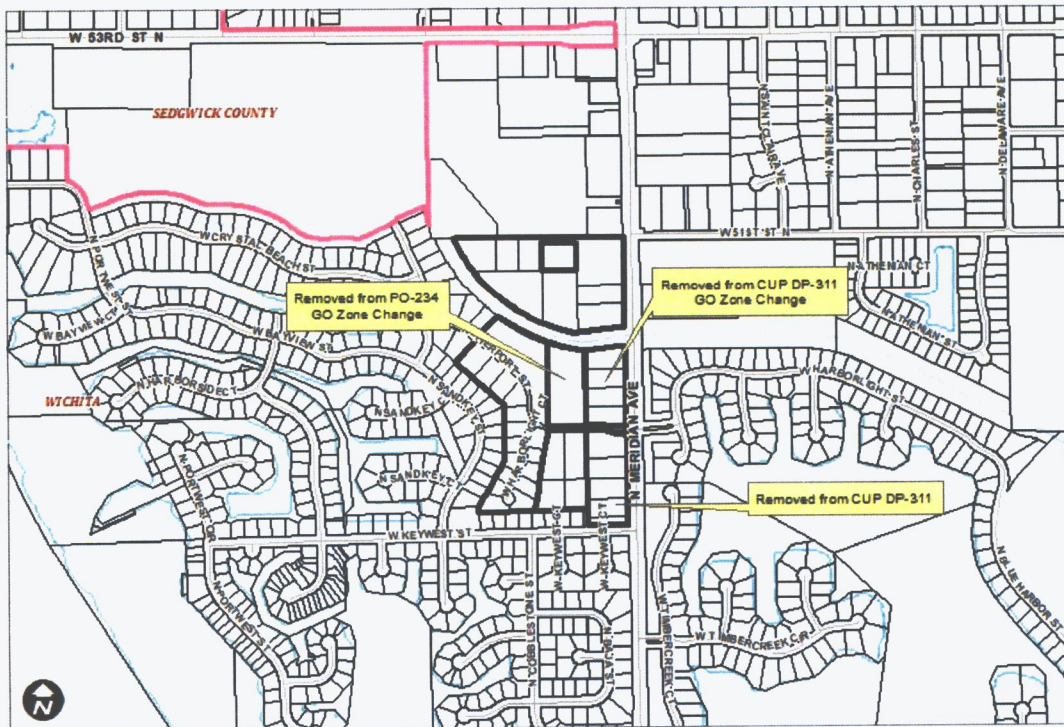
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

STAFF REPORT

MAPC: February 23, 2023

DAB VI: March 13, 2023

<u>CASE NUMBER:</u>	ZON2023-00003 and CUP2023-00002 (City)
<u>APPLICANT/AGENT:</u>	CBB Northlakes, LLC (Applicant)/MKEC Engineering (Agent)
<u>REQUESTS:</u>	Minor Amendment to CUP DP-311; Amend Protective Overlay #234; Zone Change to GO General Office District
<u>CURRENT ZONING:</u>	MF-18 Multi-Family Residential District; NR Neighborhood Retail District; LC Limited Commercial District; GO General Office District
<u>SITE SIZE:</u>	38.19 acres
<u>LOCATION:</u>	Generally located on the west side of North Meridian Avenue, west of West Harborlight Street
<u>PROPOSED USE:</u>	Amend CUP boundaries and zone change
<u>RECOMMENDATION:</u>	Approve with conditions



BACKGROUND: The applicant has three requests:

- 1) amend the Moorings Plaza II Community Unit Plan (CUP) DP-311;
- 2) amend Protective Overlay #234; and
- 3) a zone change to GO General Office District.

The subject site is 38.19 acres in size. However, the requested zone change only applies to 6.42 acres. The subject site is currently undeveloped, and the applicant has not specified what will be developed on the property.

Minor Amendment to CUP DP-311

The Moorings Plaza II CUP DP-311 consists of two Parcels which front North Meridian Avenue. Parcel 1 to the north is currently zoned LC Limited Commercial District, and Parcel 2 to the south is currently zoned NR Neighborhood Retail District. The applicant is requesting to remove Parcel 2 and Reserve A from the CUP DP-311. Parcel 2 is currently divided in half by West Harborlight Street, which has yet to be installed west of North Meridian Avenue. The applicant is also requesting to change the zoning of the northern half of Parcel 2 from NR Neighborhood Retail District to GO General Office District. The southern half of Parcel 2 will remain Neighborhood Retail District and will no longer be in CUP DP-311. Parcel 1 will be the remaining property pertaining to CUP DP-311.

Amendment to Protective Overlay #234

The applicant seeks to remove the property to the west of what is currently Parcel 2 of CUP DP-311 from Protective Overlay #234 and change the zoning on that same parcel from MF-18 Multi-Family Residential District to GO General Office District.

With the zone change, CUP amendment, and Protective Overlay amendment, the properties north of West Harborlight Street and West Pierport Street will have a unified zoning of GO General Office District that is outside of CUP DP-311. The southern parcels west of what is currently Parcel 2 of the CUP will remain subject to Protective Overlay #234. The applicant's requested changes to CUP DP-311 are attached to the end of this report.

GO General Office District is generally a more restrictive zoning than NR Neighborhood Retail District. One exception is that of the residential density permitted on site: GO General Office District allows a maximum density of 75.1 dwelling units per acre, while NR Neighborhood Retail District allows a maximum density of 21.8 dwelling units per acre.

Because the properties fronting West Harborlight Street and West Pierpoint Street abut SF-5 Single-Family Residential District zoning on the west and south and are not in CUP DP-311, they will need to adhere to the screening and landscaping requirements set forth in the Unified Zoning Code. Screening shall be not less than six feet nor more than eight feet in height. Landscaping may substitute for screening, provided that a landscape plan shall be submitted to the Planning Department for review and approval.

Properties to the north of the subject site are zoned LC Limited Commercial District and GO General Office District and are currently undeveloped. Properties to the south of the subject site are zoned SF-5 Single-Family Residential District and are both undeveloped and developed with single-family residential dwellings. The developed properties are included in CUP DP-78. Properties to the east are zoned SF-5 Single-Family Residential District and LC Limited Commercial District, which are (with Protective Overlay #351) undeveloped and developed with a commercial building, respectively. Property to the west of the subject site is zoned SF-5 Single-Family Residential District. Some are undeveloped, some are developed with single-family residential dwellings, and some of which are included in CUP DP-78.

CASE HISTORY:

- In 1990, the southern half of what is now CUP DP-311 was granted an exception (Variance) to permit sand and gravel extraction (BZA10-90).
- In 2008, the Wichita City Council approved a zone change request for Parcel 1 from SF-20 Single-Family Residential District to LC Limited Commercial District and for Parcel 2 from SF-20 Single-Family Residential District to NR Neighborhood Retail District (ZON2008-00007). CUP DP-311 was also created during that zone change.
- On June 18, 2009, the Moorings Plaza II Addition subdivision was created.
- On June 19, 2012, the Wichita City Council approved a zone change from SF-5 Single-Family Residential District to GO General Office District and MF-18 Multi-Family Residential District for the western parcels, subject to Protective Overlay #234 (ZON2009-00018).

ADJACENT ZONING AND LAND USE:

North:	LC, GO	Undeveloped
South:	SF-5, SF-5 (CUP DP-78)	Undeveloped, single-family residential dwellings
East:	SF-5, LC with PO #351	Undeveloped, commercial building
West:	SF-5, SF-5 (CUP DP-78)	Undeveloped, single-family residential dwellings

PUBLIC SERVICES: Public water and sewer are nearby but may need to be extended to serve the new development. The site has access to North Meridian Avenue, which is a four-lane arterial street with a sidewalk on the east side. The site will have access to three local streets: West Harborlight Street (west of North Meridian Avenue), West Harborlight Court, and West Pierport Street once they are installed. Wichita Transit does not serve this site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change and CUP amendment are in conformance with the adopted Comprehensive Plan. The Wichita-Sedgwick County Comprehensive Plan within the *Community Investments Plan* identifies the site as a “New Residential” on the Future Growth Map Concept Map, which can be described as follows: “*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors.*” While the applicant has not specified what will be developed on the subject properties, the requested zone changes permit residential uses and low-intensity commercial uses.

The requested zone change, Protective Overlay amendment, and CUP amendment are in conformance with the Locational Guidelines of the *Community Investments Plan*. The general Development Pattern states that “Higher-density residential uses and neighborhood-serving retail and office uses should buffer lower-density residential uses from major commercial and employments centers and industrial uses.” The MF-18 Multi-Family Residential District zoning will serve as a buffer between the SF-5 Single-Family Residential District zoning and the GO General Office District zoning, which allows higher-density residences.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be **APPROVED**, subject to the following conditions:

1. The Development Guidelines shall be modified to read in accordance with the attached recommended text.
2. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.

3. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is primarily residential or undeveloped. Properties to the north of the subject site are zoned LC Limited Commercial District and GO General Office District and are currently undeveloped. Properties to the south of the subject site are zoned SF-5 Single-Family Residential District and are both undeveloped and developed with single-family residential dwellings. The developed properties belong to CUP DP-78. Properties to the east are zoned SF-5 Single-Family Residential District and LC Limited Commercial District (with Protective Overlay #351) and undeveloped and developed with a commercial building, respectively. Property to the west of the subject site is zoned SF-5 Single-Family Residential District and is undeveloped or developed with single-family residential dwellings, some of which belong to CUP DP-78.
2. **The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned MF-18 Multi-Family Residential District with Protective Overlay #234, NR Neighborhood Retail District within CUP DP-311, GO General Office District with Protective Overlay #234, and LC Limited Commercial District with CUP DP-311. Parcel 1 within the CUP limits the development on these parcels to commercial uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** CUP DP-311 has been established since 2008 and has proposed mostly commercial uses. Staff anticipates that the removal of restrictions will not have significant detrimental effects on nearby property. The screening and landscaping requirements outside of CUP DP-311, along with the remaining Protective Overlay #234 on the southern parcel outside of CUP DP-311, are designed to mitigate possible negative impacts of commercial development near residential zoning.
4. **Length of time the property has been vacant as currently zoned:** The site has never been developed.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request will aid in the development of the property that has not been developed under the current zoning restrictions. Denial would represent a loss of economic opportunity to the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requests for the CUP amendment, Protective Overlay amendment and zone change are in conformance with the *Community Investments Plan*, as identified in the report.
7. **Impact of the proposed development on community facilities:** The new development on previously undeveloped land will likely bring a marginal increase in traffic but is not anticipated to have a significant negative impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, the Planning Department did not receive any support nor opposition from the public.

Attachments:

1. CUP General Provisions
2. Protective Overlay #234 text
3. Recommended CUP Text
4. CUP Drawing
5. Applicant-submitted exhibits
6. Aerial Map
7. Future Land Use Map
8. Zoning Maps
9. Site Pictures

Staff Recommended CUP Text

Staff is in accordance with the applicant and proposes the following amendments to CUP DP-311 in red:

1. Area:
The total development contains ~~49.24~~ **11.26** acres of land more or less.

2. Parcel Descriptions:

Summary:

Total allowable floor ratio = 0.30

Minimum Building Setbacks: (applies to all parcels as shown)

Arterial street setback = 35'

Interior side setback = 10' (See General Provision #8)

Parcel 1

Gross Area = ~~12.18~~ **11.26** Acres or ~~530,355~~ **490,352** square feet

Maximum Height = 35 feet

Maximum Building Coverage = 30%

Maximum Gross Floor Area = 35% or ~~185,624~~ **171,623** square feet

Floor Area Ratio = 0.35

~~Parcel 2~~

~~Gross Area = 6.82 Acres or 297,184 square feet~~

~~Maximum Height = 35 feet~~

~~Maximum Building Coverage = 30%~~

~~Maximum Gross Floor Area = 35% or 104,014 square feet~~

~~Floor Area Ratio = 0.30~~

~~Reserve "A"~~

~~Gross Area = 0.21 Acres or 9305 square feet~~

~~Allowable Building(s) = none~~

3. Permitted Uses on Parcels 1 ~~and 2~~ are as follows:
 - A. The uses permitted by the CUP are only those uses permitted by right and not by Conditional Use.
 - B. Prohibit drive-thru windows (for restaurants, banks, etc.) located within 200 feet of residential zoning and ensure queuing lanes for drive-thru windows do not align vehicle headlights facing residential zoning.

- C. Parcel 1: All uses permitted in Limited Commercial Zoning District, EXCEPT,
1. Group Residence – both General and Limited; Correctional Placement Residence – both General and Limited; Recycling Collection Station, Private; Recycling Collection Station, Utility, Major and Minor; Heliport, Kennel, Boarding/Breeding/Training, Nightclub in the City and County; Pawn Shop; Sexually Oriented Business, Cemetery, All Industrial/Manufacturing/Extractive Uses.
 2. Queuing for drive-thru lanes (restaurants, ATMs etc.) shall not direct vehicle headlights onto the single-family residential lots.

~~D. Parcel 2: All uses permitted in Neighborhood Retail Zoning District, EXCEPT, —~~

- ~~1. Group Residence – Limited; Correctional Placement Residence – Limited; Utility, Minor; Pawn Shop; All Industrial/Manufacturing/Extractive Uses.~~
- ~~2. Queuing for drive thru lanes (restaurants, ATMs etc.) shall not direct vehicle headlights on to single family residential lots.~~
- ~~3. The Limited Commercial Use of Animal Care, Limited.~~
- ~~4. All uses permitted in Multi Family 18.~~

4. Architectural Controls:

All buildings within the CUP shall share a uniform architectural character, color and same predominate exterior building material, as approved by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior façade material.

5. Landscaping for this site shall be required as follows:

- A. Landscaped street yards, buffers, and parking lot landscaping/screening, shall utilize a shared palette of landscape material and shall be in accordance with the City of Wichita Landscape Ordinance.
- B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to the issuance of any building permit(s).
- C. A financial guarantee for the plant material approved on the landscape plan for that portion of the CUP being developed shall be required prior to the issuance of any occupancy permit, if the required landscape has not been planted.

6. Lighting:

- A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
- B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
- C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential uses.
- D. Light poles include above ground base shall be limited to 25 feet tall, except 15 feet tall when within 100 feet of residential zoning or residential uses.
- E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

7. Screening for this site shall be required as follows:

- A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials; and as per Wichita-Sedgwick County Unified Zoning Code.
 - B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately and individually screened with materials matching or similar to the building(s) façade hiding them from ground view.
 - C. Unless otherwise noted, Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
 - D. Outdoor display and storage is also subject to all conditions of Section III-B.14.e for all Parcels.
 - ~~E.~~ A screening wall in conformance with Section III-C.2.b shall be constructed along the west lines of Parcels 1 ~~and 2~~. A masonry wall will be installed along the north side of Parcel 1, unless the abutting northern property is rezoned to a non-residential zoning. ~~The berming and landscaping within Reserve "A" shall consist of evergreens placed at minimum rate of one tree per 15 feet of property line atop a minimum of three foot high berm.~~
 - F. Masonry walls as located/stated above shall be constructed at least six feet but not more than eight feet high. They shall consist of a solid wall constructed of brick, stone, masonry, architectural tile, or other similar material (not including wood or woven wire). Construction of the walls will require a building permit(s). No wall shall be constructed in a utility easement, however utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit(s).
8. Setbacks:
Setbacks are as indicated on the CUP drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required.
9. Parking:
All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
10. Signs: As permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:
- A. All Parcels are subject to the requirements of the Sign Code for the City of Wichita for LC Zoning District except as noted herewith.
 - B. No flashing, moving, portable, offsite-billboards, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
 - C. Ground signs shall all consist of monument style signs and share similar elements of design. Two (2) signs along North Meridian Avenue shall have a maximum height of 25 feet and a maximum sign face area of 120 square feet to be used for development identification as well as tenant signs for tenants within the CUP. These two signs shall not be placed closer than 375 to one another along N. Meridian Avenue. Additional monument signs shall have a maximum height of 10 feet and a maximum sign face area of 120 square feet.

- D. Signs shall be spaced a minimum distance of 150 feet apart, provided however, that this spacing may be reduced to 100 feet between the development identification sign(s) and the adjacent monument sign. However, calculations of the maximum number of sign locations per street frontage shall be based on a distance separation of 150 feet between sign locations allowing a maximum of ten (10) signs on North Meridian Avenue and no signs along Keywest Street.
- E. The total amount of sign face area of freestanding signage along the arterial street shall not exceed 0.8 times the linear frontage of North Meridian Avenue.
- F. No signs shall be allowed to face the single family residential lots to the south and or west.
- G. Window signage shall be limited to 25% of window area.

11. The following transportation improvements and Parcel access shall be provided:

- A. Cross lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the CUP.
- B. Guarantees for specific street improvements shall be determined at the time of final platting.
- C. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator and Traffic Engineer.
- D. The traffic circulation plan shall assure smooth internal vehicular movements, joint use of ingress/egress openings as required by the Access Management Policy, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles. The pedestrian circulation system shall connect buildings of similar usage within the development to each other and to the arterial sidewalks on Meridian Avenue; and may connect to adjoining properties.
- E. A site traffic and pedestrian circulation plan for each parcel, upon request for a building permit, shall be reviewed for compliance with the overall site traffic and pedestrian circulation plan.

12. Grading Plan:

A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.

~~14. Reserve:~~

~~Reserve "A" is designated for open space/screening, sidewalks, berms, landscaping, irrigation, and utilities confined by easements. A drive accessing Parcel 2 is allowed from Keywest Street within the east most 250 feet.~~

14. All proposed utilities shall be installed underground.

15. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right(s)-of-way, easements, and pavement widths on public private streets shall be resolves at the time of final platting.

16. Title:

The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns as amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

17. The development of the property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

18. Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the CUP shall be done in accordance with the Unified Zoning Code.

Protective Overlay #234 text

Protective Overlay Provisions for the GO General Office (“GO”) parcel

1. Architectural Controls:

All office buildings within the parcel shall share a uniform architectural character, color, and same predominate exterior building material. The building(s) walls shall not utilize metal as a predominant exterior façade material. If developed in conjunction with the adjoining MF-18 parcel, the buildings shall share a uniform architectural character, color, and same predominate exterior building material.

2. Landscaping for this parcel shall be required as follows:

A. Landscaped street yards, buffers, and parking lot landscaping/screening, shall utilize a shared palette of landscape materials and shall be in accordance with the City of Wichita Landscape Ordinance.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material.

3. Lighting:

A. The parcel shall share similar or consistent parking lot lighting requirements (i.e. fixtures, poles and lamps and etc.).

B. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.

C. Light poles including above ground base shall be limited to 20 feet tall, except 15 feet tall when within 100 feet of single family residential zoning.

4. Screening:

A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials.

B. Trash receptables, loading docks, and loading areas shall be appropriately and individually screened with materials matching or similar to the building(s) façade hiding them from ground view.

C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.

5. Setbacks:

Setbacks will be specified in Article III, Section III-C.2.b(2) of the Wichita-Sedgwick County Unified Zoning Code, unless contiguous parcels are developed under the same ownership, including parcels to the east, then setbacks between those parcels will not be required.

6. Building Height:

Shall be as per SF-5 Single-Family Zoning District

7. Use Restrictions:

No correctional placement residences, no asphalt or concrete plant limited.

Protective Overlay Provisions for MF-18 Multi-family Residential (“MF-18”) parcel

1. Architectural Controls:

Assisted Living buildings within the parcel shall share a uniform architectural character, color, and same predominate exterior building material. The building(s) walls shall not utilize metal as a predominant exterior façade material.

2. Landscaping for this parcel shall be required as follows:

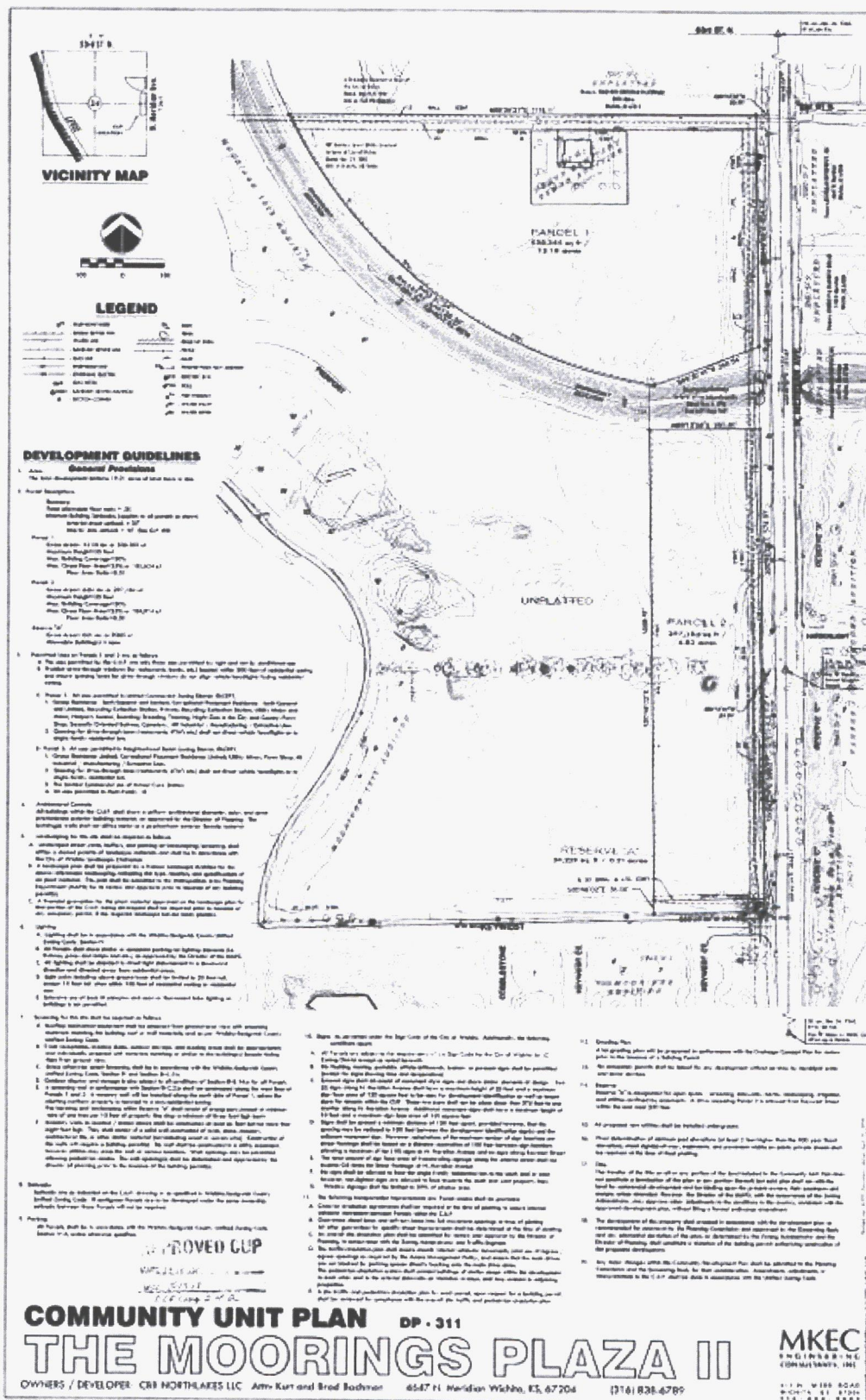
A. Landscaped street yards, buffers, and parking lot landscaping/screening, shall utilize a shared palette of landscaped materials and shall be in accordance with the City of Wichita Landscape Ordinance.

- B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of plant material.
- 3. Lighting:
 - A. The parcel shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.).
 - B. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
 - C. Light poles including above ground base shall be limited to 20 feet tall, except 15 feet tall when within 100 feet of single family residential zoning.
 - D. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- 4. Screening:
 - A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials; and as per Wichita-Sedgwick County Unified Zoning Code.
 - B. Trash receptacles, loading docks, and loading areas shall be appropriately and individually screened with materials matching or similar to the building(s) façade hiding them from ground view.
 - C. Unless otherwise noted Screening shall be in according to the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
- 5. Setbacks:

Setbacks will be specified in Article III, Section III-C.2.b(2) of the Wichita-Sedgwick County Unified Zoning Code, unless contiguous parcels are developed under the same ownership, including parcels to the east, then setbacks between those parcels will not be required.
- 6. Building Height:

Shall be as per SF-5 Single-family Zoning District
- 7. Use Restrictions:

No asphalt or concrete plant limited.



ZON2023-00003 and CUP2023-00002
Metropolitan Area Planning Commission



MOORINGS ZONING CASES

SUBJECT PROPERTY





2036 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

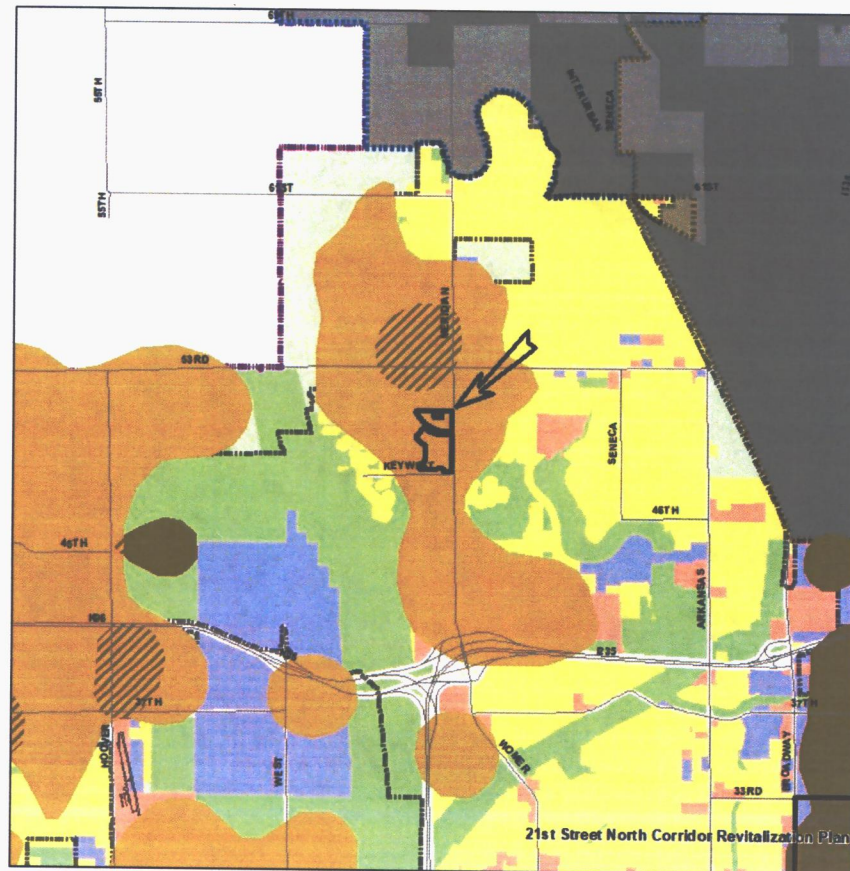
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



Wichita, Kansas
Planning Commission





Looking north towards site



Looking east away from site



Looking south towards site



Looking west towards site

