



Wichita-Sedgwick County Metropolitan Area Planning Department

May 17, 2023

Sunset Enterprises LLC
700 South Broadway
Wichita, KS 67211

K.E. Miller Engineering
c/o Kirk Miller
117 East Lewis Street
Wichita, KS 67202

RE: ZON2023-00007: Zone change in the City from SF-5 Single-Family Residential District to GO General Office District to allow GO uses including duplexes; generally located east of South Maize Road and north of West Kellogg Drive.

Dear Applicants;

At its regular meeting on **May 16, 2023**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request.

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 black ink that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

Copies to: Jeff Blubaugh, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD



Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2023

Sunset Enterprises LLC
700 South Broadway
Wichita, KS 67211

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c/o Kirk Miller
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Wichita, KS 67202

RE: ZON2023-00007: Zone change in the City from SF-5 Single-Family Residential District to GO General Office District to allow GO uses including duplexes; generally located east of South Maize Road and north of West Kellogg Drive.

Dear Applicants;

At its regular meeting on **April 13, 2023**, the 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 April 27, 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 **April 27, 2023 at 5:00 p.m.**

This application will be heard by the Wichita City Council on **Tuesday, May 16, 2023**, beginning at 9:00am at the Wichita City Council Chambers.

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: Jeff Blubaugh, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD

ORDINANCE NO. 52-180

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. ZON2023-00007

Zone change in the City from SF-5 Single-Family Residential District to GO General Office District to allow GO uses including duplexes, generally located east of South Maize Road and north of West Kellogg Drive, on property legally described as:

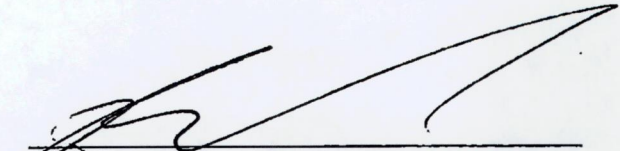
Part of the Southwest Quarter of Section 29, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, being described as: Beginning at the Northeast corner of Lot 1, Block A, Kansas State Bank Addition, Wichita, Sedgwick County, Kansas; thence East 659.8 Feet; thence Northwest 59.72 feet; thence Northwest 96.11 feet; thence Northwest 146.12 feet; thence Northwest 95.48 feet; thence Northwest 101.68 feet; thence Northwest 120.39 feet; thence Northwest 179.57 feet; thence Northwest 124.1 feet; thence Northeast 38.55 feet to a point on the South line of the North 40 Acres of the Southwest Quarter of said Section 29; thence West 299.04 feet; thence South 850.00 feet to the point of beginning.

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.

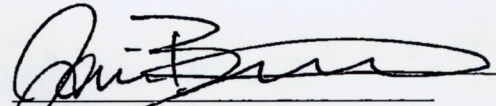
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

[Remainder of page left intentionally blank]

Adopted this 23rd day of May, 2023.

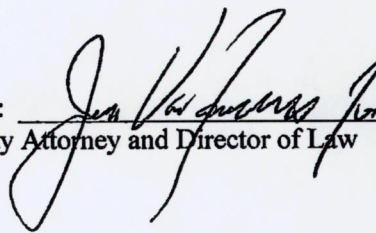

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:


Jamie Buster, City Clerk

(SEAL)



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



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
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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	464654	Print Legal Ad-IPL01388420 - IPL0138842		\$66.45	1	79 L

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

JMBuster@wichita.gov

**OCA 150004 CORRECTED AND
REPUBLICED IN THE WICHITA
EAGLE ON September 11, 2023
ORDINANCE NO. 52-180**

AN ORDINANCE CHANGING THE
ZONING CLASSIFICATIONS OR DIS-
TRICTS OF CERTAIN LANDS LOCAT-
ED IN THE CITY OF WICHITA, KANSAS,
UNDER THE AUTHORITY GRANTED
BY THE WICHITA-SEDGWICK COUN-
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TION 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 hav-
ing 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
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changed as follows:

Case No. ZON2023-00007

Zone change in the City from SF-5
Single-Family Residential District to
GO General Office District to allow GO
uses including duplexes, generally lo-
cated east of South Maize Road and
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thence Northwest 101.68 feet; thence
Northwest 120.39 feet; thence North-
west 179.57 feet; thence Northwest
124.1 feet; thence Northeast 38.55
feet to a point on the South line of
the North 40 Acres of the Southwest
Quarter of said Section 29; thence
West 299.04 feet; thence South
850.00 feet to the point of beginning.

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 Wich-
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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 23rd day of May, 2023.

Brandon J. Whipple, Mayor, City of
Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magan a, City Attorney and

Director of Law

IPL0138842

Sep 11 2023

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

1 insertion(s) published on:

09/11/23

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn,
deposeeth 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 09/11/2023
to 09/11/2023.

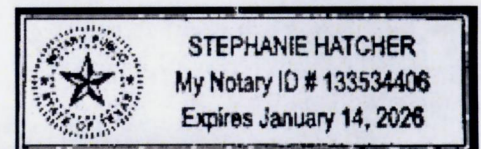
Stefani Beard

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

DATED: 10/20/2023

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	398642	Print Legal Ad-IPL01149060 - IPL0114906		\$231.52	3	92 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 March 23, 2023
(One Time Only)
MAPC/SEA April 13, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, April 13, 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 at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, 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) 268-4421.

BZA2023-00008: Variance in the City to allow a rooftop sign in the CBD Central Business District on property located on the northwest corner of South Broadway Avenue and East William Street (230 East William).

BZA2023-00013: Variance request in the City to allow an off-site sign in the 20-foot west front setback on property zoned GI General Industrial; generally located west of North Hydraulic Avenue and approximately one-quarter-mile north of East 37th Street North (4035 N. Hydraulic).

CON2023-00005: Conditional Use request in the City to permit expansion of existing bar with live entertainment (defined as Night Club in the City) on property zoned LC Limited Commercial; located on the south side of East 17th Street and within one block east of North Hillside Avenue (3227 East 17th Street North).

DER2023-00006: Wichita-Sedgwick County Unified Zoning Code (UJC) amendment to include Short-Term Rental businesses.

PUD2023-00001: Zone change request in the City from LI Limited Industrial District with PO #162 to PUD Planned Unit Development for mixed-use development; generally located on the northwest corner of East 29th Street North and North Greenwich Road.

PUD2023-00002: Zone change request in the City from B Multi-Family Residential to PUD Planned Unit Development for duplex development with flexible development standards; generally located west of North Wellington Street and approximately 300 feet north of West 11th Street North.

VAC2023-00004: Request in the County to vacate a portion of platted access control located along East 71st Street South, within one block east of South 143rd Street East.

VAC2023-00005: Request in the County to vacate a platted 70-foot contingent street dedication between Lots 6 and 7, Downs County Estates Addition, on properties zoned SF-20 Single-Family Residential; located within one-quarter mile northwest of South Webb Road and East 47th Street South (9314 and 9207 E Cherish).

VAC2023-00006: Request in the County to vacate a floodway reserve easement dedicated by separate instrument; generally located one-half-mile south of West 125th Street North and east of North Seneca (10th) Street West (12220 North Seneca).

VAC2023-00007: Request in the City to vacate a platted 30-foot utility easement on property zoned GI General Industrial; generally located north of North Cleveland Avenue and west of North New York Avenue.

ZON2023-00007: Zone change in the City from SF-5 Single-Family Residential District to GO General Office District to allow GO uses including duplexes; generally located east of South Maize Road and north of West Kellogg Drive.

ZON2023-00008: Zone change request in the City from SF-5 Single Family Residential to LC Limited Commercial to build a commercial building with drive-through; located at South Seneca Street and South Walnut Street, within one block South of West 31st Street South (3234 Seneca Street & 3241 South Walnut Street).

ZON2023-00009: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located on the northwest corner of North Fairview Avenue and West 31st Street North (3205 North Fairview).

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 at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySjBhbnFJQTdFV0xvPjVEXU09>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+1669900833, 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/4089866967>

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 (316-268-4464) 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 March 23, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0114906

Mar 23 2023

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

1 insertion(s) published on:

03/23/23

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 03/23/2023 to 03/23/2023.

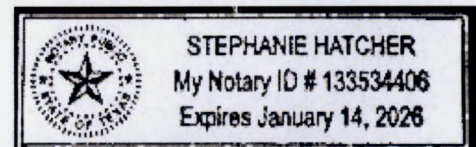
M. Hayley

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

DATED: 03/23/2023

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!

MAPC: April 13, 2023

DAB IV: April 3, 2023

DAB IV: April 3, 2023

BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to GO General Office District on an unplatted lot totaling 8.33 acres in size. The property is generally located east of South Maize Road and north of West Kellogg Drive.

The applicant has not specified what will be developed on the property. GO General Office District generally permits more residential (including duplex and multi-family), civic, and commercial options than SF-5 Single-Family Residential District, but its permitted uses are relatively low in intensity. The requested zone change to GO General Office District would also have a reduction in setbacks and an increase in permitted building height, as seen in the table below:

Property Development Standards	SF-5 Single-Family Residential District	GO General Office District
Minimum lot area	5,000 square feet	2,500 square feet for Single-Family; 2,000 square feet per Dwelling Unit for Duplex; 580 square feet per Dwelling Unit for Multi-Family (maximum 75.1 Dwelling Units per acre); 5,000 square feet for nonresidential uses
Front setback	25 feet	20 feet
Rear setback	20 feet	10 feet
Maximum height	35 feet	60 feet
Minimum lot width	50 feet	No minimum

Properties to the north are zoned SF-5 Single-Family Residential District and are developed with single-family residences. Property to the south is owned by the same applicant, is part of CUP DP-318, is zoned LC Limited Commercial District, and is currently undeveloped. Property to the east is zoned SF-5 Single-Family Residential and is the Cowskin Creek flood management area. Properties to the west are zoned SF-5 Single-Family Residential District and are developed with single-family residences. Some of the properties are owned by the same applicant. The applicant proposes to demolish two of the single-family residences to create access to the subject site from South Maize Road. These two are not contiguous to each other. If access is permitted at these locations, some single-family residences will be isolated from the others that line the east side of South Maize Road.

Section IV-B.2 of the Unified Zoning Code (UZC) requires screening of commercial properties when abutting or across a street or alley from residential zoning districts. Because the property abuts residential zoning on the north, east, and west sides, the applicant will be required to provide a solid screening fence of at least six-feet in height along these property lines. The property will also need to adhere to the rules and regulations of the Wichita Sign Code, which prohibits buildings signs from facing residential zoning district if the building is within 150 feet of the residential lot line.

Lastly, the applicant will need to adhere to the requirements of the Wichita Landscape Ordinance. In general, the ordinance requires one shade tree (or two ornamental trees) per 500 square feet of the required landscaped street yard. The proposed development will have access to South Maize Road, so the lot depth used to calculate the required landscaped street yard will be approximately 850 feet. Since the square footage factor is 20 square feet per lineal foot, the development will require 17,000 square feet of landscaped street yard.

The UZC Sec.IV-C.5.a, Compatibility Height standards states that no structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 or more restrictive. The proposed GO zoned site abuts and is adjacent to SF-5 zoned properties. Thus, the maximum height of 35 feet will be the same as the abutting and adjacent SF-5 single-family residences on the north, east, and west sides of the property. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet.

CASE HISTORY: The property is currently unplatted and will need to be platted prior to the issuance of building permits. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residences
SOUTH:	LC with CUP DP-318	Undeveloped
EAST:	SF-5	Undeveloped
WEST:	SF-5	Single-family residences

PUBLIC SERVICES: The subject site currently does not have access to any public streets. However, the applicant intends to demolish one or two of the single-family homes to provide access from South Maize Road. The undeveloped parcel to the south of the subject site is under common ownership and has access to West Kellogg Drive. South Maize Road is a four-lane arterial street with sidewalks on each side. The subject site has access to sewer, but water services will need to be extended onto the site. Wichita Transit does not serve this site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investment Plan* (the Wichita-Sedgwick County Comprehensive Plan) recommends the subject site as primarily appropriate for both “Residential” and “New Employment”. The *Plan* defines “New Employment” as “*Areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices.*” The *Plan* defines “Residential” as “*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality.*”

The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Outside the Established Central Area, where the subject site is located, “residential and non-residential development areas generally should be separate and distinct with appropriate screening and buffering to ensure compatibility among land uses while maintaining connectivity among uses.” The proposed development will require screening and buffering in accordance with the Unified Zoning Code and the Wichita Landscape Ordinance.

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:

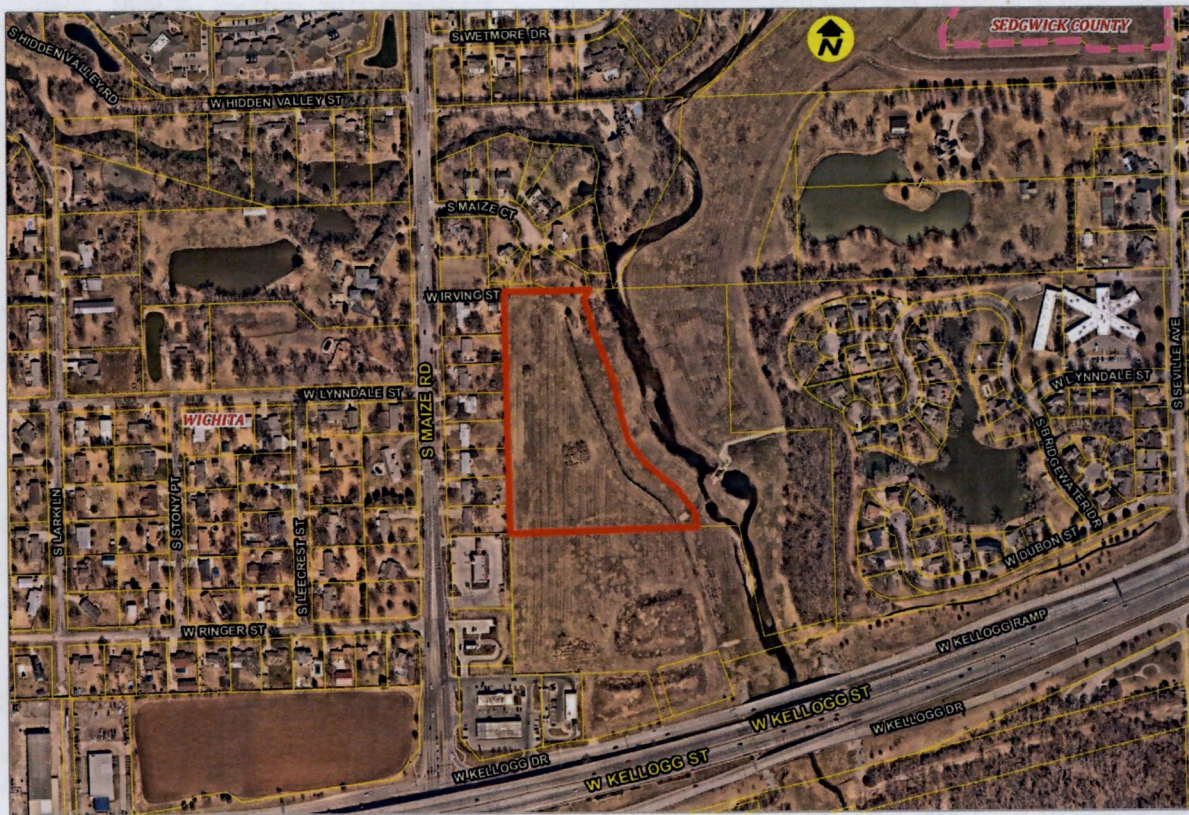
1. **The zoning, uses and character of the neighborhood:** Properties to the north are zoned SF-5 Single-Family Residential District and are developed with single-family residences. Property to the south is owned by the same applicant, is part of CUP DP-318, is zoned LC Limited Commercial District, and is currently undeveloped. Property to the east is zoned SF-5 Single-Family Residential and is undeveloped. Properties to the west are zoned SF-5 Single-Family Residential District and are developed with single-family residences. Some of the properties are owned by the same applicant. The applicant proposes to demolish two of the single-family residences that he owns to create access to the subject site from South Maize Road.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, the property is suitable for a limited number of residential, public, and civic uses, including single-family residences.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The property will bring development to an undeveloped lot. The applicable screening and setback and height compatibility standards in the Unified Zoning Code, along with the Wichita Landscape Ordinance, are designed to mitigate negative impacts of higher intensity uses (such as commercial development that is allowed by right in GO General Office District) abutting less intensive uses (single-family residential zoning), such as visual impacts, noise, and lighting.
4. **Length of time subject property has remained vacant as zoned:** The property has never been developed.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new development in an area on an undeveloped

parcel that is also appropriate for such development. Providing access to the site off of Maize Road may have detrimental effects to the welfare of those single-family homes that will be isolated from the others. Denial would represent a loss of economic opportunity for the applicant.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has not received any comments from the public on the requested zone change.

Staff Report Attachments:

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



Legend

-



Looking east towards site



Looking south away from site



Looking west away from site



Looking south away from site

