



Wichita-Sedgwick County Metropolitan Area Planning Department

July 12, 2023

James Long
4200 East 93rd Street North
Valley Center, KS 67147

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: ZON2023-00022: Zone change request in the County from SF-20 Single-Family Residential to LC Limited Commercial; generally located on the southeast corner of West 45th Street North and North Ridge Road.

Dear Applicants;

At its regular meeting on **July 11, 2023**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BoCC was to APPROVE of the request subject to Protective Overlay #410:

Protective Overlay #410

1. Billboard signs are prohibited.
2. Digital signs are prohibited for off-site signs.
3. Off-site signs shall comply with the standards of the Sedgwick County Sign Code.

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 blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans, Division Manager

Copies to: MABCD
Ryan Baty, BoCC District 4



Wichita-Sedgwick County Metropolitan Area Planning Department

May 26, 2023

James Long
4200 East 93rd Street North
Valley Center, KS 67147

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: ZON2023-00022: Zone change request in the County from SF-20 Single-Family Residential to LC Limited Commercial; generally located on the southeast corner of West 45th Street North and North Ridge Road.

Dear Applicants;

At its regular meeting on **May 25, 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 subject to Protective Overlay #410:

Protective Overlay #410

1. Billboard signs are prohibited.
2. Digital signs are prohibited for off-site signs.
3. Off-site signs shall comply with the standards of the Sedgwick County Sign Code.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on June 8, 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 1,000 feet of the property for which the application was filed and must be submitted to the County Clerk by **June 8, 2023, at 5:00 p.m.**

This application is scheduled for consideration by the Board of County Commissioners on **Wednesday, July 11, 2023, beginning at 9:00 a.m.** The Board of County Commissioners meeting will be held 100 North Broadway, Lower Level, 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 blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans, Division Manager

Copies to: MABCD
Ryan Baty, BoCC District 4

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on May 25, 2023, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2023-00022

Zone change request from SF-20 Single-Family Residential District to LC Limited Commercial District with Protective Overlay #410.

Legally described as:

A tract beginning at the Northwest corner of the Northwest Quarter, also known as the Northwest corner of Government Lot 6, in Section 27, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence East 417.42 feet; thence South 208.72 feet; thence West 417.42 feet; thence North 208.72 feet to the point of beginning.

Protective Overlay #410 shall hereby read as follows:

1. Billboard signs are prohibited.
2. Digital signs are prohibited for off-site signs.
3. Off-site signs shall comply with the standards of the Sedgwick County Sign Code.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

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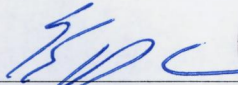
Commissioners present and voting were:

PETER F. MEITZNER
SARAH LOPEZ
DAVID T. DENNIS
RYAN K. BATY
JAMES M. HOWELL

AUE
AUE
AUE
AUE
AUE

Dated this 11 day of July, 2023.

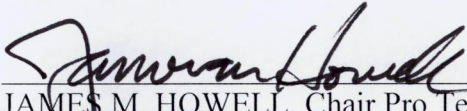
ATTEST:


KELLY B. ARNOLD, County Clerk

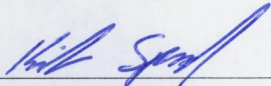


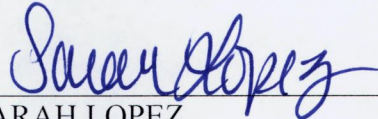
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

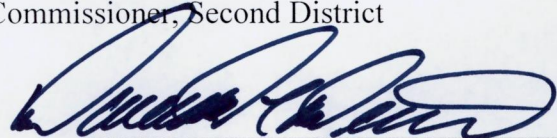

PETER F. MEITZNER, Chairman
Commissioner, First District

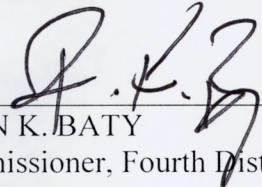

JAMES M. HOWELL, Chair Pro Tem
Commissioner, Fifth District

APPROVED AS TO FORM:


KIRK W. SPONSEL
Assistant County Counselor


SARAH LOPEZ
Commissioner, Second District


DAVID T. DENNIS
Commissioner, Third District


RYAN K. BATY
Commissioner, Fourth District

Public notice

(Published in The Ark Valley News July 27, 2023.)

RESOLUTION NO. _____ 153-2023 _____

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

SECTION I. That after receiving a recommendation from the Wichita Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on May 25, 2023, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2023-00022

Zone change request from SF-20 Single-Family Residential District to LC Limited Commercial District with Protective Overlay #410.

Legally described as:

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SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.



Commissioners present and voting were:

Commissioners present and voting were:

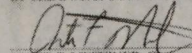
PETER F. MEITZNER	Aye
SARAH LOPEZ	Aye
DAVID T. DENNIS	Aye
RYAN K. BATY	Aye
JAMES M. HOWELL	Aye

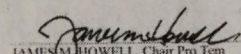
Dated this 11 day of July, 2023.

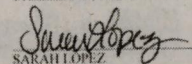
ATTEST:



 KELLY B. ARNOLD, Clerk


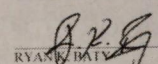
BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS


 PETER F. MEITZNER, Chairman
 Commissioner, First District


 JAMES M. HOWELL, Chair Pro Tem
 Commissioner, Fifth District


 SARAH LOPEZ
 Commissioner, Second District


 DAVID T. DENNIS
 Commissioner, Third District


 RYAN K. BATY
 Commissioner, Fourth District

APPROVED AS TO FORM:


 KIRK W. SPENSEL
 Assistant County Counselor

Affidavit of Publication

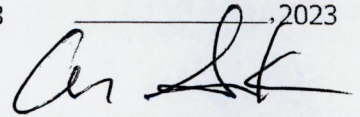
STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

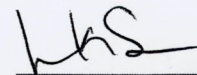
Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 27th day of July, 2023, with subsequent publications being made on the following dates:

_____, 2023 _____, 2023
 _____, 2023 _____, 2023
 _____, 2023 _____, 2023



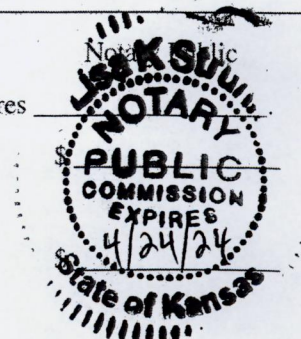
Subscribed and sworn to before me this 27th day of July, 2023.



My commission expires

Additional copies

Printer's fee



Public notice

(Published In The Ark Valley News May 4, 2023.)

MAPC May 25, 2023 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, May 25, 2023, no earlier than 1:30 p.m., the Wichita Sedgwick 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 Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421.**

BZA2023-00023: Variance request in the County to increase the height of an existing billboard; generally located on the north side of East US-54/400 and within one-half mile west of South 127th Street East.

BZA2023-00024: Variance request in the County for increase in height of Billboard; generally located 233 feet north of East Kellogg Drive and 723 feet east of intersection of South Zelta Street and East Lewis Street (12222 East Kellogg Drive).

ZON2023-00020: Zone change in the County from SF-20 Single-Family Residential District to GC General Commercial District for Vehicle Storage Yard; generally located west of North Ridge Road and approximately 650 feet south of West 45th Street North (4435 N. Ridge Road).

ZON2023-00022: Zone change request in the County from SF-20 Single-Family Residential District to LC Limited Commercial District; generally located on the southeast corner of West 45th Street North and North Ridge Road.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick 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=a0k3bW0ySIBNbfJQTFYyV0xPVDBXUT09>

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/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 May 4, 2023
Scott Wadle, Secretary
 Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
 SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterrupted in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the

first publication thereof being made as aforesaid on the 4th day of May, 2023, with subsequent publications being made on the following dates:

_____, 2023 _____, 2023

_____, 2023 _____, 2023

_____, 2023 _____, 2023

Subscribed and sworn to before me this 4th day of May, 2023.

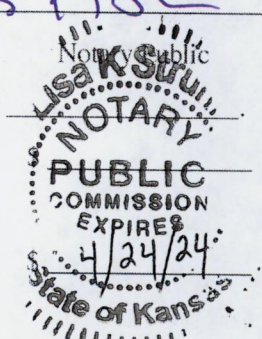
W. L. G.

his honor

My commission expires _____

Additional copies _____

Printer's fee _____



STAFF REPORT
MAPC: May 25, 2023
CAB 4: N/A

CASE NUMBER: ZON2023-00022 (County)

APPLICANT/AGENT James Long (Applicant)/ Baughman Company, P.A. (Agent)

REQUEST: LC Limited Commercial District

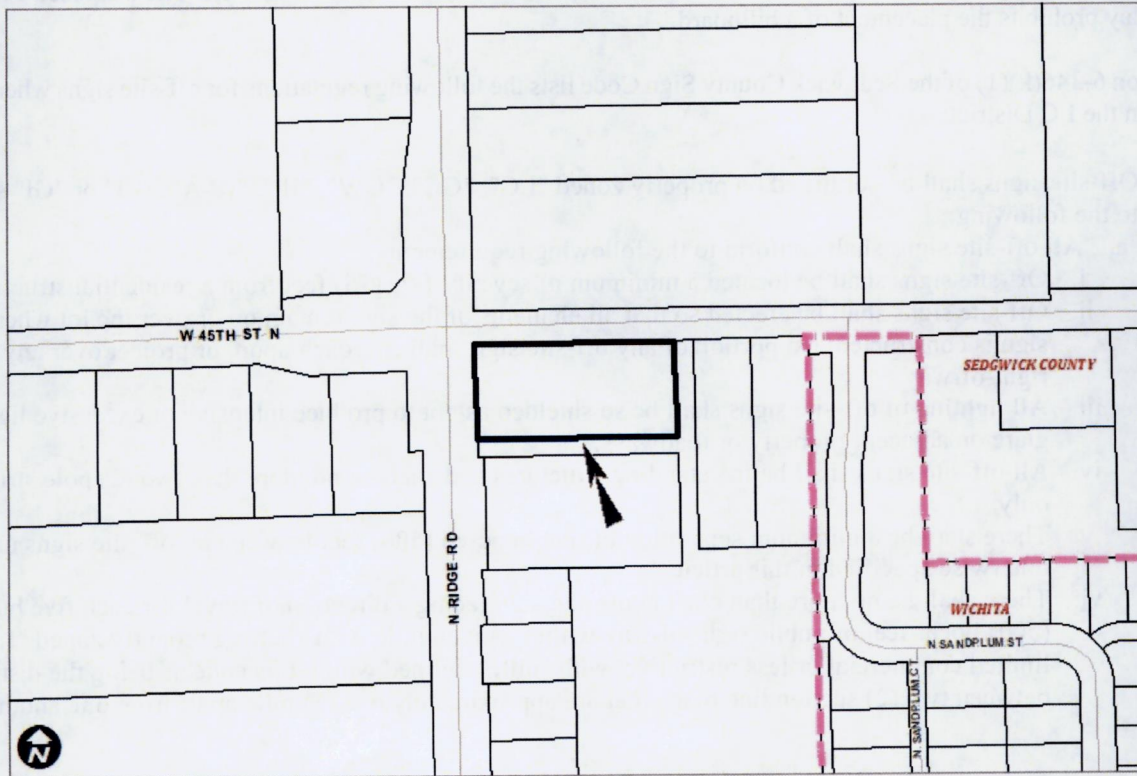
CURRENT ZONING: SF-20 Single-Family Residential District

SITE SIZE: 1.51 acres

LOCATION: Generally located on the southeast corner of North Ridge Road and West 45th Street North (7101 West 45th Street North).

PROPOSED USE: Commercial development and an off-site marketing sign.

RECOMMENDATION: Approve with a Protective Overlay



BACKGROUND: The applicant is requesting a zone change from SF-20 Single-Family Residential District to LC Limited Commercial District to redevelop the subject site for future commercial use and to place an off-site marketing sign on the property. The subject site is located on the southeast corner of North Ridge Road and West 45th Street North (7101 West 45th Street North). The site is 1.51 acres in size and is currently developed with a single-family dwelling with accessory structures.

The LC Limited Commercial District provides an opportunity for a wide variety of residential (including multi-family), civic, office, and commercial uses. Typical developments within the LC District include retail, restaurants (including drive-thrus), coffee shops, offices, service stations, and the like. At this location, higher intensity uses such as Vehicle and Equipment Sales, Outdoor; Carwashes; Taverns/Drinking Establishments; Entertainment Establishments, Events Centers; and Night Clubs in the City require Conditional Use approval in order to permit the use on the site.

Staff is recommending a Protective Overlay to help mitigate possible negative impacts to the residential properties to the east and south. Elements of this Protective Overlay such as requiring screening and the prohibition of billboards are supported by land use compatibility guidelines from the *Community Investments Plan* as discussed below.

Section 6-346(f) of the Sedgwick County Sign Code permits properties within the LC District to place off-site signs. Section 6-342(a)(10) of the Sedgwick County Sign Code defines an off-site sign as "A permanent sign that is not specifically designed to be modified in terms of the message that is conveyed, and carries a message other than the name, occupation or nature of the activities conducted on the premises and shall not include billboard signs." In general, the off-site sign would be used to advertise a message or goods and services on property elsewhere than the subject site. Though the Sedgwick County Sign Code differentiates between an off-site sign and a billboard, the Sedgwick County Sign Code permits billboards to be placed in the LC District as well. The proposed Protective Overlay prohibits the placement of a billboard.

Section 6-346(k)(1) of the Sedgwick County Sign Code lists the following regulations for off-site signs when placed within the LC District:

- 1) Off-site signs shall be permitted on property zoned "LC", "GC", "OW", "IP", "IP-A", "LI" or "GI" subject to the following:
 - a. All off-site signs shall conform to the following requirements:
 - i. Off-site signs shall be located a minimum of seventy-five (75) feet from a residential structure.
 - ii. Off-site signs shall be erected so that all elements of the sign remain on or over the lot where the sign is constructed. No portion of any off-site sign shall encroach upon, or project over any public right-of-way.
 - iii. All lighting of off-site signs shall be so shielded as not to produce intensive or excessive light or glare on adjacent property or roadways.
 - iv. All off-site signs shall be freestanding structures and shall be no more than two (2) pole structures only.
 - v. There shall be a minimum separation of five hundred (500) feet between all off-site signs unless otherwise specified in this article.
 - vi. There shall be no more than one (1) off-site sign facing a direction of travel for each five hundred (500) linear feet of public right-of-way within a given mile with abutting property zoned "LC" limited commercial or less restrictive, with "mile" defined within this code as being the distance between two (2) section line roads that are approximately one (1) mile apart from one another.

Height and area standards for off-site signs follow the same provisions for on-site signs. Sign height cannot

exceed 35 feet. Sign area is permitted by a ratio of two square feet in area per one linear foot of street frontage. The proposed sign is along the North Ridge Road frontage and is permitted to be up to approximately 350 square feet. The Sedgwick County Sign Code restricts a single sign area to no more than 400 square feet.

Properties to the north, northwest, and west are zoned SF-20 Single-Family Residential District and developed with a single-family dwelling on parcels approximately 1 to 4 acres in size. To the east and south, small strips of land, approximately 30-35 feet in width, abutting the subject site are zoned LC Limited Commercial District with CUP DP-301. The larger LC-zoned land within CUP DP-301 is farther south from the subject site. The land within the CUP, including the small strips abutting the subject site, are undeveloped. Abutting to the east and south of the LC-zoned strips of land are properties zoned SF-20 and developed with single-family dwellings on lots approximately 1 to 2 acres in size.

A site visit showed that there is no delineation with fencing or landform to indicate these strips of LC-zoned land are actually a separate parcel from the SF-20-zoned, residentially developed land surrounding them. The language regarding screening for CUP DP-301 states that a six-foot masonry wall shall be constructed along the property lines where abutting residential zoning. The attached CUP drawing indicates where the wall easement is placed and does not include these strips of LC-zoned land. It is unclear if appropriate screening will be constructed along these strips of land where they abut residential zoning when the CUP is developed. In light of this, staff is recommending that the subject site provide solid screening along the east and south property lines. Section IV-B of the Unified Zoning Code (UZC) does not require the screening because the strips of land abutting the site are zoned commercially. Based on the information stated above, it is staff's opinion that screening would be appropriate to ensure the spirit and intent of Section IV-B of the UZC are met. The site is in unincorporated Sedgwick County and is not required to adhere to the Wichita Landscape Ordinance.

CASE HISTORY: The property is unplatted. Platting is required prior to the issuance of building permits except for any expansion of the existing residential use. The placement of the off-site sign does not require platting.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20	Single-family residence
SOUTH:	LC and SF-20	Undeveloped and single-family residence
EAST:	LC and SF-20	Undeveloped and single-family residence
WEST:	SF-20	Single-family residence

PUBLIC SERVICES: The subject site has access to West 45th Street North, which is a paved, two-lane county arterial street with open ditches. The subject site also has access to North Ridge Road, which is a paved, four-lane county arterial street with curb and gutter but no sidewalks. The intersection of West 45th Street and North Ridge Road has been improved with left turn lanes from North Ridge Road onto West 45th Street. It is controlled as a two-way stop with traffic on West 45th Street yielding to traffic on North Ridge Road. The subject site has access to Wichita municipal water and storm sewer. Sanitary sewer currently does not serve the site, but it is within one-eighth of a mile to the southeast. If development requires connection to sanitary sewer, it will need to be extended at the applicant's expense.

CONFORMANCE TO PLANS/POLICIES:

The Community Investments Plan: The requested zone change is conformance with *The Community Investments Plan*. The requested zone change is not in conformance with the Plan's 2035 Future Growth Concept Map. The 2035 Wichita Future Growth Concept Map illustrates the preferred growth concepts for the city. The Map identifies the subject area as appropriate for New Residential/Employment mix, which promotes development of a mixed nature where commercial uses are likely to be lower intensity and potentially mixed with higher-density residential uses.

The requested zone change is in conformance with the Plan's locational guidelines.

- Development Pattern Outside the Established Central Area:
 - *“Major commercial development should be guided toward the intersection of two arterial streets.”* The intersection of North Ridge Road and West 45th Street is the intersection of two arterial streets, which is appropriate for development with uses permitted in the LC District.
- Land Use Compatibility Outside the Established Central Area
 - *“Except in mixed-use developments, 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 provisions of the proposed Protective Overlay are designed to help mitigate possible negative impacts on residential properties in the vicinity.

RECOMMENDATION: Based on the information available at the time the staff report was prepared, it is recommended that the zoning change application from SF-20 Single-Family Residential District to LC Limited Commercial District be **APPROVED** subject to Protective Overlay #410

Protective Overlay #410

1. Billboard signs are prohibited.
2. Digital signs are prohibited for off-site signs.
3. Off-site signs shall comply with the standards of the Sedgwick County Sign Code.
4. The site shall provide solid screening with a minimum of a six-foot wooden fence along the east and south property lines unless the screening is provided along the abutting LC-zoned properties in CUP DP-301.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: Properties to the north, northwest, and west are zoned SF-20 Single-Family Residential District and developed with a single-family dwelling on parcels approximately 1 to 4 acres in size. To the east and south, small strips of land, approximately 30-35 feet in width, abutting the subject site are zoned LC Limited Commercial District with CUP DP-301. The larger LC-zoned land within CUP DP-301 is farther south from the subject site. The land within the CUP, including the small strips abutting the subject site, are undeveloped. Abutting to the east and south of the LC-zoned strips of land are properties zoned SF-20 and developed with single-family dwellings on lots approximately 1 to 2 acres in size.
2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned SF-20 Single-Family Residential District and developed with a single-family dwelling and accessory structures. The site is suitable to remain in use as currently zoned.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The requested zone change to LC Limited Commercial District could have detrimental impacts on abutting and adjacent residential properties such as noise, light pollution, headlight trespass, and increase in traffic. The provisions of the recommended Protective Overlay are designed to help mitigate the possible negative impacts.
4. Length of time the property has remained vacant as currently zoned: The property is currently 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 permit additional commercial uses along North Ridge Road, which could have a negative impact on the welfare of those residents with an increase in commercial traffic, noise, and headlight trespass. The proposed Protective Overlay is designed to help

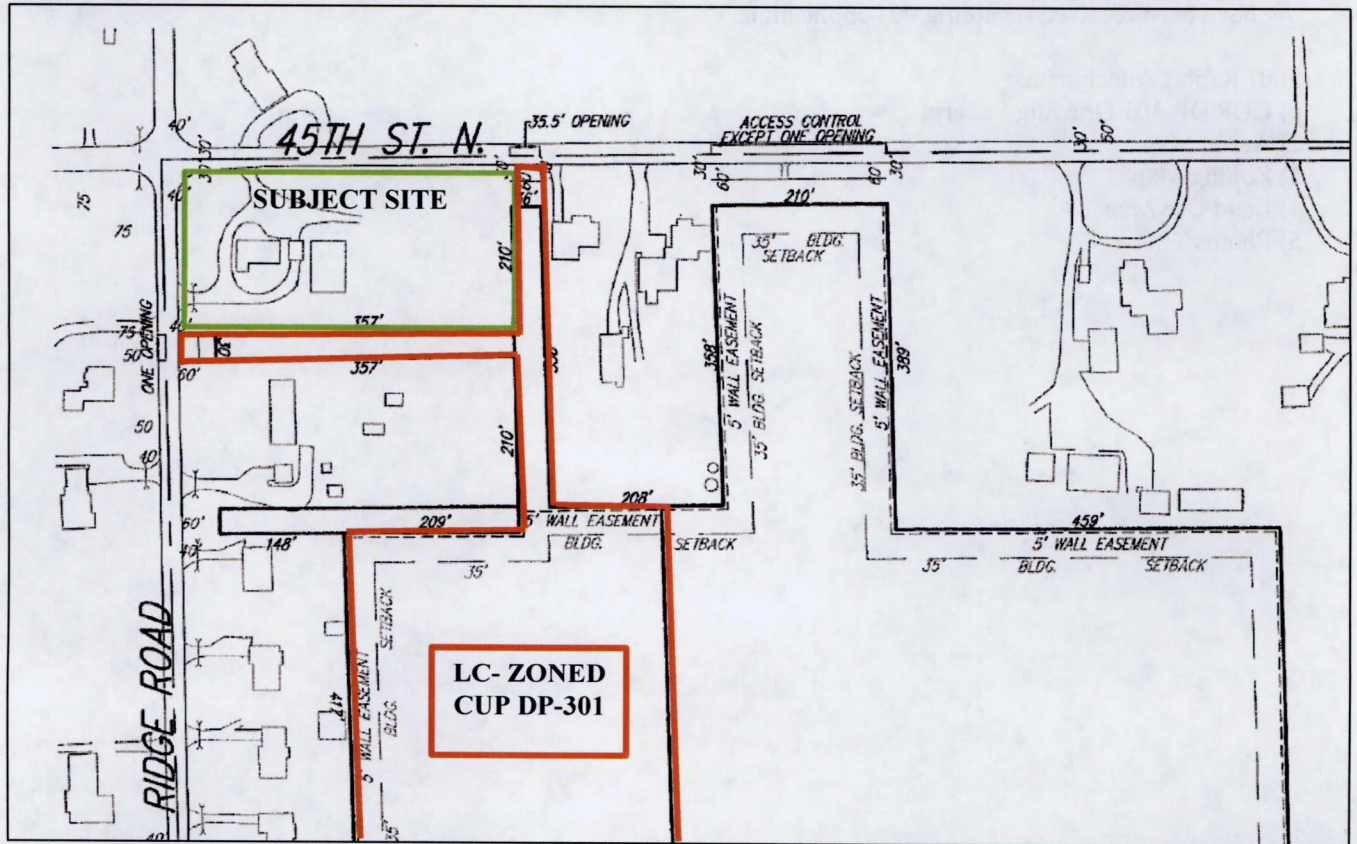
mitigate those possible negative impacts to help protect the rights of the adjacent property owners. Denial of the application may represent possible economic loss to the applicant.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change is in conformance with the *Community Investments Plan* as discussed in the staff report.
7. Impact of the proposed development on community facilities: If approved, commercial development may require the extension of municipal sanitary sewer. The initial cost of the extension would be at the applicant's expense. Any extension of sanitary sewer would have future maintenance implications for the City of Wichita.
8. Opposition or support of neighborhood residents: At the time of publication of the staff report, no comments have been received regarding this application.

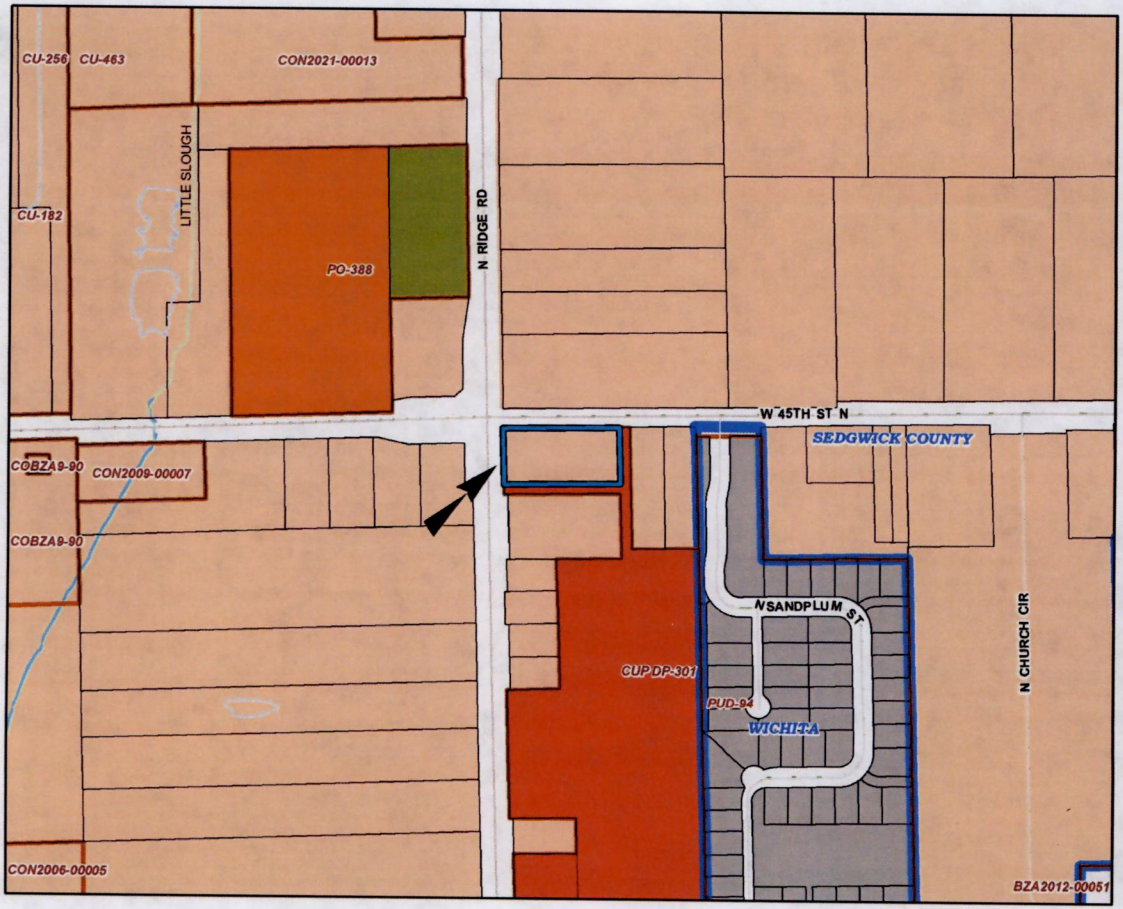
Staff Report Attachments:

- 1) CUP DP-301 Drawing Excerpt
- 2) Aerial Map
- 3) Zoning Map
- 4) Land Use Map
- 5) Photos

CUP DP-301 Drawing Excerpt

























- ZONING**
- RR
 - SF-20
 - SF-10
 - SF-5
 - TF-3
 - MF-18
 - MF-29
 - B
 - MH
 - NO
 - GO
 - NR
 - LC
 - GC
 - CBD
 - OW
 - IP
 - LI
 - IP-A
 - GI
 - AFB
 - U
 - PUD
 - AIRPORT
 - OLD TOWN
 - HISTORICAL
 - DELANO



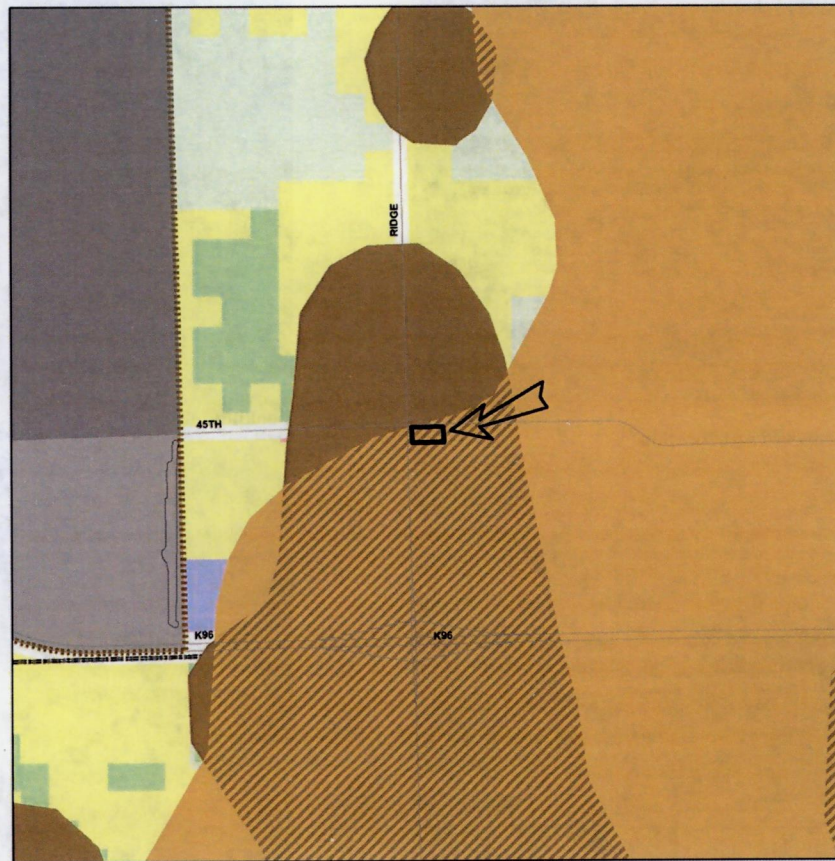
**2035 Wichita
Future Growth
Concept Map**

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



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Looking south at site



Looking east at site



Looking south at proposed sign location



Looking southwest away from site



Looking east at property north of site



Looking east at property south of site



Looking west at property northwest of site

