



Wichita-Sedgwick County Metropolitan Area Planning Department

August 15, 2023

901 Partners LLC
Attn: Will Hayes
555 West Douglas Avenue
Suite 207
Wichita, KS 67213

Baughman Company, P.A.
c/o Phil Meyer
315 South Ellis Street
Wichita, KS 67211

RE: ZON2023-00037: Zone change request in the City from LC Limited Commercial and GC General Commercial to CBD Central Business District for redevelopment in a manner like nearby properties, located on the south side of W. Douglas and on the west side of S. Handley (905 W Douglas, 115, 119, 121 S Handley).

Dear Applicants;

At its regular meeting on **August 15, 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,

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

July 13, 2023

901 Partners LLC
Attn: Will Hayes
555 West Douglas Ave
Suite 207
Wichita, KS 67213

RE: ZON2023-00037: Zone change request in the City from LC Limited Commercial and GC General Commercial to CBD Central Business District for redevelopment in a manner like nearby properties, located on the south side of W. Douglas and on the west side of S. Handley (905 W Douglas, 115, 119, 121 S Handley).

Dear Applicant;

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

This application will be heard by the Wichita City Council on **Tuesday, August 15, 2023**, beginning at 9:00am at the Wichita City Council Chambers.

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

Sincerely,

Christina Rieth
Current Plans
Associate Planner

Copies to: Jeff Blubaugh, Council Member District IV
Brooke Kauchak, CSR District IV
MABCD
Baugman Company, P.A., attn: Phil Meyer, 315 South Ellis Street, Wichita, KS 67211

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. ZON2023-00037

Zone change request in the City from LC Limited Commercial District and GC General Commercial District to CBD Central Business District zoning on property legally described as:

Lot 11, on Wichita, now Handley Avenue, in West Wichita Addition, together with the vacated West 10 feet of Handley Avenue, adjoining said Lot on the East, and together with the vacated North 10 feet of Texas Avenue adjoining said Lot 11 and said vacated 10 feet of Handley Avenue, on the South.

Lots 13 and 15, Wichita, now Handley Street, together with the vacated West 10 feet of Handley Avenue, adjoining said Lot on the East, West Wichita Addition to Wichita, Sedgwick County, Kansas.

Lots 17 and 19, Wichita now Handley Street, together with the vacated West 10 feet of Handley Avenue, adjoining said Lot on the East, West Wichita Addition to Wichita, Sedgwick County, Kansas.

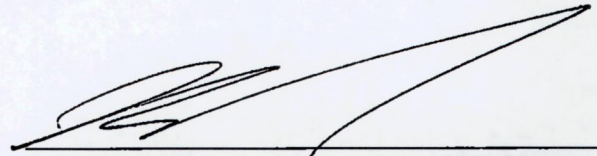
The West 25 feet of the East 55 feet of Lots 21, 23, 25, 27, and 29, on Wichita, now Handley Avenue, West Wichita Addition to Wichita, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

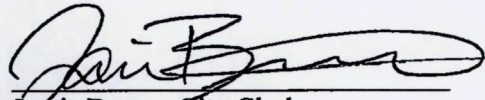
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

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Adopted this 22nd day of August, 2023.

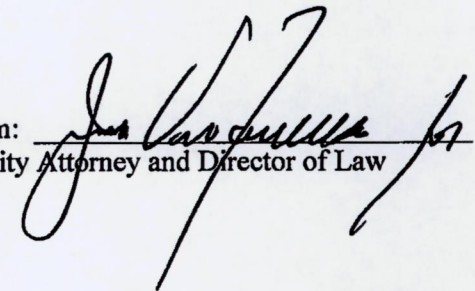

Brandon J. Whipple, Mayor, City of Wichita

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
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	459155	Print Legal Ad-IPL01367260 - IPL0136726	52-253	\$73.81	1	88 L

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

LAlvarez@wichita.gov

LEGAL PUBLICATION

OCA 160004 PUBLISHED
IN THE WICHITA EAGLE ON
August 25, 2023

ORDINANCE NO. 52-253

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 26.04.010, 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 26.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2023-00037
Zone change request in the City from LC Limited Commercial District and GC General Commercial District to CBD Central Business District zoning on property legally described as:

Lot 11, on Wichita, now Handley Avenue, in West Wichita Addition, together with the vacated West 10 feet of Handley Avenue, adjoining said Lot on the East, and together with the vacated North 10 feet of Texas Avenue adjoining said Lot 11 and said vacated 10 feet of Handley Avenue, on the South, Lots 13 and 15, Wichita, now Handley Street, together with the vacated West 10 feet of Handley Avenue, adjoining said Lot on the East, West Wichita Addition to Wichita, Sedgwick County, Kansas.

Lots 17 and 19, Wichita now Handley Street, together with the vacated West 10 feet of Handley Avenue, adjoining said Lot on the East, West Wichita Addition to Wichita, Sedgwick County, Kansas.

The West 25 feet of the East 55 feet of Lots 21, 23, 25, 27, and 29, on Wichita, now Handley Avenue, West Wichita Addition to Wichita, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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

[Remainder of page left intentionally blank]

Adopted this 22nd day of August 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
IPL0136726
Aug 25 2023

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

1 insertion(s) published on:

08/25/23

STATE OF KANSAS)

SS

County of Sedgwick)

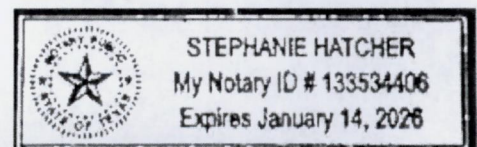
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 08/25/2023 to 08/25/2023.

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

DATED: 08/25/2023

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	435823	Print Legal Ad-IPL01281040 - IPL0128104		\$167.79	2	100 L

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

kgonzalez@wichita.gov

LEGAL PUBLICATION

CCA 150004
Published in The Wichita Eagle on June 22, 2023
(One Time Only)
MAFPC/ECA July 13, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, July 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.

CON2023-00026: Conditional Use request in the City to allow multi-family density on property zoned TF-3 Two-Family; generally located west of N Erie Street and 68 feet north of E 3rd Street N (405 N Erie St).

CUP2023-00020: CUP Amendment in the City to CUP DP-155 to allow Vehicle and Equipment Sales for car rentals; generally located on the east side of North Woodlawn, within one-quarter mile south of East 37th Street North (3550 North Woodlawn).

VAC2023-00023: Request in the City to vacate a portion of a platted utility easement and a waterline easement dedicated by separate instrument for building expansion; generally located north of East 34th Street North and approximately 700 feet west of North Webb Road (9400 E. 34th St. N).

VAC2023-00024: Vacation request in the City to vacate a portion of an unused, platted utility easement; generally located south of W 37th Street N and 518 ft. west of North Ridge Road (Lot 7, Block A, Hoskinson 2nd Addition).

ZON2023-00036: Zone change in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential and LC Limited Commercial; generally located at the southeast corner of East Pawnee Road and South 127th Street East.

ZON2023-00037: Zone change request in the City from LC Limited Commercial and GC General Commercial to CBD Central Business District for redevelopment in a manner like nearby properties; located on the south side of W. Douglas and on the west side of S. Handley (905 W Douglas, 115, 119, 121 S Handley).

ZON2023-00038: Zone change request in the City from LC Limited Commercial and SF-5 Single-Family Residential to MF-15 Multi-Family Residential (17.7 acres) and TF-3 Two-Family Residential (61.6 acres); generally located on the east side of South Webb Road, within one-half mile south of East Pawnee Road.

ZON2023-00039: Zone change request in the City from MD Neighborhood Office and LC Limited Commercial to GC General Commercial to increase buildable area; generally located on the east side of North Broadway within one-quarter mile south of East 13th Street North (1150 North Broadway).

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=ek03bW0ySEhnbFJQTDYvV0xP-VDEeUT09>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16899006833,4089866967#,"094136# US (San Jose)

+17193594580,4089866967#,"094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/kc5codt1>

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 316.856.7764

WITNESS MY HAND on June 22, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0128104

Jun 22 2023

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

1 insertion(s) published on:

06/22/23

STATE OF KANSAS)

SS

County of Sedgwick)

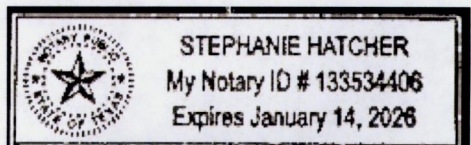
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 06/22/2023 to 06/22/2023.

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

DATED: 06/22/2023

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: July 13, 2023
DAB IV: July 10, 2023

CASE NUMBER: ZON2023-00037 (City)

APPLICANT/AGENT: 901 Partners, LLC (owner) (Will Hayes)
Baughman Company, P.A. (agent)

REQUEST: CBD Central Business District

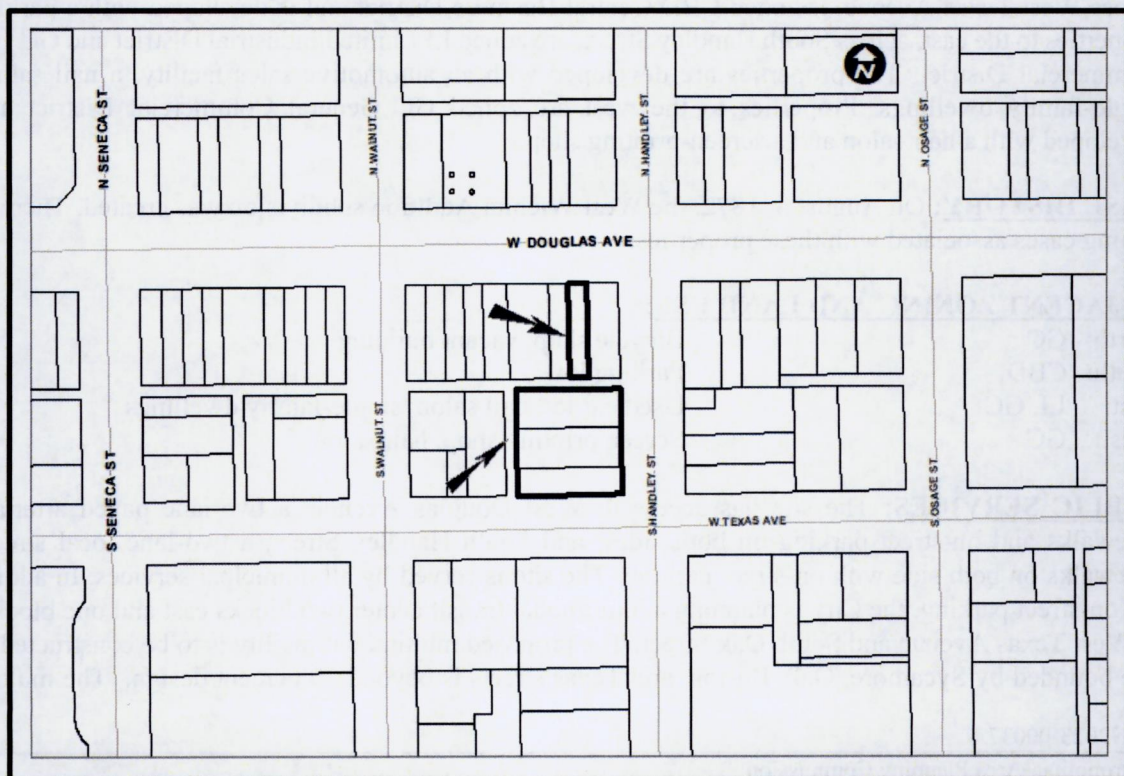
CURRENT ZONING: LC Limited Commercial District and GC General Commercial District

SITE SIZE: 0.58 acres

LOCATION: Generally located on the south side of West Douglas Avenue as well as the northwest corner of South Handley Street and West Texas Avenue (905 West Douglas Avenue, 115, 119, and 121 South Handley Street).

PROPOSED USE: To redevelop the subject property in a consistent manner with surrounding properties.

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from LC Limited Commercial District and GC General Commercial District to CBD Central Business District zoning. The platted properties, which total 0.58 acres in size, are located on the south side of West Douglas Avenue as well as the west side of South Handley Street, north of West Texas Avenue (905 West Douglas Avenue, 115, 119, 121 South Handley Street).

The subject site is currently developed with a music store on West Douglas Avenue, an undeveloped lot on South Handley Street, and a vacant warehouse on South Handley Street. The applicant did not specify how the property might be redeveloped, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. In 2022, the Wichita City Council approved a zone change request from LC to CBD at 901 West Douglas Avenue, which is owned by the same applicant (ZON2022-00047). Within the past eight years, more than a dozen zone changes to CBD have been approved in the Delano area.

The site is within the Delano Neighborhood Plan area and the Delano Overlay Zoning District (D-O). Any changes to the exterior or new construction on these properties must be reviewed and approved by the Planning Department, in accordance with the Delano Neighborhood Design Guidelines, before building permits are issued.

The Delano District was initially developed in the 1870s and then redeveloped in the early 1900s when off-street parking requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the LC District vary from zero to 20 feet). Public on-street parking is available throughout the Delano area.

Property to the north, across West Douglas Avenue, is zoned GC General Commercial District and is developed with a retail building, which includes a bicycle shop and a vacant suite. Property to the south, across West Texas Avenue, is zoned CBD Central Business District and is developed with a parking lot. Properties to the east, across South Handley Street, are zoned LI Limited Industrial District and GC General Commercial District. The properties are developed with an automotive sales facility, a nail salon, and single-family dwellings. Properties to the west are zoned GC General Commercial District and are developed with a hair salon and a screen-printing shop.

CASE HISTORY: On August 4, 1872, the West Wichita Addition subdivision was created. There are no zoning cases associated with these properties.

ADJACENT ZONING AND LAND USE:

North: GC	Bicycle shop, vacant building
South: CBD	Parking lot
East: LI, GC	Used car lot, nail salon, single-family dwellings
West: GC	Screen printing shop, hair salon

PUBLIC SERVICES: The site has access to West Douglas Avenue, a two-lane paved arterial with sidewalks and on-street parking on both sides; and South Handley Street, a two-lane local street with sidewalks on both side with on-street parking. The site is served by all municipal services. In addition to the on-street parking, the City is planning a multimodal transit center two blocks east and one block south at West Texas Avenue and South Oak Street. The proposed multimodal facility is to be constructed on the site bounded by Sycamore, Oak, Burton, and Texas streets is beyond 30 percent design. The multimodal

facility will include: 12 bus bays, office space, security office, ticket windows, and public and staff restrooms. In addition, the proposed parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes and includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Two transit routes serve Douglas Avenue with service every 45 minutes, in each direction per route.

CONFORMANCE TO PLANS/POLICIES: The requested CBD zoning would continue to allow the property to be in conformance with existing plans and policies.

Community Investments Plan: The requested CBD zoning aligns with the goals of the Community Investments Plan. The 2035 Wichita Future Growth Concept Map within the Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for “New Employment.” This category “encompasses areas of land that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment.” The category also states, “In certain area, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed.”

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

Delano Neighborhood Plan: The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.” The site also falls within the boundaries of the Delano Overlay. Any future modifications to the design of the building, or any new construction on site, must comply with the Delano Overlay Design Guidelines.

The Unified Zoning Code (UZO) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

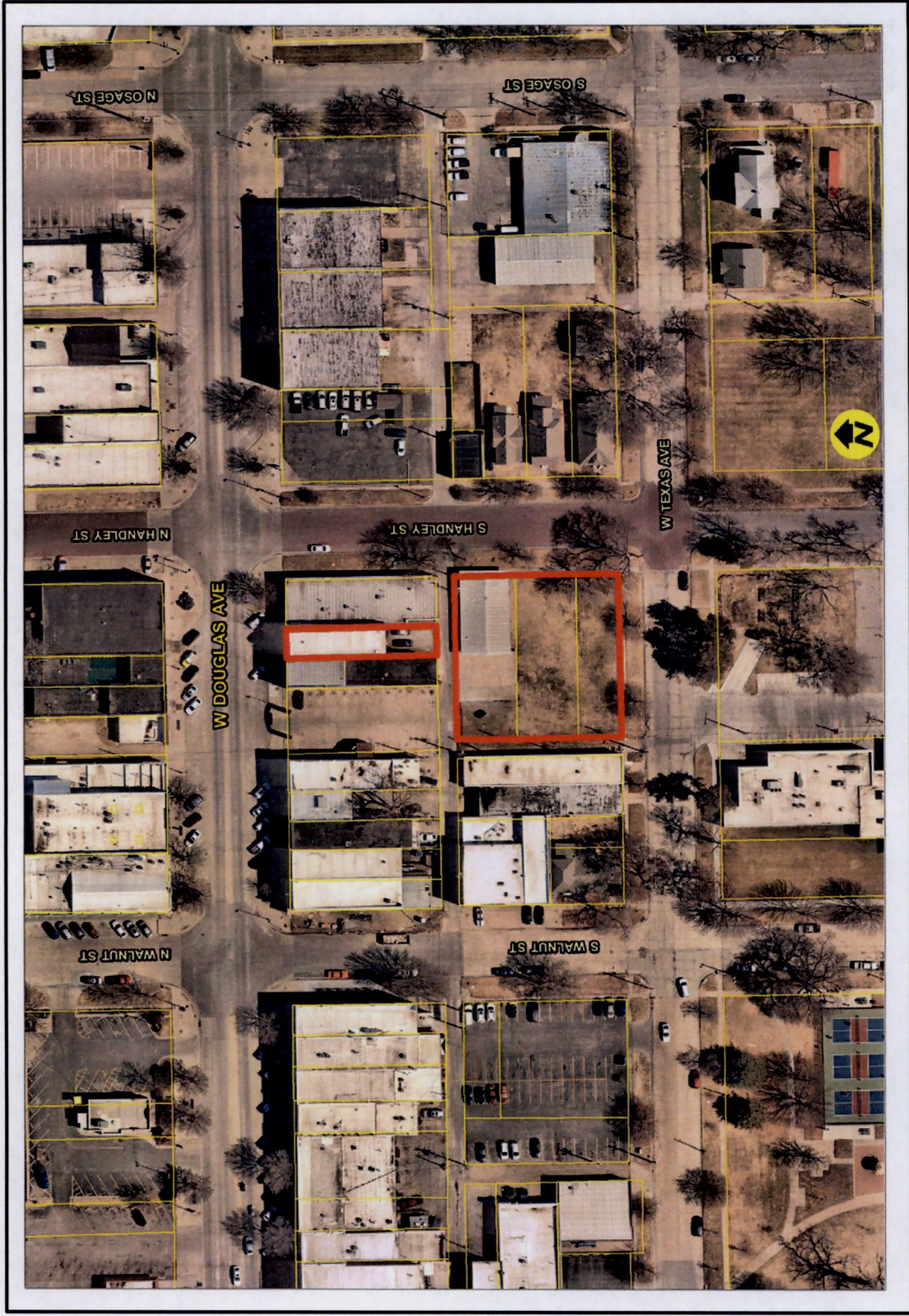
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

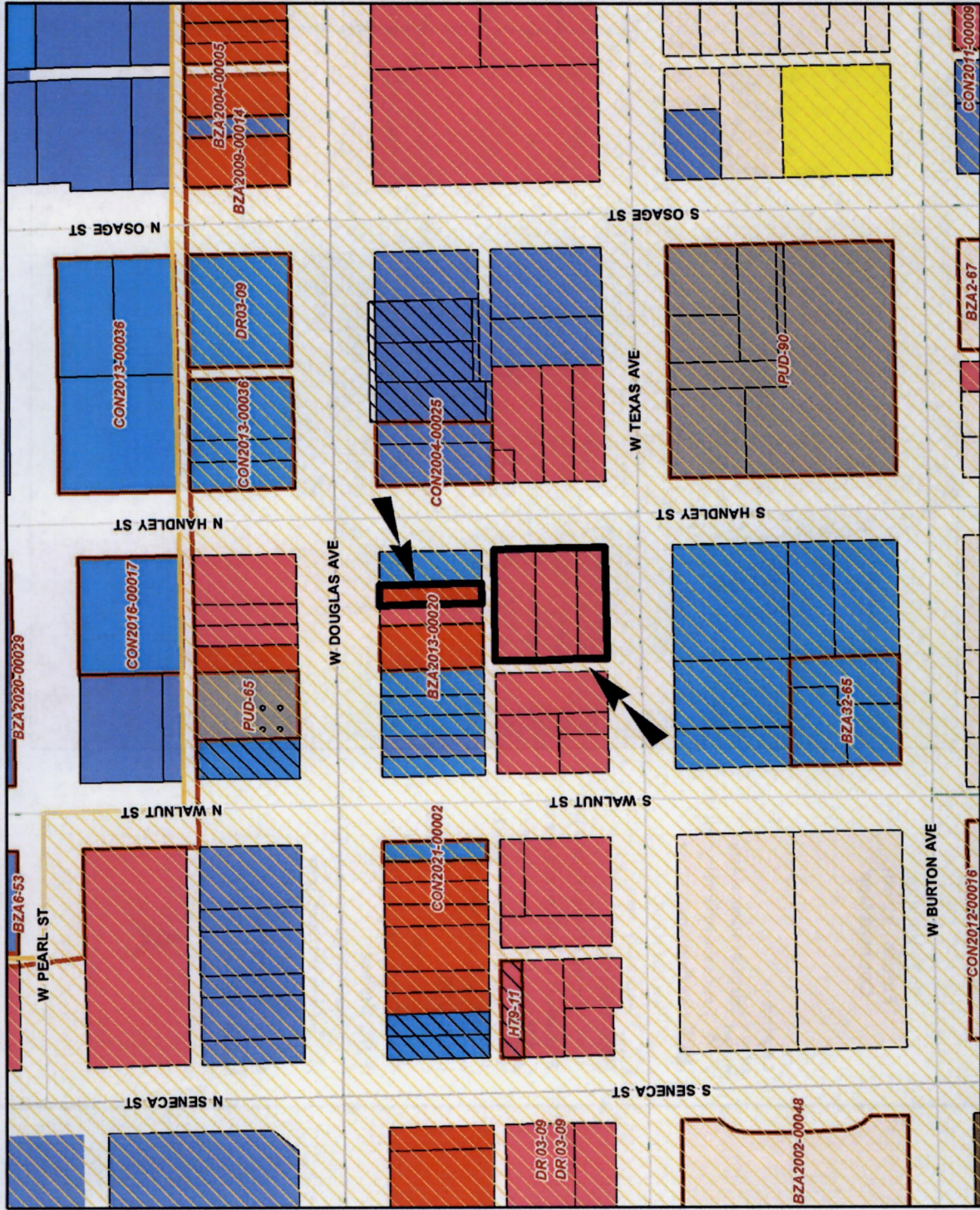
This recommendation is based on the following findings:

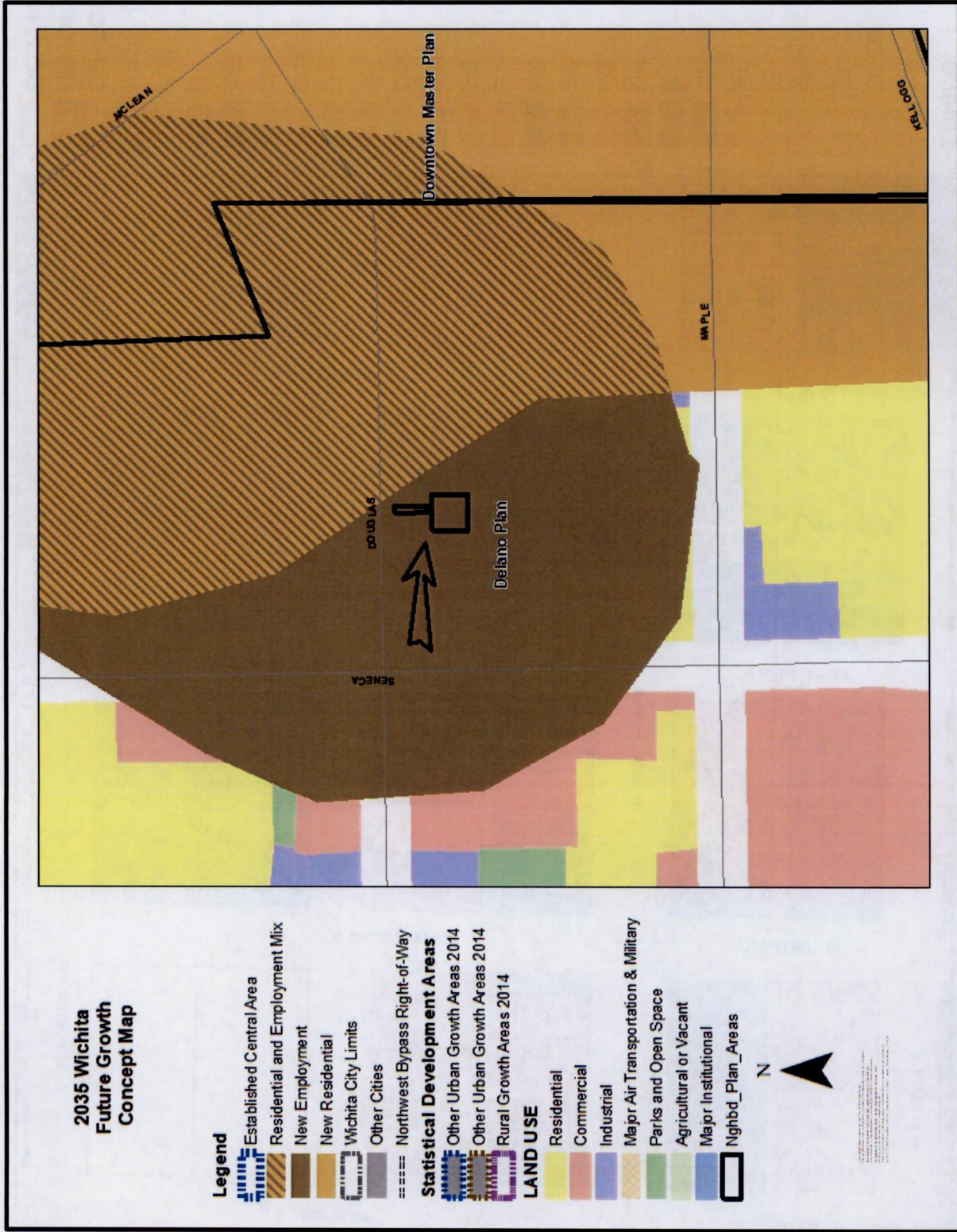
1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mixed use. Property to the north, across West Douglas Avenue, is zoned GC General Commercial District and is developed with a retail building, which includes a bicycle shop and a vacant suite. Property to the south, across West Texas Avenue, is zoned CBD Central Business District and is developed with a parking lot. Properties to the east, across South Handley Street, are zoned LI Limited Industrial District and GC General Commercial District. The properties are developed with an automotive sales facility, a nail salon, and single-family dwellings. Properties to the west are zoned GC General Commercial District and are developed with a hair salon and a screen-printing shop.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned LC Limited Commercial District and GC General Commercial District which are suitable for a range of commercial uses but requires the provision of off-street parking per the UZC. The site can be developed as currently zoned. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking and modify building setback requirements and make the site more attractive to potential redevelopment.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request should have little if any significant adverse impact to nearby property owners.
4. **Length of time property has remained vacant as zoned:** The property at 905 West Douglas Avenue has been developed with a mixed-use building since 1890. The property at 115 South Handley Street has been developed with a warehouse since 1983. The properties at 119 and 121 South Handley Street have been vacant since 2011. Historic aerials show the vacant properties were developed with single-family dwellings and were demolished.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Staff does not anticipate the requested zone change will have a significant impact on the public health, safety, and welfare of the surrounding community. Denial may result in the loss of use and enjoyment of the property for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested CBD zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received one phone call from a gentleman who expressed his support for the requested zone change.

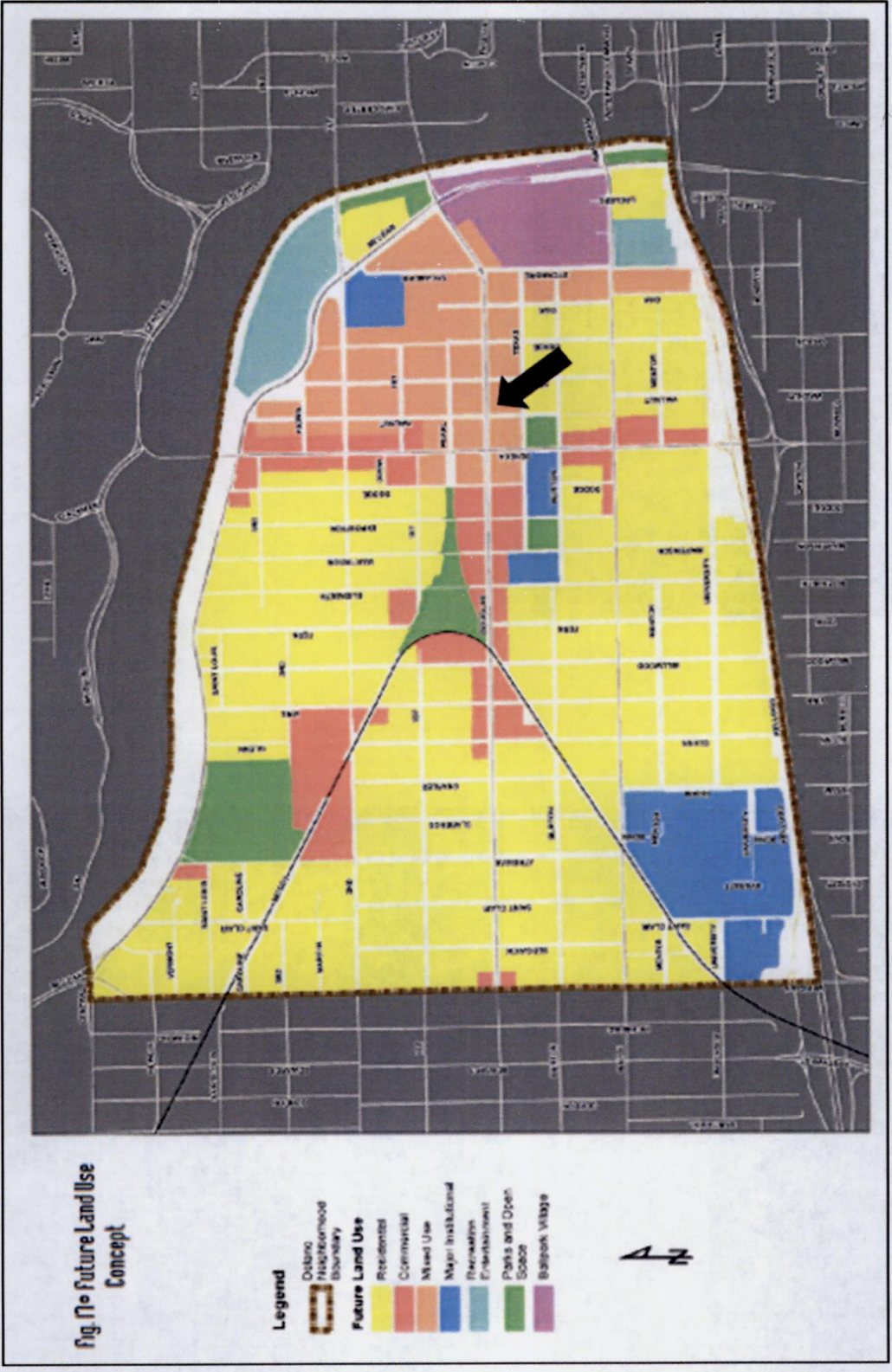
Staff Report Attachments:

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

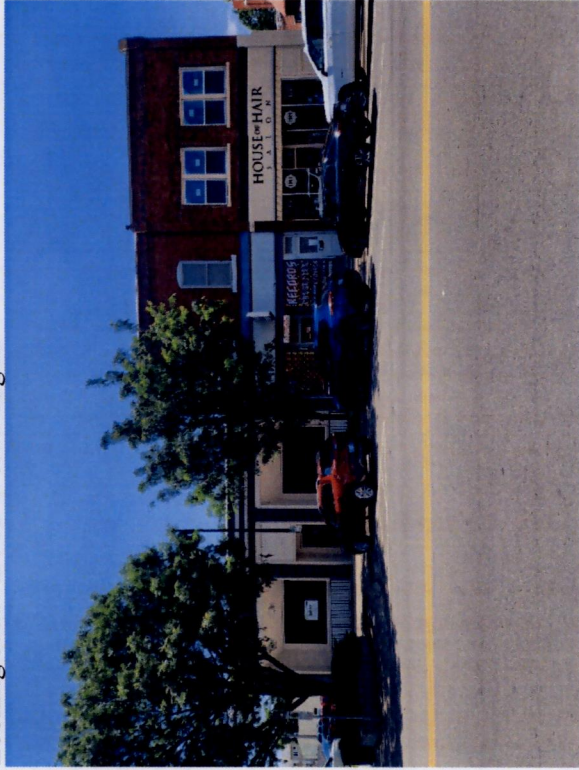








Looking south at 905 West Douglas



Looking south away from site



Looking north away from site



Looking west towards site



Looking west towards site



Looking east away from site



Looking east away from site

