



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

Pamela Williams
Wichita Children's Home
7271 E. 37th St. N
Wichita, KS 67266

March 22, 2024

RE: CON2023-00061 – Conditional Use to allow Group Residence, General, generally located on the east side of North Emporia Avenue, within 100 feet north of East 10th Street North (1110 North Emporia Avenue).

Dear Applicant;

At its regular meeting on **March 19, 2024**, the Wichita City Council considered the above captioned requests. The action of the City Council was to **APPROVE** the Conditional Use request, subject to the following conditions:

- 1) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 2) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

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 'Brad Eatherly'.

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Council Member District VI
Ana Lopez, CSR, District VI
MABCD



FILE COPY

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

Pamela Williams
Wichita Children's Home
7271 E. 37th St. N
Wichita, KS 67266

December 15, 2023

RE: CON2023-00061 – Conditional Use to allow Group Residence, General, Generally located on the east side of North Emporia Avenue, within 100 feet north of East 10th Street North (1110 North Emporia Avenue).

Dear applicant,

At its regular meeting on **December 14, 2023**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request with the following conditions:

- 1) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 2) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

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 December 28, 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 **December 28, 2023, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, January 16, 2024**, beginning at 9:00 a.m.

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 316-268-4421.

Sincerely,

FILE COPY
3/17



Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Council Member District VI
Ana Lopez, CSR, District VI
MABCD

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 24-110

WHEREAS, Planning for Generations, LLC, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit Group Residence, General on property zoned B Multi-Family Residential District located on property legally described as:

Lots 6, 8, 10, 12, and 14; and Lot 16 EXCEPT the North 15 feet thereof, Emporia Avenue, Burleigh's Addition to Wichita, Sedgwick County, Kansas, together with the West Half of the vacated alley adjoining on the East.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of December 14, 2023, consider said application; and

WHEREAS, the Wichita City Council has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Wichita City Council that this application be approved to allow a Conditional Use to permit Group Residence, General on property zoned B Multi-Family Residential District located on the east side of North Emporia Avenue and within 100 feet north of East 10th Street North (1110 North Emporia Avenue), legally described as:

Lots 6, 8, 10, 12, and 14; and Lot 16, EXCEPT the North 15 feet thereof, Emporia Avenue, Burleigh's Addition to Wichita, Sedgwick County, Kansas, together with the West Half of the vacated alley adjoining on the East.

Approved subject to the following conditions:

- 1) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 2) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.



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

Durham | The Herald-Sun
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The Modesto Bee
The Sun News - Myrtle Beach
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	533681	Print Legal Ad-IPL01653020 - IPL0165302	RES#24-110	\$69.81	1	83 L

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

JMBuster@wichita.gov

OCA 150004 PUBLISHED
IN THE WICHITA EAGLE ON
March 22, 2024
BE IT ORDAINED BY THE
GOVERNING BODY
OF THE CITY OF WICHITA,
KANSAS.

RESOLUTION NO. 24-110
WHEREAS, Planning for Generations, LLC, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit Group Residence, General on property zoned B Multi-Family Residential District located on property legally described as: Lots 6, 8, 10, 12, and 14; and Lot 16 EXCEPT the North 15 feet thereof, Emporia Avenue, Burleigh's Addition to Wichita, Sedgwick County, Kansas, together with the West Half of the vacated alley adjoin on the East. WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and WHEREAS, the MAPC did, at the meeting of December 14, 2023, consider said application; and

WHEREAS, the Wichita City Council has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code. NOW, THEREFORE, BE IT RESOLVED by the Wichita City Council that this application be approved to allow a Conditional Use to permit Group Residence, General on property zoned B Multi-Family Residential District located on the east side of North Emporia Avenue and within 100 feet north of East 10th Street North (1110 North Emporia Avenue), legally described as: Lots 6, 8, 10, 12, and 14; and Lot 16, EXCEPT the North 15 feet thereof, Emporia Avenue, Burleigh's Addition to Wichita, Sedgwick County, Kansas, together with the West Half of the vacated alley adjoining on the East. Approved subject to the following conditions:

1) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
2) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void. This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council. Adopted on 19th day of March 2024. Lily Wu, Mayor, City of Wichita
ATTEST:
Jamie Buster, City Clerk
(SEAL) Approved as to form:
Jennifer Magana, City Attorney and Director of Law
IPL0165302
Mar 22 2024

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

1 insertion(s) published on:
03/22/24

STATE OF KANSAS)

SS

County of Sedgwick)

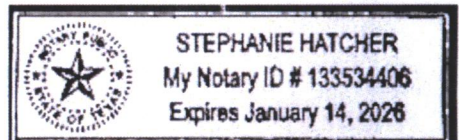
Mary Castro, of lawful age, being first duly sworn, deposeeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 03/22/2024 to 03/22/2024.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 03/22/2024

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!



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
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Durham | The Herald Sun
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The Kansas City Star
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	492203	Print Legal Ad-IPL01488550 - IPL0148855		\$206.32	3	82 L

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

MHEBERT@wichita.gov

LEGAL PUBLICATION MAPC/BZA December 14, 2023 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023, no earlier than 1:30 p.m.**, the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **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.**

CON2023-00057: Conditional Use to replace a previously constructed 499-foot wireless radio tower, generally located on the west side of North Salina Avenue and approximately 650 feet south of West 29th Street North (2829 North Salina Avenue).

CON2023-00058: Conditional Use request in the City for Warehouse/Self-Storage on property zoned LC Limited Commercial, located 300 feet north of 13th Street North, on the east side of North Broadway (1451 North Broadway).

CON2023-00059: Conditional Use request in the City to permit live entertainment and alcohol with an Event Center (defined as Night Club in the City) on property zoned LC Limited Commercial located on the north side of West 21 Street and within one-quarter mile west of North Broadway Ave (320 W 21st).

CON2023-00061: Conditional Use request in the City for Group Residence, General, on property zoned B Multi-Family District, generally located on the east side of North Emporia Avenue, within 100 feet north of East 10th Street North (1110 North Emporia Avenue).

CUP2023-00040: Minor Amendment in the City to CUP DP-195 to allow a car wash on property zoned LC Limited Commercial, generally located on the west side of North Rock Road, within 750 feet north of K-96 (3505 North Rock Road).

CUP2023-00041: CUP Minor Amendment in the City to remove portions of land from CUP DP-116, generally located north of East Kellogg Drive and west of North Webb Road (associated with ZON2023-00067).

CUP2023-00042: CUP Major Amendment in the City to remove land from CUP DP-48, generally located north of East Kellogg Drive and east of North Webb Road (associated with ZON2023-00067).

CUP2023-00043: CUP Major Amendment in the City to add land to, and amend General Provisions of CUP DP-15, generally located on the north side of East Kellogg Drive and west of South Webb Road (associated with ZON2023-00067).

PUD2023-00014: Zone change request in the City from CBD Central Business District to PUD Planned Unit Development to create Century II PUD to allow the addition of temporary special events to the "CBD" uses, located southwest corner of West Douglas Avenue and South Main Street.

VAC2023-00044: Vacation request in the City to vacate 30 feet of the 40-foot drainage easement at the east property line for future development on property zoned LC Limited Commercial District, generally located on the north side of West MacArthur Road, within 350 feet east of South West Street (3920 W. MacArthur).

VAC2023-00046: Vacation of platted front yard setback line to allow window well to be built, generally located on the NE corner of North Brownthash Lane and West Frazier Lane (7442 West Frazier).

VAC2023-00047: Request in the City to vacate a portion of a platted alley located on the north side of East Waterman Street, between South Broadway and South Topeka Avenues.

ZON2023-00065: Zone Change request in the City from SF-5 Single-Family Residential to GO General Office for a funeral home, generally located on the east side of Tyler Road and within one-quarter mile north of West 29th Street North (3224 North Tyler Road).

ZON2023-00066: Zone change request in the City from TF-3 Two-Family Residential District to MF-29 Multi-Family Residential District to redevelop existing home into a multifamily dwelling, generally located on the southeast corner of South Osie Street and South Santa Fe Avenue (1704 South Santa Fe Avenue).

ZON2023-00067: Zone change from LC Limited Commercial District to GC General Commercial District (associated with CUP2023-00041, CUP2023-00042, CUP2023-00043), generally located north of East Kellogg Drive and west of South Webb Road.

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:

1) **Attend in-Person** at the **Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202**. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) - 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. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

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

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on November 22, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0148855

Nov 22 2023

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

1 insertion(s) published on:

11/22/23

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 11/22/2023 to 11/22/2023.

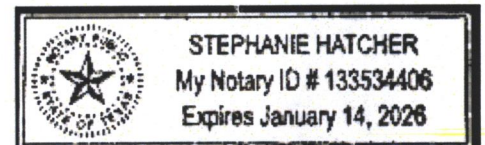
Stefani Beard

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

DATED: 11/22/2023

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: December 28, 2023
DAB VI: December 11, 2023

<u>CASE NUMBER:</u>	CON2023-00061 (City)
<u>APPLICANT:</u>	Wichita Children's Home
<u>REQUEST:</u>	Conditional Use for Group Residence, General
<u>CURRENT ZONING:</u>	B Multi-Family Residential District
<u>SITE SIZE:</u>	0.40 acres
<u>LOCATION:</u>	Generally located on the east side of North Emporia Avenue, within 100 feet north of East 10 th Street North (1110 North Emporia Avenue)
<u>PROPOSED USE:</u>	Group Residence, General
<u>RECOMMENDATION:</u>	Approval



BACKGROUND: The applicant is requesting a Conditional Use for Group Residence, General on property zoned B Multi-Family Residential District located on the east side of North Emporia Avenue, within 100 feet north of East 10th Street North (1110 East Emporia Avenue). According to the applicant's website, the Wichita Children's Home currently utilizes the property as a "low-barrier drop-in center for runaway, homeless, and at-risk youth who are 21 or younger." The request for a Conditional Use for Group Residence, General would allow the facility to house up to 24 persons including staff.

The Unified Zoning Code defines Group Residence as "a residential facility providing cooking, sleeping, and sanitary accommodations for a group of people, not defined as a family, on weekly or longer basis." It defines Group Residence, General as "a Group Residence that is occupied by more than 15 persons, including staff members who reside in the facility." Group Residence, General is permitted within the B Multi-Family Residential District by Conditional Use approval.

The site plan submitted by the applicant shows thirteen parking spaces. The off-street parking requirement for Group Residence, General is one per bedroom. The applicant does have a shared-parking agreement with the owner of the parking lot to the east, across the alley. This shared parking agreement will satisfy the parking requirements set forth in the UZC.

The property to the north is zone TF-3 Two-Family Residential District and is developed with Emporia Park. The property to the west is zoned B Multi-Family Residential District and is developed with a parking lot. The property to the south is zoned B Multi-Family Residential District and is developed with a single-family dwelling. The property to the east is zoned B Multi-Family Residential District and is developed with a parking lot. Despite the lack of adequate parking, it is Planning staff's opinion that the requested Conditional Use for this particular location will not have detrimental impacts on the surrounding properties.

CASE HISTORY: On February 2, 1886, the site was platted as part of the Burleigh's Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Emporia Park
SOUTH:	B	Single-Family Residence
EAST:	B	Parking Lot
WEST:	B	Parking Lot

PUBLIC SERVICES: The site has access to North Emporia Avenue a paved local two-lane street with on-street parking, and sidewalks on both sides. Municipal water, sewer and stormwater services currently serve the site. Wichita Transit provides regular bus service within one-tenth of a mile west of the subject site, at the corner of North Broadway Avenue and East 10th Avenue North.

CONFORMANCE TO PLANS/POLICIES: The Conditional Use request is in partial conformance with the following plans:

Community Investments Plan: The Conditional Use request is in partial conformance with the *Community Investments Plan*. The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, namely the 2035 Wichita Future Growth Concept Map, identifies the site as "Commercial." The *Plan* defines "Commercial" as, "areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, Residential Uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types." Despite the *Plan* designating the area as "Commercial," the zoning of B Multi-Family Residential is conducive to the Multi-Family use.

CON2023-00061

The requested Conditional Use is in partial conformance with the Land Use Compatibility Locational Guidelines. The General Guidelines state, "Higher-intensity development should be discouraged from locating areas of existing lower-intensity development, particularly established low-density residential areas." The applicant is requesting up to 24 persons in an 11,747 square foot building. The building on the subject site is large enough to handle 24 beds. The neighborhood has a mixed-use character. In addition to single-family residences, there are also large-scale office buildings in the vicinity. Ascension Via Christi St. Francis Hospital is less than one-quarter of mile to the south of the subject site.

Wichita: Places for People Plan: The requested Conditional Use is in partial conformance with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles."

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested Group Residence, Limited partially aligns with Strategy 5: *Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA*. The proposed Group Residence, General would permit additional residents to be served by the facility at this location. Staff believes that the scale of the request is not in out of character with the neighborhood.
- **Current Condition:** The subject property is located within an area identified as an "area of opportunity." The *Places for People Plan* defines Areas of Opportunity as "areas that generally exhibit economic challenges, a disconnected development pattern, and a lack of walkable places and facilities. These areas are in need of strategic reinvestment, both public and private, to assist in redefining and reinvigorating the area, physically and socially." The site is currently used as a "low-barrier drop-in center for runaway, homeless, and at-risk youth who are 21 or younger," and retains the character of the surrounding mixed-use neighborhood. Staff believes the proposed Group Residence, General would be appropriate for the proposed Conditional Use location.

Midtown Plan: The requested Conditional Use is in conformance with the goals of the *Midtown Plan*. The *Midtown Plan* includes strategies that include "a land use concept that generally reflect current and desirable land uses." The *Plan* determined that the area "...north of St. Francis Hospital should incorporate mixed-use opportunities to act as a buffer between intense non-residential use and quiet residential neighborhood area." Although the requested Conditional Use is a residential use, it is more intense by the number of beds proposed. This higher-intensity use is in-line with the *Midtown Plan* for this area.

RECOMMENDATION: Based on the information available prior to the public hearing, MAPD staff recommends the application be **APPROVED** subject to the following conditions.

- 1) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 2) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

The staff's recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mixed-use. The property to the north is zone TF-3 Two-Family Residential and is developed with Emporia Park. The property to the west is zoned B Multi-Family Residential District and is developed with a parking lot. The property to

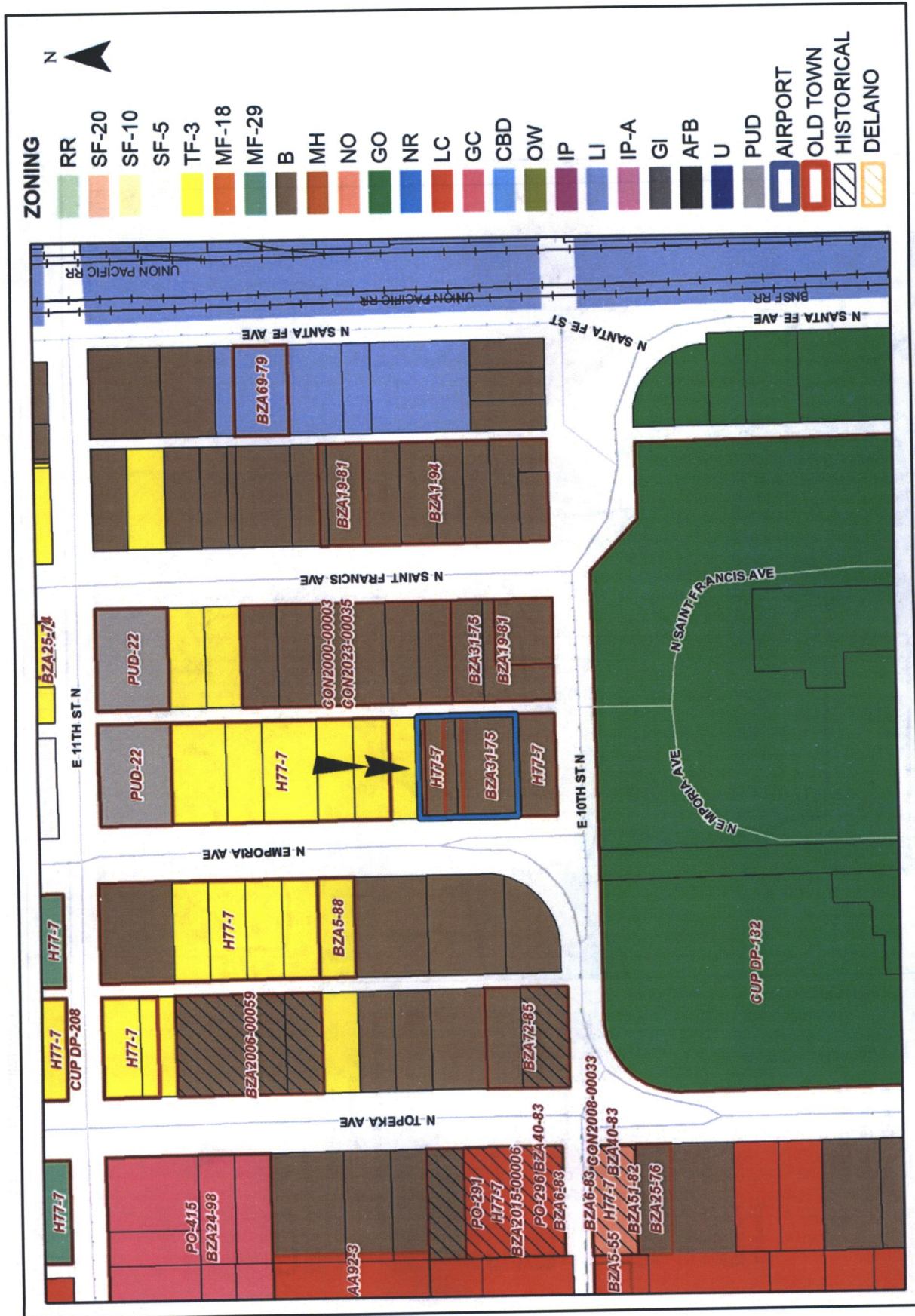
the south is zoned B Multi-Family Residential District and is developed with a single-family dwelling. The property to the east is zoned B Multi-Family Residential District and is developed with a parking lot. Despite the lack of adequate parking, it is Planning staff's opinion that the requested Conditional Use for this particular location will not have detrimental impacts on the surrounding properties.

2. **The suitability of the subject property for the uses to which it has been restricted:** The subject property is currently zoned B Multi-Family Residential District and is suitable for the full scope of residential and some public and civic uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Group Residence, General is permitted as a Conditional Use within the B Multi-Family Residential district. If the Conditional Use is approved, it is anticipated that the site will see higher volumes of automobile and pedestrian traffic.
4. **Length of time the property has been vacant as currently zoned:** The subject property is not vacant. The applicant is currently using the site as a drop-in center for at-risk youth 21 years old or younger.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan:** The requested Conditional Use is in partial conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Midtown Plan* as discussed in the staff report.
6. **Relative gain to the public health, safety, and welfare compared to the loss in value or the hardship imposed upon the applicant:** Approval of this request could provide the opportunity for the applicant to provide care for at-risk youth, which is a gain to the public welfare. However, any gain must be considered in light of the possible negative impacts to the public welfare, including the effects on neighboring properties. Approval of the request could have detrimental impacts on the surrounding residents, such as increased traffic. Denial could be regarded as a loss of economic opportunity and enjoyment for the applicant.
7. **Impact of the proposed development on community facilities:** Staff does not anticipate significant, negative impacts to community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has received a phone call from a nearby neighbor who opposed the Conditional Use request based off concerns of increased illicit activity taking place in the vicinity should it be approved.

Attachments:

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





2035 Wichita Future Growth Concept Map

Legend

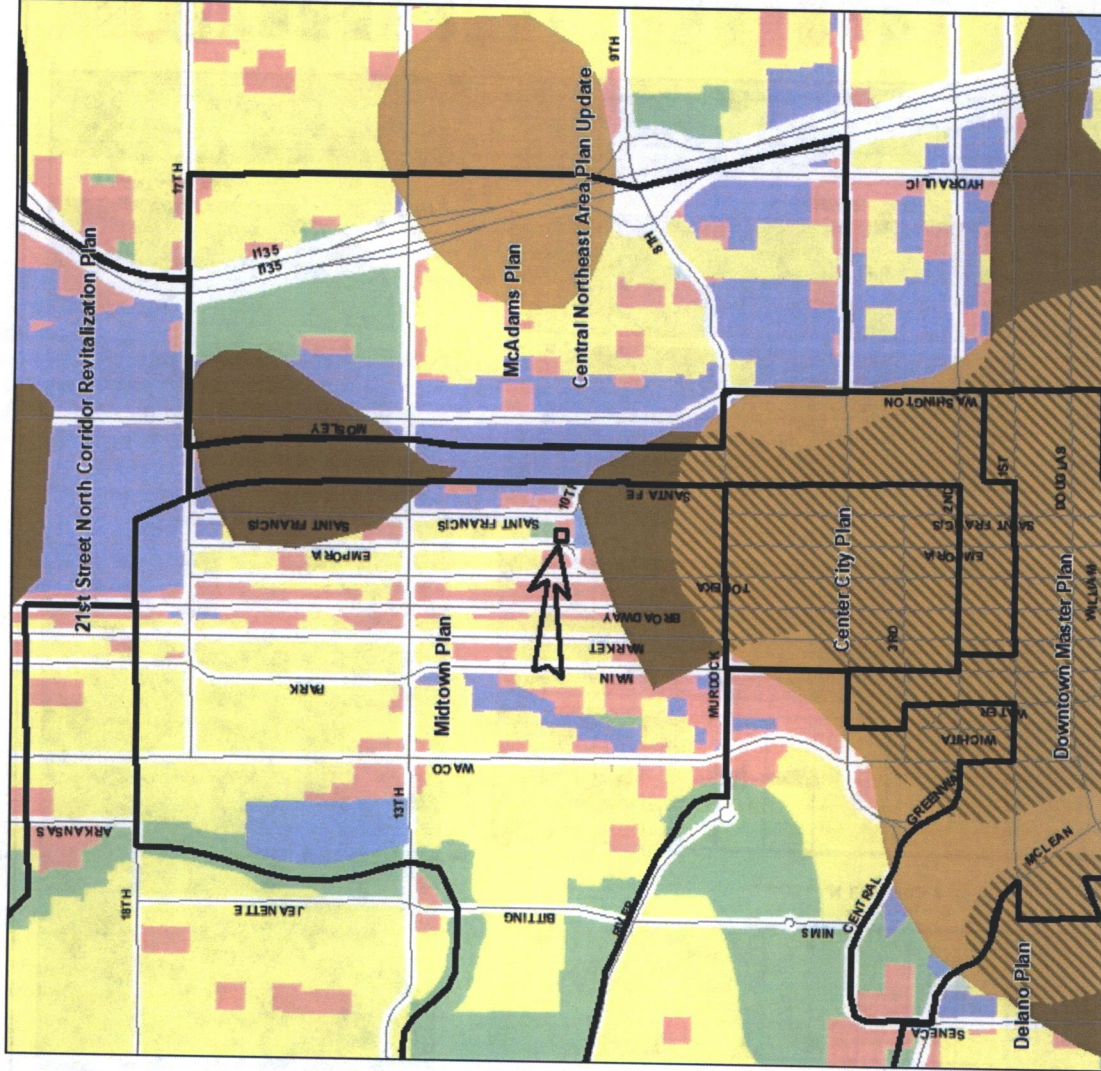
- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way

Statistical Development Areas

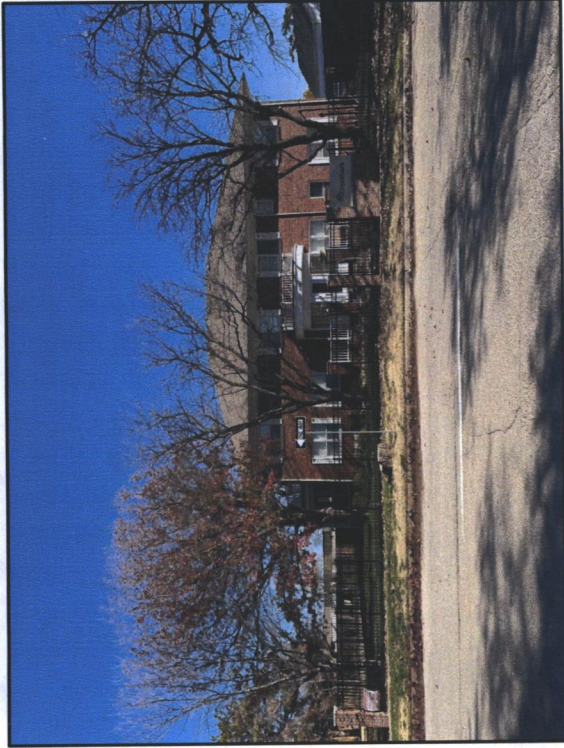
- Small City Urban Growth Areas
- Small City Urban Growth Areas
- Rural Areas

LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Neighborhood/Area Plans



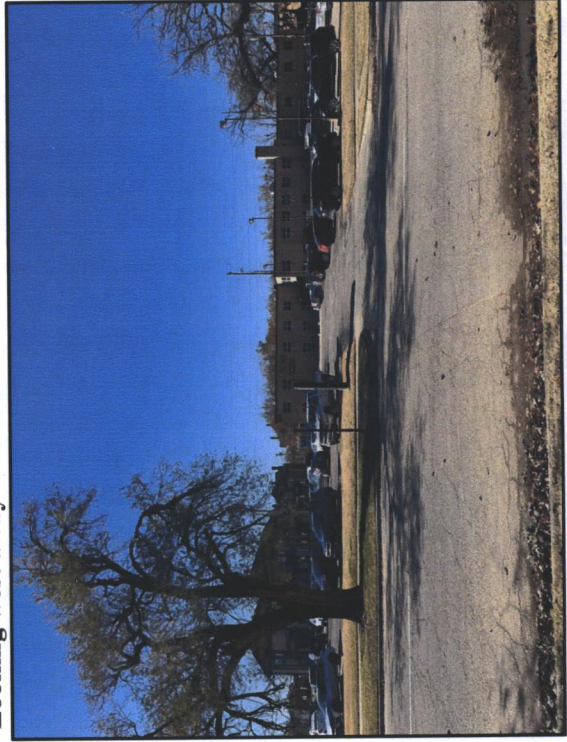
Looking west into site



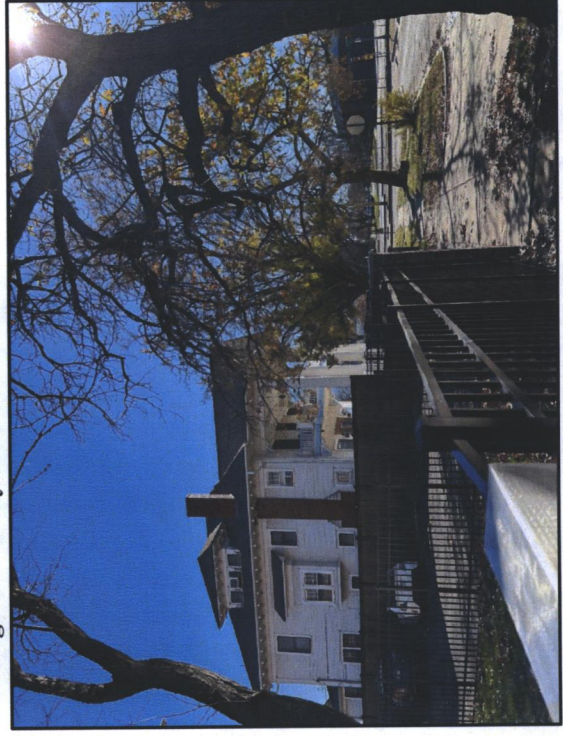
Looking north away from site



Looking west away from site



Looking south away from site



PROJECT INFORMATION

PROJECT NAME: 11111 BROADWAY, 11TH FLOOR
 PROJECT ADDRESS: 11111 BROADWAY, 11TH FLOOR
 PROJECT CITY: NEW YORK, NY 10001
 PROJECT STATE: NY
 PROJECT ZIP: 10001
 PROJECT PHONE: (212) 123-4567
 PROJECT FAX: (212) 123-4568
 PROJECT EMAIL: info@11111broadway.com
 PROJECT WEBSITE: www.11111broadway.com
 PROJECT DESCRIPTION: 11111 BROADWAY, 11TH FLOOR
 PROJECT OWNER: 11111 BROADWAY, 11TH FLOOR
 PROJECT ARCHITECT: 11111 BROADWAY, 11TH FLOOR
 PROJECT ENGINEER: 11111 BROADWAY, 11TH FLOOR
 PROJECT CONTRACTOR: 11111 BROADWAY, 11TH FLOOR
 PROJECT SUBMITTER: 11111 BROADWAY, 11TH FLOOR

PROJECT CERTIFICATION

APPROVED FOR SUBMITTAL TO THE CITY OF NEW YORK
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BUILDING

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LEGAL DESCRIPTION

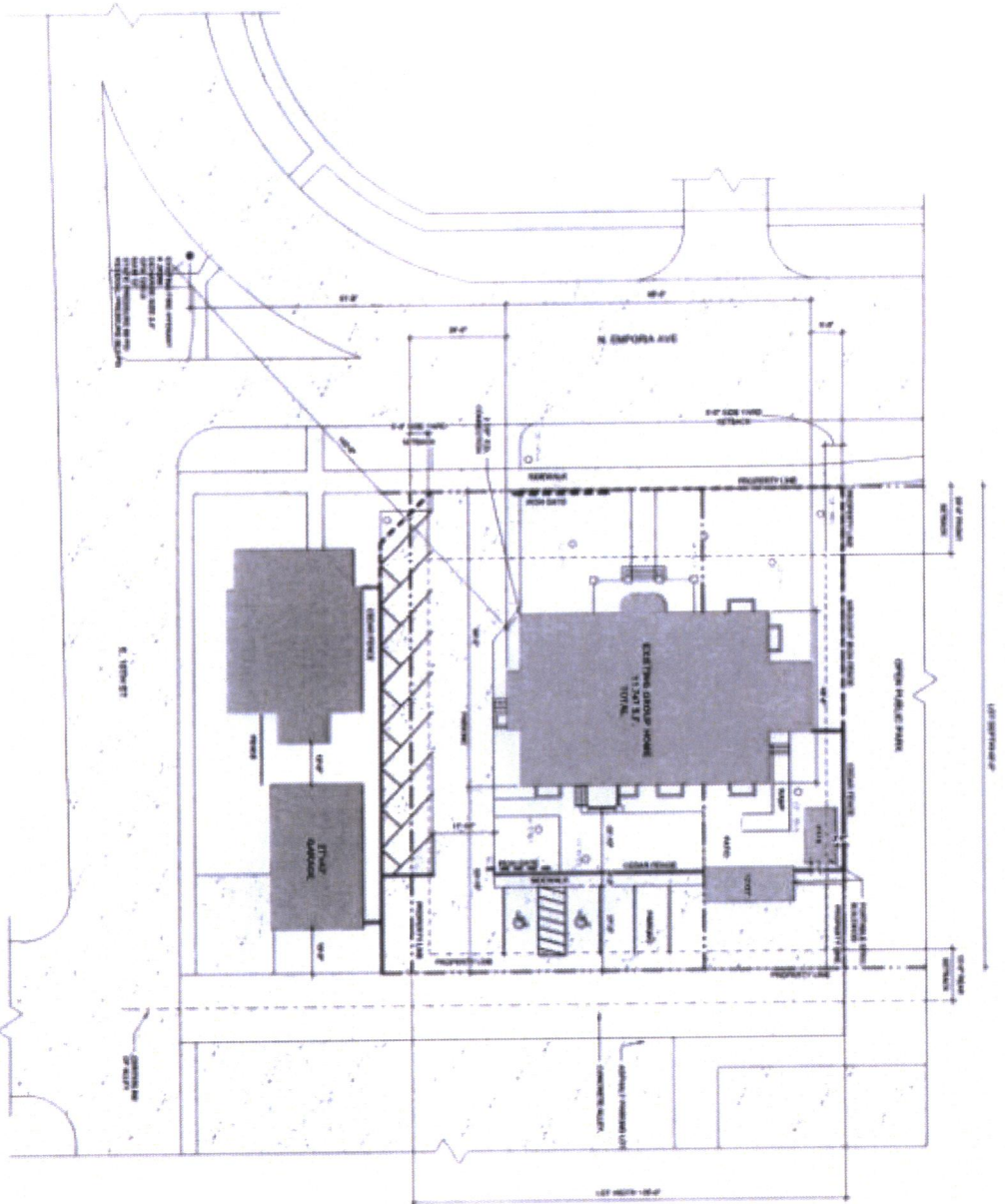
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APPLICANT

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 PROJECT SUBMITTER: 11111 BROADWAY, 11TH FLOOR

SUBMITTAL

APPROVED 3/14/24 BY SBE



A. SITE PLAN FOR CONDITIONAL USE FOR GROUP RESIDENCE GENERAL

