CITY OF WICHITA

SEDGWICK COUNTY KANSAS

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

Oscar Manuel Vela Najera
3303 South Bluelake Court
Wichita, KS 67215

October 10, 2023

**RE: ZON2023-00045** – Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for multi-family development, generally located on the east side of North Florence Street, within 200 feet north of West Douglas Avenue.

Dear applicant,

On October 3, 2023, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request, subject to Protective Overlay #421, which states:

1. Screening is required on the east property line.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth
Associate Planner

Cc: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
MABCD

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

August 25, 2023

Cesar Jesus Vela Najera
3234 North Woodland
Wichita, KS 67204

**RE:** **ZON2023-00045:** Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for multi-family development, generally located on the east side of North Florence Street, within 200 feet north of West Douglas Avenue.

Dear Applicant;

At its regular meeting on **August 24, 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 #421, which states:

1. Screening is required on the east property line.

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 **September 7, 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 **September 7, 2023 at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) VI on **Monday, September 11, 2023**, beginning at 6:30pm. The DAB will meet at the Evergreen Community Center and Library, 2601 North Arkansas Avenue. More information can be obtained by the Community Services Representative, Ana Lopez, by calling (316) 303-8042 or emailing at ALopez@wichita.gov.

This application will be heard by the Wichita City Council on **Tuesday, September 26, 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: Maggie Ballard, Council Member District VI; Ana Lopez, CSR District VI; MABCD; Oscar Vela Najera, *via email*

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Oct. 13, 2023

ORDINANCE NO. 52-275

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. ZON2023-00045**

Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District, subject to the provisions of Protective Overlay #421, on property legally described as:

The South 50 feet of the North 75 feet of Lot 8, Block 24, Parkwilde Addition to the City of Wichita, Sedgwick County, Kansas.

**Protective Overlay #421**

1. Screening shall be required on the east property line.

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

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

Adopted this 10th day of October, 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

McClatchy

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 |
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| 32522 | 477685 | Print Legal Ad-IPL01433570 - IPL0143357 | ORD#52-275 | $56.37 | 1 | 67 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 October 13, 2023**
**ORDINANCE NO. 52-275**

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.

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Adopted this 10th day of October 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

IPL0143357
Oct 13 2023

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

1 insertion(s) published on:

10/13/23

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 10/13/2023 to 10/13/2023.

Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 10/16/2023

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McClatchy

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

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| 16399 | 450498 | Print Legal Ad-IPL01335930 - IPL0133593 | | $213.88 | 3 | 85 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

**OCA 150004**
**Published in The Wichita Eagle on August 3, 2023**
**(One Time Only)**
**MAPC/BZA August 24, 2023**
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on Thursday, August 24, 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.
CON2023-00033: Conditional Use request in the City to permit a Car Wash; generally located on the northwest corner of East Funston Street and South Rock Road (1717 South Rock Road).
CON2023-00037: Conditional Use request in the City for Utility, Major on property zoned TF-3 Two-Family Residential District; generally located on the east side of 167th Street, within 1500 feet north of U.S. Highway 54.
PUD2023-00008: PUD Amendment in the City to PUD #95 to amend the existing PUD boundary to include the approved platted boundary of the Courtyards at the Moorings Second Addition; generally located on the west side of Meridian Avenue, north of 42nd Street.
VAC2023-00027: Vacation request in the City to vacate a portion of a platted access control on property zoned TF-3 Two-Family Residential District; generally located on the east side of 167th Street West, 1500 feet north of U.S. Highway 54.
VAC2023-00028: Vacation request in the City to vacate a retained Utility and Drainage Easement from a vacated platted railroad easement; generally located 2750 feet west of East 34th Street North and North Webb Road.
ZON2023-00044: Zone change request in the City from LI Limited Industrial District to SF-5 Single-Family Residential District to allow residential development; generally located on the northeast corner of East 59th Street South and South Midland Avenue (5950 South Midland Avenue).
ZON2023-00045: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for multi-family development; generally located on the east side of North Florence Street, within 200 feet north of West Douglas Avenue.
ZON2023-00046: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District and LC Limited Commercial District for residential and commercial development; generally located on the southwest corner of 53rd Street North and Seneca Street (5355 North Seneca St.)
ZON2023-00047: Zone change request in the City from SF-5 Single-Family and TF-3 Two-Family to GC General Commercial, subject to Protective Overlay #416, for expansion of existing automotive repair and body shop facility; located between North Hoover Avenue and Highway Interstate 235 (721 North Hoover).
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 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=a0k3bW0ySlBNbFJQTDFyV0xPVDBXUT09
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/u/kc65codfb1
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 August 3, 2023
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
IPL0133593
Aug 3 2023

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

1 insertion(s) published on:
08/03/23

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 08/03/2023 to 08/03/2023.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 08/03/2023

Stephanie Hatcher

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

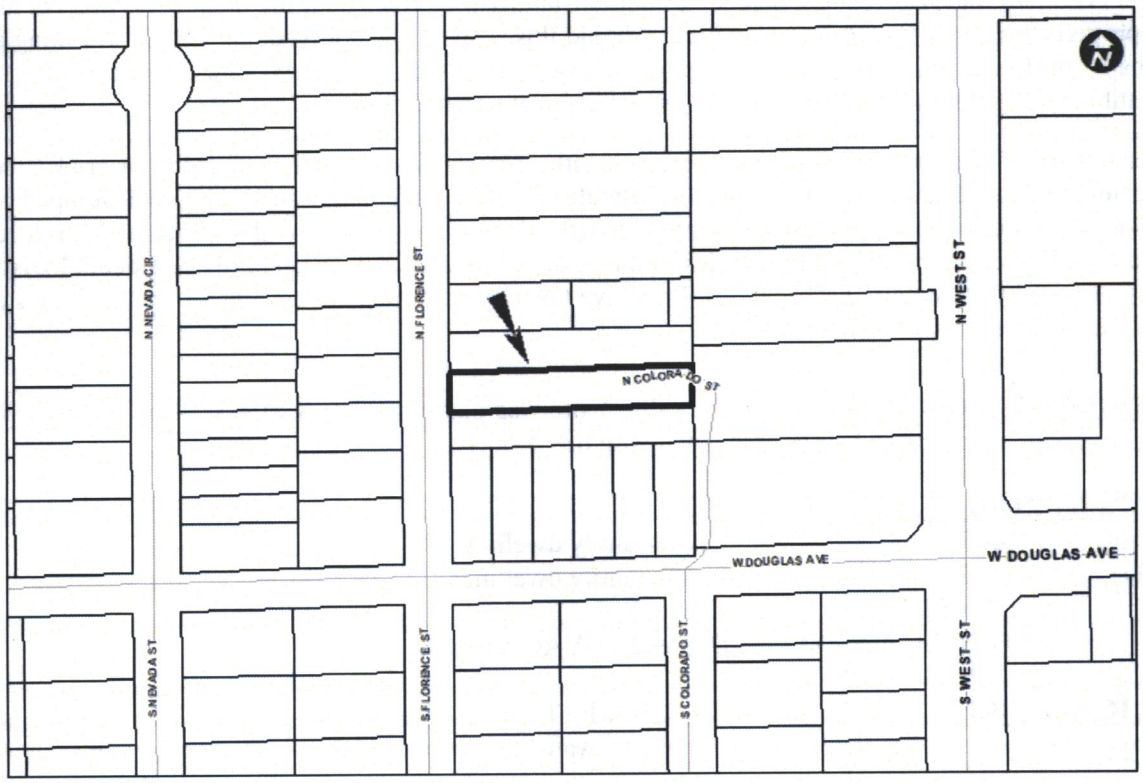
STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

AGENDA ITEM NO. 4.6

**STAFF REPORT**
MAPC: August 24, 2023
DAB VI: September 11, 2023

| | |
|---|---|
| CASE NUMBER: | ZON2023-00045 (City) |
| APPLICANT/AGENT: | Cesar Vela Najera (Applicant); Oscar Vela Najera (Agent) |
| REQUEST: | MF-18 Multi-Family Residential District |
| CURRENT ZONING: | SF-5 Single-Family Residential District |
| SITE SIZE: | 0.34 acres |
| LOCATION: | Generally located on the east side of North Florence Avenue, within 200 feet north of West Douglas Avenue. |
| PROPOSED USE: | Multi-family development. |
| RECOMMENDATION: | Approve. |



**BACKGROUND**: The applicant is requesting a zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for multi-family development. The subject site is 0.34 acres in size and is generally located on the east side of North Florence Avenue, within 200 feet north of West Douglas Avenue. The parcel is currently undeveloped.

The MF-18 Multi-Family Residential District accommodates moderate-density residential development, including single-family, two-family, and multi-family residences at a maximum density of 17.4 dwelling units per acre. The applicant's provided site plan indicates they intend to develop two triplexes (six dwelling units) on the site, which is more than the permitted density of 5.99 units.

According to the site plan, the applicant will build two triplexes near the south property line. The 20-foot-wide driveway to the proposed triplexes will be on the north side of the property. The applicant intends to have parking for the triplexes on the first floor of the property and living space on the second floor. The off-street parking schedule in Article IV-A of the Unified Zoning Code (UZC) requires 1.25 parking stalls per efficiency and one bedroom dwelling unit and 1.75 parking stalls per two bedroom or larger unit. The proposed triplexes comply with the required six-foot interior side setback, 20-foot rear setback, and 25-foot front setback. After speaking with the applicant, they intend to revise the site plan and develop five units on site to accommodate the permitted density and required landscaping.

The preliminary site plan does not illustrate the required landscaping. The applicant will be required to submit a landscape plan prior to the issuance of building permits. Because the property abuts single-family residential zoning on the north and south property lines, the applicant is required to plant one shade tree (or two ornamental trees) per 40 lineal feet of property per the Wichita Landscape Ordinance. Additional changes to the site may be required because the required landscape buffer on the north property line will reduce the space available for the driveway, which is proposed to be 20 feet wide without landscaping. Additionally, because the property adjacent on the west side of North Florence is zoned TF-3 Two-Family Residential District, the site is required to have a landscape street yard with parking lot screening.

Section IV-B.2 of the UZC requires screening of multi-family uses when abutting or across a street or alley from property zoned TF-3 or more restrictive. Should this request be approved, applicable screening and landscape buffering will be required along the north and south property lines. Additionally, the compatibility height standards limit the proposed development to 35 feet.

The character of the neighborhood is residential with commercial uses on the nearby arterial streets. Properties to the north and south are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. Property to the east is zoned GC General Commercial District with Protective Overlay #317 and is a vacant lot. Properties to the west are zoned TF-3 Two-Family Residential District and GC General Commercial District with Protective Overlay #325 and are developed with duplexes and an HVAC business, respectively.

**CASE HISTORY:** On March 3, 1887, the subject site was platted as Lot 8, Block 24 of the Parkwilde Addition. There are no zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

| | | |
|---|---|---|
| NORTH: | SF-5 | Single-family dwelling |
| SOUTH: | SF-5 | Single-family dwellings |
| EAST: | GC with PO | Vacant lot |
| WEST: | TF-3, GC with PO | Duplexes, HVAC business |

**PUBLIC SERVICES:** This site has access to North Florence Avenue, which is a paved, two-way local street with no sidewalks. Municipal services, such as water, stormwater, and sewer, will need to be extended

to accommodate the proposed development. Wichita Transit provides service at the northeast corner of West Douglas Avenue and North West Street, which is one-block east of the subject site.

**CONFORMANCE TO PLANS/POLICIES:** The requested zone change is in conformance with the following plans and policies:

Community Investments Plan: The requested zone change is in conformance with the *Community Investments Plan.* The *Plan*'s 2035 Wichita Future Growth Concept Map, which outlines the preferred development pattern and land uses within the *Plan* area, identifies the majority of the subject site as appropriate for "Residential" development and use. "Residential" areas should "reflect the full diversity of residential development densities and types typically found in a large urban municipality." Adding triplex residences to the neighborhood would increase the diversity of residence types and densities in the area, adhering to this component of the *Plan.*

The subject site and surrounding area are located within the Established Central Area (ECA) of the City. Locational guidelines for the ECA encourage infill development where public investment in existing and planned infrastructure can be maximized. Additionally, the *Plan* recommends infill development occur when the scale and intensity is compatible with existing uses. The proposed MF-18 Multi-Family Residential District zoning and triplex development are of a scale and intensity compatible with the surrounding neighborhood. The subject property is adjacent to duplex development to the west. Thus, the requested zone change is consistent with the development in the area.

Wichita: Places for People Plan: The subject area is identified as an "Area of Opportunity" by the *Wichita: Places for People Plan.* Areas of Opportunity are defined as "areas that generally exhibit economic challenges, a disconnected development pattern and a lack of walkable places and facilities. These areas need strategic investment, both public and private, to assist in redefining and reinvigorating the area." Small-scale infill development, like the requested multi-family residential use, can be supported by the current market of the area, and build market support for larger development projects in the future.

**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 residential with commercial uses on the nearby arterial street. Properties to the north and south are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. Property to the east is zoned GC General Commercial District with Protective Overlay #317 and is developed with a vacant lot. Properties to the west are zoned TF-3 Two-Family Residential District and GC General Commercial District with Protective Overlay #325 and are developed with duplexes and an HVAC business, respectively.

2. The suitability of the subject property for the uses to which it has been restricted: The subject property is zoned SF-5 Single-Family Residential District and is suitable to be developed with a single-family residence.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request would allow all uses permitted in the MF-18 Multi-Family Residential District on the site. The applicant intends to develop the property with two triplexes, which is not out of character with the surrounding residential uses. Additionally, site development standards will minimize and mitigate any potential negative impacts to surrounding property by requiring screening and buffering.

4. Length of time subject property has remained vacant as zoned: The property has been vacant since 2022, when an existing single-family structure on site was demolished.

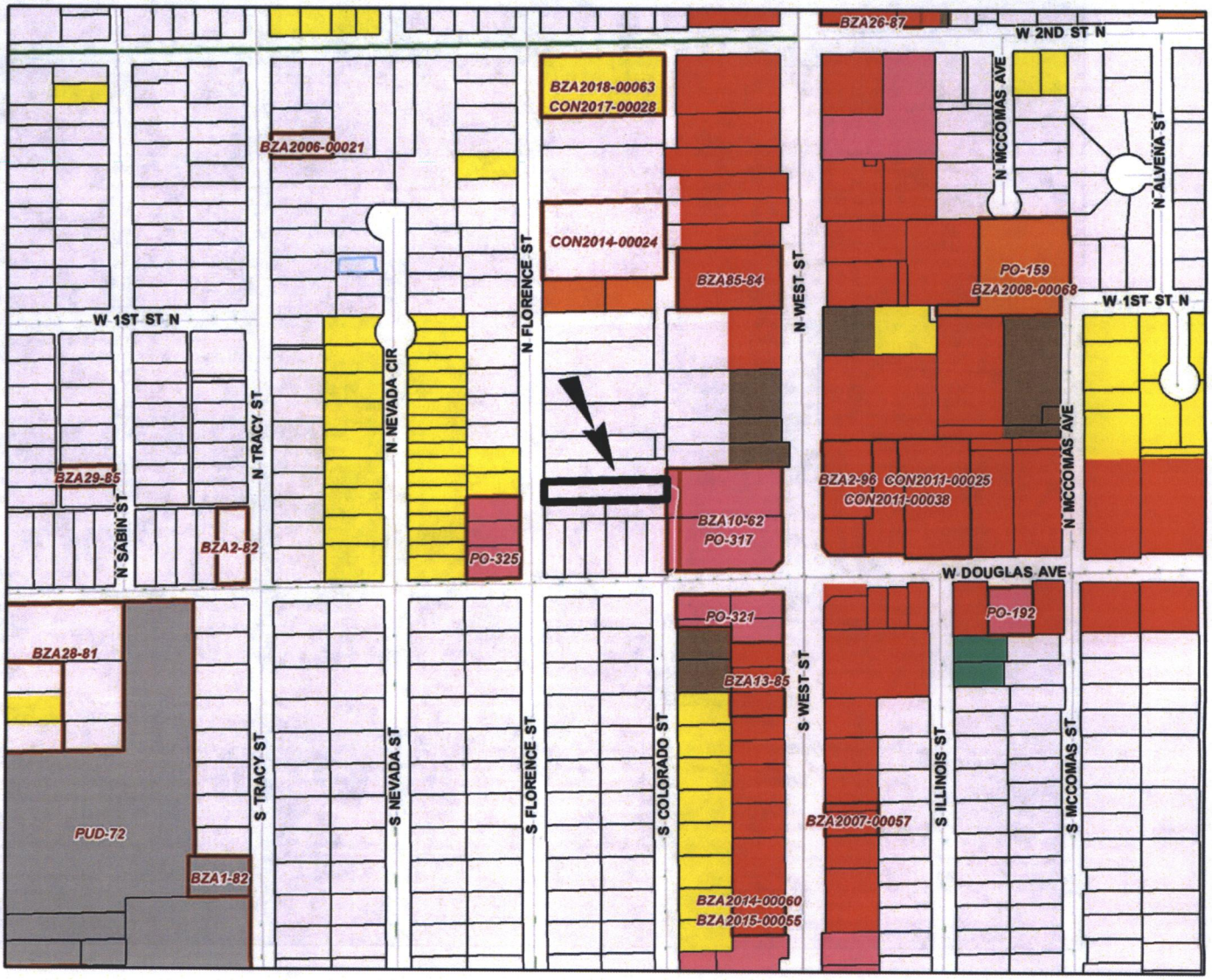
5. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of this request could provide an economic gain to the applicant, which is generally considered a gain to the public welfare. However, any gain must be considered in light of the possible negative impacts to the public welfare, including the effects of future development on neighboring properties. Denial could be regarded as a loss of economic opportunity for the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, as discussed in the staff report.

7. Impact of the proposed development on community facilities: The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities. Existing public infrastructure at the site should accommodate uses under the proposed MF-18 District zoning.

8. Opposition or support of neighborhood residents: At the time of publication of the staff report, staff has not received any public comments regarding this case.

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


N
N FLORENCE ST
N COLORADO ST
W DOUGLAS AVE
S FLORENCE ST
S COLORADO ST


BZA26-87
W 2ND ST N
BZA2018-00063
CON2017-00028
BZA2006-00021
CON2014-00024
BZA85-84
N MCCOMAS AVE
N ALVEÑA ST
PO-159
BZA2008-00068
W 1ST ST N
N FLORENCE ST
N WEST ST
W 1ST ST N
N TRACY ST
N NEVADA CIR
BZA29-85
N SABIN ST
BZA2-82
PO-325
BZA10-62
PO-317
BZA2-96 CON2011-00025
CON2011-00038
N MCCOMAS AVE
W DOUGLAS AVE
PO-321
PO-192
BZA28-81
BZA13-85
S TRACY ST
S NEVADA ST
S FLORENCE ST
S COLORADO ST
S WEST ST
S ILLINOIS ST
S MCCOMAS ST
PUD-72
BZA1-82
BZA2007-00057
BZA2014-00060
BZA2015-00055

## 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

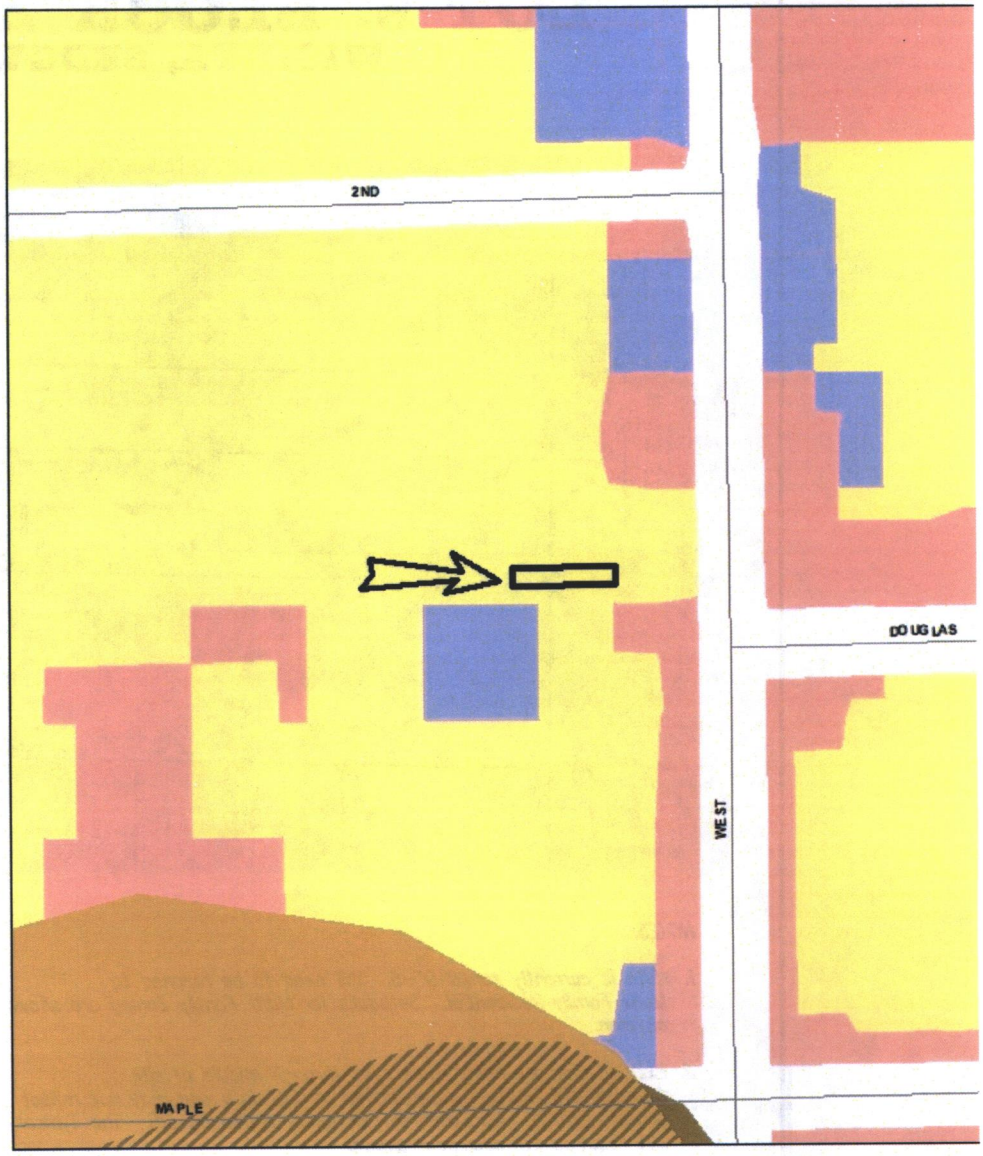
**Statistical Development Areas**

- 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

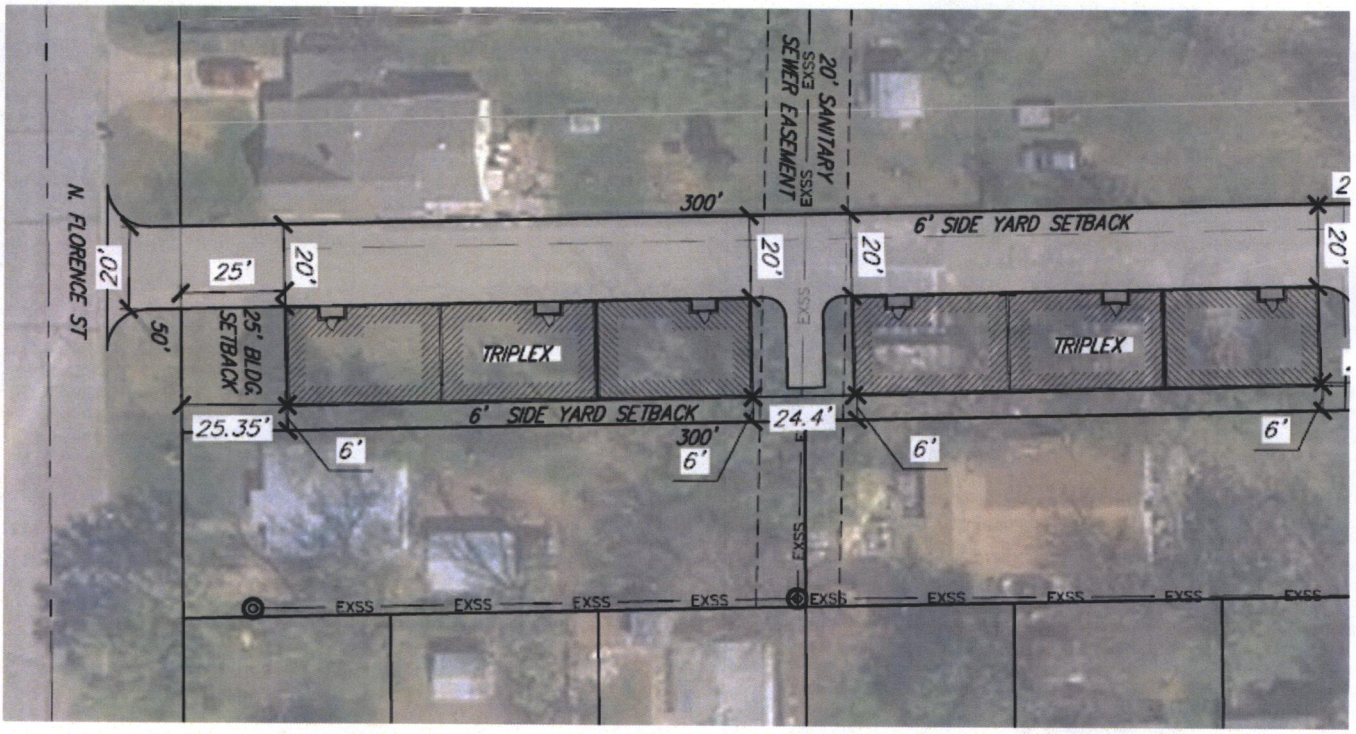
N



EXHIBIT

# LOT 8, BLOCK 24, PARKWILD A

## WICHITA, SEDGWICK COUNTY, KANSAS




NOTES:

1. Site is currently zoned SF-5, Will need to be rezoned to Multi-Family Residential. Setbacks for Multi-Family Zoning are shown on plan.

2. Existing sanitary sewer main runs through middle of site. Approximate location shown based on GIS data and may not reflect actual location. No Easement for sewer shown on GIS. The Typical city required 20' easement shown.

0 15 30

Scale: 1" = 30'

**CONCEPT 1**

BA
315 El

**Looking east towards site**



**Looking north away from site**



**Looking north away from site**



**Looking west away from site**

