Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2024

Sister's Veterinary Clinic
8820 West Maple Street
Wichita, KS 67209

RE: **ZON2023-00070:** Zone change request in the City from NO Neighborhood Office to LC Limited Commercial District with PO #425 to permit Animal Care, Limited, generally located west side of North Maize Road and within one-quarter south of West 21st St. N (1901 North Maize Road Avenue).

Dear Applicant;

At its regular meeting on **February 6, 2024**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

Copies to: JV Johnston, Council Member District V
Teresa Veazey, CSR, District V
MABCD
Baughman Co., ATTN Jay Cook 315 South Ellis St. Wichita, KS 67211

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Sister's Veterinary Clinic
8820 West Maple Street
Wichita, KS 67209

December 29, 2023

Jay Cook
Baughman Company, P.A.
315 S. Ellis Street
Wichita, KS 67211

RE: ZON2023-000070 – Zone Change request in the City from NO Neighborhood Office District to LC Limited Commercial District with PO #425, generally located on the west side of North Maize Road, within one-third of a mile south of West 21st Street North (1901 North Maize Road).

Dear Applicant,

At its regular meeting on **December 28, 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 to change zoning from NO Neighborhood Office District to LC Limited Commercial District with Protective Overlay #425.

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 **January 11, 2024**. 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 **January 11, 2024, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, February 6, 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,

Brad Eatherly
Current Plans
Senior Planner

CC: Teresa Veazey, CSR, District V
MABCD

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON February 16, 2024

ORDINANCE NO. 52-340

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. ZON2023-00070

Zone change request in the City from NO Neighborhood Office District to LC Limited Commercial District zoning subject to the provisions of Protective Overlay #425, on property legally described as:

Lot 2, Block 1, WCC Addition to Wichita, Sedgwick County, Kansas

Protective Overlay #425

1. Uses are restricted to those permitted by-right in the NO Neighborhood Office District in addition to Animal Care, Limited as permitted in the LC Limited Commercial District.

2. Animal Care, Limited shall adhere to Section III-D.6.c of the Unified Zoning Code use regulations. Treatment shall be limited to dogs, cats, and other small animals and all animals shall be boarded indoors. No noise or odors shall be discernible at the property line.

3. Signage shall be per the NO Neighborhood Office District.

4. Amendments, adjustments, or interpretations to this protective overlay shall be done in accordance with the Unified Zoning Code.

5. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof, but said PO shall run with the land and be binding upon present owners, their successors and assigns.

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 13th day of February, 2024.

Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law

McClatchy

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
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	520914	Print Legal Ad-IPL01598510 - IPL0159851	ORD#52-340	$84.18	2	50 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**
February 16, 2024
ORDINANCE NO. 52-340

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. ZON2023-00070

Zone change request in the City from NO Neighborhood Office District to LC Limited Commercial District zoning subject to the provisions of Protective Overlay #425, on property legally described as:
Lot 2, Block 1, WCC Addition to Wichita, Sedgwick County, Kansas
Protective Overlay #425
1. Uses are restricted to those permitted by-right in the NO Neighborhood Office District in addition to Animal Care, Limited as permitted in the LC Limited Commercial District.
2. Animal Care, Limited shall adhere to Section III-D.6.c of the Unified Zoning Code use regulations. Treatment shall be limited to dogs, cats, and other small animals and all animals shall be boarded indoors. No noise or odors shall be discernible at the property line.
3. Signage shall be per the NO Neighborhood Office District.
4. Amendments, adjustments, or interpretations, to this protective overlay shall be done in accordance with the UZC.
5. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof, but said PO shall run with the land and be binding upon present owners, their successors and assigns.
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 13th day of February 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
IPL0159851
Feb 16 2024

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

1 insertion(s) published on:
02/16/24

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 02/16/2024 to 02/16/2024.

Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/16/2024

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

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
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	496666	Print Legal Ad-IPL01505650 - IPL0150565	OCA 150004	$188.68	3	75 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 December 7, 2023
(One Time Only)
MAPC/BZA December 28, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 28, 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 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 Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2023-00064: Conditional Use request in the City to permit Tavern and drinking establishment uses on property zoned CBD Central Business District, generally located on the east side of N St Francis Avenue, 62 ft north of East Douglas Avenue (114 N Saint Francis Ave).

CON2023-00065: Conditional Use request in the City to allow vehicle storage facility for parking inoperable vehicles, generally located on the east side of South Broadway and within one-eighth of a mile north of Interstate 235 (4204 South Broadway Avenue).

VAC2023-00048: Vacation request of the South 10 feet of the North 35 feet of the platted North setback, generally located at the Southwest corner of West 21st Street North and North Hoover Road (2131 North Hoover Road).

VAC2023-00049: Request in the City to vacate the platted alley located between South Broadway Ave. and South Topeka Ave and between East English St. on the south and East. William St. on the north to facilitate redevelopment of the block.

VAC2023-00050: Vacation request in the City to vacate ten feet of a 25-foot platted setback on property zoned MF-29 Multi-Family Residential District, generally located south of East 36th Street North and west of North Rock Road.

VAC2023-00051: Vacation request in the City to vacate access control of the south 35 feet of the north 55 feet of Reserve A on property zoned SF-5 Single-Family Residential District, generally located on the east side of North Rock Road, within one-half mile south of East 45th Street North.

VAC2023-00052: Vacation request in the City to vacate platted access controls along North Greenwich Road located on the southeast corner of North Greenwich Road and East 13th Street North.

ZON2023-00068: Zone change request in the City from SF-5 Single-Family Residential District to NR Neighborhood Retail District with Protective Overlay #424 for commercial development, generally located on the east side of North Rock Road, within one-half mile north of East 45th Street North.

ZON2023-00070: Zone change request in the City from NO to LC to maintain usage rights in the NO district with PO 425 to allow Animal Care, Limited in accordance with LC district, generally located on the west side of Maize Road North and one-third of a mile south of West 21st Street North. (1901 Maize Road North).

ZON2023-00071: Zone Change request in the City from SF-5 Single-Family Residential, GC General Commercial and LC Limited Commercial to LI Limited Industrial for Wrecking/Salvage Yard use; generally located on the east side of South Broadway and within one-eighth of a mile of Interstate 235 (4204 South 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 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:

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 December 7, 2023
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
IPL0150565
Dec 7 2023

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

1 insertion(s) published on:
12/07/23

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 12/07/2023 to 12/07/2023.

Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 12/07/2023

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

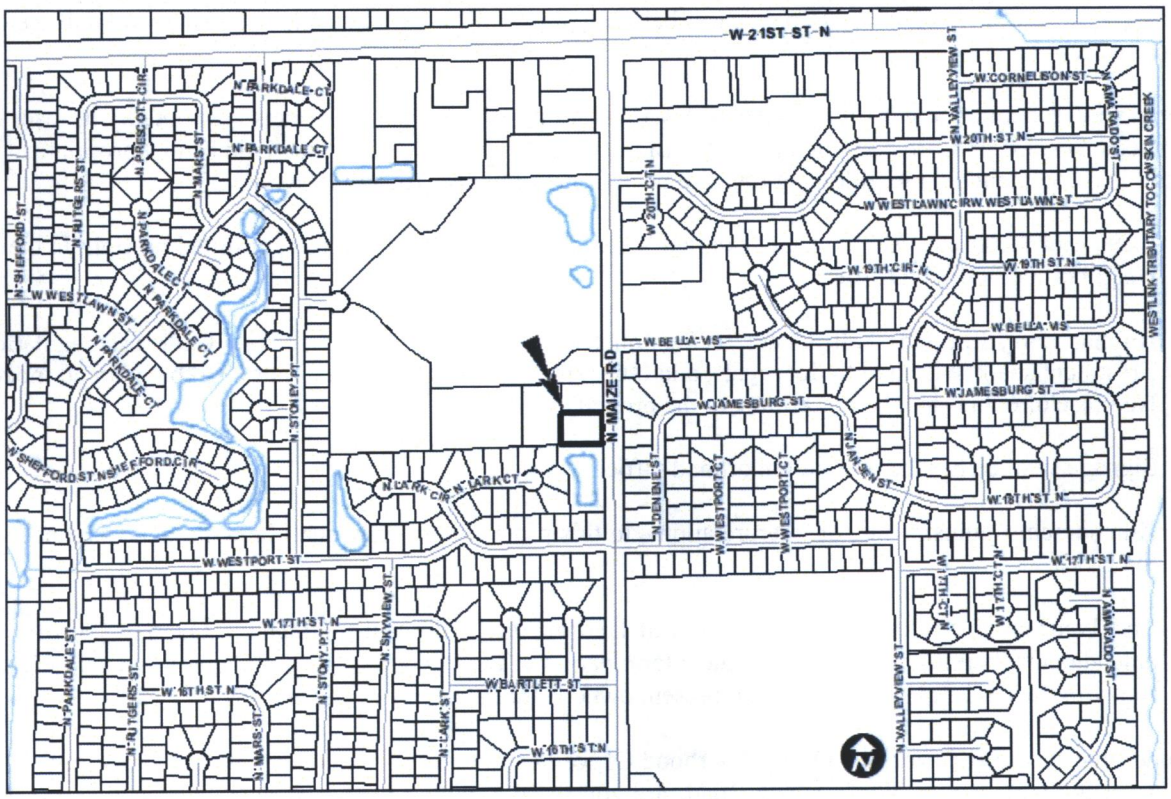
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.4

STAFF REPORT
MAPC: December 28, 2023
DAB V: January 8, 2024

CASE NUMBER:	ZON2023-00070 (City)
APPLICANT/AGENT:	Sister's Veterinary Clinic (Applicant) \Baughman Company (Agent)
REQUEST:	LC Limited Commercial District
CURRENT ZONING:	NO Neighborhood Office District
SITE SIZE:	0.705 acres
LOCATION:	Generally located on the west side of North Maize Road and one-third of a mile south of West 21st Street North (1901 North Maize Road).
PROPOSED USE: allow	Maintain usage by rights in the NO district with a Protective Overlay #425 to Animal Care, Limited in accordance with LC district.
RECOMMENDATION:	Approve with a Protective Overlay #425.



BACKGROUND: The applicant is requesting a zone change from NO Neighborhood Office District to LC Limited Commercial District in order to include the use of Animal Care, Limited on property generally located on the west side of North Maize Road and one-third of a mile south of West 21st Street North (1901 North Maize Road). The site is currently developed with the most recent use being a nursing agency. The applicant is proposing to establish a Veterinary office on the property. The applicant has requested a Protective Overlay to limit the additional use to only Animal Care, Limited. All other permitted uses would be contained to the NO Neighborhood Office District.

No changes to the existing building are proposed, other than an interior remodel; however, below is a comparison of the building setbacks and other development standards in the NO Neighborhood Office and LC Limited Commercial Districts:

Development Standard	NO Neighborhood Office District	LC Limited Commercial District
Minimum lot area	5,000 square feet	None
Minimum lot width	50 feet	No minimum
Front setback	20 feet	20 feet
Rear setback	10 feet	No minimum, subject to compatibility standards
Interior side setback	Zero feet or 5 feet	Zero feet or 5 feet, subject to compatibility standards
Street side setback	15 feet	10 feet
Maximum height	35 feet	80 feet

The UZC Sec. IV-C.5.a, Compatibility Height Standards, states that no structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 or more restrictive. The proposed LC Limited Commercial District zoned site abuts and is adjacent to SF-5 Single-Family Residential District properties. Although an existing building is currently on the property, any future buildings or additions shall comply with the maximum height of 35 feet, which is the same as the abutting and adjacent SF-5 Single-Family Residential Districts on the north, east, south and west sides of the property. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. In no case shall the compatibility setback standards alone require more than a 25-foot setback.

Staff agrees in recommending a Protective Overlay to avoid possible negative impacts associated with uses and development standards that are permitted in the LC Limited Commercial District that would be inappropriate in this area. Staff is recommending the following items to be considered in the Protective Overlay:

1. Except for the Use of Animal Care, Limited, Uses shall be restricted to those permitted by-right in the NO Neighborhood Office District.

2. Animal Care, Limited shall adhere to Section III-D.6.c of the Unified Zoning Code use regulations. Treatment shall be limited to dogs, cats, and other small animals and all animals shall be boarded indoors. No noise or odors shall be discernible at the property line.

3. Signage shall be per the NO Neighborhood Office District.

4. Amendments, adjustments, or interpretations, to this protective overlay shall be done in accordance with the UZC.

5. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof, but said PO shall run with the land and be binding upon present owners, their successors and assigns.

The property to the north is zoned NO Neighborhood Office District and is developed with a dental clinic. The properties to the east, across North Maize Road, are zoned SF-5 Single-Family Residential District and are

developed with single-family residences. The property to the south is zoned SF-5 Single-Family Residential District and is developed with a detention or retention pond for the Windwood Addition. The property to the west is zoned SF-5 Single-Family Residential District and is developed with a single-family residence.

CASE HISTORY: On April 26, 1998, the property was platted as part of the WCC Addition. On May 23, 2005, the property was granted a Zoning Adjustment (BZA2005-00025) to reduce the compatibility setback along the west property line from 25 feet to 22 feet.

ADJACENT ZONING AND LAND USE:

NORTH:	NO	Dental Clinic
SOUTH:	SF-5	Detention or Retention Pond
EAST:	SF-5	Single-Family Residences
WEST:	SF-5	Single-Family Residence

PUBLIC SERVICES: North Maize Road is a paved, four-lane arterial street with center turn-lane/median, with sidewalks on both sides. Wichita Transit provides regular bus service to the southeast corner of North Maize Road and West 21st Street North, which is just over a quarter-mile north of the subject site. The site is already served by municipal water and sanitary sewer services.

CONFORMANCE TO PLANS/POLICIES: The following plans govern the site:

The Community Investments Plan: The requested zone change is in conformance with *The Community Investments Plan*. The requested zone change is in conformance with the Plan's 2035 Future Growth Concept Map. The 2035 Wichita Future Growth Concept Map illustrates the preferred growth concepts for the city. The Map identifies the subject area as appropriate for "New Employment," which is described as "*...areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors. In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed.*"

The Locational Guidelines of the comprehensive plan encourage infill development that maximizes public investment in existing and planned infrastructure and services. The recommended Protective Overlay, which will restrict all other uses permitted in the LC Limited Commercial District except that of Animal Care, Limited, is designed to prohibit significant negative impacts associated with the proposed LC Limited Commercial District zoning.

RECOMMENDATION: Based on the information available at the time the staff report was prepared, it is recommended that the zoning change application from NO Neighborhood Office District to LC Limited Commercial District be **APPROVED** subject to Protective Overlay #425.

Protective Overlay #425:

1. Uses are restricted to those permitted by-right in the NO Neighborhood Office District in addition to Animal Care, Limited as permitted in the LC Limited Commercial District.

2. Animal Care, Limited shall adhere to Section III-D.6.c of the Unified Zoning Code use regulations. Treatment shall be limited to dogs, cats, and other small animals and all animals shall be boarded indoors. No noise or odors shall be discernible at the property line.

3. Signage shall be per the NO Neighborhood Office District.

4. Amendments, adjustments, or interpretations, to this protective overlay shall be done in accordance with

the UZC.

5. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof, but said PO shall run with the land and be binding upon present owners, their successors and assigns.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The character of the neighborhood is generally residential, with some commercial in the immediate vicinity and increasing to the north. The property to the north is zoned NO Neighborhood Office District and is developed with a dental clinic. The properties to the east, across North Maize Road, are zoned SF-5 Single-Family Residential District and are developed with single-family residences. The property to the south is zoned SF-5 Single-Family Residential District and is developed with a detention or retention pond for the Windwood Addition. The property to the west is zoned SF-5 Single-Family Residential District and is developed with a single-family residence.

2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned NO Neighborhood Office District and is suitable for a number of residential, public and civic, and less intensive commercial uses.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The requested zone change to LC Limited Commercial District could have negative impacts on surrounding properties in that it permits a wide array of commercial uses, several of which are considered inappropriate at this location. However, the provisions of the recommended Protective Overlay are designed to mitigate possible negative impacts.

4. Length of time the property has remained vacant as currently zoned: The property has been unoccupied for an undetermined amount of time.

5. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request may permit an additional neighborhood serving use on the site. The proposed Protective Overlay is designed to help mitigate possible negative impacts to help protect the rights of the adjacent property owners. Denial of the application may represent possible economic loss to the applicant.

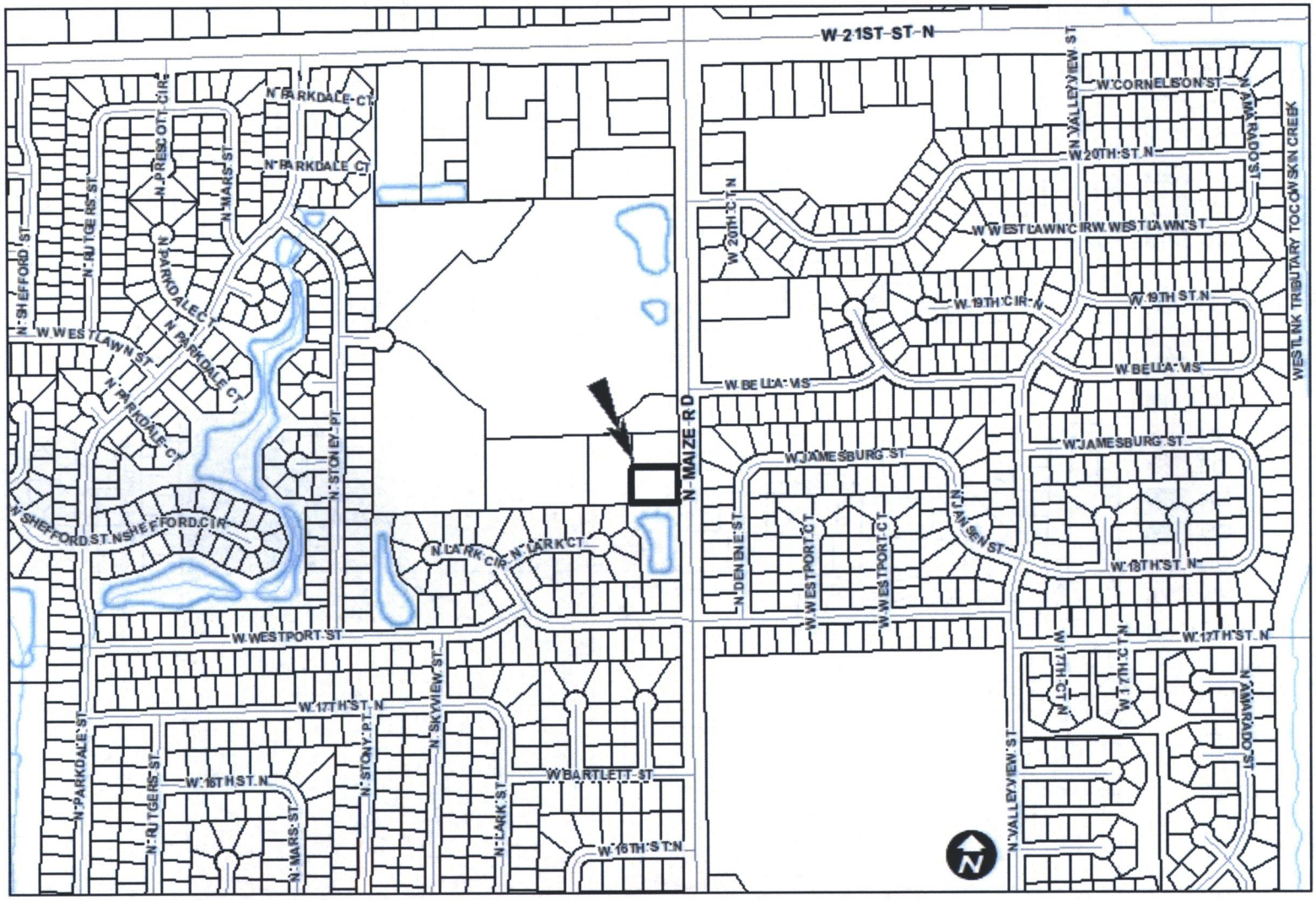
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change is in conformance with the *Community Investments Plan* as discussed in the staff report.

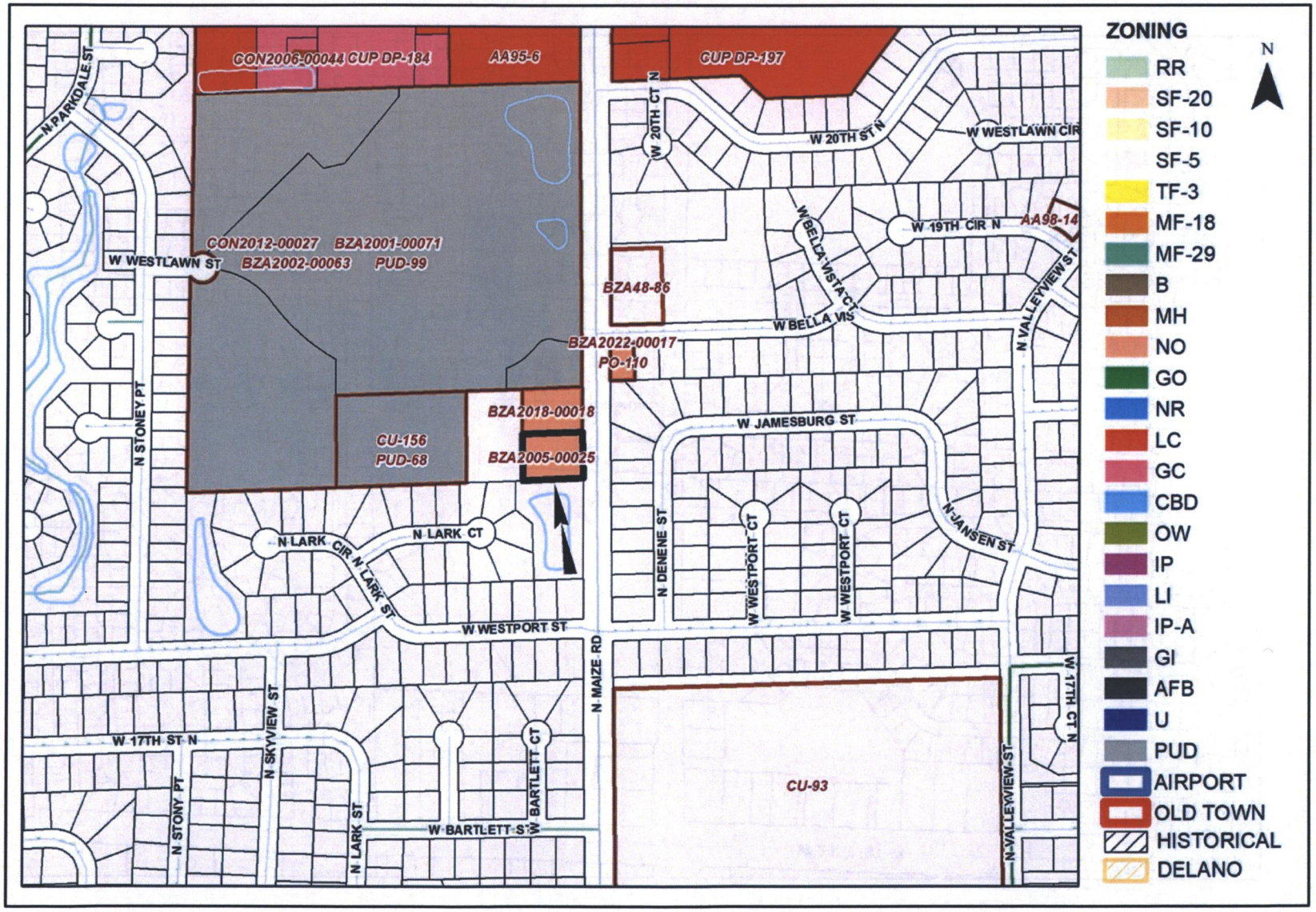
7. Impact of the proposed development on community facilities: Approval of this request is not expected to generate any additional significant impact on community facilities. Existing infrastructure at the site should be able to accommodate the proposed use.

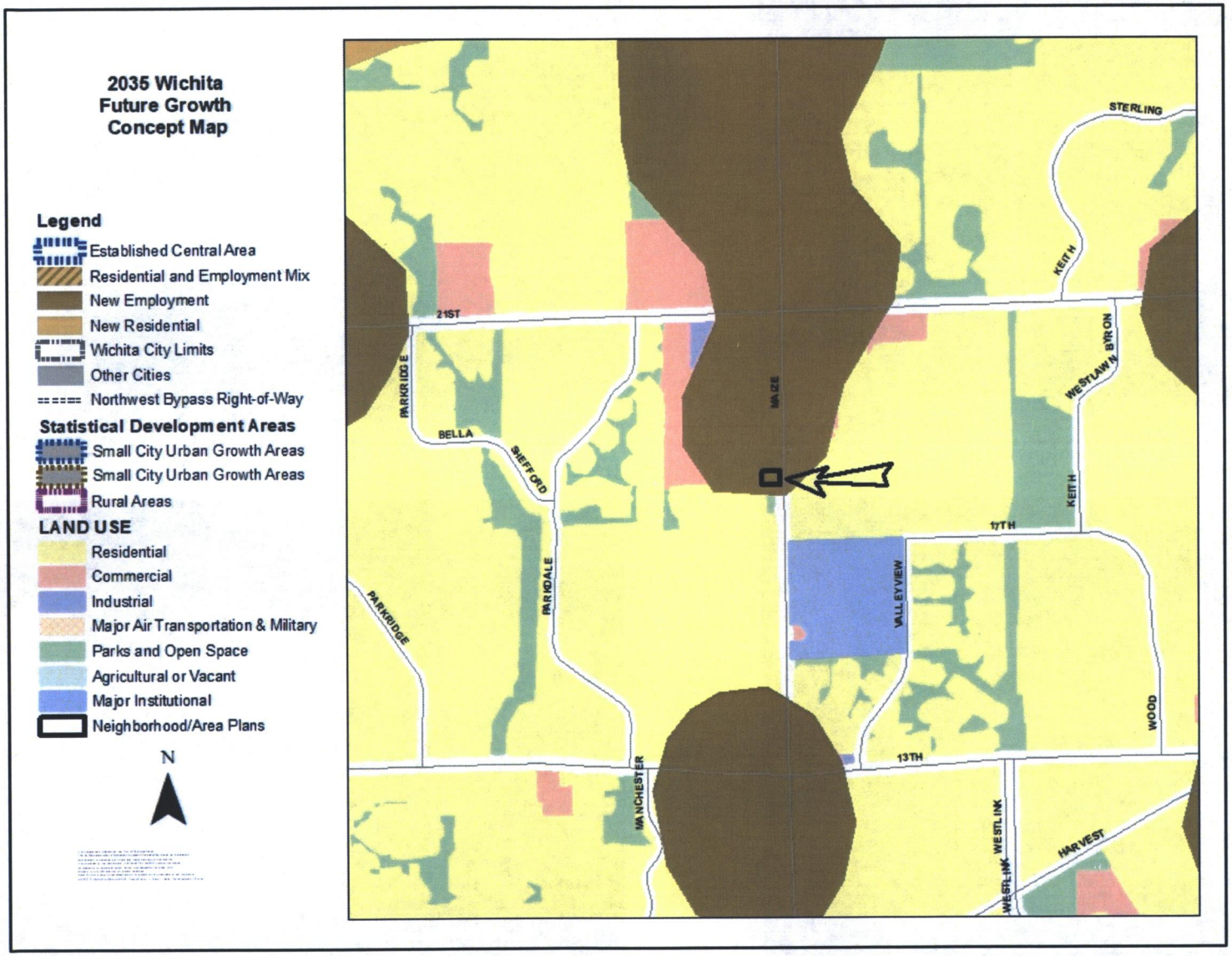
8. Opposition or support of neighborhood residents: At the time of publication of the staff report, staff has received no comments or questions regarding the proposed zone change.

Attachments:

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


W 21ST ST N
N MAIZE RD
N PARKDALE CT
N PRESCOTT CIR
N MARS ST
N RUTGERS ST
N SHEFFORD ST
W WESTLAWN ST
N PARKDALE CIR
N STONEY PT
N SHEFFORD CIR
N LARK CIR
N LARK CT
W WESTPORT ST
W 17TH ST N
N SKYVIEW ST
N PARKDALE ST
W 16TH ST N
W BARTLETT ST
N LARK ST
W 16TH ST N
N VALLEYVIEW ST
W CORNELISON ST
W 20TH ST N
W 20TH CT N
W WESTLAWN CIR
W WESTLAWN ST
W 19TH CIR N
W 19TH ST N
W BELLA VIS
W JAMESBURG ST
N DENNIE ST
W WESTPORT CT
W WESTPORT CT
N JEN ST
W 18TH ST N
W 17TH CT N
W 17TH CT N
W 17TH ST N
N ARAPAHOE ST
WESTLINK TRIBUTARY TO COW SKIN CREEK
N


CON2006-00044 CUP DP-184
AA95-6
CUP DP-197
CON2012-00027 BZA2001-00071
BZA2002-00063 PUD-99
BZA48-86
AA98-14
BZA2022-00017
PO-110
BZA2018-00018
BZA2005-00025
CU-156
PUD-68
CU-93
N PARKDALE ST
W WESTLAWN ST
N STONEY PT
W 20TH CT N
W 20TH ST N
W WESTLAWN CIR
W 19TH CIR N
W BELLA VISTA CT
W BELLA VIS
N VALLEYVIEW ST
W JAMESBURG ST
N DENENE ST
W WESTPORT CT
N JANSEN ST
N LARK CIR
N LARK CT
N LARK ST
W WESTPORT ST
N MAIZE RD
W 17TH ST N
N SKYVIEW ST
W BARTLETT CT
W BARTLETT ST
N STONY PT
N LARK ST
N VALLEYVIEW ST
W 17TH CT N
ZONING
N
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
HISTORICAL
DELANO


2035 Wichita
Future Growth
Concept Map
Legend
Established Central Area
Residential and Employment Mix
New Employment
New Residential
Wichita City Limits
Other Cities
Northwest Bypass Right-of-Way
Statistical Development Areas
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
N
STERLING
KEITH
21ST
PARKRIDGE
BELLA
SHEFFORD
MAIZE
WESTLAWN BYRON
17TH
PARKDALE
VALLEYVIEW
PARKRIDGE
WOOD
13TH
MANCHESTER
WESTLINK
HARVEST

Looking west toward the subject site



Looking north away from the subject site



Looking south away from the subject site



Looking east away from the subject site

