FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

Ted and Amy Bender
12048 N 143rd St E.
Valley Center, KS 67147

December 15, 2023

RE: ZON2023-000057– Zone Change request from RR Rural Residential to GC General Commercial with Protective Overlay #423, generally located on the northeast corner of East 117th Street North and North 143rd St East

Dear Applicant;

At its regular meeting on **December 6, 2023**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BOCC was to **APPROVE** the request subject to Protective Overlay #423, which reads:

Protective Overlay #423

1. Uses shall be limited to those as permitted by-right in RR Rural Residential District in addition to Manufacturing, Limited, Manufacturing, General, and Welding or Machine Shop as permitted in GC General Commercial District.
2. Platting of the property shall be required due to applicants' request of building expansion of more than thirty percent.
3. Signs shall be in accordance with the RR Rural Residential Zoning District in the Sign Code of Sedgwick County.
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.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Pete Meitzner, County District I
MABCD

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Ted and Amy Bender
12048 N 143rd St E.
Valley Center, KS 67147

Oct. 27, 2023

RE: ZON2023-000057– Zone Change request from RR Rural Residential to GC General Commercial with Protective Overlay #423, generally located on the northeast corner of East 117th Street North and North 143rd St East

Dear applicant,

At its regular meeting on **October 26, 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 subject to Protective Overlay #423, which reads:

Protective Overlay #423

1. Uses shall be limited to those as permitted by-right in RR Rural Residential District in addition to Manufacturing, Limited, Manufacturing, General, and Welding or Machine Shop as permitted in GC General Commercial District.
2. Platting of the property shall be required due to applicants' request of building expansion of more than thirty percent.
3. Signs shall be in accordance with the RR Rural Residential Zoning District in the Sign Code of Sedgwick County.
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.

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 **November 9, 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 **November 9, 2023, at 5:00 p.m**.

This application was heard by the Citizens Advisory Board (CAB) I on **Monday, October 16**, 2023. The CAB also recommended **APPROVAL**. This application will be presented to the Board of County Commissioners on **Tuesday, December 6, 2023** beginning at 9:00 a.m. The Board of County Commissioners meeting will be held 100 North Broadway, Lower Level, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Pete Meitzner, County District I
MABCD

(150004) Published in The Ark Valley News on December 21, 2023

RESOLUTION NO. 257-2023

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

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

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on October 26, 2023, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2023-00057

Zone change request from RR Rural Residential to GC General Commercial with Protective Overlay #423.

Legally described as:
Zone Change from RR to GC with Protective Overlay #423:

A tract in the Southwest Quarter of Section 1, Township 25 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of the said Southwest Quarter; thence North on the Quarter Section Line a distance of 1,925 feet; thence East 500 feet; thence South 1,925 feet; thence West 500 feet to the point of beginning, Except the West 210 feet thereof.

TOGETHER WITH:

The West 210 feet of a tract in the Southwest Quarter of Section 1, Township 25 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of the said Southwest Quarter; thence North on the Quarter Section Line a distance of 1,925 feet; thence East 500 feet; thence South 1,925 feet; thence West 500 feet to the point of beginning.

Protective Overlay #423 shall hereby read as follows:

1. Uses shall be limited to those as permitted by-right in RR Rural Residential District in addition to Manufacturing, Limited, Manufacturing, General, and Welding or Machine Shop as permitted in GC General Commercial District.
2. Platting of the property shall be required due to applicants' request of building expansion of more than thirty percent.
3. Signs shall be in accordance with the RR Rural Residential Zoning District in the Sign Code of Sedgwick County.
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 II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That Unified Zoning Code Supplementary Use Section III.D.6.n is waived.

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

[remainder of page intentionally left blank]

Commissioners present and voting were:

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

Dated this 6th day of December, 2023.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

PETER F. MEITZNER, Chairman
Commissioner, First District

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

SARAH LOPEZ
Commissioner, Second District

DAVID T. DENNIS
Commissioner, Third District

RYAN K. BATY
Commissioner, Fourth District

ATTEST:

KELLY B. ARNOLD, County Clerk

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

APPROVED AS TO FORM:

KIRK W. SPONSEL
Deputy County Counselor

Sedgwick Co. public notice

(Published in The Ark Valley News Dec. 21, 2023.)

RESOLUTION NO. 257-2023

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

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

SECTION I. That after receiving a recommendation from the Wichita Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on October 26, 2023, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2023-00057

Zone change request from RR Rural Residential to GC General Commercial with Protective Overlay #423.

Legally described as:
Zone Change from RR to GC with Protective Overlay #423:

A tract in the Southwest Quarter of Section 1, Township 25 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of the said Southwest Quarter; thence North on the Quarter Section Line a distance of 1,925 feet; thence East 500 feet; thence South 1,925 feet; thence West 500 feet to the point of beginning, Except the West 210 feet thereof.

TOGETHER WITH:

The West 210 feet of a tract in the Southwest Quarter of Section 1, Township 25 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of the said Southwest Quarter; thence North on the Quarter Section Line a distance of 1,925 feet; thence East 500 feet; thence South 1,925 feet; thence West 500 feet to the point of beginning.

Protective Overlay #423 shall hereby read as follows:

1. Uses shall be limited to those as permitted by-right in RR Rural Residential District in addition to Manufacturing, Limited, Manufacturing, General, and Welding or Machine Shop as permitted in GC General Commercial District.
2. Platting of the property shall be required due to applicants' re-

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

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

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

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 21st day of Dec., 2023. with subsequent publications being made on the following dates:

_____, 2023 _____, 2023

_____, 2023 _____, 2023

_____, 2023 _____, 2023

Chris Strunk

Subscribed and sworn to before me this 21st day of Dec., 2023.

LKS

Notary Public

My commission expires 4-24-2024.

LISA K. STRUNK NOTARY PUBLIC STATE OF KANSAS

Additional copies

Printer's fee $ _____

quest of building expansion of more than thirty percent.

3. Signs shall be in accordance with the RR Rural Residential Zoning District in the Sign Code of Sedgwick County.

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

SECTION III. That Unified Zoning Code Supplementary Use Section III.D.6.n is waived.

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

Commissioners present and voting were:

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

Dated this 14th day of December, 2023.

ATTEST:

KELLY B. ARNOLD, [illegible]

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

PETER F. METZNER, Chairman
Commissioner, First District

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

APPROVED AS TO FORM:

KIRK W. SPONSEL
Deputy County Counselor

SARAH LOPEZ
Commissioner, Second District

DAVID T. DENNIS
Commissioner, Third District

RYAN K. BATY
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_____, 2023 _____, 2023

_____, 2023 _____, 2023

_____, 2023 _____, 2023

Subscribed and sworn to before me this 21st day of Dec., 2023.

Notary Public

My commission expires 4-24-25

Additional copies $ _____

Printer's fee $ _____

LISA K. STRUNK
NOTARY PUBLIC
STATE OF KANSAS

Public notice

(Published in The Ark Valley News on Oct. 5, 2023.)

MAPC October 26, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 26, 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.**

DER2023-00012: Unified Zoning Code amendment to the Use Regulations table (Article III-D) to better clarify what uses are permitted by right and when they are a conditional use.

ZON2023-00057: Zone change request in the County from RR Rural Residential to GC General Commercial to expand manufacturing use on site; located on the northeast corner of North 143rd Street East and East 117th Street North (12048 N 143rd St E).

VAC2023-00041: Vacation request in the County to vacate 5 feet of the 15-foot platted side setback, on property zoned RR Rural Residential; generally located one-block west of South 231st Street West and within one-quarter mile north of West 55th Street South (2 W. South Lakeview Court).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):

1) Attend in-person at the Ronald Reagan Building

2) Submit comments ahead of time

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) – 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

Written comments should be submitted by 5 pm the day before the meeting.

Video and Audio Comments

Comments in video or audio message (mp3, etc.) formats should 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

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 October 5, 2023

Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

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

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 5th day of October, 2023. with subsequent publications being made on the following dates:

_____, 2023 _____, 2023

_____, 2023 _____, 2023

_____, 2023 _____, 2023

Subscribed and sworn to before me this 5th day of October, 2023.

Notary Public

My commission expires _____.

Additional copies $_____

Printer's fee $_____

KSU NOTARY PUBLIC COMMISSION EXPIRES 4/24/24 State of Kansas

AGENDA ITEM NO. 4.5

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: October 26, 2023
CAB 1: October 16, 2023

CASE NUMBER: ZON2023-00057 (County)

APPLICANT/AGENT: Ted and Amy Bender (owners)

REQUEST: GC General Commercial with Protective Overlay #423

CURRENT ZONING: RR Rural Residential District

SITE SIZE: 12.72 acres

LOCATION: Generally located on the northeast corner of East 117th Street North and North 143rd Street East in unincorporated Sedgwick County (12048 North 143rd Street East).

PROPOSED USE: Welding or Machine Shop

RECOMMENDATION: Approve subject to Protective Overlay #423, with waiver to UZC Supplementary Use Regulations.



BACKGROUND: The applicant is requesting a zone change from RR Rural Residential District to GC General Commercial District subject to Protective Overlay #423 to permit an expansion to a "Welding or Machine Shop" use. In 2013, the property owners applied for, and were granted, a Conditional Use permit to operate a home occupation on the property. The Conditional Use allowed the applicants to exceed certain rural home occupation standards, including: 1) the requirement that a rural home occupation be located more than 120 feet from an off-site residence; 2) that rural home occupations be limited to a maximum of 3,000 square feet of floor; and 3) that rural home occupations be limited to the equivalent of four full-time employees. At the time of the Conditional Use, the applicant had requested to be allowed to use up to 25,000 square feet of space and have up to eight full-time employees. This is the same applicant as the previous case.

The applicants have enjoyed success in their business and would like to expand to allow for a floor plan of up to 60,000 square feet and up to 30 employees. Staff believes that requesting a zone change from RR Rural Residential District to GC General Commercial District is a better avenue for the applicant than amending the original Conditional Use. Staff believes amending the original Conditional Use to allow such a large operation is not in spirit with what a home occupation is meant to be according to the Unified Zoning Code (UZC). According to Section III-D.n of the UZC, "No building may be erected or used for any Manufacturing, Limited, Manufacturing, General, or Welding or Machine Shop Use in the GC General Commercial District unless the entire frontage of the ground floor along the principal Street frontage is used for office space, display, or wholesale retail sales." The applicant has requested a waiver for this Supplementary Use Regulation, which must be recommended by the MAPC to the governing body.

Protective Overlay #423

1. Uses shall be limited to those as permitted by-right in RR Rural Residential District in addition to Manufacturing, Limited, Manufacturing, General, and Welding or Machine Shop as permitted in GC General Commercial District.
2. Platting of the property shall be required due to applicants' request of building expansion of more than thirty percent.
3. Signs shall be in accordance with the RR Rural Residential Zoning District in the Sign Code of Sedgwick County.
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.

Property to the north and east is one parcel, is zoned RR Rural Residential District, and is undeveloped. Property to the west, across North 143rd Street East, is zoned RR Rural Residential District, is owned by the applicants, and is undeveloped. Property to the south, across East 117th Street North is zoned RR Rural Residential District and is undeveloped. Properties to the northwest and southeast of the subject site are developed as residential properties.

CASE HISTORY: The subject site is currently unplatted. Because the applicant is proposing an expansion of the floor are of more than 30 percent, platting will be required. In 2013, the applicants were granted a Conditional Use to operate a rural home occupation on the property. The Conditional Use allowed the applicants to use up to 25,000 square feet for building floor plan and up to eight full-time employees.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Undeveloped
SOUTH:	RR	Undeveloped
EAST:	RR	Undeveloped
WEST:	RR	Undeveloped

PUBLIC SERVICES: Both East 117th Street North and North 143rd Street East are two-lane gravel roads. There are ditches on either side of both roads. There are no sidewalks on either street. The subject site is served by the Harvey County Rural Water District No. 01. Sewage treatment is handled on-site through the use of a lagoon.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as "Rural Area" on the Future Growth Map Concept Map. This category is described as follows: "Encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area." Locational guidelines recommend that higher intensity uses should have sufficient screening and buffering to mitigate possible negative impacts. The subject site is isolated from any the nearest developed property by almost 1000 feet and a tree line on the subject site's north property line buffers the neighboring properties.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request, subject to Protective Overlay #423, as well as the waiver to the Supplementary Use Regulation found in UZC Section III-D.n:

1. Uses shall be limited to those as permitted by-right in RR Rural Residential District in addition to Manufacturing, Limited, Manufacturing, General, and Welding or Machine Shop as permitted in GC General Commercial District.
2. Platting of the property shall be required due to applicants' request of building expansion of more than 30 percent.
3. Signs shall be in accordance with the RR Rural Residential Zoning District in the Sign Code of Sedgwick County.
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The recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The neighboring property to the north and east is the same parcel, is zoned RR Rural Residential District, and is undeveloped. Property to the south is zoned RR Rural Residential District and is undeveloped. Property to the west is owned by the applicant and is zoned RR Rural Residential and is undeveloped. Residential properties are located to the northwest and southeast of the property.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned RR Rural Residential District with a home occupancy and is suitable for Single-Family use and is permitted to utilize the property for metal fabrication for up to 25,000 square feet in floor space and up to eight full-time employees.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Though the intended use of Manufacturing, Limited, Manufacturing, General, and Welding or Machine Use is deemed appropriate, other permitted uses within GC General Commercial District could be detrimental to the immediate area. The provisions of the Protective Overlay will minimize and mitigate possible negative impacts of this commercial development with the adjacent residential development.

4. **Length of time the property has been vacant as currently zoned:** The subject property is not vacant. The applicant received a Conditional Use to allow for a home occupancy on the site. Currently, the site has an existing Single-Family Residence and a metal fabrication operation.

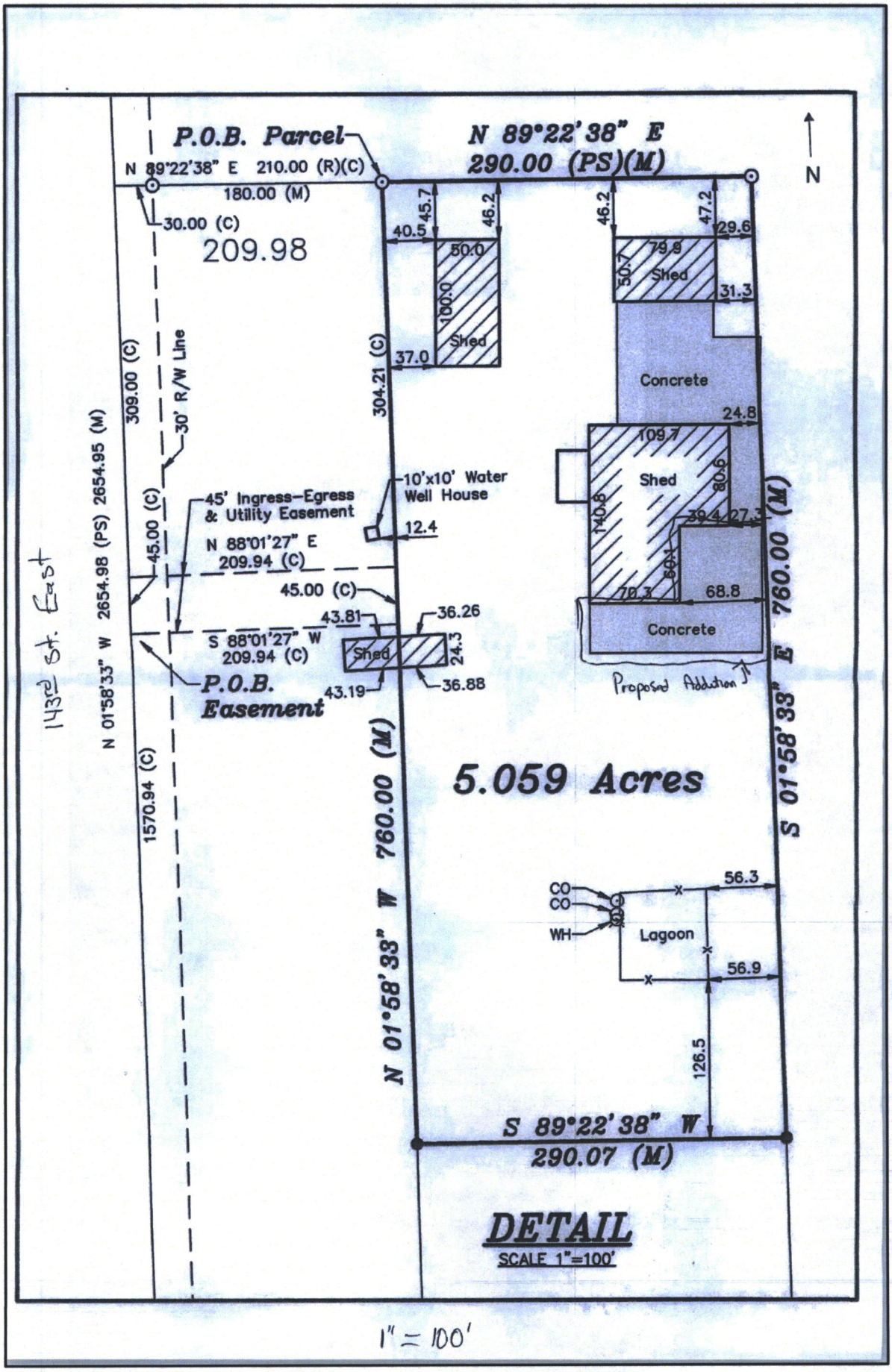
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** The requested zone change would permit the expansion of the metal fabrication operation to meet the owners' needs for the business. Both the metal fabrication business and the Single-Family Residence would be primary uses upon the site.

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.

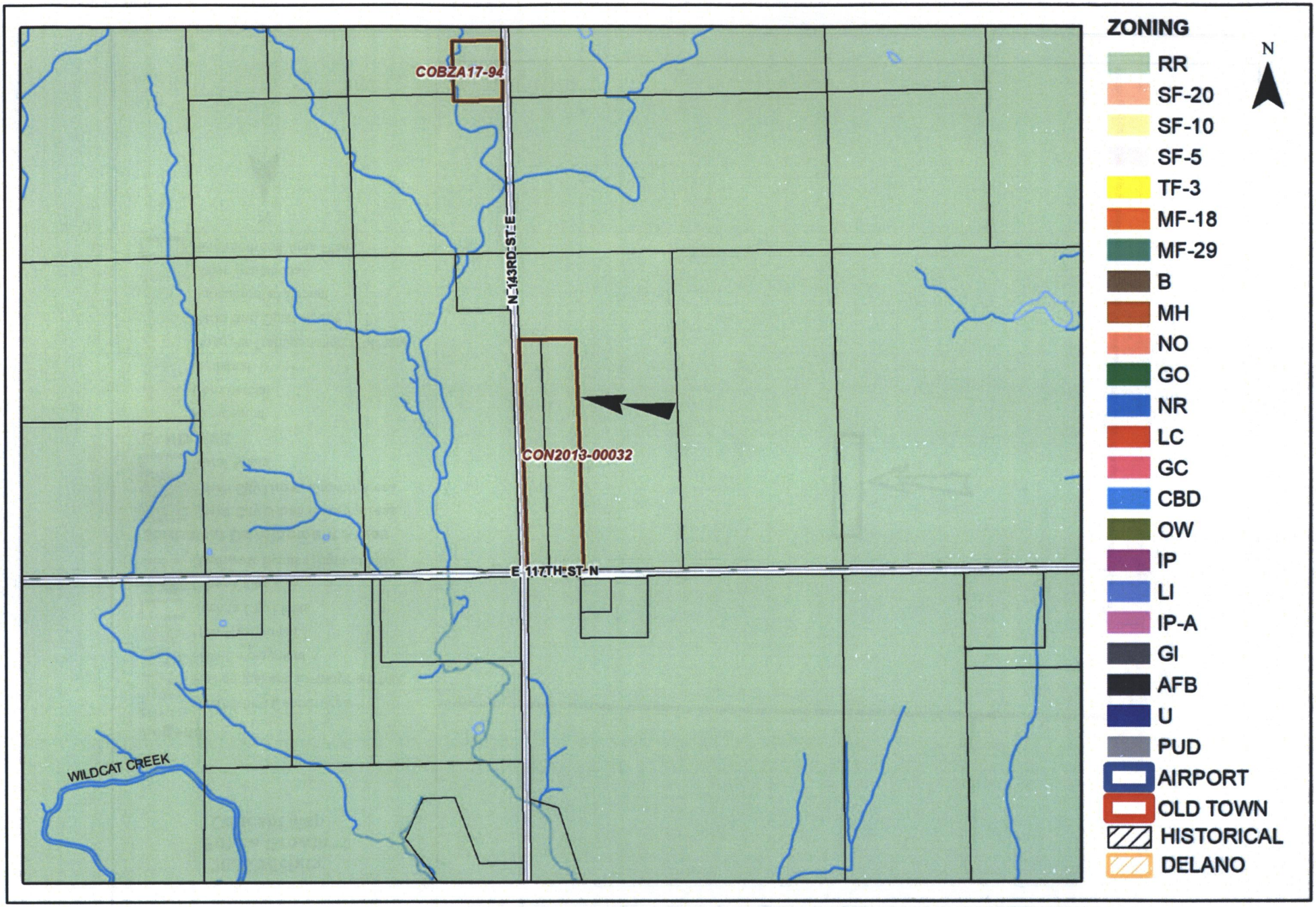
7. **Impact of the proposed development on community facilities:** It is not anticipated that development of the property will have significant negative impacts on community facilities or resources.

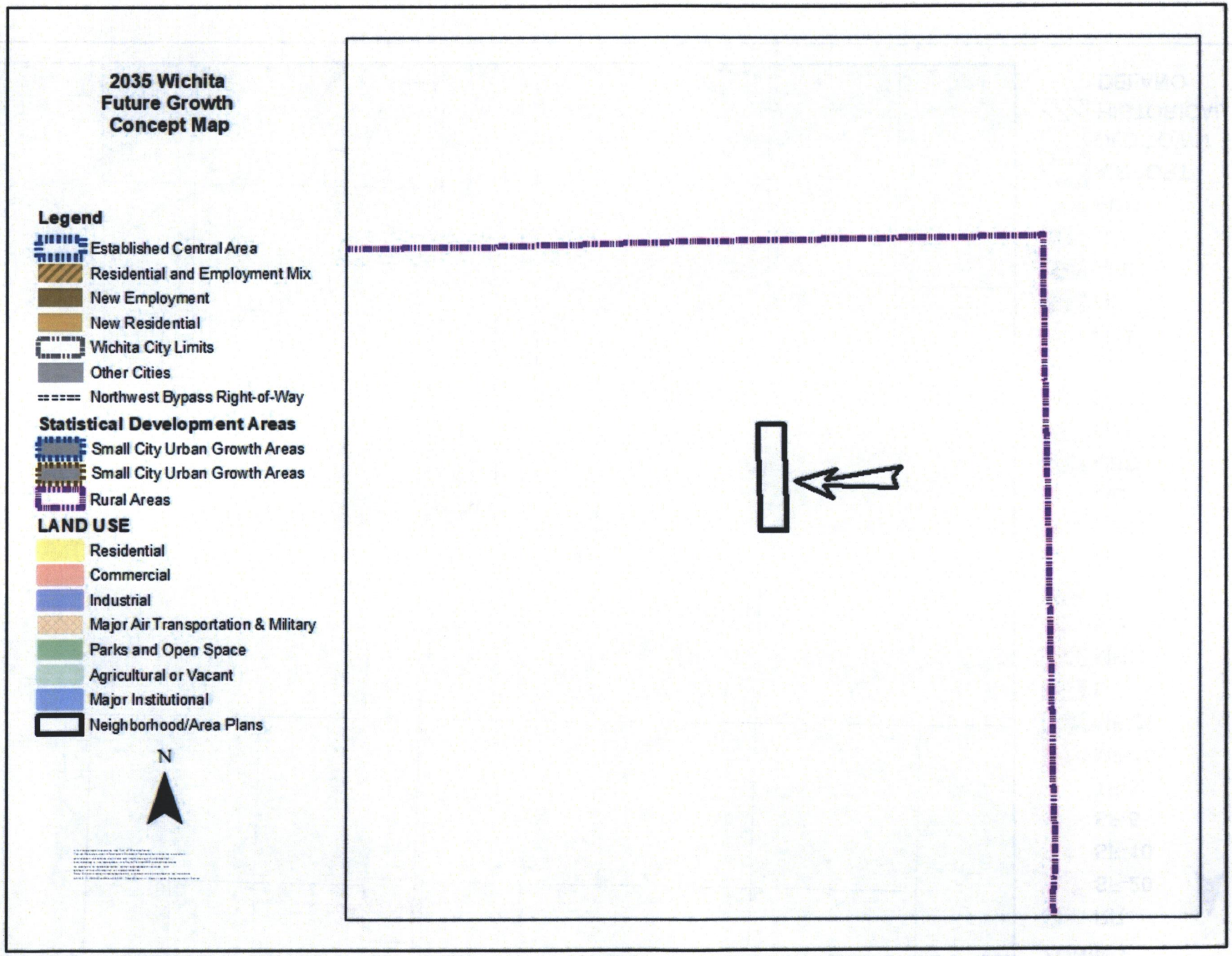
8. **Opposition or support of neighborhood residents:** At the time of the publication of the staff report, staff has not received any comments from the public.

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


P.O.B. Parcel
N 89°22'38" E 210.00 (R)(C)
180.00 (M)
30.00 (C)
209.98
N 89°22'38" E
290.00 (PS)(M)
N
40.5
45.7
46.2
50.0
100.0
Shed
37.0
304.21 (C)
46.2
47.2
29.6
50.7
79.8
Shed
31.3
Concrete
24.8
109.7
Shed
80.6
140.6
39.4
27.3
50.1
70.3
68.8
Concrete
Proposed Addition
309.00 (C)
30' R/W Line
N 01°58'33" W 2654.98 (PS) 2654.95 (M)
45' Ingress-Egress
& Utility Easement
10'x10' Water
Well House
12.4
45.00 (C)
N 88°01'27" E
209.94 (C)
45.00 (C)
43.81
36.26
S 88°01'27" W
209.94 (C)
Shed
24.3
43.19
36.88
P.O.B.
Easement
143rd St. East
1570.94 (C)
5.059 Acres
N 01°58'33" W 760.00 (M)
S 01°58'33" E 760.00 (M)
CO
CO
WH
56.3
Lagoon
56.9
126.5
S 89°22'38" W
290.07 (M)
DETAIL
SCALE 1"=100'
1" = 100'


N
E 117TH ST N
N 143RD ST E


COBZA17-94
N_143RD_ST_E
CON2013-00032
E_117TH_ST_N
WILDCAT CREEK
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

Looking northeast into site



Looking southeast into site



Looking northwest away from site



Looking southwest away from site

