Wichita-Sedgwick County Metropolitan Area Planning Department

Vickie Perrine
157 South Ridge Road
Wichita, KS 67209

February 28, 2024

Marcus Suellentrop
7130 West Maple Street
Unit 210
Wichita, KS 67209

Maple Ridge Boys LLC
Attn: Brian Suellentrop
7130 West Maple Street
Suite 210
Wichita, KS 67209

RE: ZON2023-00075 – Zone change request in the City from SF-5 Single-Family Residential to LC Limited Commercial to permit commercial redevelopment on property located on the west side of South Ridge Road and within one-quarter mile north of West Maple Street (157, 201, 217 South Ridge Road).

Dear applicants,

On February 27, 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 matter, please contact our office.

Sincerely,

Christina Rieth
Associate Planner

Cc: J.V. Johnston, Councilmember District V
Teresa Veazey, CSR District V
MABCD
Baughman Company, attn: Philip Meyer, 315 South Ellis Street, Wichita, KS 67211

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 25, 2024

Vickie Perrine
157 South Ridge Road
Wichita, KS 67209

Marcus Suellentrop
7130 West Maple Street
Unit 210
Wichita, KS 67209

Maple Ridge Boys LLC
Attn: Brian Suellentrop
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RE: ZON2023-00075 – Zone change request in the City from SF-5 Single-Family Residential to LC Limited Commercial to permit commercial redevelopment on property located on the west side of South Ridge Road and within one-quarter mile north of West Maple Street (157, 201, 217 South Ridge Road).

Dear Applicant;

At its regular meeting on **January 25, 2024**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **February 8, 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 **February 8, 2024, at 5:00 p.m**.

This application will be considered by the District Advisory Board (DAB) V on **Monday, February 5, 2024**. Meetings take place at the Wichita Water Works, 2120 North Hoover Road, Wichita, KS 67212. For more information, please contact the Community Services Representative, Teresa Veazey, at 316-352-4886 r TCVeazey@wichita.gov. Lastly, this application will be considered by the Wichita City Council on **Tuesday, February 27, 2024,** beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202.

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

Sincerely,

Christina Rieth

Christina Rieth
Associate Planner

CC: J.V. Johnston, Councilmember District V
Teresa Veazey, CSR District V
MABCD
Baughman Company, attn: Philip Meyer, 315 South Ellis Street, Wichita, KS 67211

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON March 8, 2024

ORDINANCE NO. 52-352

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. ZON2023-00075

Zone change in the City from SF-5 Single-Family Residential District to LC Limited Commercial District, on property legally described as:

Lots 10, 11, and 12, Block C, on Ridge Road, Westview Addition, Sedgwick County, Kansas.

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

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

Adopted this 5Th day of March, 2024.

Lily Wu

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	528432	Print Legal Ad-IPL01631220 - IPL0163122	ORD#52-352	$48.81	1	58 L

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

JMBuster@wichita.gov

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON March 8, 2024
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Adopted this 5th day of March 2024.

Lily Wu, Mayor, City of Wichita
ATTEST:
Jamie Buster, City Clerk
(SEAL) Approved as to form:
Jennifer Magana, City Attorney and Director of Law
IPL0163122
Mar 8 2024

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

1 insertion(s) published on:
03/08/24

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 03/08/2024 to 03/08/2024.

Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 03/08/2024

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
23834	505187	Print Legal Ad-IPL01536540 - IPL0153654		$114.03	2	68 L

Attention: MANDY HEBERT

CITY OF WICHITA / MABCD
271 W 3RD ST N
3RD FLOOR STE 301
WICHITA, KS 67202
kgonzalez@wichita.gov

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on January 4, 2024
(One Time Only)
MAPC/BZA January 25, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 25, 2024, 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.

CUP2023-00049: Amendment in the City for the Dugan West Kellogg Community Unit Plan DP-320 to move Warehouse, Self-Storage from Parcel 8 to Parcel 1 on property zoned LC Limited Commercial; located on the south side of US-54/400 and within one-quarter mile east of South 135th Street West.

ZON2023-00075: Zone change request in the City from SF-5 Single-Family Residential to LC Limited Commercial to permit commercial redevelopment on property located on the west side of South Ridge Road and within one-quarter mile north of West Maple Street (157, 201, 217 South Ridge Road).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the 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 January 4, 2024
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
IPL0153654
Jan 4 2024

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

1 insertion(s) published on:
01/04/24

STATE OF KANSAS)
SS
County of Sedgwick)

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Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 01/18/2024

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!

AGENDA ITEM NO. 4.5

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: January 25, 2024
DAB V: February 5, 2024

CASE NUMBER: ZON2023-00075 (City)

APPLICANT/AGENT: Brian Suellentrop, Sonya Jo Trusdale, Vickie Perrine (Applicants)/Baughman Company, P.A. (Agent)

REQUEST: LC Limited Commercial District

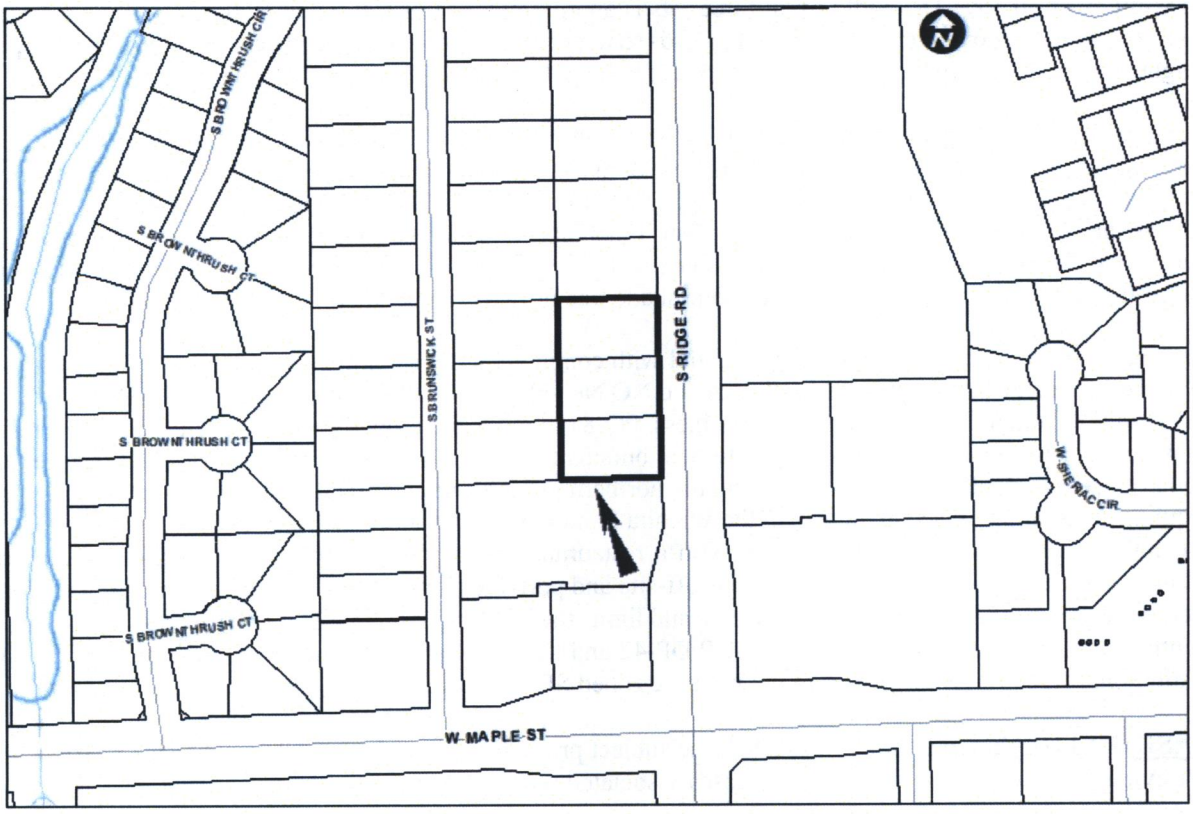
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 1.31 acres

LOCATION: Generally located on the west side of North Ridge Road, north of West Maple Street (157, 201, 217 South Ridge Road).

PROPOSED USE: Commercial development.

RECOMMENDATION: Approve.



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to LC Limited Commercial District (LC) to allow for commercial development. The three properties, which total 1.31 acres in size, are located on the west side of North Ridge Road, north of West Maple Street (157, 201, 217 South Ridge Road). The subject site is currently developed with two single-family dwellings and a vacant lot.

The requested zone change would permit more uses on site than its current zoning. Additionally, it would allow changes to the minimum lot area, minimum lot width, and setback requirements, as demonstrated in the table below.

Development Standard	SF-5 Single-Family Residential District	LC Limited Commercial District
Minimum lot area	5,000 square feet	2,500 square feet for Single-Family; 2,000 square feet per Dwelling Unit for Duplex; 580 square feet per Dwelling Unit for Multi-Family (maximum 75.1 Dwelling Units per acre); no minimum for nonresidential uses
Minimum lot width	50 feet	No minimum
Front setback	25 feet	20 feet
Rear setback	20 feet	No minimum, subject to compatibility standards
Interior side setback	Six feet	Zero feet or 5 feet, subject to compatibility standards
Street side setback	15 feet	No minimum, subject to compatibility standards
Maximum height	35 feet	80 feet, subject to compatibility standards

Since the property to the west is zoned SF-5, it shall be subject to compatibility setback and height requirements under LC zoning. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. The width of all three lots is approximately 178 feet, which would require a setback of 26 feet. However, the compatibility setback standards shall not require more than a setback of 25 feet. For compatibility height standards, no structure shall exceed 35 feet in height within 50 feet of the lot line.

Because the property abuts residential zoning on the east and west sides, it will need to provide screening and landscaping. Screening must be installed on the east and west sides of the property, except on the southern half of the property, where it is adjacent to LC zoning. The Unified Zoning Code requires screening fences or walls to be no less than six feet and no more than eight feet in height. The Wichita Landscape Ordinance requires one shade tree or two ornamental trees for every 500 square feet of required landscaped street yard. It also requires landscape buffer trees, which may comprise of either one shade tree or two ornamental trees per 40 lineal feet.

The character of the neighborhood is residential with commercial development on and near the intersection of the two arterial streets. Property to the north is zoned NO Neighborhood Office District (NO), with Protective Overlay #81, and is developed with a commercial business. PO-81 requires the property to have a building with a residential character, requires any freestanding signs to be monument type with a maximum height of eight feet, restricts the point of access onto Ridge Road to be along the northern property line, limits the height of lighting to 14 feet, and requires landscaping in accordance with the Wichita Landscape Ordinance. Property to the south is zoned LC with Protective Overlay #20 and is developed with a restaurant. PO-20 restricts the permitted uses on the property, requires screening and landscaping, prohibits off-site and portable signs, limits lighting to a maximum height of 14 feet, limits access to the site from Ridge Road, and limits the building height to 25 feet. Properties to the east, across South Ridge Road, are zoned SF-5 with CUP DP-42 and LC. They are developed with apartments and a financial institution, respectively. Properties to the west are zoned SF-5 and are developed with single-family dwellings.

CASE HISTORY: On February 10, 1953, the subject properties were platted as Lots 11, 12, 13, Block C of the Westview Addition. There are no zoning cases associated with these properties.

ADJACENT ZONING AND LAND USE:

NORTH:	NO with PO #81	Commercial business
SOUTH:	LC with PO #20	Restaurant
EAST:	SF-5 (CUP DP-42), LC	Apartment complex, financial institution
WEST:	SF-5	Single-family dwellings

PUBLIC SERVICES: The subject properties have access to South Ridge Road, which is a four-lane arterial street with sidewalks on each side. All three properties have access to municipal services, which include water, sewer, and stormwater services. Wichita Transit serves this site within one-quarter mile south, on the northeast corner of South Ridge Road and West Maple Street.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for "Residential" uses. The *Plan* defines "Residential" as "*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality.*" However, the subject site is in between areas depicted on the Map as appropriate for "Commercial" development.

The *Community Investment Plan*'s Locational Guidelines provide a framework for decision-making regarding land use changes so as to: encourage patterns of development that efficiently and effectively use land, public infrastructure, and services; strive for compatibility among various land uses; and, promote quality of place through design. One of the Locational Guidelines for Development Pattern is to "support expansion of existing uses to adjacent areas." There are existing commercial developments directly north and south of the subject site.

The requested zone change is in conformance with the *Wichita: Places for People Plan*. The subject site is located within an Area of Stability, which the *Plan* defines as "locations within the ECA that exhibit less stress, or fewer economic, connectivity and accessibility issues than the Areas of Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community. Improvements should be targeted to support development momentum and strengthen the established physical context." The requested zone change will continue the commercial development along the arterial street.

Strategy 6 in the *Wichita: Places for People Plan* seeks to "encourage infill and redevelopment that is contextual to the environment in which it is occurring." The applicant is requesting a zone change for commercial development, which is already present directly north and south of the subject site. One of the lots is currently vacant, so it will bring infill to the site.

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 development on and near the intersection of the two arterial streets. Property to the north is zoned NO Neighborhood Office District (NO), with Protective Overlay #81, and is developed with a commercial business. PO-81 requires the property to have a building with a residential character, requires any freestanding signs to be monument type with a maximum height of eight feet, restricts the point of access onto Ridge Road to be along the northern property line, limits the height of lighting to 14 feet, and requires landscaping in accordance with the Wichita Landscape Ordinance. Property to the south is zoned LC with Protective Overlay #20 and is developed with a restaurant. PO-20 restricts the permitted uses on the property, requires screening and landscaping, prohibits off-site and portable signs, limits lighting to a maximum height of 14 feet, limits access to the site from Ridge Road, and limits the building height to 25 feet. Properties to the east, across South Ridge Road, are zoned SF-5 with CUP DP-42 and LC. They are

developed with apartments and a financial institution, respectively. Properties to the west are zoned SF-5 and are developed with single-family dwellings.

2. **The suitability of the subject property for the uses to which it has been restricted:** The properties are presently zoned SF-5, which is suitable for a limited number of residential, public, and civic uses. It does not allow for commercial uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have a significant detrimental impact on nearby property. Screening and landscaping should mitigate any potential detrimental impacts to the adjacent residential properties.

4. **Length of time subject property has remained vacant as zoned:** The middle lot has been vacant since approximately 2015. A single-family dwelling previously stood on the middle lot. The other two lots have been developed with single-family dwellings since 1973 and 1954.

5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new development that is similar to that of the adjacent commercial properties. Denial may represent a loss of economic opportunity for the applicant.

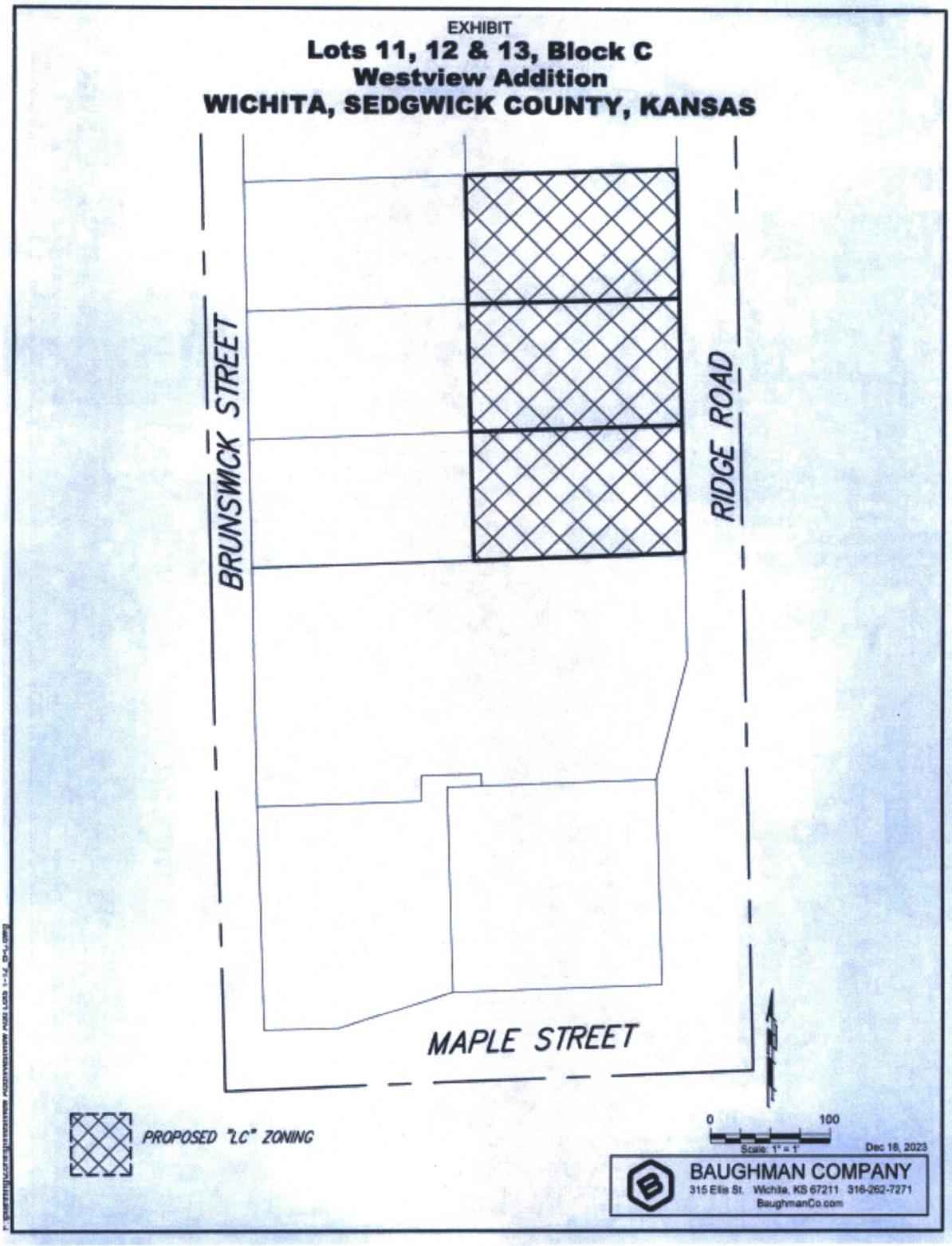
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in partial conformance with the *Community Investments Plan* and is in conformance with the *Wichita: Places for People Plan*, as discussed in the staff report.

7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested zone change to have a significant impact on community facilities.

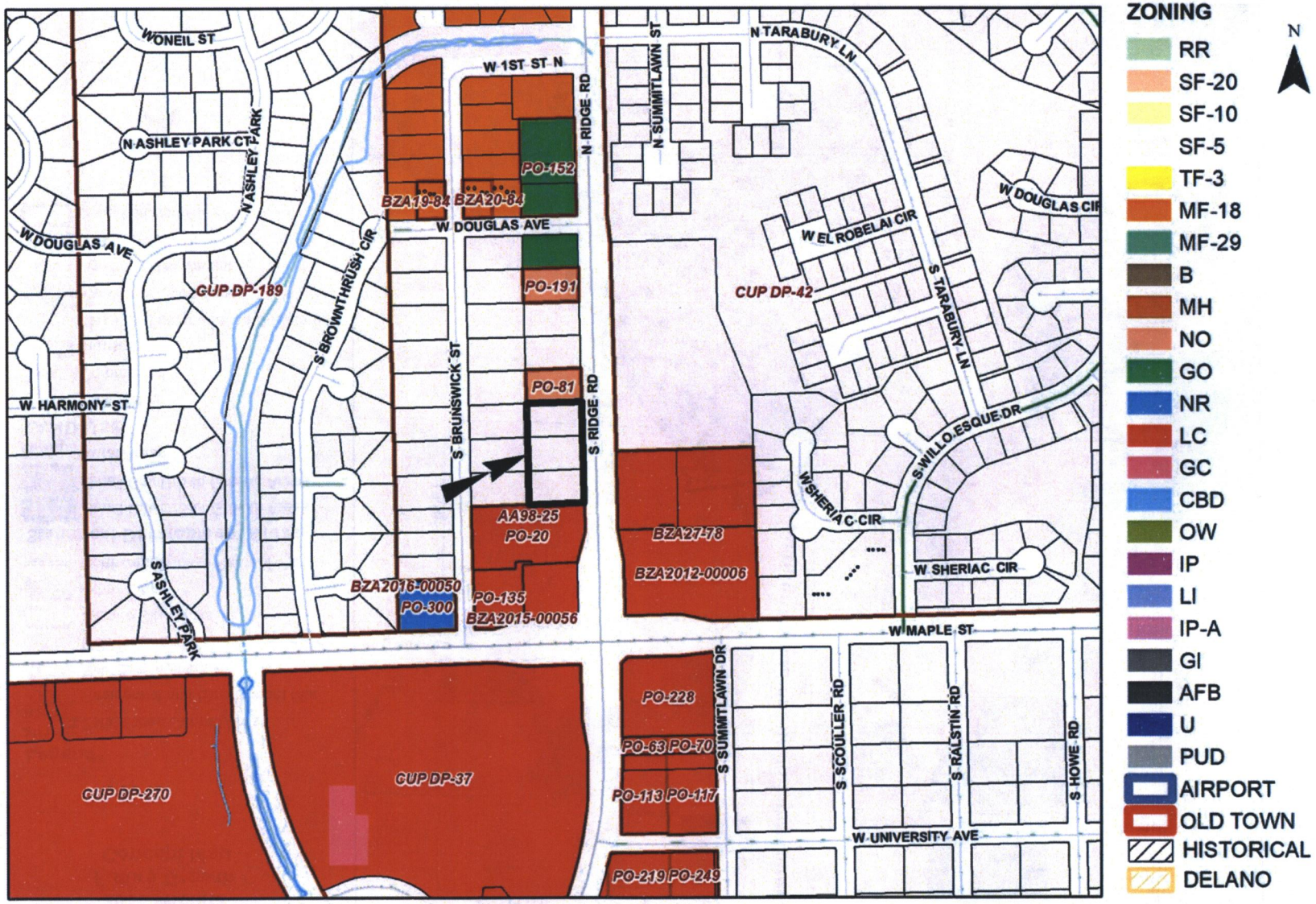
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any public comment on the requested zone change.

Staff Report Attachments:

1. Applicant-Provided Exhibit
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos


EXHIBIT
Lots 11, 12 & 13, Block C
Westview Addition
WICHITA, SEDGWICK COUNTY, KANSAS
BRUNSWICK STREET
RIDGE ROAD
MAPLE STREET
PROPOSED "LC" ZONING
0
100
Scale: 1" = 1'
Dec 18, 2023
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com


S BROWNTHRUSH CT
S BROWNTHRUSH CIR
S BRUNSWICK ST
S RIDGE RD
W SHERIAC CIR
S BROWNTHRUSH CT
W MAPLE ST
N


ZONING
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
N
W ONEIL ST
N ASHLEY PARK CT
N ASHLEY PARK
W DOUGLAS AVE
W 1ST ST N
N RIDGE RD
PO-152
BZA19-84
BZA20-84
W DOUGLAS AVE
CUP DP-189
S BROWNTHRUSH CIR
PO-191
S BRUNSWICK ST
PO-81
S RIDGE RD
W HARMONY ST
AA98-25
PO-20
BZA2016-00050
PO-300
PO-135
BZA2015-00056
S ASHLEY PARK
N SUMMITLAWN ST
N TARABURY LN
W EL ROBELAI CIR
CUP DP-42
S TARABURY LN
W DOUGLAS CIR
S WILLOUESQUE DR
W SHERIAC CIR
BZA27-78
BZA2012-00006
W SHERIAC CIR
W MAPLE ST
PO-228
S SUMMITLAWN DR
S SCOULLER RD
S RALSTIN RD
S HOWE RD
PO-63 PO-70
PO-113 PO-117
CUP DP-270
CUP DP-37
W UNIVERSITY AVE
PO-219 PO-249

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



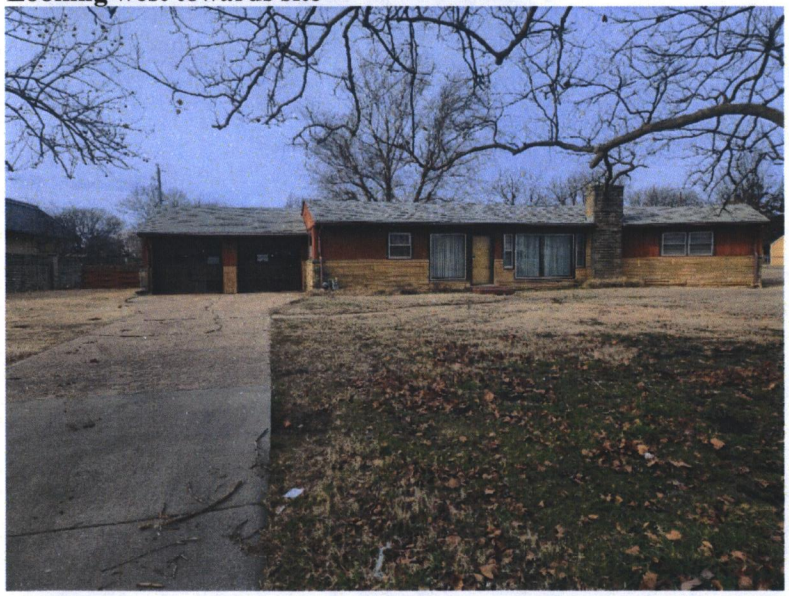
Looking west towards site



Looking west towards site



Looking west towards site



Looking east away from site

