



**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,

A handwritten signature in cursive script that reads '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



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

January 25, 2024

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Unit 210  
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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 or [TCVeazey@wichita.gov](mailto: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  
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 5<sup>th</sup> day of March, 2024.

Lily Wu  
Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster  
Jamie Buster, City Clerk

(SEAL)



Approved as to form: Jennifer Magaña  
Jennifer Magaña, City Attorney and Director of Law



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

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|-----------|--------------|---|------------|---------|------|-------|
| 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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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, 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.

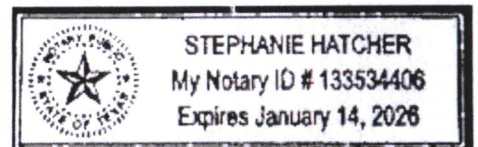
*Stefani Beard*

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



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



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  
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 The Wichita Eagle  
 The Olympian

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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:

- 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.
- 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

- 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)

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County of Sedgwick)

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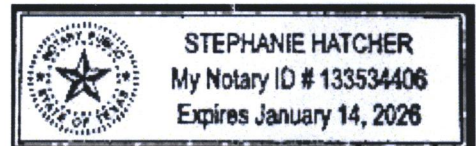
*Stefani Beard*

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

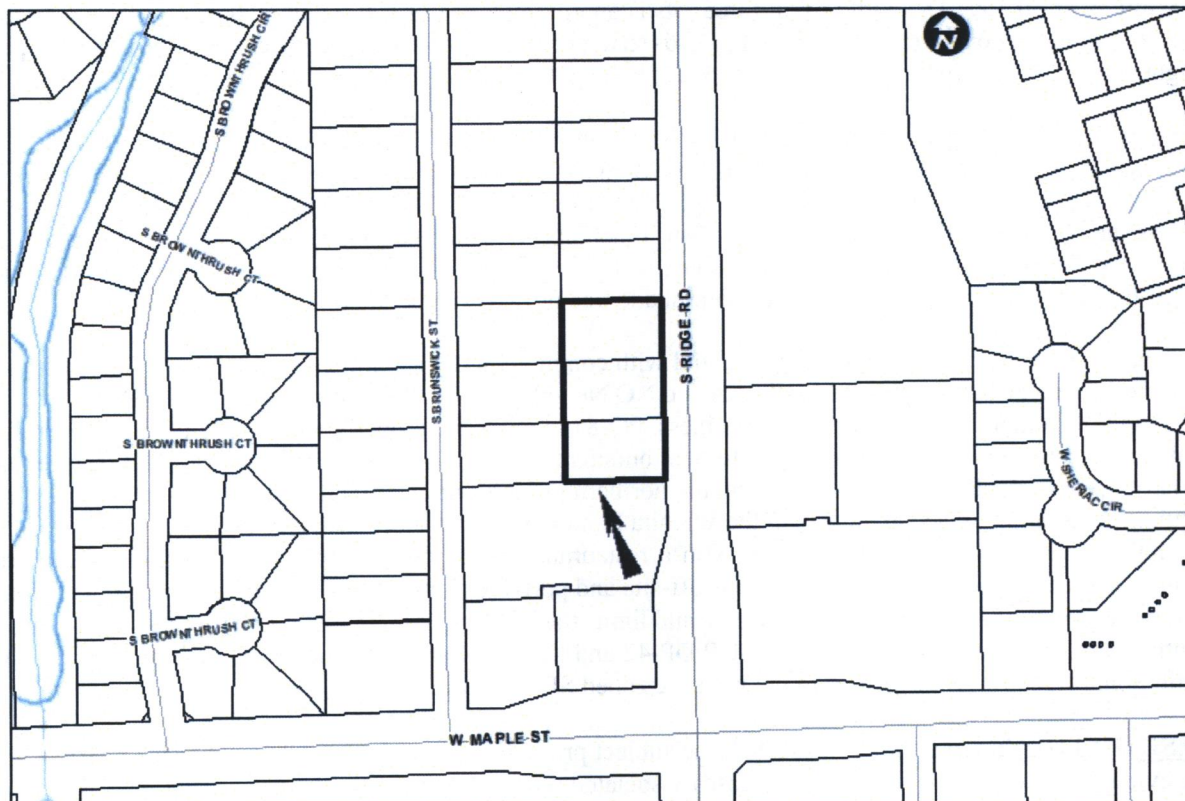


Extra charge for lost or duplicate affidavits.  
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**STAFF REPORT**  
MAPC: January 25, 2024  
DAB V: February 5, 2024

- 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

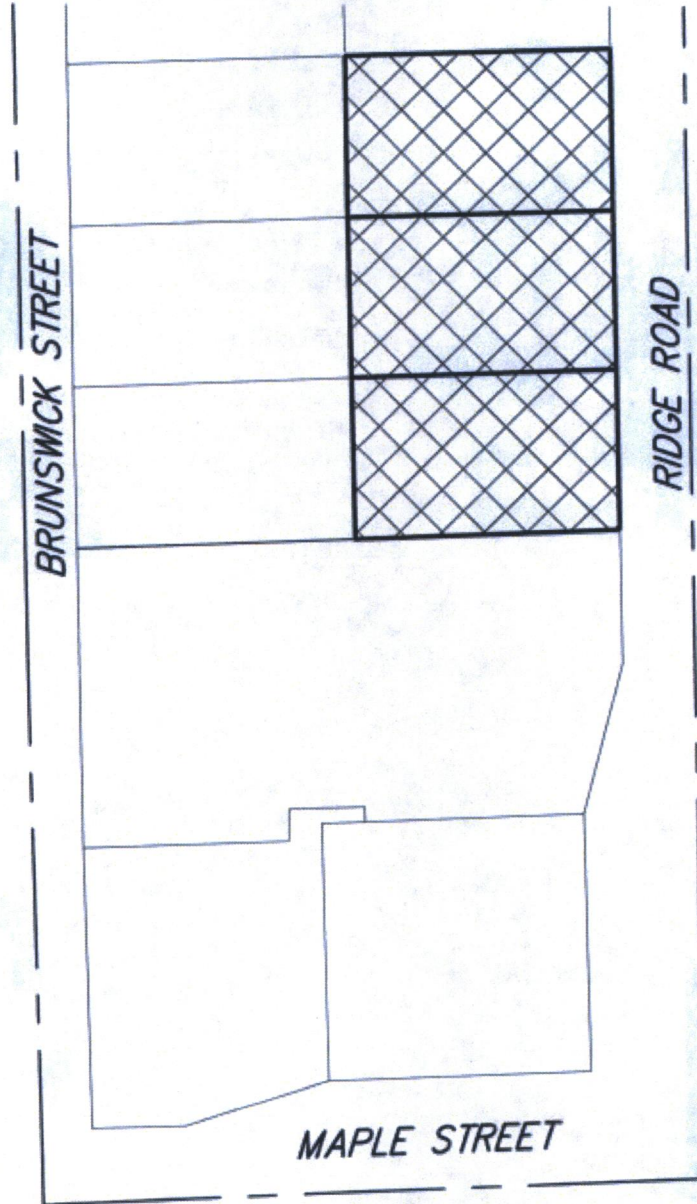
developed with apartments and a financial institution, respectively. Properties to the west are zoned SF-5 and are developed with single-family dwellings.

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**



PROPOSED "LC" ZONING



Dec 18, 2023

 **BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com





# 2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Small City Urban Growth Areas
  - Small City Urban Growth Areas
  - Rural Areas
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Neighborhood/Area Plans



Looking west towards site



Looking west towards site



Looking west towards site



Looking east away from site

