



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

Hutton Construction  
111 North Sycamore  
Wichita, KS 67203

May 7, 2024

**RE: ZON2024-00012** – Zone change request in the City from LI Limited Industrial District to CBD Central Business District to match zoning of nearby properties, generally located on the west side of North Oak Street, within 200 feet north of West Douglas Avenue (115 & 121 North Oak Street).

Dear applicant,

On May 7, 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 black ink that reads 'Christina Rieth'.

Christina Rieth  
Associate Planner

CC: Maggie Ballard, Councilmember District VI  
Ana Lopez, CSR District VI  
Baughman Company, attn: Jay Cook, 315 South Ellis Street, Wichita, KS 67211



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

Hutton Construction  
111 North Sycamore  
Wichita, KS 67203

March 28, 2024

**RE: ZON2024-00012** – Zone change request in the City from LI Limited Industrial District to CBD Central Business District to match zoning of nearby properties, generally located on the west side of North Oak Street, within 200 feet north of West Douglas Avenue (115 & 121 North Oak Street).

Dear Applicant;

At its regular meeting on **March 28, 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 April 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 **April 11, 2024, at 5:00 p.m.**

This application will be considered by the District VI Advisory Board on **April 8, 2024**. The meeting shall take place at 6:30pm at the Evergreen Community Center and Library, 2601 North Arkansas, Wichita, KS 67204. This application will be considered by the Wichita City Council on **Tuesday, May 7, 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,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Current Plans  
Associate Planner

CC: Maggie Ballard, Councilmember District VI  
Ana Lopez, CSR District VI  
Baughman Company, attn: Jay Cook, 315 South Ellis Street, Wichita, KS 67211  
Vincent Hancock, *via email*



OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON May 17, 2024

ORDINANCE NO. 52-488

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. ZON2024-00012**

Zone change request in the City from LI Limited Industrial District to CBD Central Business District on property legally described as:

Lots 11 and 13, on Oak Street, in West Wichita Addition, Sedgwick County, Kansas.

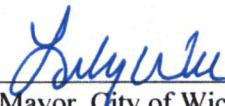
AND

Lots 15, 17, and 19, on Oak Street, in West Wichita Addition, Sedgwick County, Kansas, together with the South Half of vacated Pearl Street adjoining Lot 19 on the North.

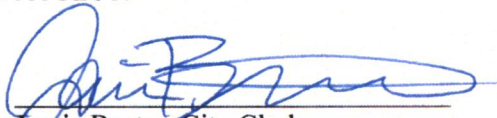
**SECTION 2.** That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**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 14<sup>th</sup> day of May, 2024.

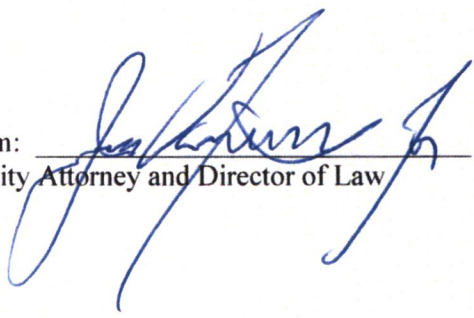
  
Lily Wu, Mayor, City of Wichita

ATTEST:

  
Jamie Buster, City Clerk

(SEAL)



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





The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
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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  
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Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
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Tacoma | The News Tribune  
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The Olympian

## AFFIDAVIT OF PUBLICATION

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| 32522     | 553131       | Print Legal Ad-IPL01735650 - IPL0173565 | ORD#52-486 | \$186.74 | 3    | 74 L  |

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

JMBuster@wichita.gov

### FIRST PUBLISHED IN THE WICHITA EAGLE ON May 17, 2024 ORDINANCE NO. 52-486

AN ORDINANCE EXEMPTING PROPERTY FROM AD VALOREM TAXATION FOR ECONOMIC DEVELOPMENT PURPOSES PURSUANT TO ARTICLE 11, SECTION 13, OF THE KANSAS CONSTITUTION; PROVIDING THE TERMS AND CONDITIONS FOR AD VALOREM TAX EXEMPTION; AND DESCRIBING THE PROPERTY OF LEE AEROSPACE, INC. SO EXEMPTED. WHEREAS, Article 11, Section 13, of the Kansas Constitution provides that the governing body of the City may, by Ordinance, exempt from all ad valorem taxation all or any portion of the appraised value of certain property meeting the requirements of the constitutional provision; and

WHEREAS, the City of Wichita has adopted an Economic Development Incentive Policy by which the City will consider granting tax exemptions upon a clear and factual showing of direct economic benefit including the creation of additional jobs or the upgrading of existing jobs and the stimulation of additional private investment; and

WHEREAS, Lee Aerospace, Inc., requests an ad valorem tax exemption on a proposed building project of 90%, except taxation levied by a school district pursuant to KSA 72-8801, and a Payment-In-Lieu-Of-Taxes, for a five-plus-five year term on the renovation and equipping of a facility; and

WHEREAS, Lee Aerospace, Inc. has operated within the City for more than thirty-five years as a manufacturer of aerospace products; and

WHEREAS, Lee Aerospace, Inc., proposes the renovation and equipping of a building at a total project cost of \$2,000,000 located at 9413 E. 34th Street North, in northeast Wichita; and

WHEREAS, the City Council of the City of Wichita has reviewed the application and supporting documentation supplied by Lee Aerospace, Inc., has reviewed the impact statements provided by Staff, and the Cost-Benefit Analysis by Wichita State University and has conducted a public hearing on such application on May 7, 2024; and

WHEREAS, the City Council of the City of Wichita has found and determined:

1. Lee Aerospace, Inc. is an existing business to Wichita, Kansas, and intends to expand its business in Wichita through renovating and equipping of a building.

2. The construction and equipping of the building for which the exemption is given occurred after January 1, 2024. No exemption will be given for construction and equipping which occurred before that date.

3. Such construction and equipping is to be used exclusively for manufacturing and distribution of articles of commerce.

4. By such renovating and equipping a facility, Lee Aerospace, Inc. will create new employment for 15 employees within five years after the completion of the project.

5. Tax exemption will be given only for the renovating and equipping of the building.

6. The property on which the exemption is given will meet the requirements of the Kansas Constitution and the City of Wichita's Economic Development Incentive Policy.

7. Such ad valorem tax exemption is in the public interest providing for economic growth and benefit including the creation of jobs and stimulating additional private investment.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS,

1. The City Council of the City of Wichita, Kansas hereby makes a factual determination that an ad valorem tax exemption of the type requested by Lee Aerospace, Inc. is required to create jobs in the State of Kansas, and that the property to be exempted is to be used exclusively for manufacturing and distribution of articles of commerce.

2. Lee Aerospace, Inc. is hereby granted an ad valorem tax exemption of 90% for a five-year term, except taxation levied by a school district pursuant to KSA 72-8801 and a Payment-In-Lieu-Of-Taxes, and 90% for a second five years, except taxation levied by a school district pursuant to KSA 72-8801 and a Payment-In-Lieu-Of-Taxes, on the renovating and equipping of a building, subject to approval by the then current governing body, located within the Wichita City limits at 9413 E. 34th Street North, at an estimated cost of \$2,000,000. Such exemption is to begin in the calendar year after the calendar year in which the renovating and equipping of the building is completed, and may be terminated early (Lee Aerospace, Inc. may be required to repay amounts previously abated), in the event of any failure by Lee Aerospace, Inc., to perform its obligations under the Economic Development Incentive Agreement it has executed with the City.

3. The Economic Development Incentive Agreement between the City of Wichita and Lee Aerospace, Inc. is hereby approved.

4. The Development Services Department of the City Manager's Office shall be responsible for monitoring the performance of Lee Aerospace, Inc. and shall provide reports on such performance.

5. Such exemption is subject to verification that the level of employment at the time of the completion of the project is at least equal to the level of employment as stated in Lee Aerospace, Inc.'s written request for ad valorem tax exemptions as presented to the City Council and to administrative staff and dated January 10, 2024 and as stated in Lee Aerospace, Inc.'s annually approved EEO/AA Plan.

6. Such exemption may hereafter be withdrawn by the City Council upon a finding that Lee Aerospace, Inc. is no longer entitled to such exemption in accordance with the Economic Development Incentive Agreement, which Lee Aerospace, Inc. has executed with the City.

7. The City Council may, at its discretion, require Lee Aerospace, Inc. to return all funds exempted if there is a failure to meet the terms and conditions of the Economic Development Incentive Agreement which Lee Aerospace, Inc. has executed with the City.

8. Upon finding that Lee Aerospace, Inc. has failed to meet its obligations under the Economic Development Incentive Agreement, the City Council shall require the repayment of all prior amounts of taxes that have been exempted and shall withhold any future exemption of taxes Lee Aerospace, Inc.'s expansion project. All repayments shall be redistributed to the local taxing authorities at the proper taxing rates.

9. This Ordinance shall be in full force and effect from and after its passage and publication in the official City paper.

Passed by the governing body of the City of Wichita, Kansas this 14th day of

May, 2024.

Lily Wu, Mayor

ATTEST:

Jamie Buster, City Clerk

Approved as to Form:

Jennifer Magaña, Director of Law and City Attorney

IPL0173565

May 17 2024

In The STATE OF KANSAS

In and for the County of Sedgwick

1 insertion(s) published on:

05/17/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 05/17/2024 to 05/17/2024.

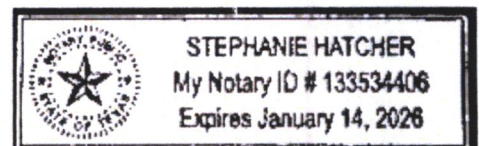
Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 05/17/2024

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  
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The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
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The Olympian

## AFFIDAVIT OF PUBLICATION

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| 16399     | 527836       | Print Legal Ad-IPL01628410 - IPL0162841 |          | \$141.30 | 2    | 84 L  |

Attention: MANDY HEBERT

CITY OF WICHITA/PLANNING DEPT  
271 WEST THIRD ST., 2ND FL, SU 203  
WICHITA, KS 67202

MHEBERT@wichita.gov

OCA 150004

Published in The Wichita Eagle on March 7, 2024  
(One Time Only)

MAPC/BZA March 28, 2024  
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 28, 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.

CON2024-00010: Request in the City for a Conditional Use for Entertainment Establishment to bring existing Candle Club into conformance and permit new outdoor patio on property zoned LC Limited Commercial, located on the southwest corner of East 13th Street North and North Woodlawn Blvd (6135 E. 13th Street). CUP2024-00004: CUP Amendment in the City to CUP DP-319 Providence Square Community Unit Plan to reduce the side setback of Parcel 1A for outdoor storage and increase area of outdoor storage, generally located on the north-west corner of East 13th Street North and North Oliver Avenue.

VAC2024-00009: Vacation request in the City to vacate the west half of Nelson Street Right-of-Way, generally located adjacent to property north of West Ponderosa Street and within one-quarter mile east of North West Street (3534 West Ponderosa Street).

VAC2024-00010: Vacation request in City to vacate a portion of a side yard setback on the south side of the property generally located at the northeast corner of E. Central Ave. and N. Armour Dr. (508 N. Armour Dr.).

VAC2024-00011: Request in the City to vacate a drainage right-of-way from 35 feet to 15 feet to allow for expansion of the existing structure on property zoned LI Limited Industrial District, generally located on the east side of South Hoover Road, within one-half mile north of K-42 (2550 South Hoover).

ZON2024-00012: Zone change request in the City from LI Limited Industrial District to CBD Central Business District to match zoning of nearby properties, generally located on the west side of North Oak Street, within 200 feet north of West Douglas Avenue (115 & 121 North Oak Street).

ZON2024-00013: Zone change request in the City from TF-3 Two-Family Residential District to B Multi-Family District to construct a multi-unit property, generally located on the east side of North Lorraine Avenue, within 550 feet north of East 2nd Street North.

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 Weddle

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 March 7, 2024

Scott Weddle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

IPL0162841

Mar 7 2024

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

1 insertion(s) published on:

03/07/24

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, depose 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 03/07/2024 to 03/07/2024.

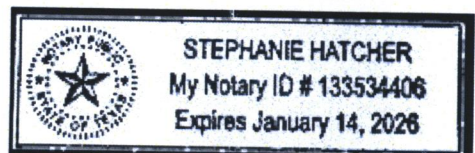
*Stefani Beard*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 03/07/2024

*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!





AGENDA ITEM NO. 4.7

**STAFF REPORT**  
MAPC: March 28, 2024  
DAB VI: April 8, 2024

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CASE NUMBER: ZON2024-00012 (City)

APPLICANT/AGENT: Hutton Corporation (Applicant)/Baughman Company, P.A. (agent)

REQUEST: CBD Central Business District

CURRENT ZONING: LI Limited Industrial District

SITE SIZE: 0.47 acres

LOCATION: Generally located on the west side of North Oak Street, within 250 feet north of West Douglas Avenue (115 & 121 North Oak Street).

PROPOSED USE: To redevelop the subject property in a consistent manner with surrounding properties and allow for necessary development.

RECOMMENDATION: Approve.





**BACKGROUND:** The applicant is requesting a zone change from LI Limited Industrial District (LI) to CBD Central Business District (CBD). The 0.47-acre properties are located on the west side of North Oak Street, within 250 feet north of West Douglas Avenue (115 & 121 North Oak Street). The subject site is currently developed with office spaces constructed in 1948 and 1968. The applicant is requesting the zone change to match the zoning of nearby properties and allow for necessary development.

The applicant did not specify how the property might be redeveloped, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. Within the past eight years, more than a dozen zone changes to CBD have been approved in the Delano area.

The Delano neighborhood was initially developed in the 1870s and then redeveloped in the early 1900s when off-street parking and minimum setback requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. Additionally, some properties such as the subject site have nonconforming principal structures which were constructed right at the front setback. Certain redevelopment of existing nonconforming structures may put them out of compliance in the existing LI zoning. CBD zoning mitigates site development issues for older portions of the core area. The requested zone change would permit additional uses and reduce the setback requirements, as shown in the table below.

| Development Standard  | LI Limited Industrial District                                                                            | CBD Central Business District                                                                                                                                                                                       |
|-----------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum lot area      | No minimum                                                                                                | 2,500 square feet for single-family; 2,000 square feet per dwelling unit for duplex; 250 square feet per dwelling unit for multi-family (maximum 174.2 dwelling units per acre); no minimum for nonresidential uses |
| Minimum lot width     | No minimum                                                                                                | No minimum                                                                                                                                                                                                          |
| Front setback         | 20 feet                                                                                                   | No minimum                                                                                                                                                                                                          |
| Rear setback          | No minimum                                                                                                | No minimum                                                                                                                                                                                                          |
| Interior side setback | Zero feet, but if an interior side setback is provided, it shall be at least five feet in width           | No minimum, but if an interior side setback is provided, it shall be at least five feet in width                                                                                                                    |
| Street side setback   | No minimum                                                                                                | No minimum                                                                                                                                                                                                          |
| Maximum height        | 80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks | No minimum                                                                                                                                                                                                          |

The character of the neighborhood is high-intensity mixed-use development. Property to the north is zoned CBD and is developed with a walkway associated with a high-rise apartment complex. Properties to the south are zoned LC Limited Commercial District, are located within the D-O Delano Overlay, and are developed with several commercial buildings, which include two restaurants, a museum, and a bookstore. Property to the east is zoned CBD and is developed with a parking lot ancillary to a high-rise apartment complex. Properties to the west are zoned LI and are developed with a metal fabrication shop and associated buildings.

**CASE HISTORY:** On August 4, 1872, the West Wichita Addition subdivision was created. There are no zoning cases associated with these properties.



**ADJACENT ZONING AND LAND USE:**

|                 |                               |
|-----------------|-------------------------------|
| North: CBD      | Open space                    |
| South: LC (D-O) | Restaurant, bookstore, museum |
| East: CBD       | Ancillary parking lot         |
| West: LI        | Metal fabricator              |

**PUBLIC SERVICES:** The site has access to North Oak Street, a two-lane local street with on-street parking but no sidewalks. The portion of North Oak Street directly across the subject site was recently approved by the Metropolitan Area Planning Commission to be vacated for private parking for the applicant (VAC2024-00004). The site is served by all municipal services, which include sewer and water. In addition to the on-street parking, the City of Wichita is planning a multimodal transit center two blocks south and one block east at West Texas Avenue and South Oak Street. The proposed multimodal facility is to be constructed on the site bounded by Sycamore, Oak, Burton, and Texas streets is beyond 90 percent design. The multimodal facility will include: 12 bus bays, office space, security office, ticket windows, and public and staff restrooms. In addition, the proposed parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes and includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Wichita Transit currently stops 250 feet south of the subject site, on the northeast corner of West Douglas Avenue and North Oak Street.

**CONFORMANCE TO PLANS/POLICIES:** The requested CBD zoning would continue to allow the property to be in conformance with existing plans and policies:

**Community Investments Plan:** The requested CBD zoning aligns with the goals of the *Community Investments Plan*. The 2035 Wichita Future Growth Concept Map within the *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for “Residential and Employment Mix.” This category “areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.”

**Wichita: Places for People Plan:** The requested CBD zoning aligns with the goals of the *Wichita: Places for People Plan* by allowing for development momentum in the area. The *Plan* provides recommendations for urban infill development in the Established Central Area. The subject site is located within the Established Central Area in an area identified as an “Area of Stability.” The *Plan* defines Areas of Stability as those “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.”

This area is also identified as a Community Core node as identified in the *Wichita: Places for People Plan*. A Community Core node is intended to serve multiple neighborhoods and is designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services. While accommodating the retail and service market for multiple neighborhoods, the integration of civic or office uses will enhance the economic sustainability of these places. Ample on-street parking is available as well as surface parking lots near the subject site. This zoning action encourages walkability throughout the Delano Commercial District and beyond.

**Delano Neighborhood Plan:** The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.”



**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:

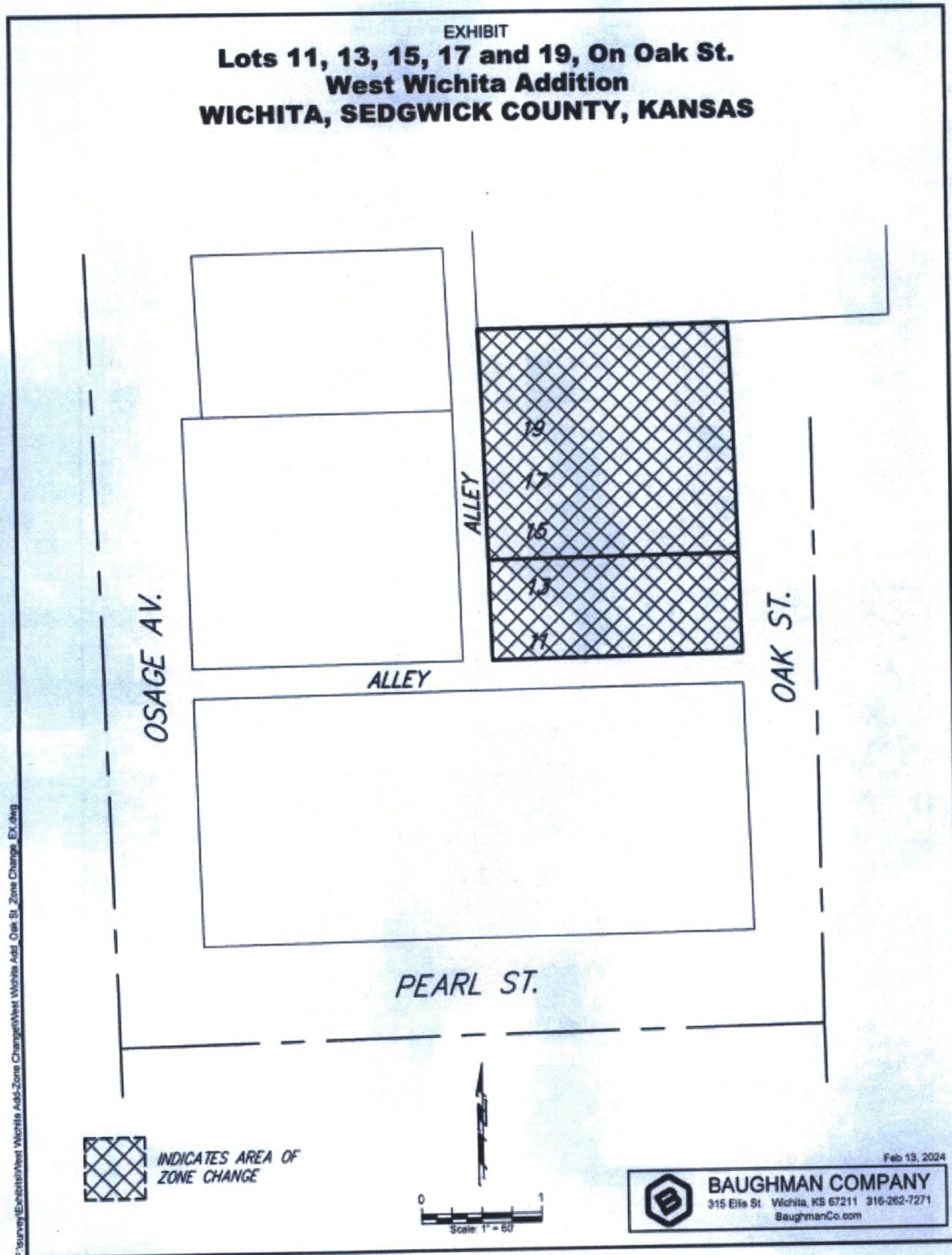
1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is high-intensity mixed-use development. Property to the north is zoned CBD and is developed with a walkway associated with a high-rise apartment complex. Properties to the south are zoned LC Limited Commercial District, are located within the D-O Delano Overlay, and are developed with several commercial buildings, which include two restaurants, a museum, and a bookstore. Property to the east is zoned CBD and is developed with a parking lot ancillary to a high-rise apartment complex. Properties to the west are zoned LI and are developed with a metal fabrication shop and associated buildings.
2. **The suitability of the subject property for the uses to which it has been restricted:** The properties are zoned LI Limited Industrial District, which is suitable for a range of commercial uses but requires the provision of off-street parking per the UZC. The site can be developed as currently zoned. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking and modify building setback requirements in anticipation of potential redevelopment.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request should have little if any significant adverse impact to nearby property owners.
4. **Length of time property has remained vacant as zoned:** The subject site has been developed with office spaces built in 1948 and 1968.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Staff does not anticipate the requested zone change will have a significant impact on the public health, safety, and welfare of the surrounding community. Denial may result in the loss of use and enjoyment of the property for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested CBD zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Approval of the request should not generate any additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.
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 Submitted Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map



5. Delano Plan's Future Land Use Map
6. Site Photos





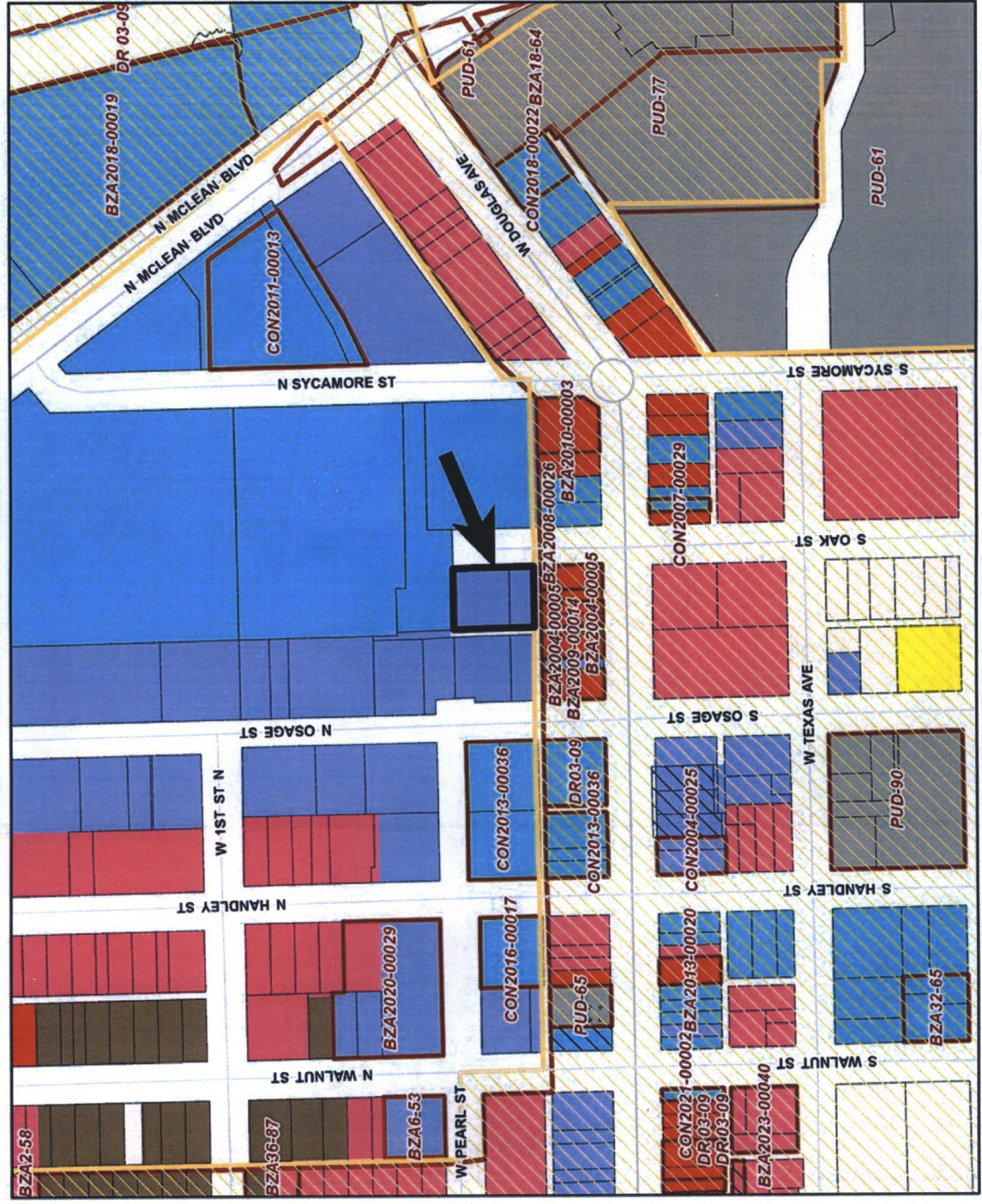




# ZONING



- 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
- HISTORIC
- DELANO
- YES





# 2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Neighborhood/Area Plans



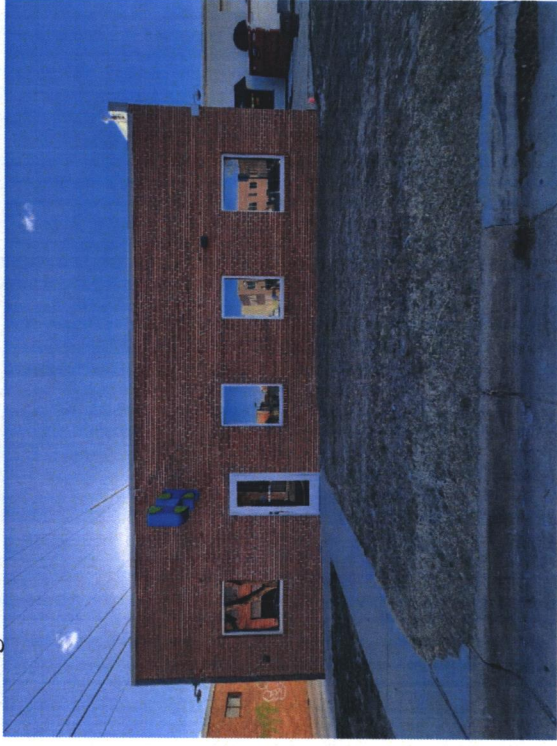


Fig. 17 • Future Land Use  
Concept





Looking west towards site



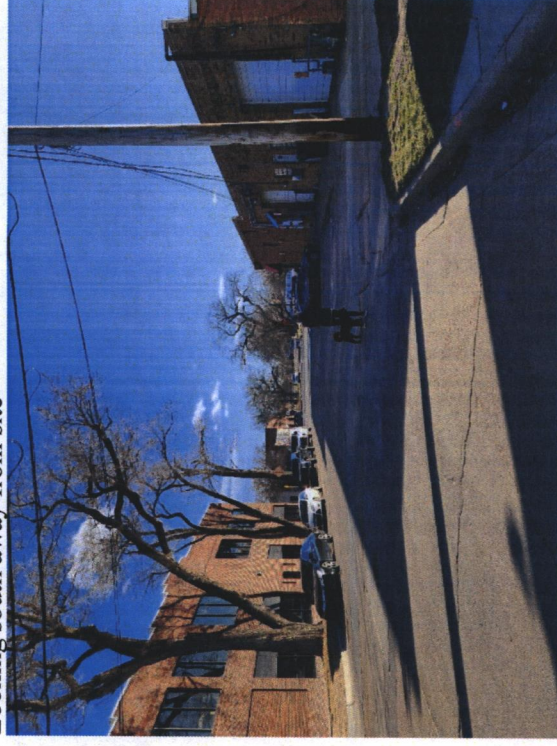
Looking north away from site



ZON2024-00012

Metropolitan Area Planning Commission

Looking south away from site



Looking east away from site

