



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

JAL Investments, LLC
1200 S. 119th Street West
Wichita, KS 67235

November 20, 2024

Baughman Company P.A.
Attn: Jay Cook
315 S. Ellis Ave.
Wichita, KS 67211

RE: ZON2024-000046 – Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District, generally located on the northwest corner of West Central Avenue and North 119th Street West.

Dear Applicant,

At its regular meeting on **November 19, 2024**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request to change zoning from SF-5 Single-Family Residential District to LC Limited Commercial District.

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,

A handwritten signature in blue ink, appearing to read 'Philip Zeyenbergen'.

Philip Zeyenbergen, AICP
Current Plans
Division Manager

CC: J.V. Johnston, Council Member, District V
Teresa Veazey, CSR, District V



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

JAL Investments, LLC
1200 S. 119th Street West
Wichita, KS 67235

October 10, 2024

Baughman Company P.A.
Attn: Jay Cook
315 S. Ellis Ave.
Wichita, KS 67211

RE: ZON2024-000046 – Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District, generally located on the northwest corner of West Central Avenue and North 119th Street West.

Dear Applicant,

At its regular meeting on **October 10, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request to change zoning from SF-5 Single-Family Residential District to LC Limited Commercial District.

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 October 24, 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 **October 24, 2024, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, November 19, 2024**, beginning at 9:00 a.m.

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

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: J.V. Johnston, Council Member, District V
Teresa Veazey, CSR, District V

OCA 150004

PUBLISHED at Wichita.gov/LegalNotices on

November 29, 2024

ORDINANCE NO. 52-513

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. ZON2024-00046

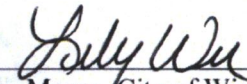
Zone change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District zoning, on property legally described as:

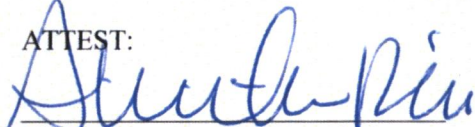
The South 300 feet of the East 217.8 feet of the Southeast Quarter of Section 13, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, subject to easement for road purposes on the south 30 feet thereof and the east 30 feet thereof, LESS AND EXCEPT: Beginning at a point 30 feet North and 30 feet West of the Southeast corner of Section 13, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence West to a point 30 feet North and 217.8 feet West of said Southeast corner; thence North to a point 217.8 feet West and 50 feet North of said Southeast corner; thence East to a point 50 feet North and 50 feet West of said Southeast corner; thence Northeasterly to a point 70 feet North and 30 feet West of said Southeast corner; thence South 40 feet to the point of beginning.

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.

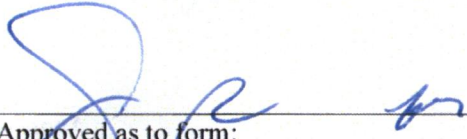
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 29th day of November, 2024.


Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, Deputy City Clerk

(SEAL)


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

OCA 150004

PUBLISHED at Wichita.gov/LegalNotices on

November 29, 2024

ORDINANCE NO.

52-573

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. ZON2024-00046

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

The South 300 feet of the East 217.8 feet of the Southeast Quarter of Section 13, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, subject to easement for road purposes on the south 30 feet thereof and the east 30 feet thereof, LESS AND EXCEPT: Beginning at a point 30 feet North and 30 feet West of the Southeast corner of Section 13, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence West to a point 30 feet North and 217.8 feet West of said Southeast corner; thence North to a point 217.8 feet West and 50 feet North of said Southeast corner; thence East to a point 50 feet North and 50 feet West of said Southeast corner; thence Northeasterly to a point 70 feet North and 30 feet West of said Southeast corner; thence South 40 feet to the point of beginning.

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 26th day of November, 2024.

ATTEST:

Shirita Rice
Shirita Rice, Deputy City Clerk



Lily Wu
Lily Wu, Mayor, City of Wichita

(SEAL)

Jennifer Magaña
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
 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	615978	Print Legal Ad-IPL02063600 - IPL0206360	ORD.#52-573	\$68.13	1	81 L

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

srice@wichita.gov

OCA 150004 PUBLISHED
 at Wichita.gov/LegalNotices on
 November 29, 2024

ORDINANCE NO. 52-573

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:

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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 28th day of November, 2024.

Lily Wu, Mayor, City of Wichita
 ATTEST:
 Shinita Rice, Deputy City Clerk
 (SEAL)

Approved as to form:
 Jennifer Magana, City Attorney and
 Director of Law
 IPL0206360
 Nov 29 2024

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

1 insertion(s) published on:

11/29/24

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 11/29/2024 to 11/29/2024.

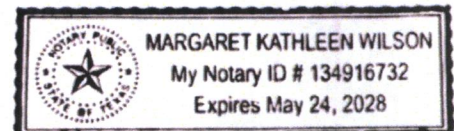
Mary Castro

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

DATED: 11/29/2024

Margaret K. Wilson

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!



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

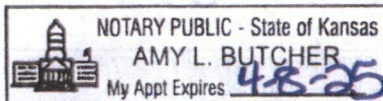
Being first duly sworn, deposes and says:

That I, Shinita Rice, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 22-513 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 29th day of November, 2024.

Signature

SUBSCRIBED AND SWORN to before me this 27th day of November, 2024.



Notary Public

(seal)

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	592711	Print Legal Ad-IPL01942930 - IPL0194293	MAPC/BZA October 10	\$53.85	1	64 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 September 18, 2024
(One Time Only)
MAPC/BZA October 10, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 10, 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. Full notice can be found at www.wichita.gov/LegalNotices.

BZA2024-00061: Variance request in the City to reduce and modify screening and landscaping requirements located approximately 700 feet east of North Tyler Road and 370 feet north of West 21st Street North (8558 West 21st Street North, Suite 100).

VAC2024-00043: Vacation request in the City to vacate a right-of-way to incorporate an existing drive into the owner's property, generally located at the northeast corner of North Riverside Boulevard and North Salina Avenue (2170 North Riverside Boulevard).

ZON2024-00044: Zone Change request in the City from SF-5 Single Family to MF-18 Multi-family for redevelopment to multi-family housing; generally located on the north side of West Maple Street and within one-half mile west of South Ridge Road (7722 West Maple Street).

ZON2024-00045: Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District, generally located on the southwest corner of West 9th Street North and North Tyler Road (996 North Tyler Road).

ZON2024-00046: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for future commercial development, located at the northwest corner of West Central Ave. and North 119th Street West (705 North 119th Street West).

IPL0194293
 Sep 18 2024

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

1 insertion(s) published on:
 09/18/24

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 09/18/2024 to 09/18/2024.

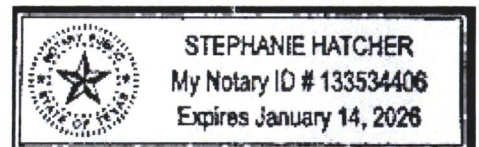
Mary Castro

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

DATED: 09/18/2024

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!



AFFIDAVIT OF PUBLICATION

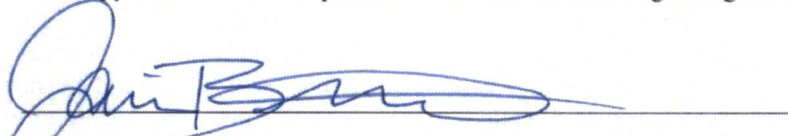
State of Kansas, Sedgwick County, ss:

Jamie Buster, City Clerk

Being first duly sworn, deposes and says:

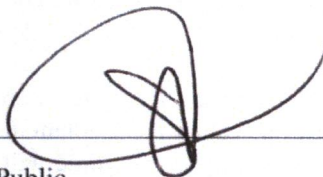
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That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 19th day of September 2024.


Signature

SUBSCRIBED AND SWORN to before me this 19th day of September, 2024.




Notary Public
Gerri Ford

City Clerk's Office

Jamie Buster – City Clerk

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

www.wichita.gov

MAPC/BZA October 10, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, October 10, 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.**

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ZON2024-00046: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for future commercial development, located at the northwest corner of West Central Ave. and North 119th Street West (705 North 119th Street West).

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. 3 rd 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 September 19, 2024

Scott Wadle, Secretary

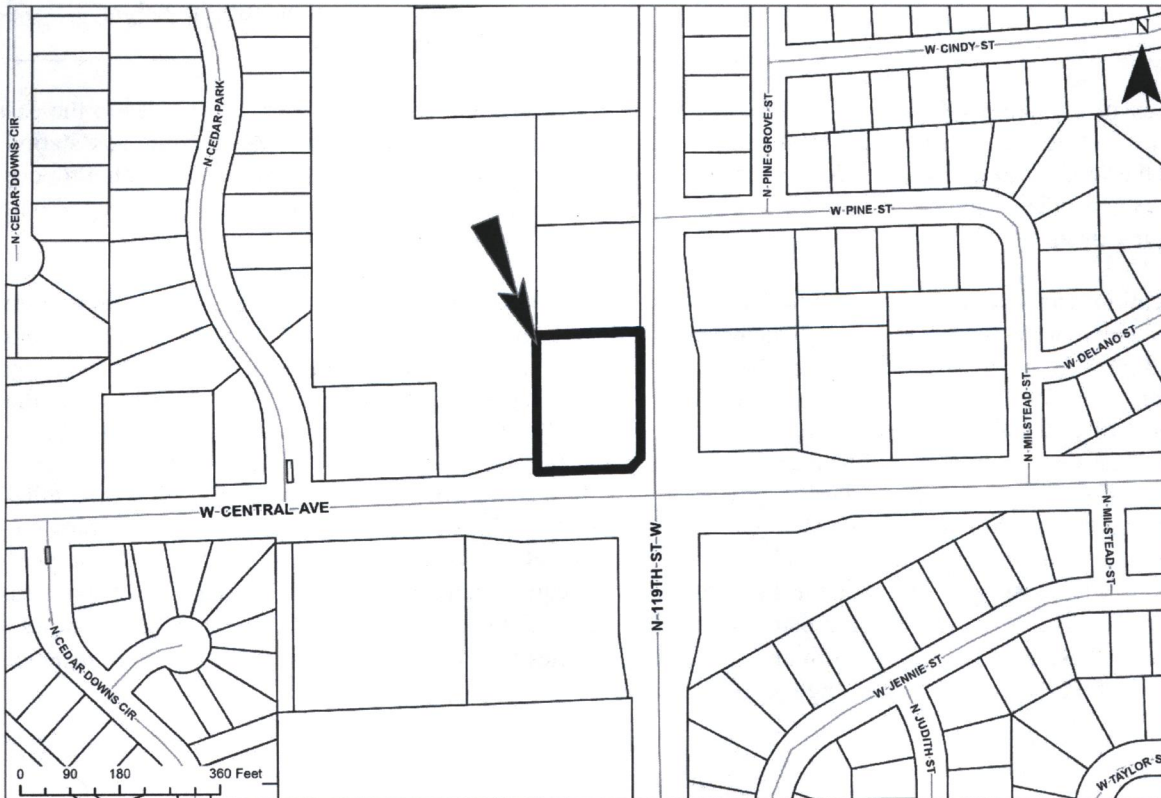
Wichita-Sedgwick County

Metropolitan Area Planning Commission



STAFF REPORT
MAPC: October 10, 2024
DAB V: October 7, 2024

- CASE NUMBER:** ZON2024-00046 (City)
- APPLICANT:** JAL Investments, LLC (Applicant) / Baughman Company, P.A. (Agent)
- REQUEST:** LC Limited Commercial District
- CURRENT ZONING:** SF-5 Single-Family Residential District
- SITE SIZE:** 1.07 acres
- LOCATION:** Generally located on the northwest corner of West Central Avenue and North 119th Street West (705 North 119th Street West).
- PROPOSED USE:** Future commercial development.
- RECOMMENDATION:** Approve.



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-25) to LC Limited Commercial District (LC) on a 1.07-acre property. The subject site is generally located on the northwest corner of West Central Avenue and North 119th Street West (705 North 119th Street West). The site is currently developed with a single-family dwelling and detached garage. The applicant is looking to use the property for its highest and best use similar to uses permitted on adjacent LC-zoned properties.

SF-5 allows for single-family housing and a limited number of civic and public uses, while LC allows for single-family, two-family, and multi-family housing, in addition to a limited number of civic, public, and commercial uses. table below compares the development standards from the Unified Zoning Code (UZC) of each zoning district.

Development Standards	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.
Rear setback	20 feet	Ten feet, subject to compatibility setback standards.
Interior side setback	6 feet	Zero feet, but if an interior side setback is provided it shall be at least five feet in width.
Maximum height	35 feet	80 feet, plus two feet of additional height for each foot of setback beyond the required minimum, subject to compatibility height standards.

The character of the neighborhood is a mixture of commercial, civic, and residential uses. Properties to the east and southeast are zoned LC and are developed with commercial offices, and a convenience store/gas station. Property to the south is zoned LC, is undeveloped, and is owned by the abutting church/school to the south. Property to the west is zoned SF-5 and developed with a church. Property to the north is zoned SF-5 and is developed with a single-family dwelling.

If the application is approved, the subject site will have to adhere to screening, landscape, lighting, and compatibility standards where abutting the SF-5 zoning to the north and west. Section IV-B.3 of the UZC requires solid screening where abutting SF-5 zoning. At a minimum, this would require a six-foot solid screening fence. In addition to the solid screening, the Wichita Landscape Code would require a landscape buffer along the same property lines that would consist of one shade tree (or two ornamental trees) per 40 linear feet. Other landscape standards include landscaped street yards with parking lot screening along West Central Avenue and North 119th Street West. Section IV-B.4 of the UZC states lighting standards. Light fixtures within 200 feet of residential zoning districts are limited to 15 feet in height including the lighting source, pole and base of the fixture. All lighting sources must employ cut-off luminaires to minimize light trespass and must be shielded and/or directed down and away from the property line to minimize trespass and glare. Section IV-C of the UZC requires compatibility setback and height standards for multi-family and commercial developments where abutting SF-5 zoning. These standards would require at least a 15-foot building setback along the north and west property lines and a height limit of 35 feet for any structure within 50 feet of the property line abutting the SF-5 zoning.

CASE HISTORY: The subject site is unplatted. If the applicant develops the site as a commercial or multi-family use, platting will be required prior to any building permit is issued. There are no other zoning cases associated with the subject property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling
SOUTH:	LC	Undeveloped
EAST:	LC	Commercial offices
WEST:	SF-5	Church

PUBLIC SERVICES: The subject site has access to North 119th Street West, a paved, two-lane arterial street with sidewalks on both sides. North 119th Street West widens at the intersection with West Central Avenue to incorporate a left turn lane. Any access to West Central Avenue would be determined at the time of platting. West Central Avenue is a paved five-lane arterial street with sidewalks on both sides. The site has access to municipal services, which include sewer and water. Wichita Transit does not provide service in this area.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the *Community Investments Plan*, which identifies the site as “Residential” on the 2035 Future Growth Concept Map. This category is described as follows: “*Encompassing areas that reflect the full diversity of residential development and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care, and nursing homes).*” Rezoning the subject site to LC still permits the site to be used for residential development but expands the opportunity for residential development to include multi-family with higher densities. If the site were to be used for commercial purposes, this does not conform to the “Residential” category.

The requested zone change is in conformance with the Locational Guidelines of the *Community Investments Plan*. The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under “Development Pattern,” Guideline 1.g suggests, “*Support expansion of existing uses to adjacent areas.*” Under “Land Use Compatibility,” Guideline 1.a suggests, “*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.*” The location of the proposed zone change is at an arterial intersection with LC zoning on the other three corners. Other than to the north, commercial zoning or civic uses buffer the proposed zone change area from the predominantly residential areas in the near vicinity.

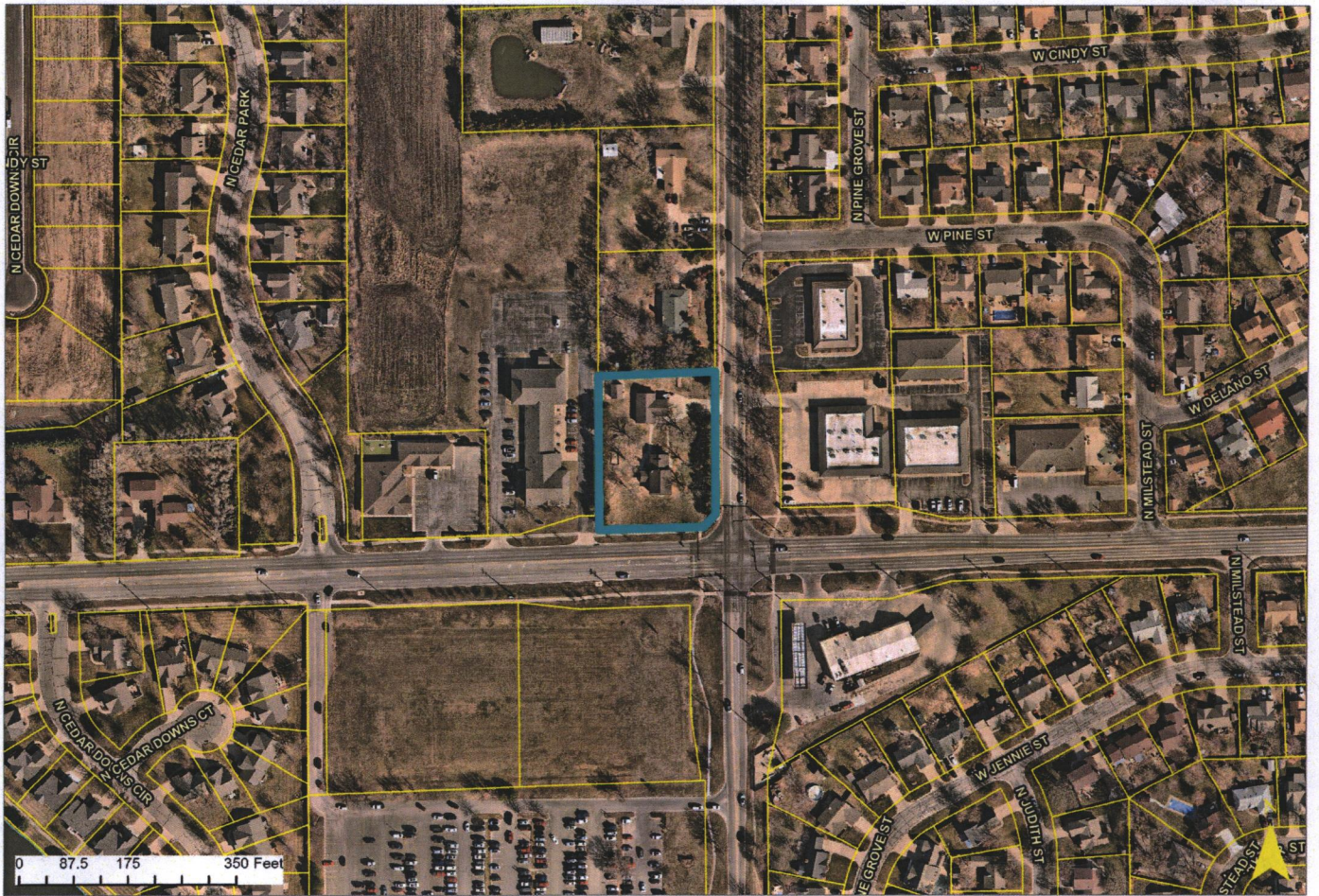
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for LC Limited Commercial District be **APPROVED**. This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is a mixture of commercial, civic, and residential uses. Properties to the east and southeast are zoned LC and are developed with commercial offices, and a convenience store/gas station. Property to the south is zoned LC, is undeveloped, and is owned by the abutting church/school to the south. Property to the west is zoned SF-5 and developed with a church. Property to the north is zoned SF-5 and is developed with a single-family dwelling.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5, which is suitable for low-density residential use in addition to a limited number of public and civic uses such as schools, daycares, libraries, parks, and places of worship.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** It is not anticipated that the removal of restrictions will detrimentally affect nearby property due to the commercial zoning and uses adjacent to the site.

4. **Length of time the property has been vacant as currently zoned:** The subject site is developed with a single-family dwelling.
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request would allow higher density residential and/or limited commercial development on site. Denial of the application may result in the loss of use and enjoyment of the property.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is in partial conformance with *The Community Investments Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the proposed development to have any significant negative impact on community facilities.
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:

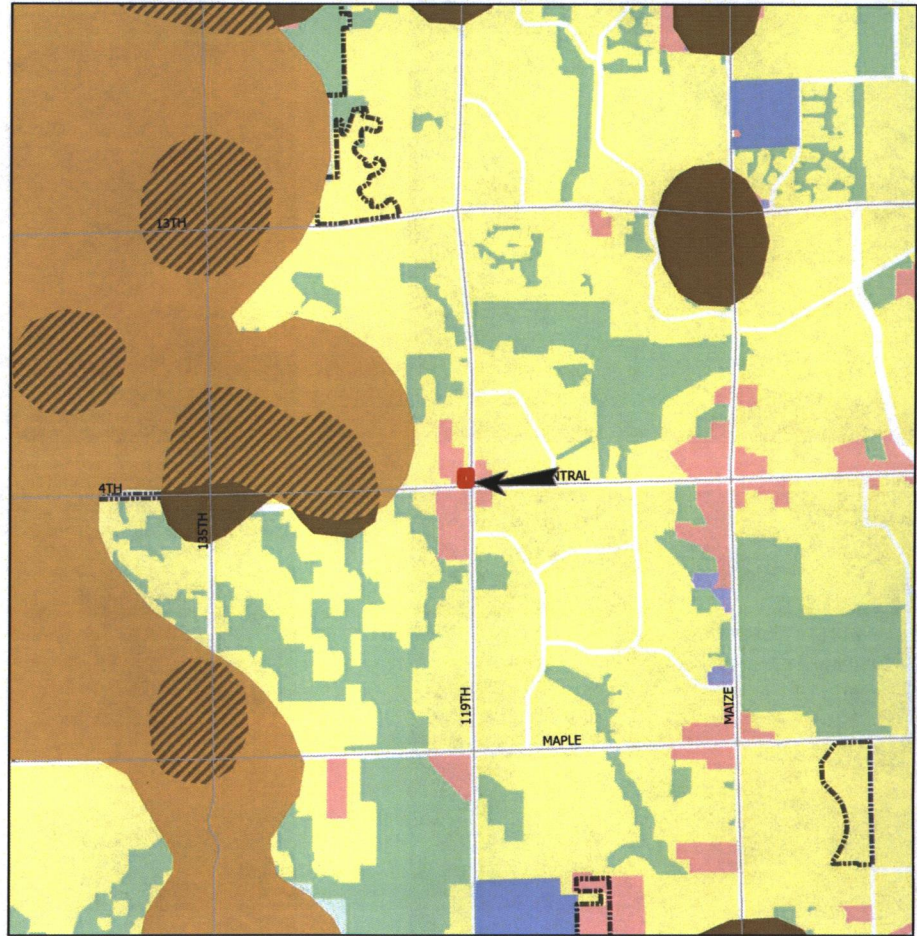
- 1) Aerial Map
- 2) Zoning Map
- 3) Land Use Map
- 4) Site Photos



- 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
 - 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
 - Application Area



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Looking north at site



Looking north away from site



Looking southwest at site



Looking east away from site



Looking southeast away from site



Looking west at property south of site



Looking north at property west of site



Looking southwest at property south of site

