CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 6, 2025

Mohammed Soureshjani
8114 E. Clay St.
Wichita, KS 67207

Sajed Hossinei
16438 SW 30th St.
Benton, KS 67017

RE: CON2025-00001 –A Conditional Use request to allow Vehicle and Equipment Sales, Outdoor, In the LC Limited Commercial District, generally located on the northwest corner of East Mount Vernon Road and South Grove Street (2320 East Mount Vernon Road).

Dear Applicant:

At its regular meeting on **February 13, 2025**, 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 with the following conditions:

1) The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, Outdoor Vehicle and Equipment Sales shall be in effect.
2) All improvements to the property must be finished before car sales is permitted. Those improvements shall include, but not limited to, clearly marked customer and employee parking and the display area, proposed lighting, installation of required screening.
3) The applicant shall submit a scaled revised site plan for review and approval by the Planning Department, prior to the selling of any cars or light trucks. The site plan will include, but not be limited to, internal circulation that will remain open during hours of operation to allow access, area designated for display of cars, customer and employee parking, any existing or proposed signs, existing or proposed lighting. The site will be developed according to the revised site plan.
4) A conditional use amendment shall be required for any changes to these conditions.
5) Off-street parking spaces shall be provided in accordance with Article IV, Sec. IV-A of the UZC. No vehicles for sale shall be displayed in required off-street parking spaces. No parking is allowed on unpaved surfaces on the lot.
6) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

No protests were filed against this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this application, please contact our office at 352-4864.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Mike Hoheisel, Council Member District III
Rebecca Johnson, CSR, District III MABCD
THEOHARIS GEORGE 2115 S Chautauqua Ave Wichita KS 67211
Larry Lane 2035 S. Erie Ave Wichita KS 67211
John Buck 2029 S Erie Ave Wichita KS 67211

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February 13, 2025

Mohammed Soureshjani
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RE: CON2025-00001 –A Conditional Use request to allow Vehicle and Equipment Sales, Outdoor, In the LC Limited Commercial District, generally located on the northwest corner of East Mount Vernon Road and South Grove Street (2320 East Mount Vernon Road).

Dear Applicant,

At its regular meeting on **February 13, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the Conditional Use 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 27, 2025**. 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 27, 2025, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) III on **Wednesday, March 5, 2025**, beginning at 6:30 p.m. at the WATER Center (101 East Pawnee Street). For more information on this meeting, please contact Community Services Representative for District III, Becca Johnson at (316) 303-8030 or rejohnson@wichita.gov. This application will be presented to the Wichita City Council on **Tuesday, March 18, 2025**, beginning at 6:00 p.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,

Brad Eatherly
Current Plans
Senior Planner

CC: Mike Hoheisel, Council Member District III
Rebecca Johnson, CSR, District III
MABCD
THEOHARIS GEORGE 2115 S Chautauqua Ave Wichita KS 67211
Larry Lane 2035 S. Erie Ave Wichita KS 67211
John Buck 2029 S Erie Ave Wichita KS 67211

CONDITIONAL USE RESOLUTION NO. CON2025-00001

WHEREAS, Mohammed Soureshiani, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Vehicle and Equipment Sales, Outdoor in LC Limited Commercial District zoning located at 2320 East Mount Vernon Road, legally described as:

> Lots 42, 44, 46, and 48, Block 16, Linwood Park Addition to Wichita, Sedgwick County, Kansas, EXCEPT the West 20 feet for alley; and EXCEPT the South 10 feet of Lot 48 for street.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of February 27, 2025, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Vehicle and Equipment Sales, Outdoor in LC Limited Commercial District zoning located at 2320 East Mount Vernon Road, legally described as:

> Lots 42, 44, 46, and 48, Block 16, Linwood Park Addition to Wichita, Sedgwick County, Kansas, EXCEPT the West 20 feet for alley; and EXCEPT the South 10 feet of Lot 48 for street.

Approved subject to the following conditions:

1. The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, Outdoor Vehicle and Equipment Sales shall be in effect.
2. All improvements to the property must be finished before car sales is permitted. Those improvements shall include, but not limited to, clearly marked customer and employee parking and the display area, proposed lighting, installation of required screening.
3. The applicant shall submit a scaled revised site plan for review and approval by the Planning Department, prior to the selling of any cars or light trucks. The site plan will include, but not be limited to, internal circulation that will remain open during hours of operation to allow access, area designated for display of cars, customer and employee parking, any existing or proposed signs, existing or proposed lighting. The site will be developed according to the revised site plan.
4. A conditional use amendment shall be required for any changes to these conditions.
5. Off-street parking spaces shall be provided in accordance with Article IV, Sec. IV-A of the UZC. No vehicles for sale shall be displayed in required off-street parking spaces. No parking is allowed on unpaved surfaces on the lot.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

Adopted this 27th Day of February, 2025.

METROPOLITAN AREA PLANNING COMMISSION

Bryan Frye, Chairman

ATTEST:

Scott Wadle, Secretary

McClatchy

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	628504	Print Legal Ad-IPL02129750 - IPL0212975	2/13 Meeting	$24.60	1	40 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 January 22, 2025
(One Time Only)
MAPC/BZA February 13, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, February 13, 2025, 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.

CON2025-00001: Conditional Use request in the City for Vehicle and Equipment Sales on property zoned LC Limited Commercial District, generally located on the northwest corner of East Mount Vernon Road and South Grove Street (2320 East Mount Vernon Road).

VAC2024-00063: Vacation request in the City of platted right-of-way, generally located on the west side of South Hydraulic Avenue and within one-half mile north of East 63rd Street South.

IPL0212975
Jan 22 2025

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

1 insertion(s) published on:
01/22/25

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 01/22/2025 to 01/22/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 01/22/2025

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County

NOTARY PUBLIC STATE OF TEXAS
MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

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

AGENDA ITEM NO. 4.3

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: February 13, 2025
DAB III: February 5, 2025

CASE NUMBER:	CON2025-00001 (City)
APPLICANT/AGENT:	Mohammed Soureshjani (Applicant) / Sajed Hossinei (Agent)
REQUEST:	Conditional Use to allow Vehicle and Equipment Sales, Outdoor
CURRENT ZONING:	LC Limited Commercial District
SITE SIZE:	0.29 acres
LOCATION:	Generally located on the northwest corner of East Mount Vernon Road and South Grove Street (2320 East Mount Vernon Road).
PROPOSED USE:	Automotive sales
RECOMMENDATION:	Approve with conditions.



BACKGROUND: The applicant is requesting a Conditional Use to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District (LC). The 0.29-acre property is generally located on the northwest corner of East Mount Vernon Road and South Grove Street (2320 East Mount Vernon Road).

The Sedgwick County Mobile Land Records indicates that this property has most recently been used as a Vehicles Sales establishment. Any former use of the property for Outdoor Vehicle and Equipment Sales would either have been non-conforming or illegal. Vehicle and Equipment Sales, Outdoor in the LC District requires a Conditional Use and is subject to Supplementary Use Regulations of the Unified Zoning Code Section III-D.6.x (attached). If approved, the requested use shall conform to these Regulations.

According to Section 28.06.030 (6), Vehicle and Equipment Sales are exempt from providing a landscaped street yard. Section IV-B.2 of the Unified Zoning Code (UZC) requires screening for all uses except single-family and duplex, when abutting or across a street or alley from residential zoning districts. Because the property abuts residential zoning to the west, north and east sides, the applicant would be required to provide a solid screening fence of at least six feet in height on those sides. Currently the site has a six (6) foot chain link fence with barbed wire above. The current fence does not meet the solid screening standards of the UZC.

The applicant submitted site plan appears to show the existing building razed and replaced with a new, 21 feet by 17 feet building, approximately in the same space. The site plan shows five (5) parking stalls, including one accessible stall. Section IV of the UZC requires one (1) parking stall per 500 square feet of building floor area, plus two spaces for the first 10,000 square feet of lot area used for sales and storage purposes, plus one (1) space for each 10,000 square feet of lot area used for sales, display or storage purposes thereafter for Vehicle and Equipment Sales, Outdoor uses. The site plan also shows a twenty (20) foot alleyway to the north of their property when in fact, this space is part of the applicant's property and should be reflected as such.

Landscaping would be required per the Landscape Code. Landscape buffers along the north, west, and east property lines in conjunction with the solid screening, would be required. According to Section 28.06.030 (6), Vehicle and Equipment Sales are exempt from providing a landscaped street yard. Submittal of the landscape plan must be submitted with construction drawings for review and approval prior to the issuance of building permits.

Property to the north is zoned TF-3 Two-Family Residential District (TF-3) and is developed with a Church or Place of Worship. Property to the east, across South Grove Street, is zoned SF-5 Single-Family Residential District (SF-5) and is developed with a middle school. Property to the south is zoned LC and is developed with a Vehicle Repair center. Property to the west is zoned LC and B Multi-Family District (B) and is developed with a small office building.

CASE HISTORY: On March 2, 1887, the property was platted as part of the Linwood Park Addition. No other zoning cases are associated with the property.

ADJACENT ZONING AND LAND USE:

North:	TF-3	Church
South:	LC	Vehicle Repair
West:	B, LC	Office building
East:	SF-5	Middle School

PUBLIC SERVICES: All municipal services are in place and can accommodate the required services to the site. The property has access to East Mount Vernon Road, a paved, four-lane arterial with sidewalks on the north side and South Grove Street, a two-lane paved local street with no sidewalks on either side, except for a few feet on the west side coming from East Mount Vernon Road. Wichita Transit serves this area on the corner of East Mount Vernon Road and South Spruce Street.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the following plans:

Community Investments Plan: The proposed application is in conformance with the *Community Investments Plan.* The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Commercial". This category is described as, "*areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, Residential Uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types.*" This is a small lot that has been used most recently as a Vehicle Sales operation, according to the Sedgwick County Mobile Land Use Records. It is not anticipated that the requested Conditional Use will have any negative effects to the neighboring properties. The recommended conditions of approval and Supplementary Use Regulations are designed to mitigate any potential negative effects.

The proposed Conditional Use is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan.* Under the heading "*Development Pattern,*" Guideline 2.a states, "*Encourage infill development that maximizes public investment in existing and planned infrastructure and services.*"

Wichita: Places for People Plan: The requested zone change is in conformance with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles."

- Strategies: The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zone change is in conformance with Strategy 6, "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." Although the neighboring zoning is residential on three sides of the subject property, none of the uses are residential. In addition, with Limited Commercial zoning across East Mount Vernon Road, the request is contextual to the environment. The previous use of the site for an automobile-related use has historically been the context of the area.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

The following conditions shall apply:

1) The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, Outdoor Vehicle and Equipment Sales shall be in effect.

2) All improvements to the property must be finished before car sales is permitted. Those improvements shall include, but not limited to, clearly marked customer and employee parking and the display area, proposed lighting, installation of required screening.

3) The applicant shall submit a scaled revised site plan for review and approval by the Planning Department, prior to the selling of any cars or light trucks. The site plan will include, but not be limited to, internal circulation that will remain open during hours of operation to allow access, area designated

for display of cars, customer and employee parking, any existing or proposed signs, existing or proposed lighting. The site will be developed according to the revised site plan.

4) A conditional use amendment shall be required for any changes to these conditions.

5) Off-street parking spaces shall be provided in accordance with Article IV, Sec. IV-A of the UZC. No vehicles for sale shall be displayed in required off-street parking spaces. No parking is allowed on unpaved surfaces on the lot.

6) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.

7) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Property to the north is zoned TF-3 Two-Family Residential District (TF-3) and is developed with a Church or Place of Worship. Property to the east, across South Grove Street, is zoned SF-5 Single-family Residential District (SF-5) and is developed with a middle school. Property to the south is zoned LC and is developed with a Vehicle Repair center. Property to the west is zoned LC and B Multi-Family District (B) and is developed with a small office building.

2. The suitability of the subject property for the uses to which it has been restricted: The property is suitable for the uses to which it has been restricted. The property is zoned LC Limited Commercial District. Outdoor Vehicle Sales are permitted in the LC District by Conditional Use approval subject to the Supplementary Use Regulations found in the Wichita-Sedgwick County Unified Zoning Code, Sec. III-D.6.x. The property has most recently been utilized as Vehicle Sales, according to the Sedgwick County Mobile Land Records.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The removal of restrictions will not detrimentally affect nearby properties. Outdoor Vehicle Sales are allowed by Conditional Use and is subject to the Supplementary Use Regulations found in the Wichita-Sedgwick County Unified Zoning Code, Sec. III-D.6.x. Said regulations, along with the recommended Conditions of Approval, are designed to mitigate possible negative impacts on surrounding properties.

4. Length of time subject property has remained vacant as zoned: The property is not vacant. The property has most recently been used as Vehicle Sales according to the Sedgwick County Mobile Land Records. The site has not been utilized as a car lot in some time.

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 this application is not anticipated to have a significant detrimental impact to public health, safety, or welfare. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.

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

7. Impact of the proposed development on community facilities: The proposed use should not have negative impacts on community facilities.

8. Opposition or support of neighborhood residents: At the time of the writing of this report, there has been no opposition from neighborhood residents.

Attachments:

1. Supplementary Use Regulations of the Unified Zoning Code Section III-D.6.x.
2. Site Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos
7. Historic Photos

Supplementary Use Regulations of the Unified Zoning Code Section III-D.6.x.

Vehicle and Equipment Sales, Outdoor, in LC. Outdoor Vehicle and Equipment Sales shall be subject to the following standards when located within the LC District.

(1) Location shall be Contiguous to a major Street as designated in the *Transportation Plan* adopted by the Governing Bodies, and as amended from time to time.

(2) Visual Screening of areas Adjacent to residential zoning Districts shall be provided to protect Adjacent properties from light, debris and noise and to preserve Adjacent property values even when the changed in use to Vehicle and Equipment Sales replaces a previous use that is of equal or greater intensity. In no case shall Screening be less than that required by Sec. IV-B.1-3.

(3) All Parking, Outdoor Storage and display areas shall be paved with concrete, asphalt or asphaltic concrete or any comparable hard surfacing material. Parking barriers shall be installed along all perimeter boundaries Abutting streets, except a t driveway entrances or where Fences are erected, to ensure that parked Vehicles do not encroach onto public Street Right-of-Way.

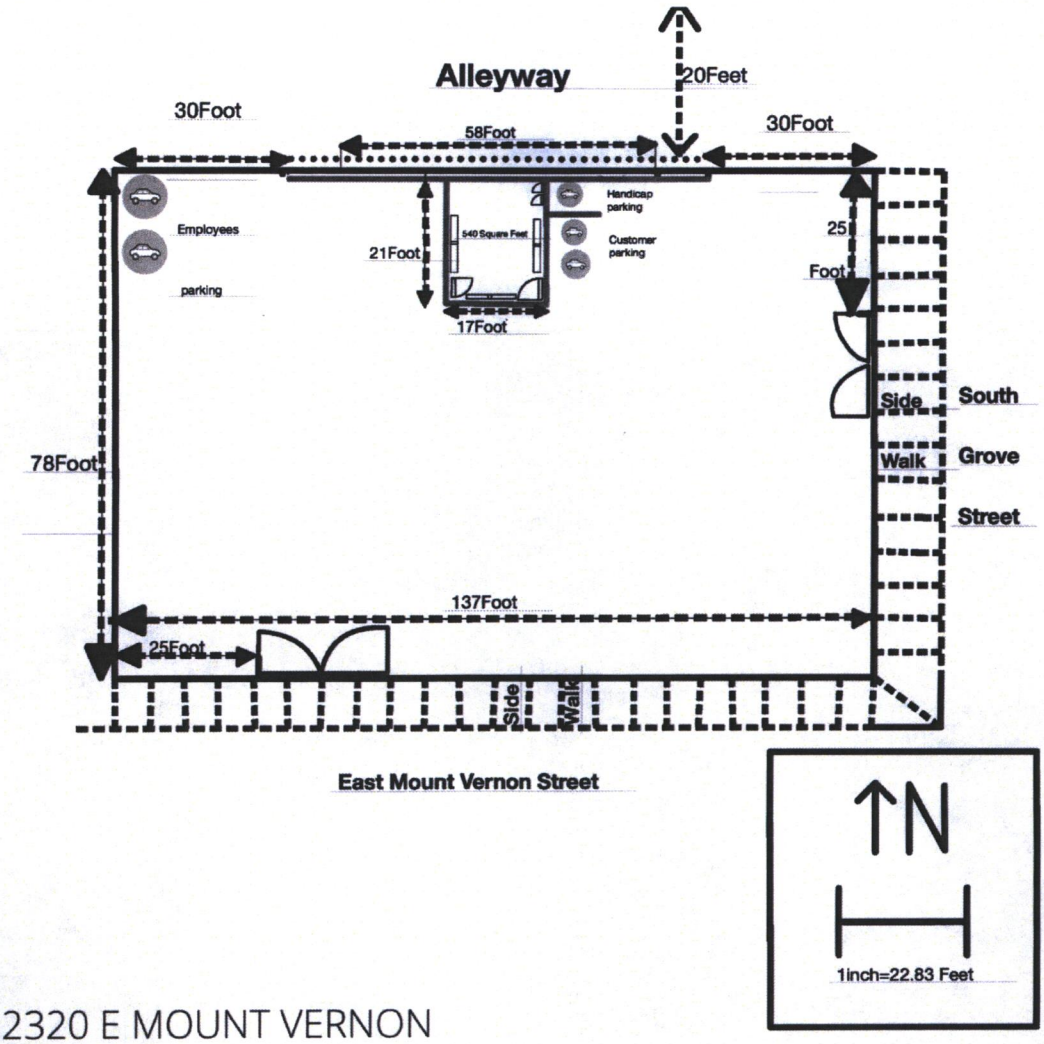
(4) The lighting shall be in compliance with the lighting requirements of Sec. IC-B.4. No string-type or search lighting shall be permitted.

(5) The noise levels shall be in compliance with the lighting requirements of Sec. IV-C.6. Outdoor speakers and sound amplification systems shall not be permitted.

(6) No repair work shall be conducted except in an enclosed Building, and further provided that no body or fender work is done.

(7) Only those Signs permitted in the LC District shall be permitted on this Site, except that no portable, flashing, moving or off-site Signs shall be permitted and no streamers, banners, pennants, pinwheels, commercial flags, bunting or similar devices shall be permitted.

(8) There shall be no use of elevated platforms for the display of Vehicles.



2320 E MOUNT VERNON ST

WICHITA, KS 67211

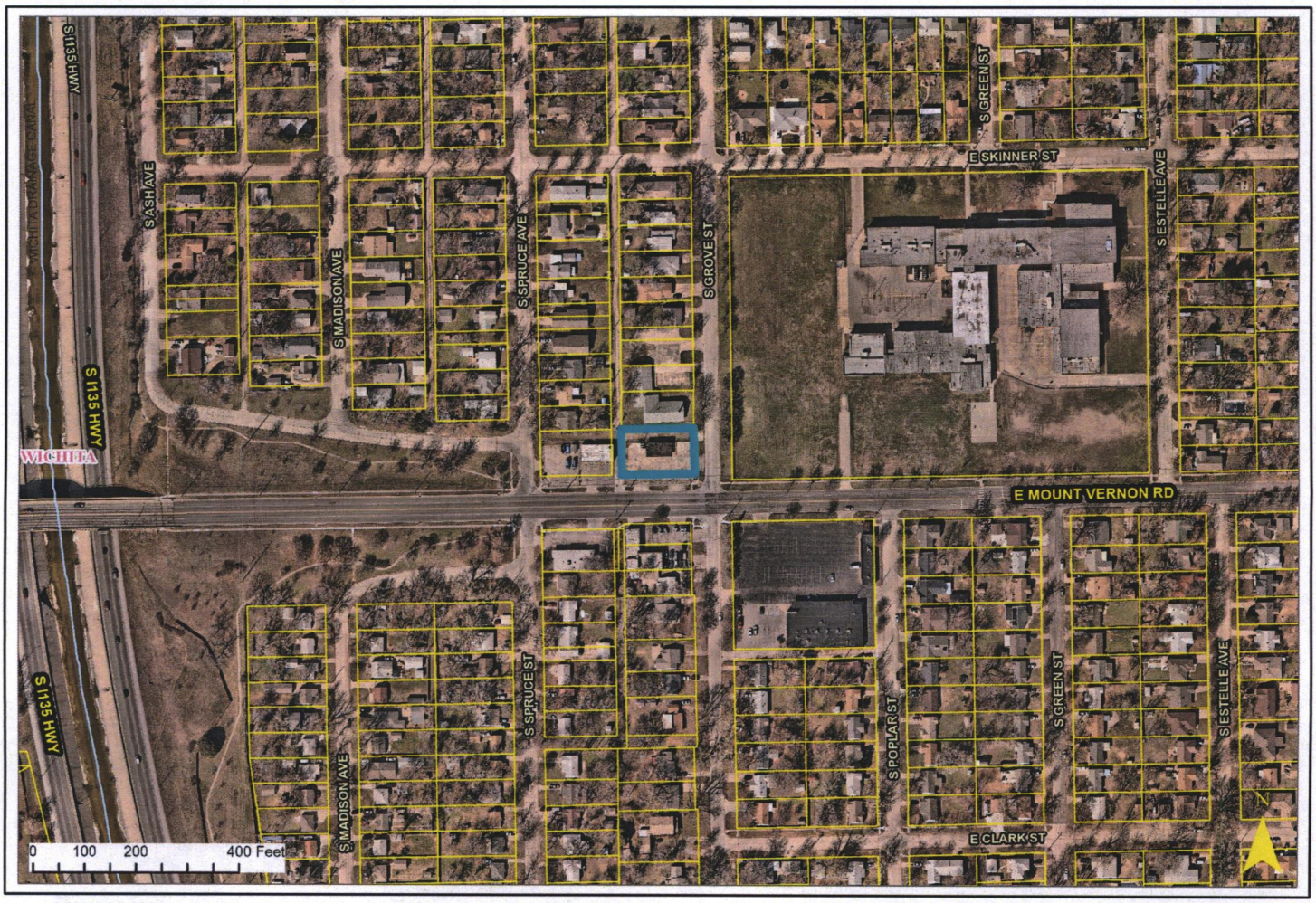
540 Sq. Ft. • .29 Acres • Limited Commercial • Built 1955

ESSENTIALS

CLASS	PROPERTY ID	YEAR BUILT
Commercial	3596	1955
NO. OF ACRES	**NUMBER OF STORIES**	**PRESENT USE OF BUILDING**
.29	1	Automotive Business
GROSS BUILDING SQ. FT.	**STATUS**	
540 Sq. Ft.	Sold	

PROPERTY DETAILS

Type Business Opportunity	**Zoning** Limited Commercial	**Loading Dock** None
Rail None	**Parking** Parking Area	**Road Frontage** City Arterial
Location Corner Lot	**Construction** Concrete Block	**Sidewall Height** 11 - 13 Ft.
Roof Composition	**Utilities Available** Electric City Sewer Gas City Water	**Heating** Gas Forced Air
Floors Concrete Slab	**Cooling** None	**Miscellaneous Features** Fencing Security Lights


S 135 HWY
S ASH AVE
S MADISON AVE
S SPRUCE AVE
S GROVE ST
S GREEN ST
E SKINNER ST
S ESTELLE AVE
WICHITA
E MOUNT VERNON RD
S SPRUCE ST
S POPLAR ST
E CLARK ST
0 100 200 400 Feet

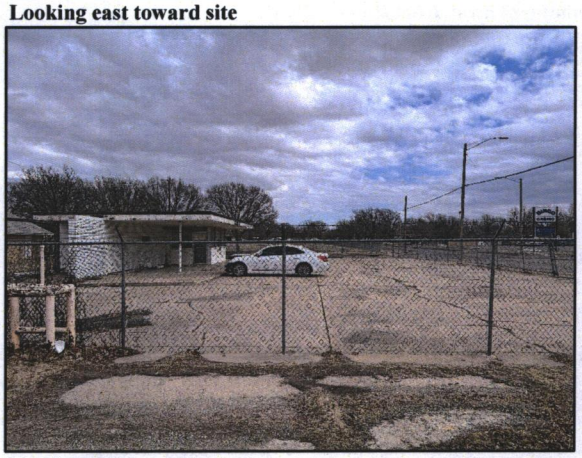

E REVA ST
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S POPLAR ST
S GREEN ST
S ESTELLE AVE
S MADISON AVE
S SPRUCE ST
E CLARK ST
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SF-5
TF-3
MF-18
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PUD
AIRPORT
OLD TOWN


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
N
I135
OSIE
POPLAR
MADISON
FUNSTON
ESTELLE
VOLUTSIA
ERIE
KANSAS
SPRUCE
GROVE
REVA
GREEN
SKINNER
ASH
CHAUTAUQUA
Wichita Central
MOUNT VERNON
HODSON
WARD
RULE
CLARK
KINKAID
MINNEAPOLIS
MINNESOTA
STAFFORD
SWAN

Looking north toward site



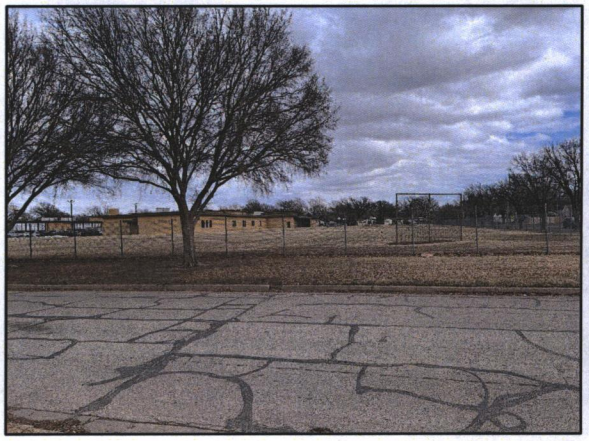
Looking east toward site



Looking west toward site



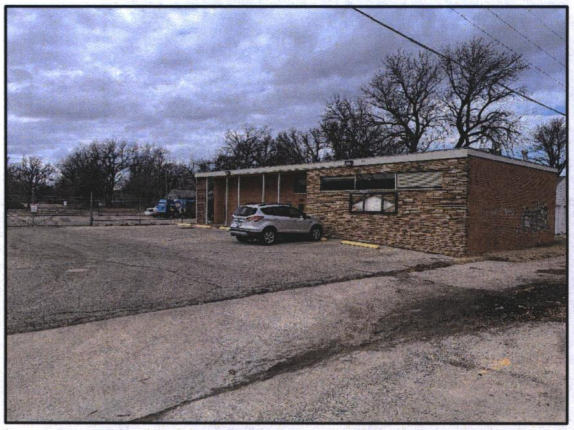
Looking east away from site



Looking southeast away from site



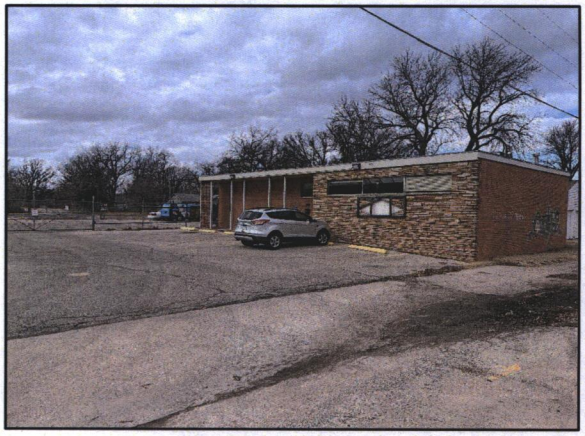
Looking southwest away from site



Looking south away from site



Looking west away from site



Looking north away from site



August 2011

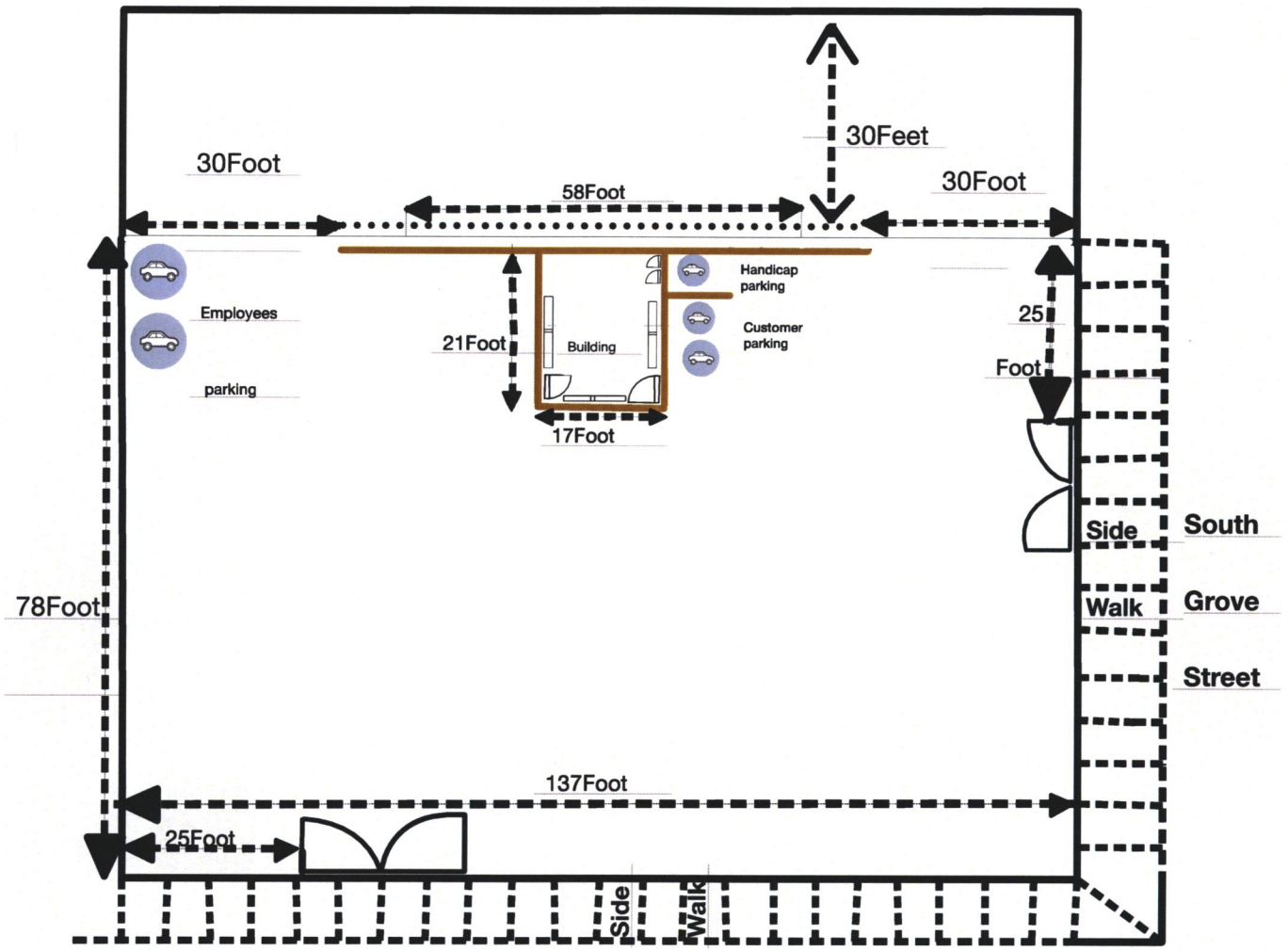

1975 S Grove St
Wichita, Kansas
Google Street View
Aug 2011 See latest date
STOP

October 2016



March 2020


1975 S Grove St
Wichita, Kansas
Google Street View
Mar 2020 See more dates



SITE PLAN

East Mount Vernon Street

APPROVED 3/13/25

N

1inch=22.83 Feet

2320 E MOUNT VERNON ST

WICHITA, KS 67211

540 Sq. Ft. • .29 Acres • Limited Commercial • Built 1955

ESSENTIALS

CLASS
Commercial

PROPERTY ID
3596

YEAR BUILT
1955

NO. OF ACRES
.29

NUMBER OF STORIES
1

PRESENT USE OF BUILDING
Automotive
Business

GROSS BUILDING SQ. FT.
540 Sq. Ft.

STATUS
Sold

PROPERTY DETAILS

Type
Business Opportunity

Zoning
Limited Commercial

Loading Dock
None

Rail
None

Parking
Parking Area

Road Frontage
City Arterial

Location
Corner Lot

Construction
Concrete Block

Sidewall Height
11 - 13 Ft.

Roof
Composition

Utilities Available
Electric
City Sewer
Gas
City Water

Heating
Gas
Forced Air

Floors
Concrete Slab

Cooling
None

Miscellaneous Features
Fencing
Security Lights