



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

Ben Hutton
111 North Sycamore Street
Wichita, KS 67203

June 10, 2025

RE: ZON2025-00016 – Zone Change request in the City from SF-5 Single Family Residential and GC General Commercial District to CBD Central Business District; located on the southeast corner of West Maple Street and South Osage Street (721 West Maple Street).

Dear Applicant;

At its regular meeting on **June 10, 2025**, the Wichita City Council the above captioned request. The action of the WCC was to **APPROVE** the request. 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: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
Baughman Company, attn: Jay Cook, 315 South Ellis Street, Wichita, KS 67211



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

Ben Hutton
111 North Sycamore Street
Wichita, KS 67203

May 9, 2025

RE: ZON2025-00016 – Zone Change request in the City from SF-5 Single Family Residential and GC General Commercial District to CBD Central Business District; located on the southeast corner of West Maple Street and South Osage Street (721 West Maple Street).

Dear Applicant;

At its regular meeting on **May 8, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** 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 May 22, 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 **May 22, 2025, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, June 10, 2025**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

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

Sincerely,

Christina Rieth
Current Plans
Associate Planner

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
Baughman Company, attn: Jay Cook, 315 South Ellis Street, Wichita, KS 67211

ORDINANCE NO. 52-751

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. ZON2025-00016

Zone change request in the City from SF-5 Single-Family Residential District and GC General Commercial District to CBD Central Business District, on property legally described as:

- All of Lot 2, Block 3, Lawrence's Addition to West Wichita, Sedgwick County, Kansas.
- AND
- Lots 1 and 2, in Trimble's Subdivision of Lots 37, 39, and 41, in Kaiser's Addition to Wichita, Sedgwick County, Kansas.

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

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

Adopted this 17th day of June, 2025.

Lily Wu
Lily Wu, Mayor, City of Wichita

ATTEST:
Paul Leeker
Paul Leeker, City Clerk



(SEAL)

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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
16399	653253	Print Legal Ad-IPL02274940 - IPL0227494		2	76 L

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

MHEBERT@wichita.gov

**MAPC/BZA May 8, 2025
 OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, May 8, 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.**

BZA2025-00019: Variance request in the City to allow a rooftop sign on properly zoned CBD Central Business District and the National Register of Historic Places, generally located on the southwest corner of East Douglas Avenue and South Broadway Avenue (105 South Broadway).

BZA2025-00021: Variance request in the City to reduce the rear setback to 1 foot and the side setback to 4 feet on property zoned SF-5 for accessory sheds and a carport, generally located on the west side of North Park Place, within 400 feet north of West 30th Street North (3135 North Park Place).

CON2025-00062: Conditional Use request in the City to allow Entertainment Establishment (with ZON2025-00013), generally located on the southwest corner of West Saint Louis Avenue and North West Street (445 North West Street).

CON2025-00064: Conditional Use request in the City for Animal Care, Limited; generally located within one-block north of East Waterman Street and on the west side of South Hillside Avenue (223 South Hillside Avenue).

CUP2025-00014: Amendment to CUP DP-200 to allow Personal Improvement Services on Parcel 4; generally located on the south side of East 21st Street North and within 400 feet west of North Webb Road (9449 East 21st Street North).

PUD2025-00004: Zone Change request in the City from LC Limited Commercial District to PUD Planned Unit Development to create the Falcon Crest PUD #139 for residential infill, generally located on the northwest corner of West Burton Avenue and South Meridian Avenue.

PUD2025-00005: Amendment to Planned Unit Development #78 to allow one (1) LED sign measuring 4' x 50' on the north (side) elevation on the third floor of the residential building, generally located on the east side of North Fairmount Avenue, within 350 feet south of East 17th Street North.

VAC2025-00012: Vacation request in the City to vacate an entire pipeline easement on property zoned SF-5 Single-Family Residential District, generally located one block west of North Webb Road, within one-half mile south of East 29th Street North (9422 Woodspring Court).

VAC2025-00013: Vacation request in the City of a platted drainage easement, located approximately 750 feet north of the intersection of E. Central Avenue and N. Greenwich Road (600 N. Greenwich Rd.).

ZON2025-00012: Zone Change request in the City from B-Multi-Family Residential to LC-Limited Commercial to allow for warehousing and parking, generally located 200-feet north of East 1st Street North on the west side of North Ash Street (213 N Ash St.).

ZON2025-00013: Zone Change request from B Multi-Family Residential to LC Limited Commercial (with CON2025-00062) to allow for Personal Care Service and Entertainment Establishment in the City, generally located on the southwest corner of West Saint Louis and North West Street (445 North West Street).

ZON2025-00015: Zone Change request in the City from SF-5 Single Family Residential to GC General Commercial District; located within one-quarter mile north of East Central Avenue and on the east side of North Greenwich Road (600 North Greenwich Road).

ZON2025-00016: Zone Change request in the City from SF-5 Single Family Residential and GC General Commercial District to CBD Central Business District; located on the southeast corner of West Maple Street and South Osage Street (721 West Maple Street).

IPL0227494
 Apr 16 2025

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

1 insertion(s) published on:
 04/16/25

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 04/16/2025 to 04/16/2025.

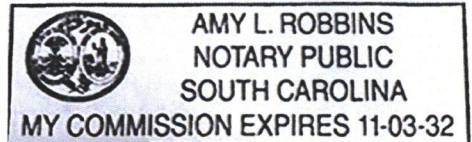
Mary Castro

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

DATED: 04/16/2025

Amy Robbins

Notary Public in and for the state of South Carolina,
 residing in Beaufort County



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

STAFF REPORT
 MAPC: May 8, 2025
 DAB IV: May 5, 2025

CASE NUMBER: ZON2025-00016 (City)

APPLICANT/AGENT: Ben Hutton (Applicant)/Baughman Company, P.A. (Agent)

REQUEST: CBD Central Business District

CURRENT ZONING: GC General Commercial District and SF-5 Single-Family Residential District

SITE SIZE: 1.13 acres

LOCATION: Located on the southeast corner of West Maple Street and South Osage Street.

PROPOSED USE: Three apartment buildings with zero-lot lines

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from GC General Commercial District (GC) and SF-5 Single-Family Residential District (SF-5) to CBD Central Business District (CBD). The 1.13-acre property is located on the southeast corner of West Maple Street and South Osage Street. The subject site is currently developed with a warehouse building and a duplex constructed in 2015 and 1930, respectively. The applicant is requesting the zone change to construct three apartment buildings with zero-lot lines.

Since the subject site is located within the D-O Delano Overlay, all changes must meet the Delano Neighborhood Design Guidelines. According to the drawings submitted by the applicant, the north face of each building is 47'-0" wide (56'-4" including the stair tower). The west face of each building is 78'-4". Between buildings there is about 30'-8" of spacing. The exterior of each of the three-story buildings would have a brick exterior with concrete bands between the stories. While there are no parking requirements in CBD zoning, the applicant intends to have 49 parking spaces. These changes were reviewed by the Delano Design Review Committee as part of the Delano Neighborhood Guidelines and will go to the Delano Design Advisory Committee for additional recommendation (HPC2025-00032).

The applicant will need to adhere to the screening requirements set forth in Section IV of the UZC. The proposed fencing will be extruded aluminum on the west and north sides of the property, where adjacent to commercial and industrial zoning, and six- to eight-foot cedar wood fencing along the east and south sides of the property, where adjacent to residential zoning. Additionally, the applicant will need to provide landscaping per the Wichita Landscape Code. The applicant intends to have trees, native plants and grasses in planters and comprising landscape buffers along West Maple Street and South Osage Street, and sodded areas along parking. The applicant will need to submit a landscape plan to the Planning Department for review and approval prior to the issuance of building permits to verify this meets the Landscape Code.

The Delano neighborhood was initially developed in the 1870s and then redeveloped in the early 1900s when minimum setback requirements did not exist. Like many of the commercial buildings in Delano, the applicant intends to build three apartment buildings with zero-lot lines that continue the harmonious development of the surrounding community. 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	SF-5 Single-Family Residential District	GC General Commercial District	CBD Central Business 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	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	50 feet	No minimum	No minimum
Front setback	25 feet	20 feet	No minimum
Rear setback	20 feet	No minimum, subject to compatibility requirements.	No minimum, subject to compatibility requirements.
Interior side setback	Six feet	Zero feet, but if an interior side setback is	No minimum, but if an interior side setback is

		provided, it shall be at least five feet in width, subject to compatibility requirements.	provided, it shall be at least five feet in width, subject to compatibility requirements.
Street side setback	15 feet	No minimum, subject to compatibility requirements.	No minimum, subject to compatibility requirements.
Maximum height	35 feet	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks, subject to compatibility requirements.	No minimum, subject to compatibility requirements.

Compatibility standards for setbacks and height shall apply to all uses in MF-18 Multi-Family Residential District and less restrictive base zoning districts when said uses are located on zoning lots within 500 feet of property zoned TF-3 Two-Family Residential District or more restrictive zoning. CBD zoning is less restrictive than MF-18, and the property abuts SF-5 zoning on the south and west sides. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. In no case shall the compatibility setback standards alone require more than a 25-foot setback. No structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 or more restrictive. Structures located more than 50 feet from the lot line of property zoned TF-3 or more restrictive may increase height (if permitted by the base district regulations) at a ratio of one foot in height for each three feet of setback beyond 50 feet. If necessary, the compatibility standards may be waived through an administrative application with the Planning Department.

The character of the neighborhood is high-intensity mixed-use development within the D-O Delano Overlay District. Properties to the north, across West Maple Street, are zoned GC and LI Limited Industrial District. They are developed with a single-family dwelling and a truck driving school, respectively. Properties to the south are zoned B Multi-Family Residential District and SF-5, and they are both developed with single-family dwellings. Property to the east is zoned GC and is developed with a single-family dwelling. Properties to the west, across South Osage Street, are zoned GC and SF-5 and developed with a commercial strip mall and a single-family dwelling, respectively. There is a CBD-zoned property 135 feet northeast of the subject site.

CASE HISTORY: In 1884, the western portion of the site was platted as Lawrence’s Addition to West Wichita, and in 1887, the eastern portion was platted as Trimble’s Subdivision of Kaaiser’s Addition. In 2025, the proposed apartment building designs will go to the Delano Design Advisory Committee for final review (HPC2025-00032).

ADJACENT ZONING AND LAND USE:

North: GC, LI (D-O) Single-family dwelling, truck driving school
 South: SF-5, B (D-O) Single-family dwellings
 East: GC (D-O) Single-family dwelling
 West: GC, SF-5 (D-O) Commercial strip mall, single-family dwelling

PUBLIC SERVICES: The site has access to West Maple Street, a four-lane arterial street with sidewalks on each side, and South Osage Street, a two-lane local brick street with sidewalks on each side and on-street parking. All municipal services, including water and sewer, already serve this site. Wichita Transit stops

across the street from the subject site, on the northeast corner of West Maple Street and South Osage 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* depicts the subject site as appropriate for “New Residential” uses. This category is described in the *Plan* as follows: “Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category.” A multi-family residential complex is an appropriate use within this category.

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 *Plan* outlines several strategies “to help guide the community in their actions to create walkable places within Wichita.” Strategy 1 aims to “Create walkable destinations that support the various neighborhood environments in the ECA.” By eliminating the minimum parking requirement for the subject site, it encourages pedestrian activity between different destinations in Delano. The subject site is across the street from a bus stop, which encourages multi-modal transportation. Strategy 3 aims to “Improve the economic feasibility of commercial/service uses and the markets necessary to support them.” By eliminating the site’s parking requirement, the applicant is able to use more space for housing rather than parking. Strategy 6 aims to “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The Delano Design Review Committee has recommended to the Delano Design Advisory Committee that the proposed development meets the criteria of the Delano Neighborhood Design Guidelines.

Delano Neighborhood Plan: The proposed zone change is in conformance to the 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 “Residential.” Multi-family housing fits within this category.

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 within the D-O Delano Overlay District. Properties to the north, across West Maple Street, are zoned GC and LI Limited Industrial District. They are developed with a single-family dwelling and a truck driving school, respectively. Properties to the south are zoned B Multi-Family Residential District and SF-5, and they are both developed with single-family dwellings. Property to the east is zoned GC and is developed with a single-family dwelling. Properties to the west, across South Osage Street, are zoned GC and SF-5 and developed with a commercial strip mall and a single-family dwelling, respectively. There is a CBD-zoned property 135 feet northeast of the subject site.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned GC and SF-5, which is suitable for a range of commercial and residential uses, but they do not allow zero-foot setbacks on all sides. SF-5 also has a maximum height restriction of 35 feet, and GC zoning is subject to compatibility standards for height and setbacks.

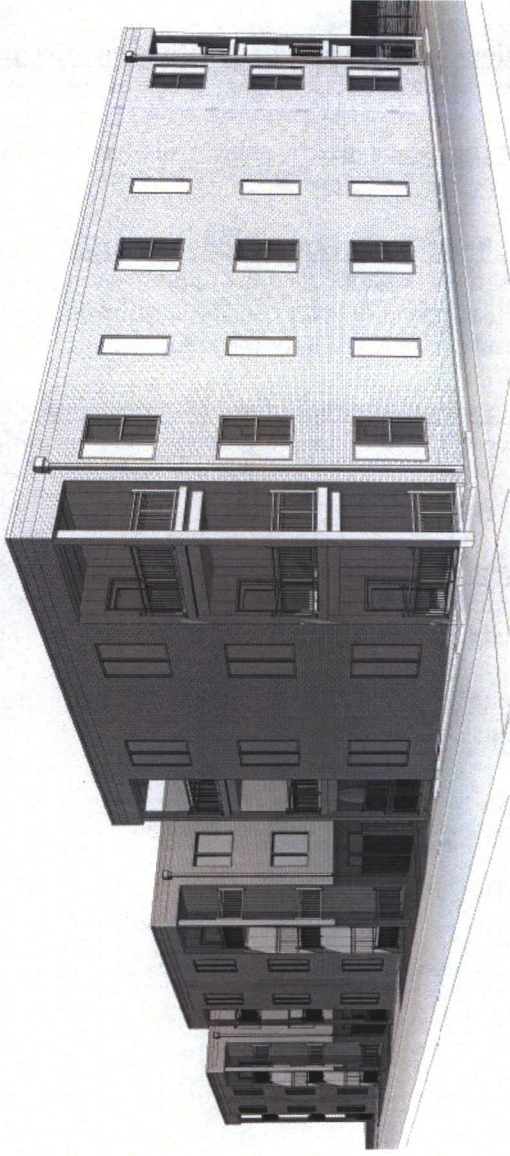
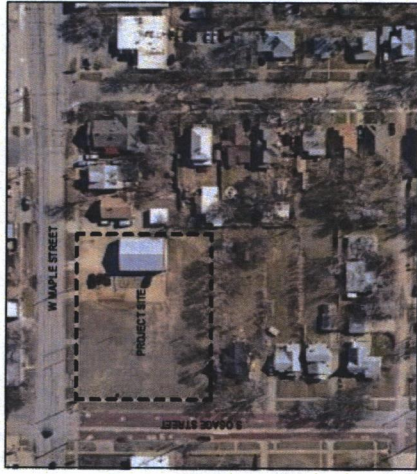
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request is not likely to have significant adverse impact to nearby property owners.
4. **Length of time property has remained vacant as zoned:** The subject site has been developed with a duplex since 1930 and a metal warehouse building since 2015.
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.

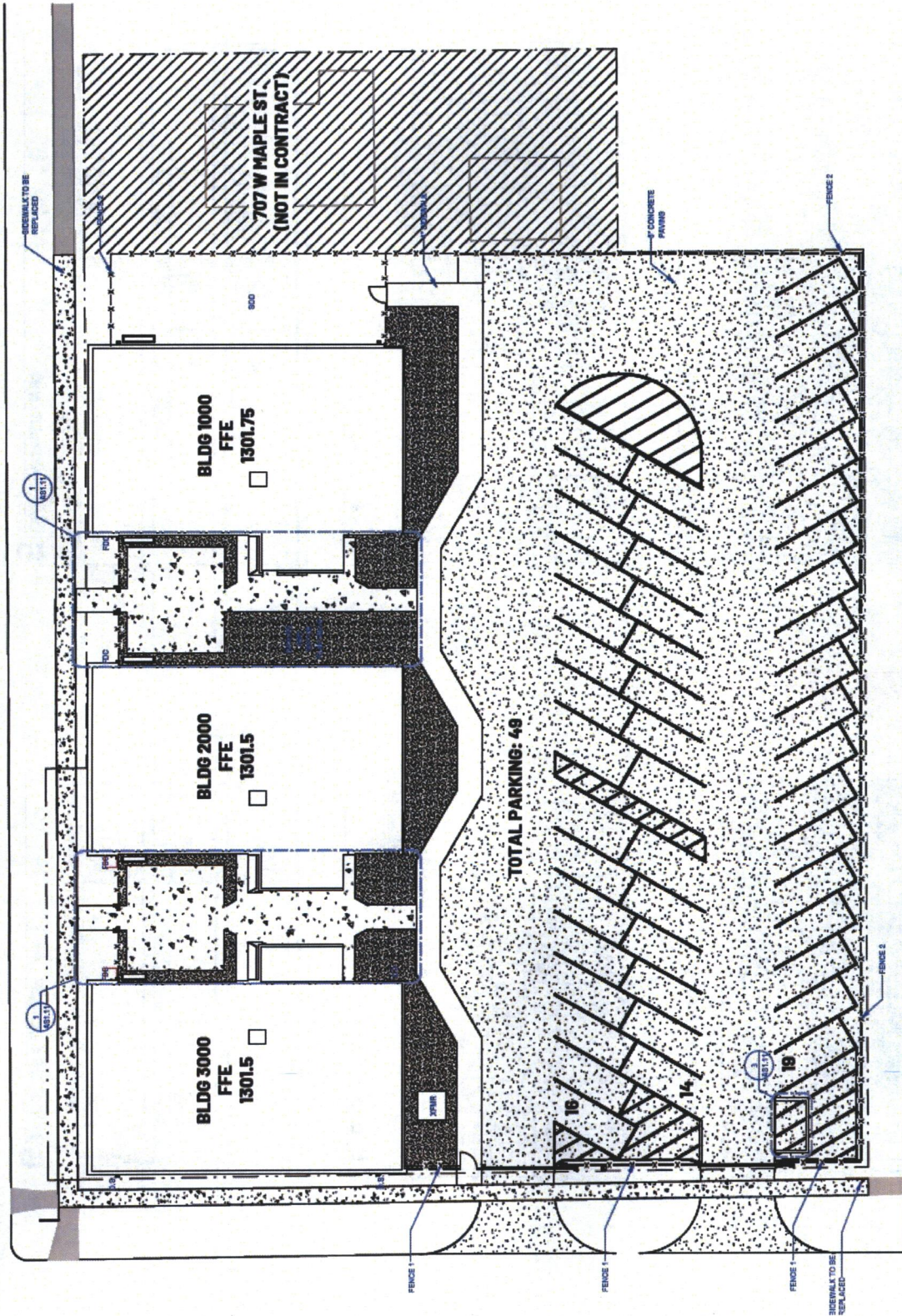
Staff Report Attachments:

1. Applicant Submitted Site Plan
2. Applicant Submitted Drawings
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Delano Plan's Future Land Use Map
7. Site Photos

Applicant-Submitted Drawings

VICINITY MAP



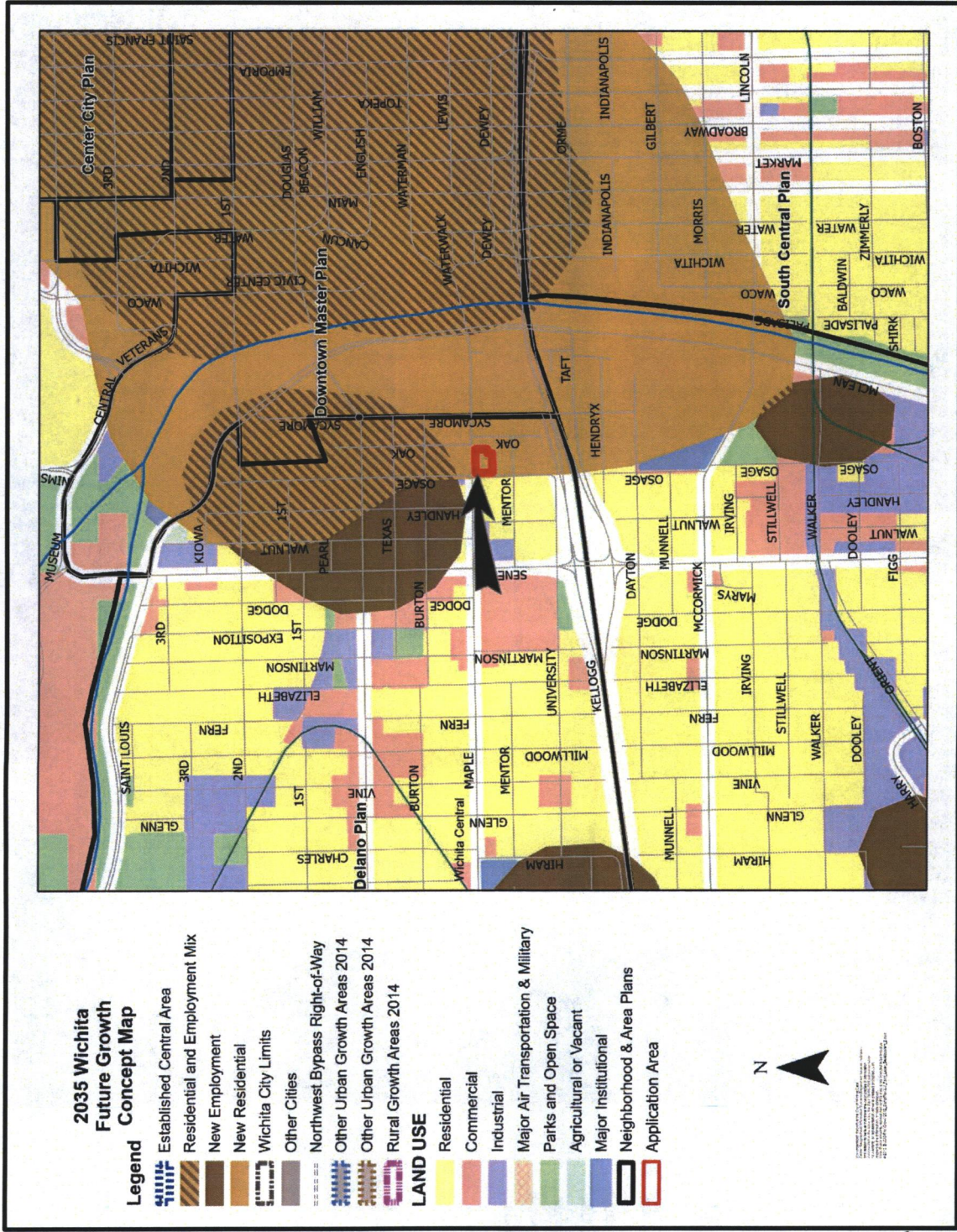


A ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

Aerial Map



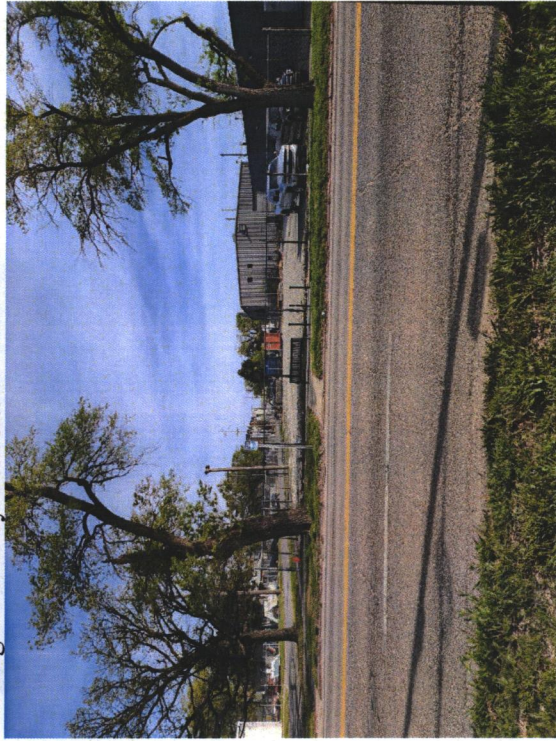
Future Growth Concept Map



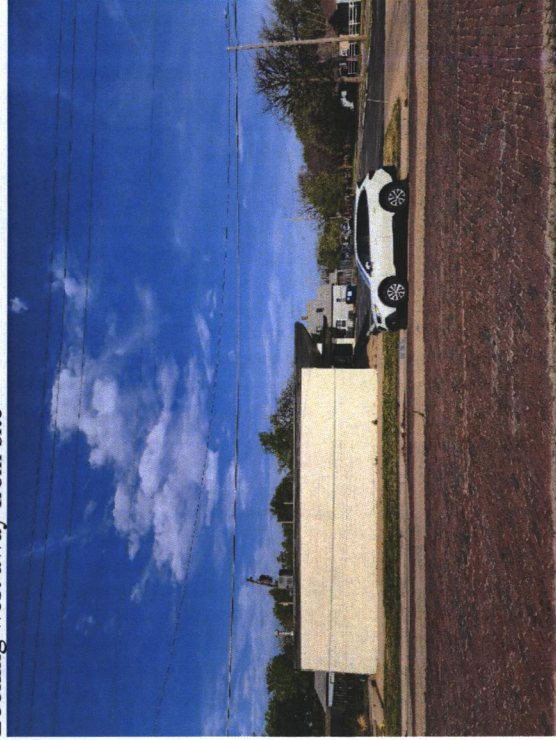
Looking east towards site



Looking north away from site



Looking west away from site



Looking south towards site

