Wichita-Sedgwick County Metropolitan Area Planning Department

June 12, 2025

The Wells Family Trust

KE Miller Engineering P.A.
117 E. Lewis St
Wichita, KS 67202

RE: CUP2025-00017/ZON2025-00024 –Create Crestwood Landing Addition CUP DP -363 and a zone change from RR Rural Residential District to GC General Commercial District, Generally located on the southwest corner of East 45th Street North and North Greenwich Road.

Dear Applicant,

At its regular meeting on **June 26, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned request.

Property owners opposed to the application may file with the County 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 **June 26, 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 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **June 26, 2025, at 5:00 p.m.**

This application will be heard by the Citizens Advisory Board (CAB) I on **Monday, June 16, 2025**, beginning at 5:30 p.m. at the Bel-Aire City Hall (7651 East Central Park Avenue). For more information on this meeting, please contact Michelle Bastian at mailto:michelle.bastian@sedgwick.gov. This application will be presented to the Board of County Commissioners on **Wednesday, July 23, 2025,** beginning at 9:00 a.m. The Board of County Commissioners meeting will be held 100 North Broadway, Lower Level, Wichita, Kansas.

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: Pete Meitzner, Commissioner, District 1
Michelle Bastian, District 1

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2025

The Wells Family Trust

KE Miller Engineering P.A.
117 E. Lewis St
Wichita, KS 67202

RE: CUP2025-00017/ZON2025-00024 –Create Crestwood Landing Addition CUP DP -363 and a zone change from RR Rural Residential District to GC General Commercial District, Generally located on the southwest corner of East 45th Street North and North Greenwich Road.

Dear Applicant;

At its regular meeting on **July 23, 2025**, the Sedgwick County Board of Commissioners considered the above captioned requests. The action of the City Council was to **APPROVE** the above captioned requests, subject to the following conditions:

1. The site shall be developed in substantial conformance with the development guidelines and general provisions of the approved CUP.
2. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Pete Meitzner, Commissioner, District 1
MABCD

Crestwood Landing Addition CUP DP-363.

Legally described as:

Govt. Lots 1, 3, and 4; and the South Half of the Northeast Quarter of Section 28, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as: Beginning at the Northwest corner of the Northeast Quarter; thence East 595.46 feet; thence Southwesterly 2,653.5 feet; thence West 283.35 feet to the Southwest corner; thence North 2,633.08 feet to the point of beginning; AND EXCEPT for roads.

The Crestwood Landing Addition CUP DP-363 shall be subject to the following general provisions:

1. This development contains 127.61 net acres more or less
2. Parcel Descriptions:

   Parcel 1

   Legal Description - Lot 1, Block A, Crestwood Landing Addition

   Gross Area = 117.85 Ac.

   Maximum Height = 80 Ft, subject to obtaining a "Determination of No Hazard" from the Federal Aviation Administration, which determines there would be no impact to the minimums for instrument approaches; otherwise, 25 Feet based on Airport Hazard Zone A.

   Maximum Coverage = 30%

   Reserve A

   Gross Area = 3.89 Ac.

   Reserve B

   Gross Area = 5.16 Ac.

3. Minimum Setback Requirements -

Minimum Rear Setback	0', subject to compatibility standards
Minimum Street Side Setback	0'
Minimum Interior Side Setback	0', subject to compatibility standards
Minimum Front Setback	20'

4. Permitted Uses: The following uses are permitted for all parcels within the C.U.P.: all uses permitted by-right in the G.C. Zoning District except for: Recycling Collection Stations (Public and Private), Sexually Oriented Business, and Mining or Quarrying.

5. The transfer of title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present landowners, their successors and assigns and their lessees unless amended. However, the Planning Director, with the concurrence of the Zoning Administrator may approve minor adjustments to the conditions of this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

6. Landscaping and Parking Lot Screening - Shall be in accordance with the City of Wichita Code. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s).

7. Signs - Shall be in accordance with the City of Wichita Sign Code. Billboards and off-site signs shall not be permitted.

8. Parking - Shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code. A 25% Parking reduction shall be allowed for all lots within this CUP.

9. No occupancy permits shall be issued for any development without municipal water and sewer services.

10. Cross-lot circulation is to be provided for all lots.

11. All drainage ways and easements shall be determined at the time of platting.

12. Loading areas, trash receptacles, outside storage, and loading docks in the CUP shall be screened from ground level view along Greenwich and 45th Street North. Screening of all trash dumpsters outside storage, and mechanical equipment will be constructed of materials matching, and preferably connected to, the buildings they support.

13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

14. Any major changes within the Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration.

15. Lighting - Shall be in accordance with the City of Wichita Code. All lights shall be shielded or aimed so that all light is dispersed in a downward direction.

16. Any building proposed to be over 25 feet in height must obtain a Determination of No Hazard from the Federal Aviation Administration.

17. Screening – Screening shall be required in accordance with Sec. IV-B and Section III-C.2.b. of the Unified Zoning Code.

18. Sidewalks shall be required on one side of municipal streets within the CUP dedicated by the plat. A pedestrian circulation plan shall be prepared, submitted, and approved by the Planning Department prior to the issuance of buildings permits. The plan(s) shall provide connections between buildings and the public sidewalks.

(150004) Published in The Ark Valley News on Aug 7 2025

RESOLUTION NO. 201-2025

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on June 12, 2025, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2025-00024 with CUP2025-00017

Zone change request from RR Rural Residential to GC General Commercial, subject to the development standards contained in the Crestwood Landing Addition Community Unit Plan DP-363 ("CUP DP-263"), on property legally described as:

> Govt. Lots 1, 3, and 4; and the South Half of the Northeast Quarter of Section 28, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as: Beginning at the Northwest corner of the Northeast Quarter; thence East 595.46 feet; thence Southwesterly 2,653.5 feet; thence West 283.35 feet to the Southwest corner; thence North 2,633.08 feet to the point of beginning; AND EXCEPT for roads.

The general provisions of CUP DP-363 shall read as follows:

1. This development contains 127.61 net acres more or less
2. Parcel Descriptions:

   Parcel 1

   Legal Description - Lot 1, Block A, Crestwood Landing Addition

   Gross Area = 117.85 Ac.

   Maximum Height = 80 Ft, subject to obtaining a "Determination of No Hazard" from the Federal Aviation Administration, which determines there would be no impact to the minimums for instrument approaches; otherwise, 25 Feet based on Airport Hazard Zone A.

   Maximum Coverage = 30%

   Reserve A

   Gross Area = 3.89 Ac.

   Reserve B

   Gross Area = 5.16 Ac.

3. Minimum Setback Requirements -

Minimum Rear Setback	0', subject to compatibility standards
Minimum Street Side Setback	0'
Minimum Interior Side Setback	0', subject to compatibility standards
Minimum Front Setback	20'

4. Permitted Uses: The following uses are permitted for all parcels within the C.U.P.: all uses permitted by-right in the G.C. Zoning District except for: Recycling Collection Stations (Public and Private), Sexually Oriented Business, and Mining or Quarrying.

5. The transfer of title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present landowners, their successors and assigns and their lessees unless amended. However, the Planning Director, with the concurrence of the Zoning Administrator may approve minor adjustments to the conditions of this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

6. Landscaping and Parking Lot Screening - Shall be in accordance with the City of Wichita Code. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s).

7. Signs - Shall be in accordance with the City of Wichita Sign Code. Billboards and off-site signs shall not be permitted.

8. Parking - Shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code. A 25% Parking reduction shall be allowed for all lots within this CUP.

9. No occupancy permits shall be issued for any development without municipal water and sewer services.

10. Cross-lot circulation is to be provided for all lots.

11. All drainage ways and easements shall be determined at the time of platting.

12. Loading areas, trash receptacles, outside storage, and loading docks in the CUP shall be screened from ground level view along Greenwich and 45th Street North. Screening of all trash dumpsters outside storage, and mechanical equipment will be constructed of materials matching, and preferably connected to, the buildings they support.

13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

14. Any major changes within the Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration.

15. Lighting - Shall be in accordance with the City of Wichita Code. All lights shall be shielded or aimed so that all light is dispersed in a downward direction.

16. Any building proposed to be over 25 feet in height must obtain a Determination of No Hazard from the Federal Aviation Administration.

17. Screening – Screening shall be required in accordance with Sec. IV-B and Section III-C.2.b. of the Unified Zoning Code.

18. Sidewalks shall be required on one side of municipal streets within the CUP dedicated by the plat. A pedestrian circulation plan shall be prepared, submitted, and approved by the Planning Department prior to the issuance of buildings permits. The plan(s) shall provide connections between buildings and the public sidewalks.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

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Commissioners present and voting were:

PETER F. MEITZNER	aye
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN BATY	aye
JAMES M. HOWELL	aye

Dated this 23 day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 7/1/25
SAMANTHA SEANG
Assistant County Counselor

Public notice

(Published in The Ark Valley News May 22, 2025.)

MAPC June 12, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 12, 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.**

CON2025-00071: Conditional Use request in the County to amend CON2001-00063 & CON2007-00002 to allow Waste Tire Collection on property zoned LI Limited Industrial District, generally located on the northeast corner of West 37th Street North and North West Street (4250 West 37th Street North).

CUP2025-00017: Request in the County to create Crestwood Landing Community Unit Plan CUP DP-363 (with ZON2025-00024 from RR to GC), generally located on the southwest corner of East 45th Street North and North Greenwich Road.

DER2025-00008: 2025 Urban Growth Area Update – Pursuant to K.S.A. 12-747 et. Seq., amendment of the Urban Growth Area as an element of the Community Investments Plan 2015-2035, the Wichita-Sedgwick County Comprehensive Plan, will be considered.

DER2025-00011: College Hill Neighborhood Plan – Pursuant to K.S.A. 12-747 et. Seq., adoption of the College Hill Neighborhood Plan as an element of the Community Investments Plan 2015-2035, the Wichita-Sedgwick County Comprehensive Plan, will be considered.

VAC2025-00015: Vacation request in the County to vacate South 359th Street West to preserve wildlife habitat, generally located between West 63rd Street South and West 71st Street South.

VAC2025-00019: Vacation request in the County to vacate a pipeline easement and a 60-foot building setback due to the release of easement, generally located at the northeast corner of West 81st Street North and North 55th Street West.

ZON2025-00024: Zone Change request in the County from RR Rural Residential to GC General Commercial (with CUP2025-00017 to create CUP DP-363), generally located on the southwest corner of East 45th Street North and North Greenwich Road.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. 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. 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 May 22, 2025
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 22nd day of May, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 22nd day of May, 2025.

Notary Public

My commission expires

Additional copies $

Printer's fee

LISA K. STRUNK NOTARY PUBLIC 4/24/28 STATE OF KANSAS

Affidavit of Publication

STATE OF KANSAS

Sedgwick Co. public notice

(First published in The Ark Valley News on Aug. 7, 2025.)

RESOLUTION NO. 201-2025

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on June 12, 2025, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2025-00024 with CUP2025-00017

Zone change request from RR Rural Residential to GC General Commercial, subject to the development standards contained in the Crestwood Landing Addition Community Unit Plan DP-363 ("CUP DP-263"), on property legally described as:

Govt. Lots 1, 3, and 4; and the South Half of the Northeast Quarter of Section 28, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as: Beginning at the Northwest corner of the Northeast Quarter; thence East 595.46 feet; thence Southwesterly 2,653.5 feet; thence West 283.35 feet to the Southwest corner; thence North 2,633.08 feet to the point of beginning; AND EXCEPT for roads.

The general provisions of CUP DP-363 shall read as follows:

1. This development contains 127.61 net acres more or less
2. Parcel Descriptions:
   - Parcel 1
   - Legal Description - Lot 1, Block A, Crestwood Landing Addition
   - Gross Area = 117.85 Ac.
   - Maximum Height = 80 Ft, subject to obtaining a "Determination of No Hazard" from the Federal Aviation Administration, which determines there would be no impact to the minimums for instrument approaches; otherwise, 25 Feet based on Airport Hazard Zone A.
   - Maximum Coverage = 30%
   - Reserve A
     - Gross Area = 3.89 Ac.
   - Reserve B
     - Gross Area = 5.16 Ac.
3. Minimum Setback Requirements -
   - Minimum Rear Setback 0', subject to compatibility standards
   - Minimum Street Side Setback 0'
   - Minimum Interior Side Setback 0', subject to compatibility standards
   - Minimum Front Setback 20'
4. Permitted Uses: The following uses are permitted for all parcels within the C.U.P.: all uses permitted by-right in the G.C. Zoning District except for: Recycling Collection Stations (Public and Private), Sexually Oriented Business, and Mining or Quarrying.
5. The transfer of title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present landowners, their successors and assigns and their lessees unless amended. However, the Planning Director, with the concurrence of the Zoning Administrator may approve minor adjustments to the conditions of this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
6. Landscaping and Parking Lot Screening - Shall be in accordance with the City of Wichita Code. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s).
7. Signs - Shall be in accordance with the City of Wichita Sign Code. Billboards and off-site signs shall not be permitted.
8. Parking - Shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code. A 25% Parking reduction shall be allowed for all lots within this CUP.
9. No occupancy permits shall be issued for any development without municipal water and sewer services.
10. Cross-lot circulation is to be provided for all lots.
11. All drainage ways and easements shall be determined at the time of platting.
12. Loading areas, trash receptacles, outside storage, and loading docks in the CUP shall be screened from ground level view along Greenwich and 45th Street North. Screening of all trash dumpsters outside storage, and mechanical equipment will be constructed of materials matching, and preferably connected to, the buildings they support.
13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. Any major changes within the Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration.
15. Lighting - Shall be in accordance with the City of Wichita Code. All lights shall be shielded or aimed so that all light is dispersed in a downward direction.
16. Any building proposed to be over 25 feet in height must obtain a Determination of No Hazard from the Federal Aviation Administration.
17. Screening – Screening shall be required in accordance with Sec. IV-B and Section III-C.2.b. of the Unified Zoning Code.
18. Sidewalks shall be required on one side of municipal streets within the CUP dedicated by the plat. A pedestrian circulation plan shall be prepared, submitted, and approved by the Planning Department prior to the issuance of buildings permits. The plan(s) shall provide connections between buildings and the public sidewalks.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER aye
JEFF BLUBAUGH aye
STEPHANIE WISE aye
RYAN BATY aye
JAMES M. HOWELL aye

Dated this 23 day of July 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:
KELLY B. ARNOLD, County Clerk

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Vice Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

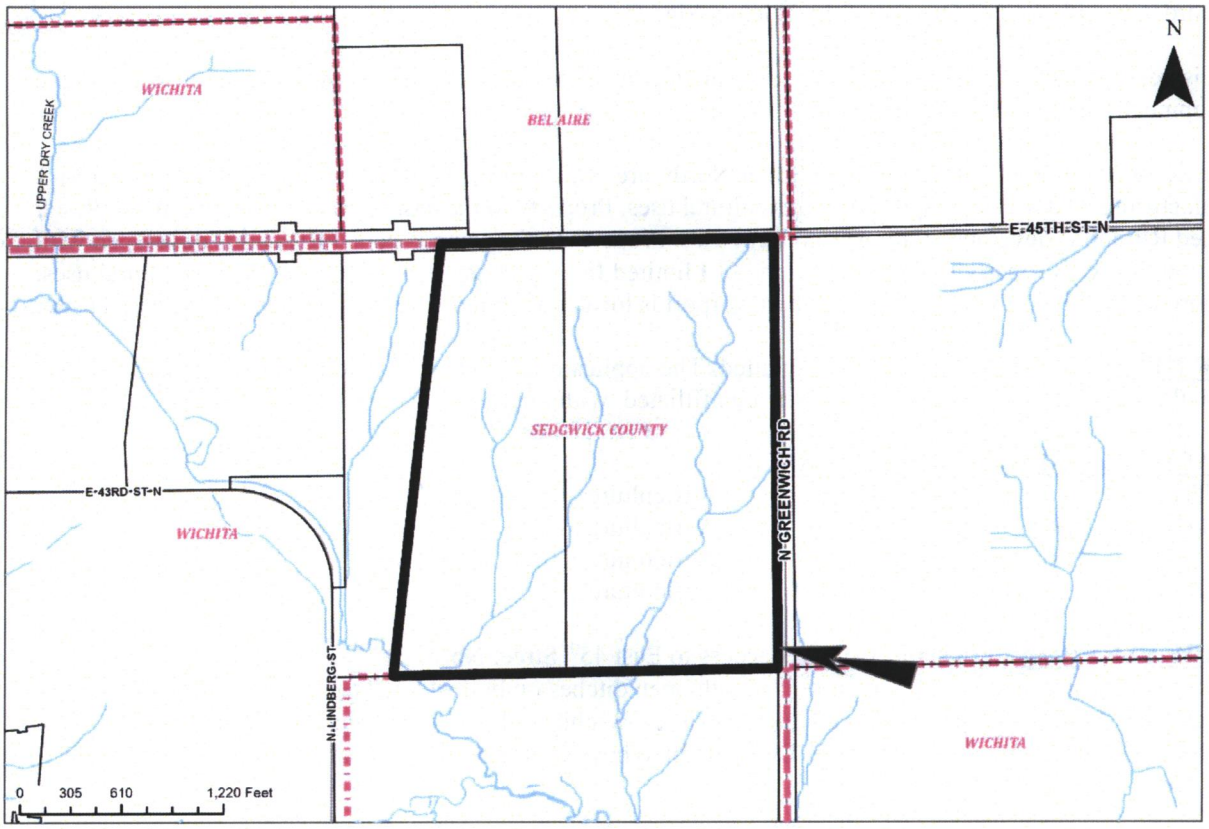
APPROVED AS TO FORM:
SAMANTHA BEANS
Assistant County Counselor

AGENDA ITEM NO. 4.7

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: June 12, 2025
CAB 1: June 16, 2025

CASE NUMBER:	CUP2025-00017 / ZON2025-00024 (County)
APPLICANT/AGENT:	The Wells Family Trust / Laham Holding Company, LLC / Robert & Catherine MAP Trust (Applicants) / K. E. Miller Engineering P.A. (Agent)
REQUEST:	Create the Crestwood Landing Addition CUP #363 and zone change from RR Rural Residential District to GC General Commercial District.
CURRENT ZONING:	RR Rural Residential District
SITE SIZE:	127.61 acres
LOCATION:	Generally located on the southwest corner of East 45th Street North and North Greenwich Road
PROPOSED USE:	Everything in GC General Commercial District with some exceptions
RECOMMENDATION:	Approval, with conditions



BACKGROUND: The applicants are requesting two items:

1) New Crestwood Landing Addition CUP DP-363
2) To rezone Parcel 1 from RR Rural Residential District (RR) to GC General Commercial District (GC).

The subject site is 127.61 acres in size, is zoned RR, and is generally located on the southwest corner of East 45th Street North and North Greenwich Road. Currently the entire site is listed as Parcel 1 in the proposed CUP with a proposed 3.89-acre "Reserve A" in the southwest corner and a proposed 5.16-acre "Reserve B" in the southeast corner. It is expected that the subject site will be platted in the near future.

The applicants are requesting the zone change from RR to GC to permit all uses allowed by-right in the GC District except Recycling Collection Station (Public and Private); Sexually Oriented Business; and Mining and Quarrying. Currently the site is developed for Agricultural uses.

The property is within Area "A" of the Airport Hazard Zone in relation to Colonel James Jabara Airport. Area "A" has a height restriction for all structures of 25 feet without an air hazard permit, which would possibly permit structures to exceed 25 feet in height. The proposal allows for maximum building heights of 80 feet. Section 28.08 Airport Hazard Zoning Code of the Wichita Municipal Code requires the applicant to obtain a Determination of No Hazard from the Federal Aviation Administration with a determination as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace.

Landscaping is proposed to be in accordance with the City of Wichita Landscape Code. Parking is proposed to be in accordance with Section IV.A and Section III-C.2.b. of the Unified Zoning Code (UZC). This would require a masonry wall to be constructed at the time of development were abutting residential zoning. The proposed Development Guidelines also state that a 25 percent parking reduction would be allowed for all uses in the proposed CUP DP-363. Signage is proposed to be in accordance with the City of Wichita Sign Code. No specific zoning designation is given, therefore if the CUP is approved with this language, signage will be in accordance with the GC District of the Wichita Sign Code.

Staff is recommending the CUP text include an internal pedestrian circulation plan to promote walkable development with the CUP.

Properties to the north, across East 45th Street North, are within the City limits of Bel-Aire, are zoned M-1 Manufacturing, and are developed with Agricultural uses. Property to the east, across North Greenwich Road, is zoned RR and is developed with Agricultural uses. Property to the south is zoned RR and is developed with Agricultural uses. Property to the west is zoned LI limited Industrial and is developed with Agricultural uses. The northern portion of Colonel James Jabara Airport is located within 600 feet to the west of the subject site.

CASE HISTORY: The subject site is unplatted. The applicant has indicated platting will take place soon if the CUP is approved. No other zoning cases are affiliated with the site.

ADJACENT ZONING AND LAND USE:

NORTH:	Bel Aire M-1	Agriculture
SOUTH:	RR	Agriculture
EAST:	RR	Agriculture
WEST:	LI	Agriculture

PUBLIC SERVICES: The subject site has access to East 45th Street North and North Greenwich Road, both of which are county, two-lane, paved arterials with open ditches on both sides. The site is within Rural Water District #1. If the site were to be annexed into the City of Wichita in the future, the owners would need to work with the City's Public Works and Utilities Department to have City water and sanitary sewer services provided to the site.

Public Works and Utilities staff indicate that the City's 2025-2034 Capital Improvement Program does not program funding for future water and sewer mains in this area. Additionally, a private pressure booster would

likely be needed for fire flow, even after pipelines are extended. Lastly, although new pipelines would address the needs for the proposed development, the excess pipeline capacity could cause water quality problems that would need to be addressed until nearby water demand increases.

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

Community Investments Plan: The proposed CUP DP-363 is in partial conformance to 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 "Agricultural/Vacant." Agricultura;/Vacant is defined as "*Encompasses areas that are undeveloped or used for agricultural production. Agricultural land is an important natural resource. Pockets of low-density residential uses without the full range of municipal services likely will be developed in areas of the urban fringe that primarily are used for agriculture. Such development should occur in accordance with the Urban Fringe Development Standards for Wichita and Sedgwick County and should be developed in a manner that facilitates future connection to municipal services when they become available.*" The proposed development is not in conformance with the use categories as defined by the Future Land Use map. However, Locational Guidelines as discussed below provide greater detail for future development in this area.

Locational Guidelines: The request is in partial conformance with the Locational Guidelines. Below is a review of those that most directly relate to the request.

- Development Pattern 1.a guideline which indicates that development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with development. The Public Works and Utilities Department staff have indicated that the City's Capital Improvement Program does not program funding for water and sewer extensions in this area and that there would likely be challenges serving this area.

- Development Pattern 1.c. states that "*Major commercial and employment centers should be located at intersections of arterial streets and along highways and commercial corridors.*" The subject site is on the southwest corner of two arterial streets.

- Design 1.d states, "*Except in mixed-use development areas, non-residential uses should provide appropriate screening and buffering from residential uses.*" Staff recommends that screening and buffering from residential uses be included in the CUP Development Guidelines in order to satisfy this Guideline.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the zone change from RR to GC and the creation of the Crestwood Landing Addition CUP DP-363 be **APPROVED**, subject to the following conditions:

1. The site shall be developed in substantial conformance with the development guidelines and general provisions of the approved CUP.
2. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning uses and character of the neighborhood: Properties to the north, across East 45th Street North, are within the City limits of Bel-Aire, are zoned M-1 Manufacturing, and are developed with Agricultural uses. Property to the east, across North Greenwich Road, is zoned RR and is developed with Agricultural uses. Property to the south is zoned RR and is developed with Agricultural uses. Property to the west is zoned LI limited Industrial and is developed with Agricultural uses. The

northern portion of Colonel James Jabara Airport is located within 600 feet to the west of the subject site.

2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned RR and is suitable for single-family housing, agricultural uses, some public and civic uses, and a limited variety of commercial uses in the form of rural home occupations.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: It is expected that the creation of CUP DP-363 could increase traffic to the area surrounding the site. The provisions in the Community Unit Plan and staff recommended conditions should minimize and mitigate any significant potential negative impacts of the proposed uses.

4. Length of time subject property has remained vacant as zoned: The property is developed for Agricultural uses.

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 may be considered an economic loss for the applicant.

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

7. Impact of the proposed development on community facilities: Public Works and Utilities staff indicate that the City's 2025-2034 Capital Improvement Program does not program funding for future water and sewer mains in this area. Additionally, a private pressure booster would likely be needed for fire flow, even after pipelines are extended. Lastly, although new pipelines would address the needs for the proposed development, the excess pipeline capacity could cause water quality problems that would need to be addressed until nearby water demand increases.

8. Opposition or support of neighborhood residents: As of the writing of this report, there has been no public comment voiced by neighborhood residents.

Attachments:

1. CUP DP-363 Applicant Proposed Text
2. CUP DP-363 Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Urban Growth Area Map
7. Urban Area of Influence Map
8. Site Photos

Applicant Proposed Text for the Crestwood Landing Addition CUP DP-363
Staff recommended changes are in *red*

CUP DEVELOPMENT GUIDELINES – CRESTWOOD LANDING ADDITION

1. This development contains 127.61 net acres more or less

2. Parcel Descriptions:

   Parcel 1

   Legal Description - Lot 1, Block A, Crestwood Landing Addition

   Gross Area = 117.85 Ac.

   Maximum Height = 80 Ft, ***subject to obtaining a "Determination of No Hazard" from the Federal Aviation Administration, which determines there would be no impact to the minimums for instrument approaches; otherwise, 25 Feet based on Airport Hazard Zone A.***

   Maximum Coverage = 30%

   Reserve A

   Gross Area = 3.89 Ac.

   Reserve B

   Gross Area = 5.16 Ac.

3. Minimum Setback Requirements -

Minimum Rear Setback	0', ***subject to compatibility standards***
Minimum Street Side Setback	0'
Minimum Interior Side Setback	0', ***subject to compatibility standards***
Minimum Front Setback	20'

4. Permitted Uses: The following uses are permitted for all parcels within the C.U.P.: all uses permitted **by-right** in the G.C. Zoning District except for: Recycling Collection Stations (Public and Private), Sexually Oriented Business, and Mining or Quarrying.

5. The transfer of title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present landowners, their successors and assigns and their lessees unless amended. However, the Planning Director, with the concurrence of the Zoning Administrator may approve minor adjustments to the conditions of this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

6. Landscaping and Parking Lot Screening - Shall be in accordance with the City of Wichita Code. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s).

7. Signs - Shall be in accordance with the City of Wichita **Sign** Code. ~~**The development shall be responsible for management of the distribution of sign areas.**~~ ***Billboards and off-site signs shall not be permitted.***

8. Parking - Shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code. A 25% Parking reduction shall be allowed for all lots **within** ~~**per**~~ this CUP.

9. No occupancy permits shall be issued for any development without **municipal water and sewer** services ~~**by municipal water and sewer services**~~.

10. Cross-lot circulation is to be provided for all lots.

11. All drainage ways and easements shall be determined at the time of platting.

12. Loading areas, trash receptacles, outside storage, and **loading** docks in the CUP shall be screened from ground level view along Greenwich and 45th Street North. Screening of all trash dumpsters outside storage, and mechanical equipment will be constructed of materials matching, and preferably connected to, the buildings they support.

13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

14. Any major changes within the Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration.

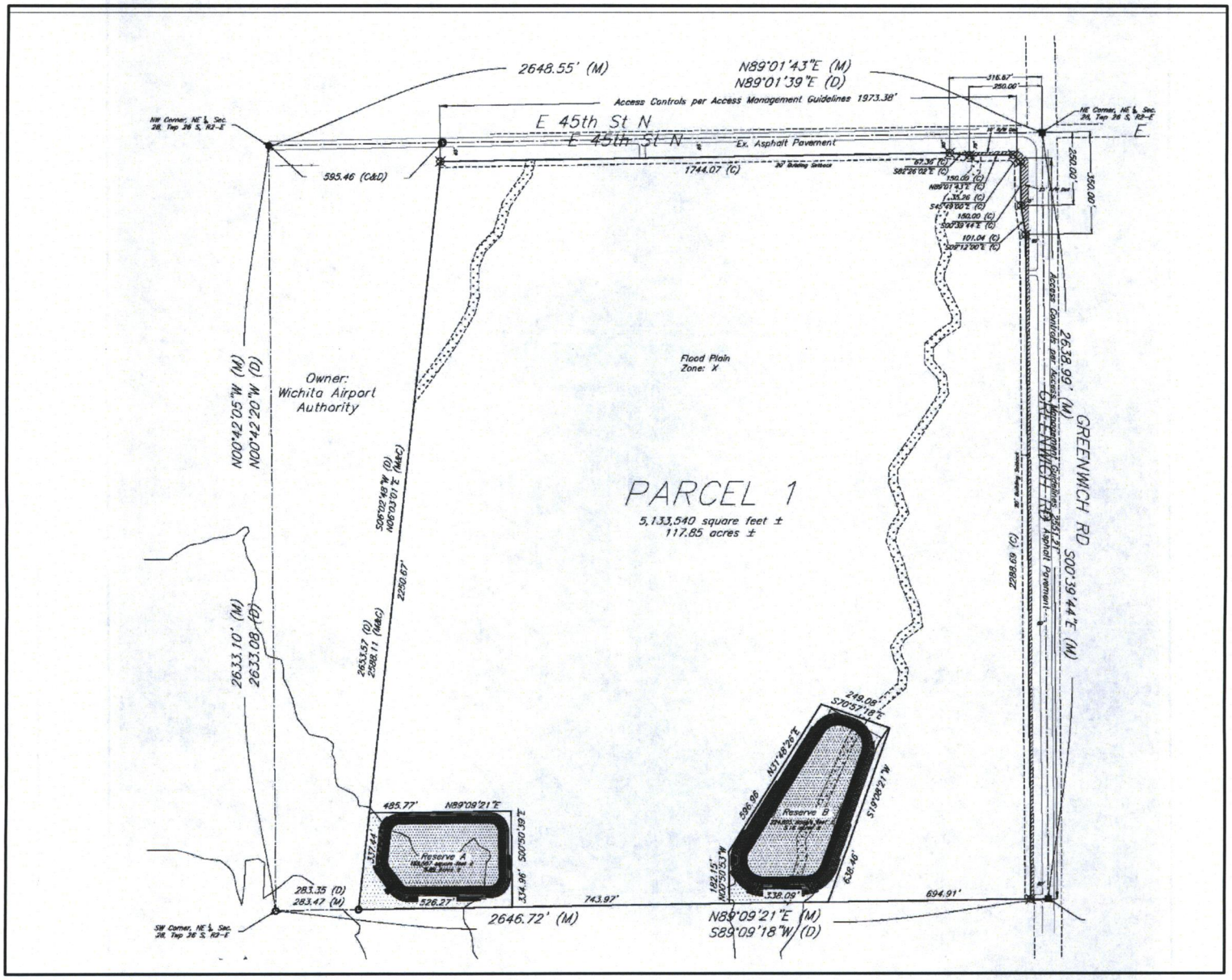
15. Lighting - Shall be in accordance with the City of Wichita Code. All lights shall be shielded **or aimed so that all light is dispersed in a downward direction.**

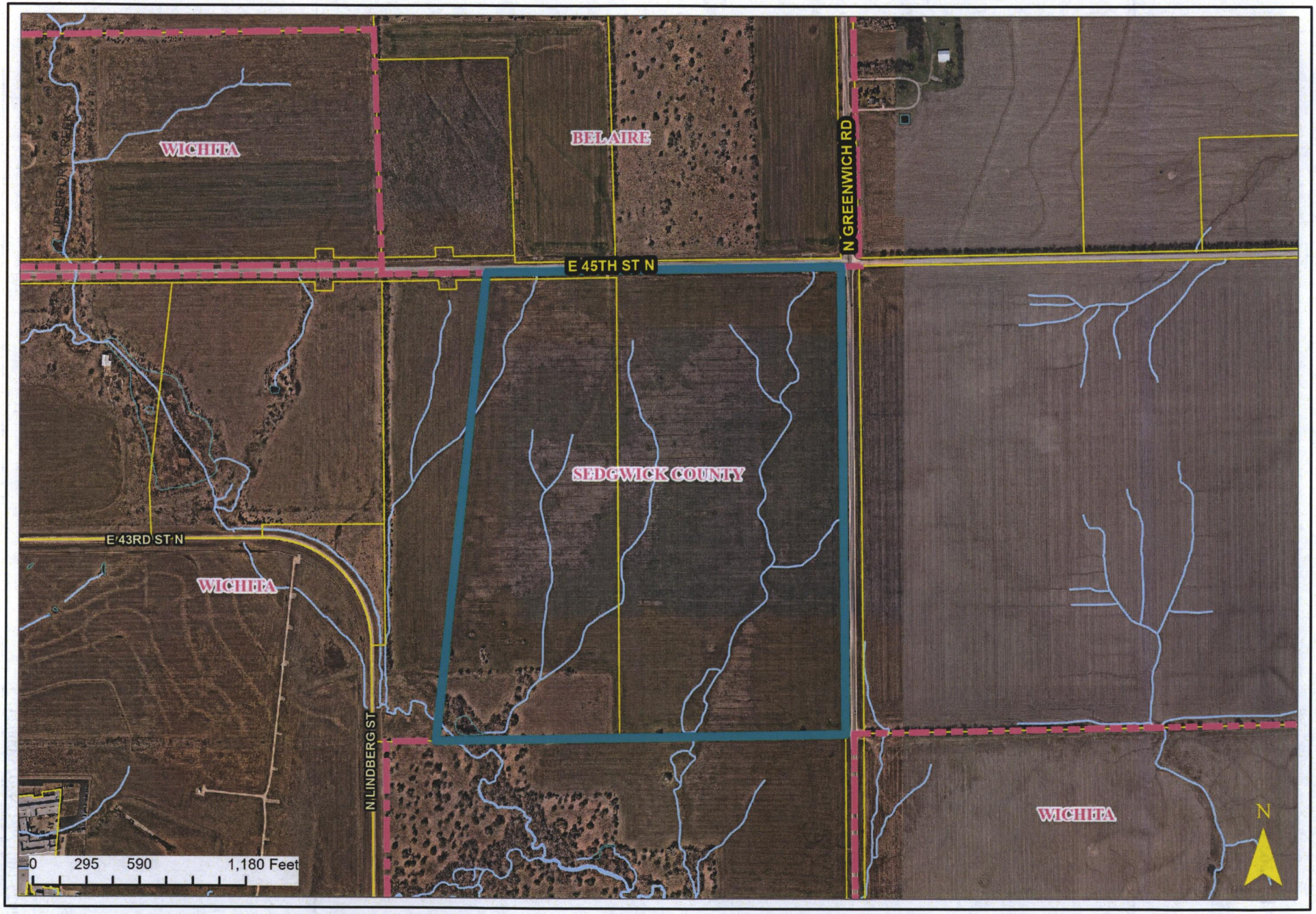
16. Any building proposed to be over 25 feet in height must obtain a Determination of No Hazard from the Federal Aviation Administration.

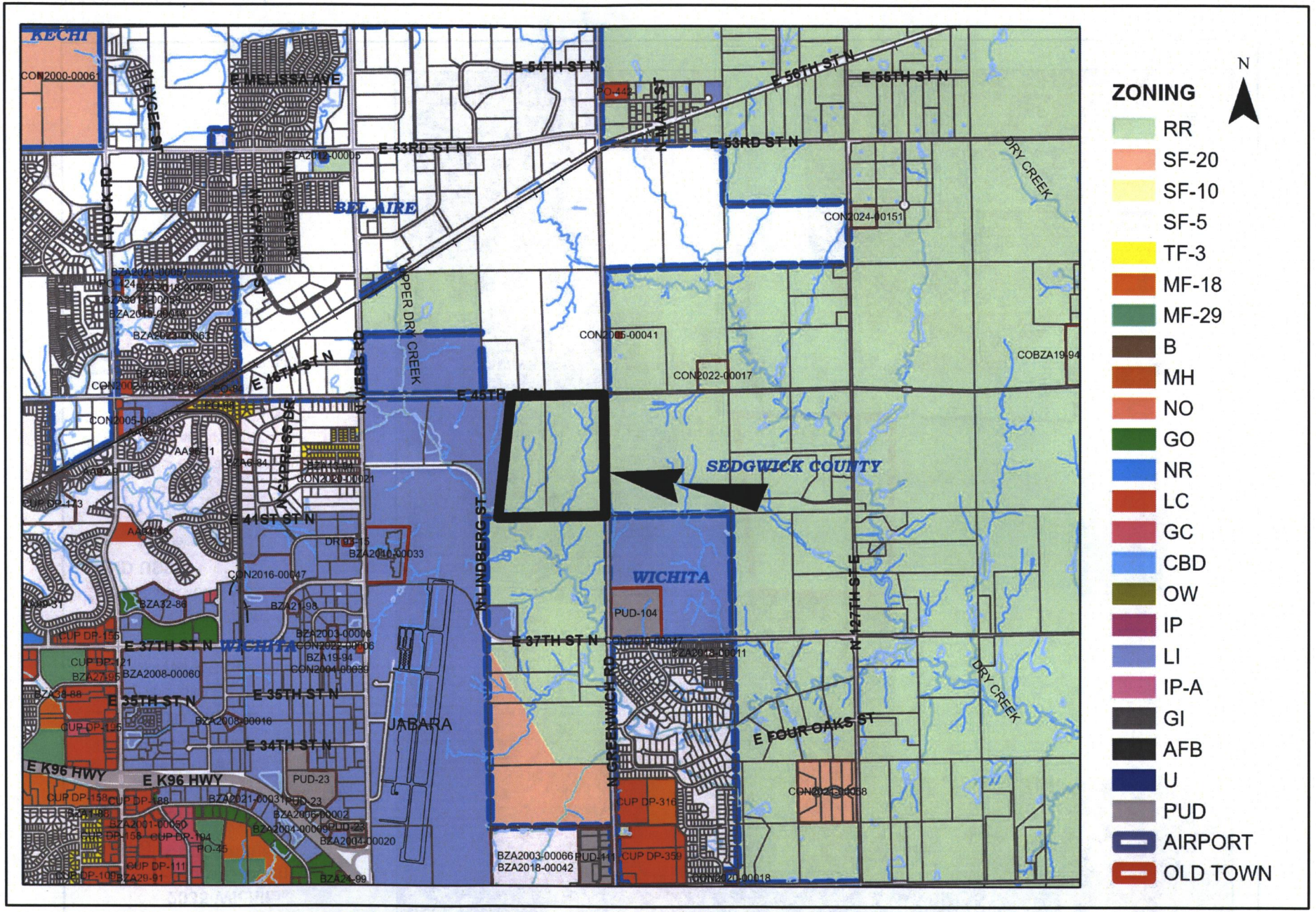
17. Screening – Screening shall be required in accordance with Sec. IV-B and Section III-C.2.b. of the Unified Zoning Code.

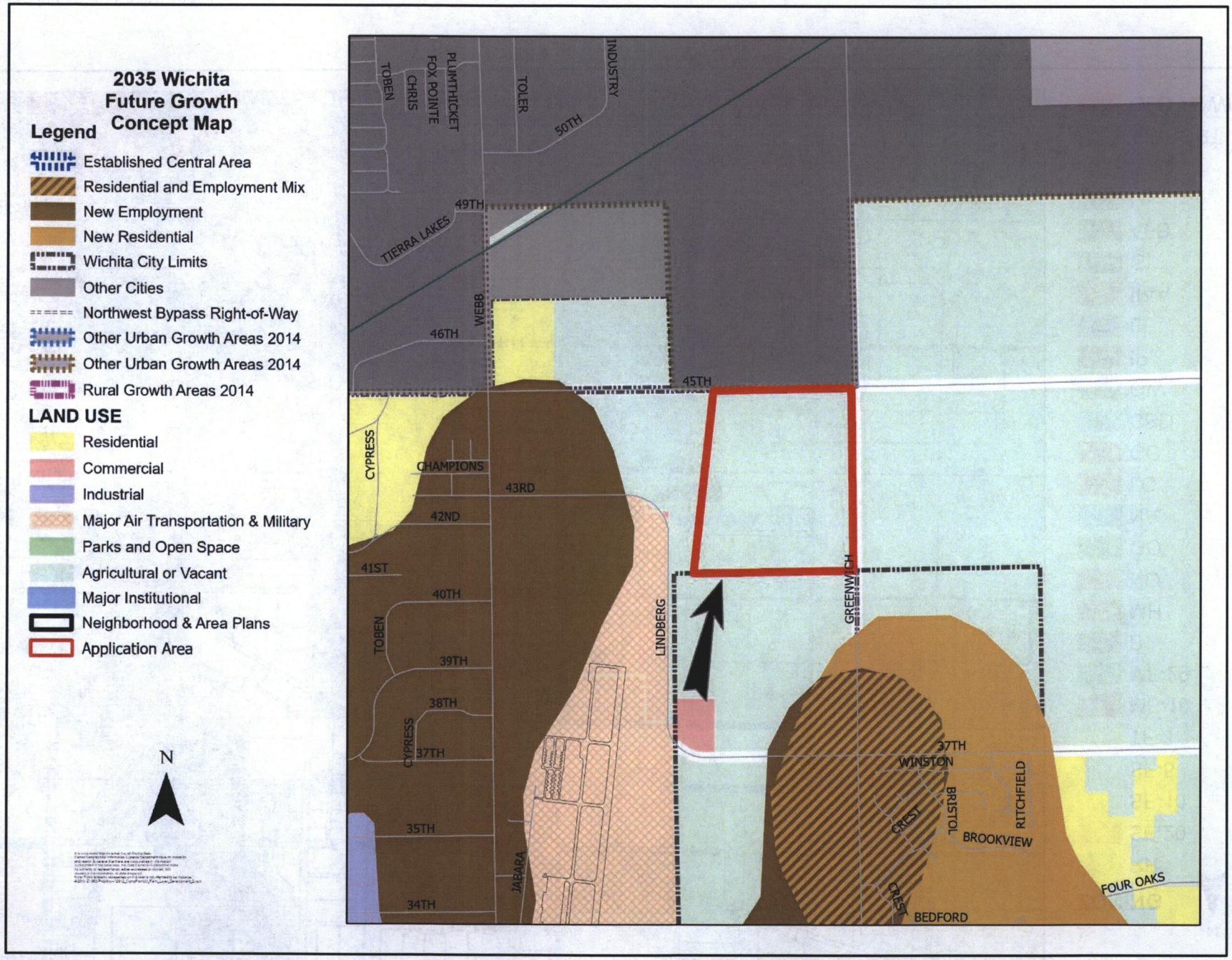
18. Sidewalks shall be required on one side of municipal streets within the CUP dedicated by the plat. A pedestrian circulation plan shall be prepared, submitted, and approved by the Planning Department prior to the issuance of buildings permits. The plan(s) shall provide connections between buildings and the public sidewalks.

CUP DP-363 Drawing




WICHITA
BEL AIRE
N GREENWICH RD
E 45TH ST N
SEDGWICK COUNTY
E 43RD ST N
WICHITA
N LINDBERG ST
WICHITA
0 295 590 1,180 Feet
N


KECHI
BEL AIRE
SEDGWICK COUNTY
WICHITA
JABARA
E 54TH ST N
E 53RD ST N
E 45TH ST N
E 41ST ST N
E 37TH ST N
E 35TH ST N
E 34TH ST N
E K96 HWY
E FOUR OAKS ST
N HYDRAULIC
N WEBB RD
N GREENWICH RD
N 127TH ST E
DRY CREEK
UPPER DRY CREEK
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
N


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
TOBEN
CHRIS
FOX POINTE
PLUMTHICKET
TOLER
INDUSTRY
50TH
49TH
TIERRA LAKES
WEBB
46TH
45TH
CYPRESS
CHAMPIONS
43RD
42ND
41ST
40TH
TOBEN
39TH
38TH
CYPRESS
37TH
35TH
34TH
JABARA
LINDBERG
GREENWICH
37TH
WINSTON
BRISTOL
RITCHFIELD
CREST
BROOKVIEW
CREST
FOUR OAKS
BEDFORD

2035 Urban Growth Areas Map

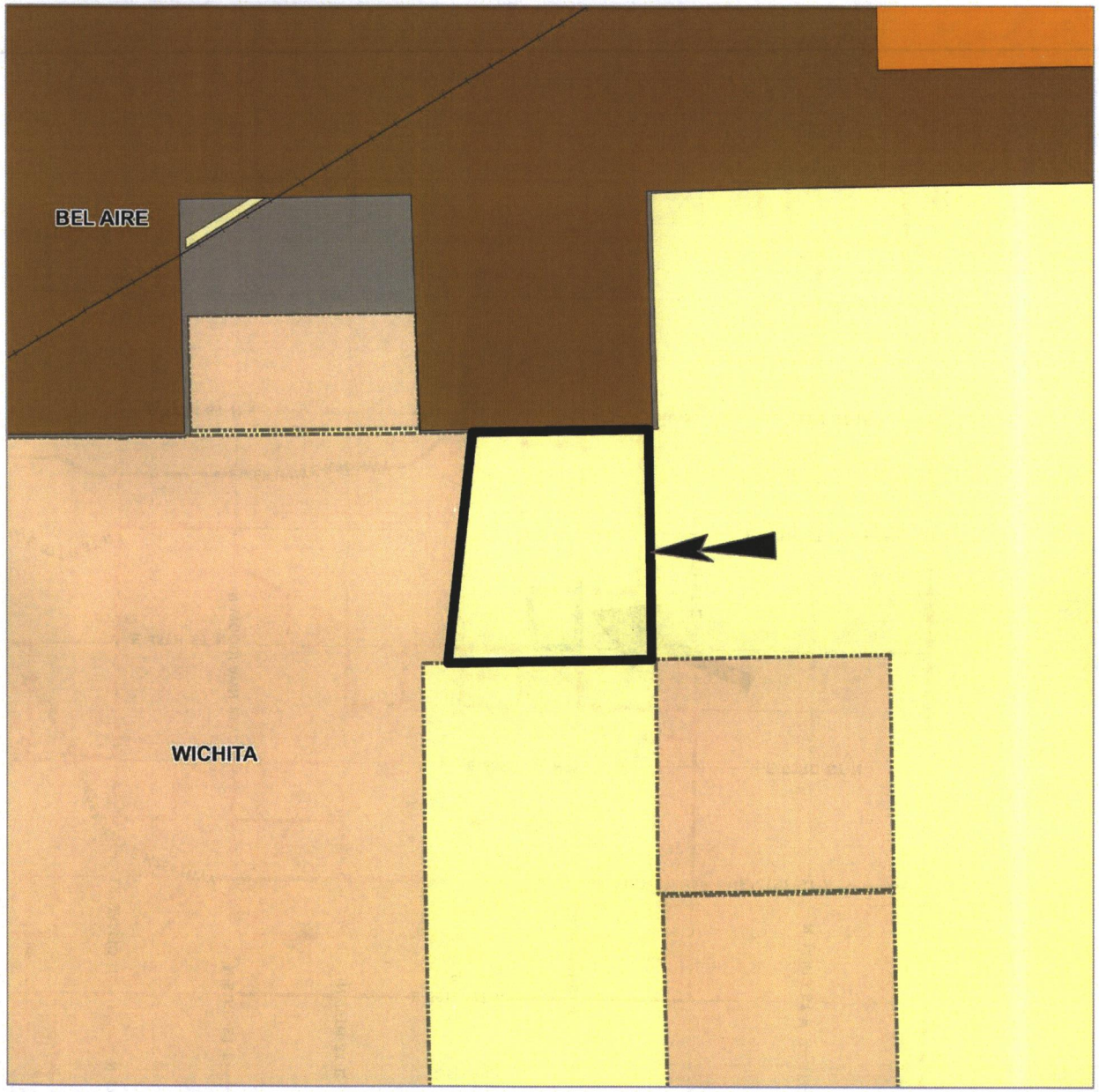
(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

N

Legend

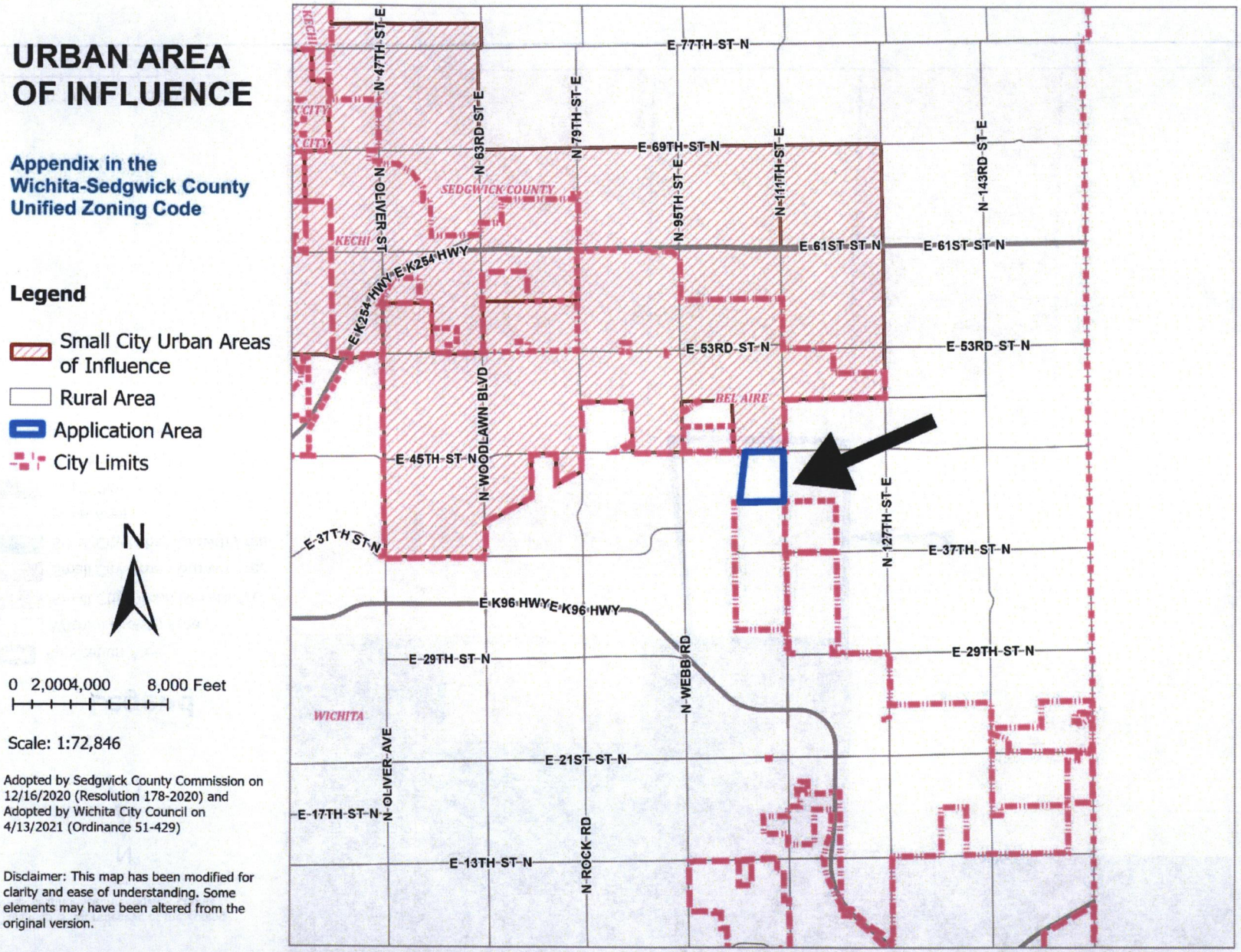
- Application Area
- Wichita Growth Area
- Small CIty Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- Small City Limits
- Wichita City Limits
- K-96 Special Use Corridor

0 500 1,000 2,000 Feet



URBAN AREA OF INFLUENCE

Appendix in the Wichita-Sedgwick County Unified Zoning Code



Looking south into site from E. 45th St.



Looking west into site from N. Greenwich Rd.



Looking north away from site on E. 45th St.



Looking west away from site down E. 45th St.



Looking east away from site down E. 45th St.



Looking east away from site across N. Greenwich Rd.



Looking north away from the site down N. Greenwich Rd.



Looking south away from site down N. Greenwich Rd.

