Wichita-Sedgwick County Metropolitan Area Planning Department

November 5, 2025

CUTTING EDGE INVESTMENTS LLC
4100 W 13TH
Wichita, KS 67212

RE: ZON2025-00035 –Zone Change request in the City from LC Limited Commercial District to GC General Commercial, generally located 300 feet west of North Ridge Road and 300 feet north of West Central Avenue.

Dear Applicant,

At its regular meeting on consideration **Wednesday, September 16, 2025,** , the Wichita City Council considered the above captioned request. The action of the Wichita City Council was to recommend **APPROVAL** of the request subject to Protective Overlay #457, which reads:

Protective Overlay # 457

1. Uses shall be restricted to those permitted by-right in the LC Limited Commercial District in addition to Outdoor Storage as a Principal Use as permitted in the GC General Commercial District.
2. All development standards shall adhere to the LC Limited Commercial District.
3. Signage shall be per the LC Limited Commercial District.
4. A six-foot solid screening fence shall be constructed where abutting or across the street from residential uses.
5. All drive and circulation aisles shall be paved with a monolithic surface.
6. Outdoor Storage shall be subject to Supplementary Use Regulations found in Section III-D.6.dd of the Unified Zoning Code.
7. All materials stored outdoors shall be neatly stacked and/or organized.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Moumita Kundu

Moumita Kundu
Senior Planner
Metropolitan Area Planning Division

CC: J.V. Johnston, Council Member, District 5
MABCD
Blake Schlyer, Agent
Teresa Veazey, CSR, District 5

Wichita-Sedgwick County Metropolitan Area Planning Department

August 15, 2025

CUTTING EDGE INVESTMENTS LLC
4100 W 13TH
Wichita, KS 67212

RE: ZON2025-00035 –Zone Change request in the City from LC Limited Commercial District to GC General Commercial, generally located 300 feet west of North Ridge Road and 300 feet north of West Central Avenue.

Dear Applicant,

At its regular meeting on **August 14, 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 subject to Protective Overlay #457, which reads:

Protective Overlay # 457

1. Uses shall be restricted to those permitted by-right in the LC Limited Commercial District in addition to Outdoor Storage as a Principal Use as permitted in the GC General Commercial District.
2. All development standards shall adhere to the LC Limited Commercial District.
3. Signage shall be per the LC Limited Commercial District.
4. A six-foot solid screening fence shall be constructed where abutting or across the street from residential uses.
5. All drive and circulation aisles shall be paved with a monolithic surface.
6. Outdoor Storage shall be subject to Supplementary Use Regulations found in Section III-D.6.dd of the Unified Zoning Code.
7. All materials stored outdoors shall be neatly stacked and/or organized.

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 **August 28, 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 **August 28, 2025, at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Wednesday, September 16, 2025,** beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

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,

Moumita Kundu

Moumita Kundu
Senior Planner

CC: J.V. Johnston, Council Member, District 5
MABCD
Blake Schlyer, Agent
Teresa Veazey, CSR, District 5

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON September 26, 25

ORDINANCE NO. 52-819

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. ZON2025-00035

Zone Change request in the City from LC Limited Commercial District to GC General Commercial, on property legally described as:

The North 120 feet of Lot 1, Gentry 5th Addition to Wichita, Sedgwick County, Kansas.

Subject to Protective Overlay #457 as follows:

1. Uses shall be restricted to those permitted by-right in the LC Limited Commercial District in addition to Outdoor Storage as a Principal Use as permitted in the GC General Commercial District.
2. All development standards shall adhere to the LC Limited Commercial District.
3. Signage shall be per the LC Limited Commercial District.
4. A six-foot solid screening fence shall be constructed where abutting or across the street from residential uses.
5. All drive and circulation aisles shall be paved with a monolithic surface.
6. Outdoor Storage shall be subject to Supplementary Use Regulations found in Section III-D.6.dd of the Unified Zoning Code.
7. All materials stored outdoors shall be neatly stacked and/or organized

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.

[Remainder of Page is Intentionally Left Blank- Signature Page Follows]

Adopted this 23RD day of September, 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, Deputy City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña
City Attorney and Director of Law

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	Cols	Depth
49235	IPL0275887	Legal Ad - IPL0275887		2.0	202.0L

ATTENTION: CITY OF WICHITA/CLERKS OFFICE IP
455 N MAIN ST FL 13
WICHITA, KS 67202
srice@wichita.gov;LAlvarez@wichita.gov

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES
SEPTEMBER 12, 2025

RESOLUTION NO. 25-434
A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER DISTRIBUTION PHASE 2 – AREA 151 ADDITION).
A resolution regarding water distribution improvements.

RESOLUTION NO. 25-435
A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER PHASE 2 INTERIOR – AREA 151 ADDITION).
A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-436
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A resolution regarding paving improvements.

RESOLUTION NO. 25-437
A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 8 WATER DISTRIBUTION IMPROVEMENTS – CLEAR CREEK 3RD & 4TH ADDITIONS).
A resolution regarding water distribution improvements.

RESOLUTION NO. 25-438
A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 8 SANITARY SEWER IMPROVEMENTS – CLEAR CREEK 4TH ADDITION).
A resolution regarding sanitary sewer improvements.

CITY OF WICHITA ORDINANCE NO. 52-814
SEDGWICK COUNTY RESOLUTION NO. 242-2025
First Published on Wichita.gov/LegalNotices on September 26, 2025
Published in The Ark Valley News on

A CITY ORDINANCE AND COUNTY RESOLUTION AMENDING THE WICHITA/SEDGWICK COUNTY AIRPORT HAZARD ZONING CODE BY AMENDING CHAPTER 28.08 OF THE CODE OF THE CITY OF WICHITA, KANSAS AND APPENDIX H OF THE CODE OF SEDGWICK COUNTY, KANSAS AND REPEALING THE ORIGINALS OF SAID CHAPTER AND APPENDIX.
An ordinance regarding amendments to the Airport Hazard Zoning Code.

ORDINANCE NO. 52-815
AN ORDINANCE AMENDING ARTICLE III, SECTIONS B.2.b, ITEM (2), B.2.c, ITEM (2), B.3.b, ITEM (2), B.3.c, ITEM (2), B.4.b, ITEM (2), B.4.c, ITEM (2), B.5.b, ITEM (2), B.5.c, ITEM (2), B.6.b, ITEM (2), B.6.c, ITEM (2), B.10.b, ITEM (2), B.10.c, ITEM (2), SECTION D, USE REGULATION SCHEDULE, SECTION D.6, ITEM I, AND ARTICLE V, SECTION L, ITEMS 2, 5, 7, AND 8 OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, AND REPEALING THE ORIGINAL SECTIONS THEREOF.
An ordinance regarding amendments to the unified zoning code and daycares.

ORDINANCE NO. 52-816
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.
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An ordinance regarding a zone change at 13610 West Maple Street.

ORDINANCE NO. 52-821
AN ORDINANCE AUTHORIZING THE CITY OF WICHITA, KANSAS TO ISSUE ITS MULTIFAMILY HOUSING REVENUE BONDS (MARKET CENTRE APARTMENTS) SERIES IV, 2025 FOR THE PURPOSE OF FINANCING A PORTION OF THE COSTS OF THE ACQUISITION, REHABILITATION, AND EQUIPPING OF A MULTIFAMILY APARTMENT COMPLEX; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.
An ordinance regarding Market Centre Apartments.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
IPL0275887
Sep 26 2025

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

the undersigned, 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.

1.0 insertion(s) published on:
09/26/25 Print

Print Tearsheet Link

Marketplace Link

Amy Robbins

DIGITALLY SIGNED

Amy Robbins

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Sep 26, 2025, 8:54 AM EDT

SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328497
MY COMMISSION EXPIRES 4.16.2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

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

That the attached Notice of Public Hearing / Ordinance No. 52-819 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 26th day of September, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 25th day of September, 2025.

GERRI D. FORD
Notary Public
State of Kansas
My Appointment Expires 11-21-27

Notary Public

(seal)

City Clerk's Office

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

316.268.4529

www.wichita.gov

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IPL0275887

Sep 26 2025

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	Cols	Depth
41100	IPL0255988	Legal Ad - IPL0255988	MAPC Public Hearing	2.0	190.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov

OCA 150004
MAPC/BZA August 14, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 14, 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.**

BZA2025-00046: Variance request in the City to reduce building to building setback from 3 feet to 16 inches in the SF-5 Single-family Residential District, generally located on the west side of South Dellrose Avenue and within 360 feet west of South Oliver Avenue (285 South Dellrose Avenue).

BZA2025-00047: Variance request in the City to allow a sign to be within the required setbacks on property zoned LC Limited Commercial District, generally located on the east side of South Oliver Avenue, within 900 feet north of South George Washington Boulevard (2600 South Oliver Street).

CON2025-00093: Conditional Use amendment in the City to extend Entertainment Establishment hours on Fridays and Saturdays on property zoned LC Limited Commercial, generally located on the north side of West Pawnee Avenue and within 300 feet east of South Seneca Street (1040 West Pawnee Avenue).

CON2025-00094: Conditional Use request in the City to have Group Residence, Limited on property zoned SF-5 Single-Family Residential District to have up to 12 residents on site, generally located on the south side of East Peach Tree Lane, within 200 feet west of South Woodlawn Boulevard (6321 East Peach Tree Lane).

CUP2025-00022: Amendment to CUP DP-67 to allow Warehouse, Self-Service Storage and change development standards for Parcel 3B, generally located on the east side of North Woodlawn Boulevard and within one-quarter mile south of East 21st Street North.

DER2024-00008: Pursuant to K.S.A. 12-757 et. Seq., amendment of the Unified Zoning Code regarding the Day Care, General Use in Residential Zoning Districts, will be considered.

DER2025-00019: Repeal of the existing Airport Hazard Zoning Code and adoption of the new Airport Hazard Zoning Code, will be considered.

PUD2025-00015: Zone Change request in the City from LI Limited Industrial and LC Limited Commercial to PUD to create the Douglas Flats PUD #146, generally located on the southwest corner of West Douglas Avenue and South Exposition Street (109 South Exposition Street).

PUD2025-00016: Zone Change request in the City from LI Limited Industrial to PUD Planned Unit Development to create the Proctor Family Indoor Athletic Facility PUD #147, generally located on the west side of East 28th Street North and within 575 feet west of North Greenwich Road (11010 East 28th Street North).

VAC2025-00024: Vacation request in the City to vacate a 20-foot platted alleyway for private maintenance, generally located south of East Douglas Avenue, between South Kansas Avenue and South Minneapolis Avenue and north of East English Street.

VAC2025-00025: Vacation request in the City to vacate a utility easement; generally located west of South Seneca Street and 1,100 feet south of West Pawnee Avenue.

VAC2025-00026: Vacation request in the City to vacate a utility easement and drainage easement; generally located 1,000 feet west of North Maize Road and 1,300 feet north of West 21st Street North.

VAC2025-00027: Vacation request in the City of 15-foot-wide x 125-foot-long public alley to the west of Lot 51 and the east of Lot 49, Matinson's 4th Addition, generally located south of West Douglas Avenue.

ZON2025-00033: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located on the south side of West 50th Street South and approximately one-third mile east of South Seneca Street.

ZON2025-00034: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the east side of East Harding Avenue and within 150 feet south of East Central Avenue (440 North Harding Avenue).

ZON2025-00035: Zone Change request in the City from LC Limited Commercial District to GC General Commercial, generally located 300 feet west of North Ridge Road and 300 feet north of West Central Avenue.

ZON2025-00036: Zone Change request in the City from GO General Office District to LC Limited Commercial District, generally located on the northwest corner of West Maple Street and North 135th Street (13610 West Maple Street).
IPL0255988
Jul 23 2025

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)
the undersigned, 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.

1.0 insertion(s) published on:
07/23/25 Print

Print Tearsheet Link

Marketplace Link

Russ Davis

DIGITALLY SIGNED

Russ Davis

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Jul 23, 2025, 10:40 AM EDT

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ELECTRONIC NOTARY PUBLIC
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WICHITA–SEDGWICK COUNTY
W.SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.10

STAFF REPORT
MAPC: August 14, 2025
DAB V: August 4, 2025

FILE COPY

CASE NUMBER: ZON2025-00035 (City)

APPLICANT/AGENT: Cutting Edge Investments LLC (Applicant) / Blake Schlyer (Agent)

REQUEST: GC General Commercial

CURRENT ZONING: LC Limited Commercial

SITE SIZE: 0.60 acres

LOCATION: Generally located 300 feet west of North Ridge Road and 300 feet north of West Central Avenue

PROPOSED USE: Outdoor Storage as Principal Use

RECOMMENDATION: Approval with Protective Overlay #457



BACKGROUND: The applicant is requesting a zone change from LC Limited Commercial (LC) to GC General Commercial District (GC). The 0.60-acre property is located 300 feet west of North Ridge Road and 300 feet north of West Central Avenue. The property is currently undeveloped but is currently being used to store siding materials. The current zoning of the site doesn't allow Outdoor Storage as the principal use. The applicant is requesting the zone change in order to come into compliance and to allow outdoor storage for fencing, decking, and siding materials. The site is landlocked and has a private driveway owned by the applicant that is used for access to West Central Avenue. This application was submitted due to the applicant being served a Notice of Violation for the existing, non-conforming use.

The requested zone change would generally allow a reduction in setbacks. There will be no changes to minimum lot area or width, front and interior side setback requirements, or maximum height.

Development Standard	LC Limited Commercial District	GC General Commercial District
Minimum lot area	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; 580 square feet per Dwelling Unit for Multi-Family (maximum 75.1 Dwelling Units per acre); no minimum for nonresidential uses
Minimum lot width	No minimum	No minimum
Front setback	20 feet	20 feet
Rear setback	10 feet	No minimum
Interior side setback	Zero feet or 5 feet	Zero feet or 5 feet
Street side setback	10 feet	No minimum
Maximum height	80 feet	80 feet

There will be no changes to the existing screening and landscaping requirements set forth in the Unified Zoning Code and Wichita Landscape Code, respectively. The requested zone change will also not have an effect on the compatibility height or setback standards that apply to this property when abutting residential zoning.

Due to the proximity of residential uses and surrounding LC-zoned properties, Planning staff recommends the following Protective Overlay.

1. Uses shall be restricted to those permitted by-right in the LC Limited Commercial District in addition to Outdoor Storage as a Principal Use as permitted in the GC General Commercial District.
2. All development standards shall adhere to the LC Limited Commercial District.
3. Signage shall be per the LC Limited Commercial District.
4. A six-foot solid screening fence shall be constructed where abutting or across the street from residential uses.
5. All drive and circulation aisles shall be paved with a monolithic surface.
6. Outdoor Storage shall be subject to Supplementary Use Regulations found in Section III-D.6.dd of the Unified Zoning Code.
7. All materials stored outdoors shall be neatly stacked and/or organized.

According to the Supplementary Use Regulations found in Section III-D.6.dd Outdoor storage or baling of junk, scrap, paper, bottles, rags, or similar materials is not allowed in LC through LI districts.

Properties to the north, south, east, and west are all zoned LC Limited Commercial District. Property to the west is developed with a multi-family apartment complex. Property to the east is developed with a gas station and a convenience store. Properties to the south are developed with a liquor store and a neighborhood shopping center. Property to the north is developed with a bowling center.

CASE HISTORY: In 1990, the subject property was platted as part of Gentry 5th Addition. In the 1950s, the site was located within Sedgwick County. During that time, the County undertook a rezoning effort that reclassified residentially-zoned properties within a three-mile radius of the Wichita city limits to LC Limited Commercial zoning to accommodate anticipated future development. This rezoning applied to the four quadrants of arterial intersections. There have been no other zoning cases associated with the property.

ADJACENT ZONING AND LAND USE:

North:	LC	Bowling Center
South:	LC	Liquor store and a neighborhood shopping center.
West:	LC	Multi-family apartments
East:	LC	Gas station & Convenience store

PUBLIC SERVICES: The site has no direct access to any public right-of-way. It has a private driveway owned by the applicant that is used for access, and the applicant confirmed they plan to continue using this drive as access. West Central Avenue and North Ridge Road are both paved, five-lane arterial streets with sidewalks on both sides. Municipal water and sewer currently serve the site. Wichita Transit provides regular bus service along West Central Avenue and North Ridge Road. The nearest bus stop, on North Ridge Road, is within 250 feet, and on West Central Avenue is within 550 feet.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is governed by the following plans:

Community Investments Plan: The requested zone change is in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the site as appropriate for "Commercial" uses.

The *Plan* defines "Commercial" 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.*" Commercial zoning does allow for Outdoor Storage as principal use. The provisions of the recommended Protective Overlay are designed to ensure compatibility with nearby uses.

The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. The requested zone change is in conformance with the Locational Guidelines. These Guidelines encourage major commercial and employment centers to be located at the intersections of arterial streets and along highways and commercial corridors. The subject site is at the immediate intersection of two arterial streets with significant commercial development at the intersection and along the West Central Avenue corridor.

The eastern half of the site is within the Established Central Area. Locational Guidelines for the Established Central Area encourage infill development that maximizes public investment in existing and planned infrastructure and services. For the areas "Outside the Established Central Area," the Locational Guidelines state, except in mixed-use developments, residential and non-residential areas should generally be separate and distinct, with appropriate screening and buffering to ensure land use compatibility while maintaining connectivity. The site borders a multifamily development to the west, with an existing fence along the shared boundary.

Wichita: Places for People Plan: The requested zone change is in partial conformance with the goals of the

Wichita: Places for People Plan. The subject site is partially located within the ECA. The Wichita: Places for People Plan provides recommendations for urban infill development in the ECA, and it identifies six strategies to help implement the vision. Strategy #6 states, "*Encourage infill and redevelopment that is contextual to the environment in which it is occurring.*" The context surrounding the subject site includes established commercial zoning and land uses to the south, east, and north. While the abutting property to the west is developed with multifamily housing, it is zoned commercial. Although there is existing fencing along the west side of the property line abutting the multifamily development, introducing a more intensive commercial use on the subject site would not serve as a buffer to the nearby residential areas. Therefore, staff determines that the request is in partial conformance to the Places for People Plan.

RECOMMENDATION: Based upon the information available at the time the report was prepared, the staff recommends the zone change be **APPROVED with Protective Overlay #457.**

Protective Overlay # 457

1. Uses shall be restricted to those permitted by-right in the LC Limited Commercial District in addition to Outdoor Storage as a Principal Use as permitted in the GC General Commercial District.
2. All development standards shall adhere to the LC Limited Commercial District.
3. Signage shall be per the LC Limited Commercial District.
4. A six-foot solid screening fence shall be constructed where abutting or across the street from residential uses.
5. All drive and circulation aisles shall be paved with a monolithic surface.
6. Outdoor Storage shall be subject to Supplementary Use Regulations found in Section III-D.6.dd of the Unified Zoning Code.

All materials stored outdoors shall be neatly stacked and/or organized.
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north, south, east, and west are all zoned LC Limited Commercial District. Property to the west is developed with a multi-family apartment complex. Property to the east is developed with a gas station and a convenience store. Properties to the south are developed with a liquor store and a neighborhood shopping center. Property to the north is developed with a bowling center.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned LC Limited Commercial District, which can support a wide variety of residential, civic, and commercial land uses. The LC district does not allow the requested outdoor storage as the principal use. The site is suitable for uses to which it has been restricted.

1. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Removal of the restrictions of the requested zone change will bring the current use of the site into compliance. Removal of the restrictions could have detrimental effect by permitting higher intensity commercial uses near residential uses. The provisions of the recommended Protective Overlay are designed to ensure compatibility among uses.

3. **Length of time subject property has remained vacant as zoned:** The site has never been developed, but it is currently being used as outdoor storage for siding materials, which is non-compliant with the current zoning.

4. **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.

5. **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 is in partial conformance with the *Wichita Places for People Plan*, as discussed in the report.

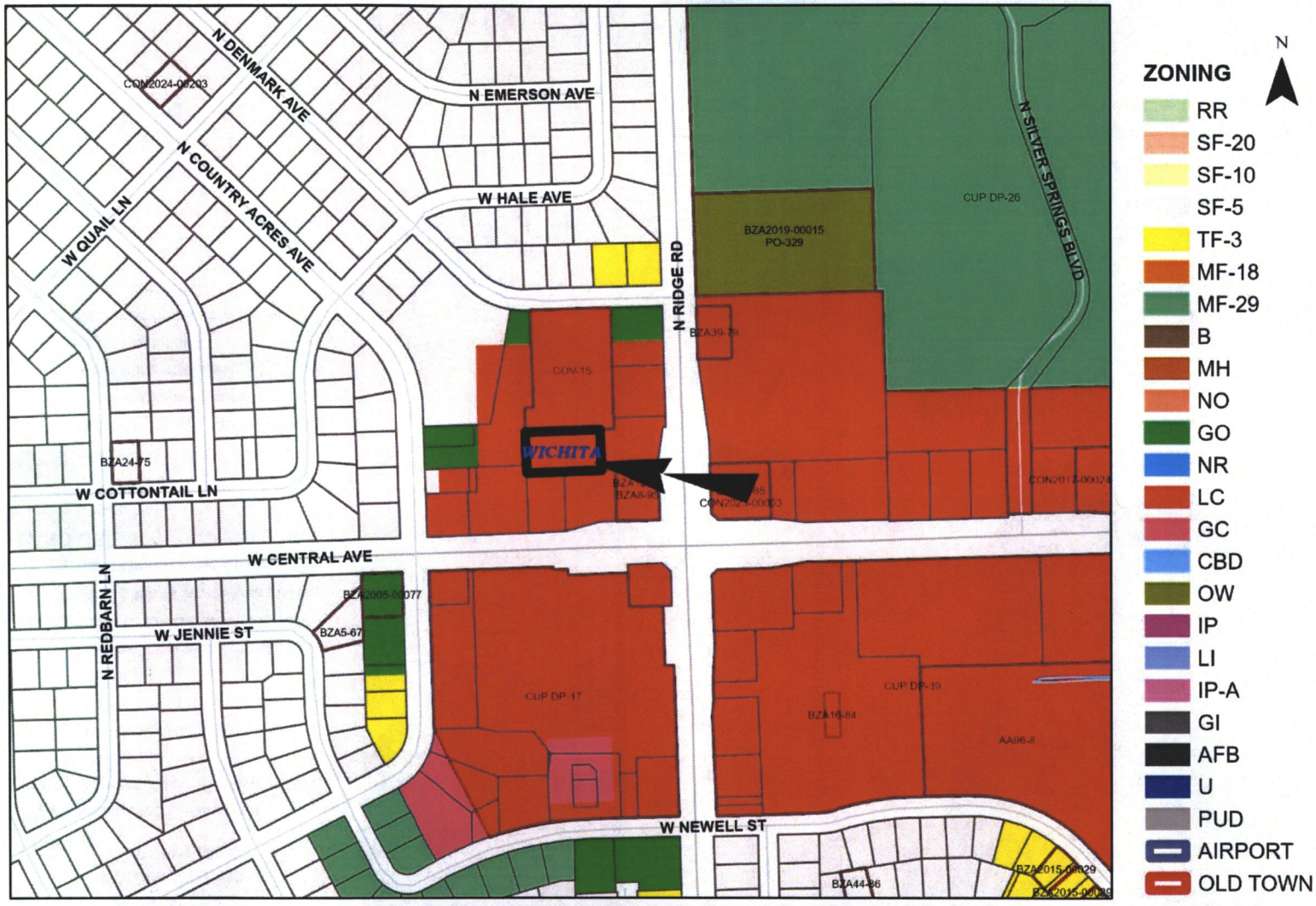
6. **Impact of the proposed development on community facilities**: Should the request be approved; it is not anticipated to have significant negative impacts on community facilities. The proposed use is not likely to induce a significant increase in traffic to the area.

7. **Opposition or support of neighborhood residents:** Staff has not received comments at the time of the publication of the staff report.

Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Photos


N DENMARK AVE
WICHITA
N RIDGE RD
N COUNTRY ACRES AVE
W CENTRAL AVE
0 55 110 220 Feet


N DENMARK AVE
N EMERSON AVE
N COUNTRY ACRES AVE
W HALE AVE
W QUAIL LN
N RIDGE RD
N SILVER SPRINGS BLVD
W COTTONTAIL LN
W CENTRAL AVE
N REDBARN LN
W JENNIE ST
W NEWELL ST
WICHITA
CUP DP-26
BZA2019-00015
PO-329
CUP DP-17
CUP DP-39
N
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

2035 Wichita Future Growth Concept Map

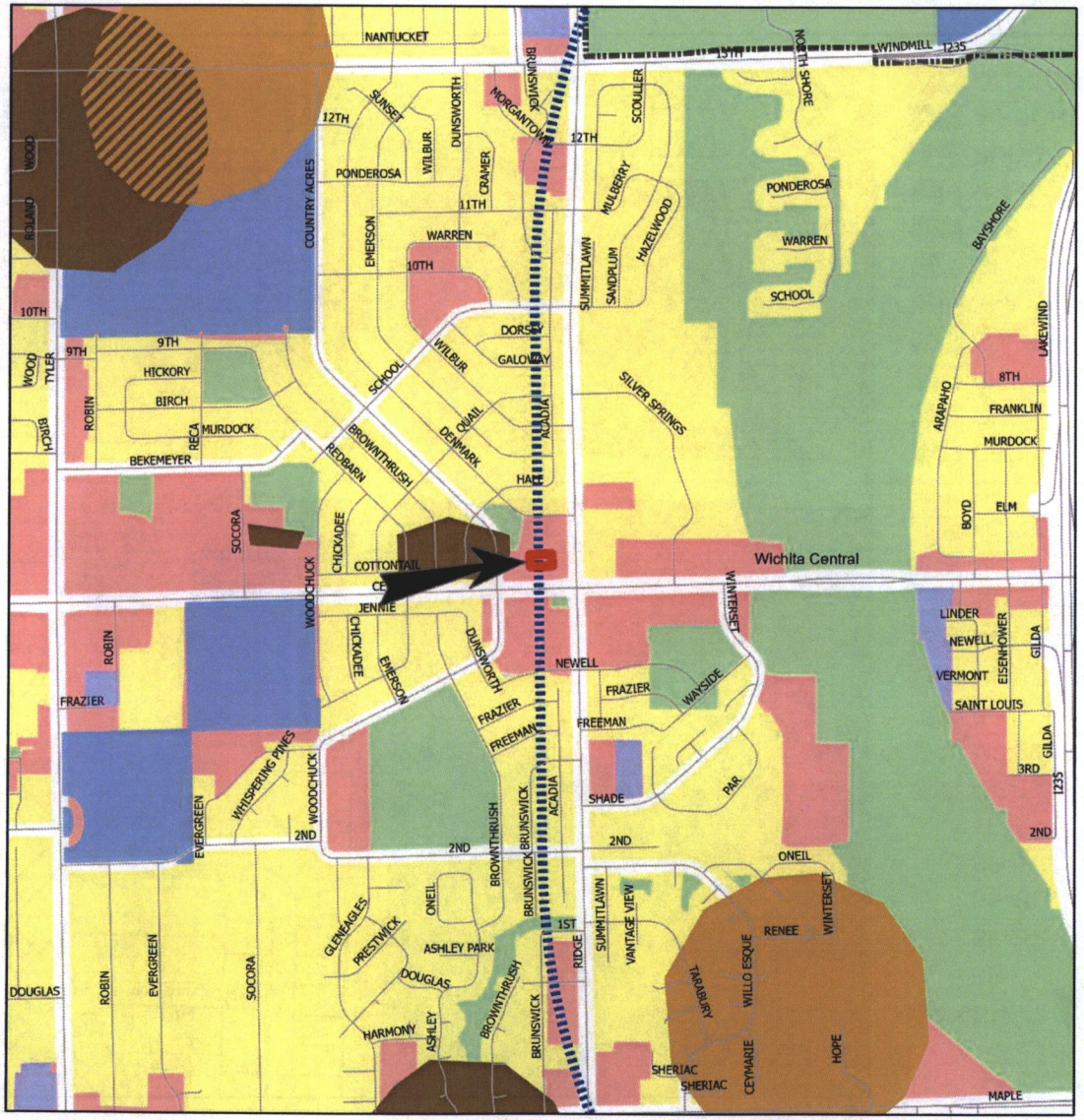
Legend

- 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

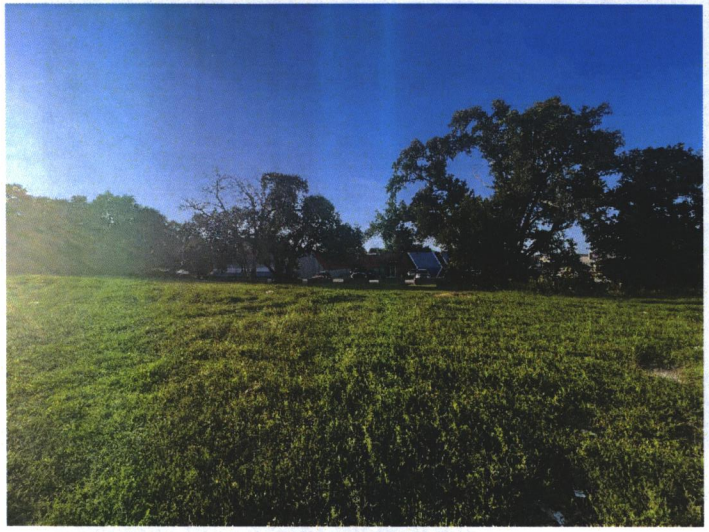
LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Neighborhood & Area Plans
- Application Area

N



Looking towards the north from site



Looking towards the south from site



Looking west away from site



Looking towards the outdoor storage of siding material on site



Looking towards the private alley



Looking towards the east from site



Looking towards the south at site



Looking south away from site

