CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 14, 2025

Westside Baptist Chapel, Inc.
PO BOX 9323
Wichita, KS 67277

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

RE: CON2025-00034–A Conditional Use request to allow Ancillary Parking in the SF-5 Single-Family Residential District; Generally located approximately 400 feet west of North 119th Street West and north of West Central Avenue (12050 West Central Avenue).

Dear Applicant:

At its regular meeting on **March 27, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. The Conditional Use shall adhere to all the Supplementary Use Regulations set forth in Article III-D.6.p of the Unified Zoning Code.
2. The applicant shall provide a revised site plan indicating the necessary screening and landscaping. The site plan shall be provided to the Planning Department for review and approval prior to the issuance of building permits.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: J.V. Johnston, Council Member District V
Teresa Veazey, CSR, District V
MABCD
SDCT Holdings, LLC 12160 W. Central Ave Wichita KS 67235

CONDITIONAL USE RESOLUTION NO. CON2025-00034

WHEREAS, Westside Baptist Chapel, Inc., Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Parking Area, Ancillary in SF-5 Single-Family Residential District zoning, legally described as:

> That part of Lot 1, Westside Bible Chapel Addition, Wichita, Sedgwick County, Kansas, described as: Commencing at the northeast corner of said Lot 1; thence south, coincident with the east line of said Lot 1, 619.87 feet to a deflection corner in the east line of said Lot 1; thence continuing south, coincident with the southerly prolongation of a segment of the east line of said Lot 1, 390.29 feet to the Point of Beginning; thence continuing south, coincident with the southerly prolongation of a segment of the east line of said Lot 1, 92.05 feet, to a segment of the south line of said Lot 1; thence west, coincident with a segment of the south line of said Lot 1, 186.46 feet to the southwest corner of said Lot 1; thence north, coincident with the west line of said Lot 1, 92.05 feet; thence east, parallel with a segment of the south line of said Lot 1, 186.48 feet to the point of beginning.

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

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

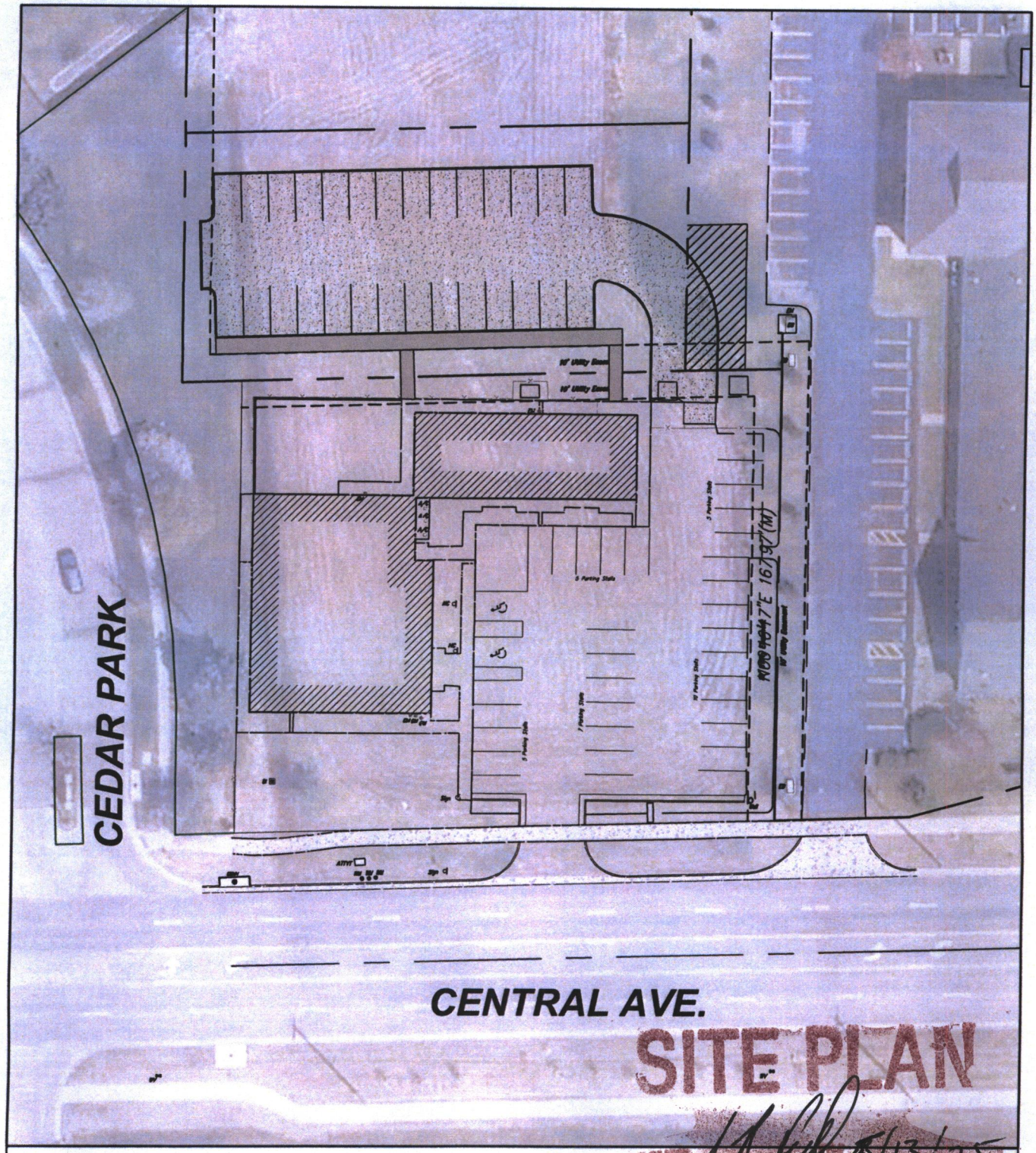
WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Parking Area, Ancillary in SF-5 Single-Family Residential District zoning, legally described as:

That part of Lot 1, Westside Bible Chapel Addition, Wichita, Sedgwick County, Kansas, described as: Commencing at the northeast corner of said Lot 1; thence south, coincident with the east line of said Lot 1, 619.87 feet to a deflection corner in the east line of said Lot 1; thence continuing south, coincident with the southerly prolongation of a segment of the east line of said Lot 1, 390.29 feet to the Point of Beginning; thence continuing south, coincident with the southerly prolongation of a segment of the east line of said Lot 1, 92.05 feet, to a segment of the south line of said Lot 1; thence west, coincident with a segment of the south line of said Lot 1, 186.46 feet to the southwest corner of said Lot 1; thence north, coincident with the west line of said Lot 1, 92.05 feet; thence east, parallel with a segment of the south line of said Lot 1, 186.48 feet to the point of beginning.

Approved subject to the following conditions:

1. The conditional Use shall adhere to all the Supplementary Use Regulations set forth in Article III-D.6.p of the Unified Zoning Code.
2. The applicant shall provide a revised site plan indicating the necessary screening and landscaping. The site plan shall be provided to the Planning Department for review and approval prior to the issuance of building permits.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.



OAKCREST PET HOSPITAL EXHIBIT

12160 W Central Ave.

02/03/2025

1" = 50'

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

E:\Projects\Oakcrest Pet Hospital\Engineering\OPH base 2.dwg

This exhibit is for illustrative purposes only.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
16399	641368	Print Legal Ad-IPL02204770 - IPL0220477	MAPC Hearing	2	52 L

Attention: Mandy Hebert

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

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on March 5, 2025
(One Time Only)
MAPC/BZA March 27, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 27, 2025**, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices**.

CON2025-00034: Conditional Use in the City to allow ancillary parking on property zoned SF-5 Single Family Residential generally located approximately 400 feet west of N 119th Street West and West Central Avenue, (12050 W CENTRAL AVE).

CON2025-00035: Conditional Use for an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the north side of West MacArthur Road, within one-half mile west of South Seneca Street (1724 West MacArthur Road).

CON2025-00039: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential, generally located on the east side of South Elizabeth Avenue and within one-quarter mile south of West 31st Street South (3420 South Elizabeth Avenue).

CON2025-00040: Conditional Use request in the City for Entertainment Establishment accessory to Hotel on Parcel 1D (with ZON2025-00006 to amend PO #36 to change dev. standards) on property zoned LC Limited Commercial, located one-quarter mile west of N Maize Rd and one-quarter mile north of W 21st St N.

CUP2025-00008: Amendment to CUP DP-71 (with ZON2025-00004) to allow redevelopment with Manufacturing uses, generally located north of West Kellogg Drive and west of South Tracy Street (4600 West Kellogg Drive).

VAC2025-00006: Vacation request in the City for portion of right-of-way abutting Lots 7 and 8 of the A. Verne Roberts Addition; generally located north of the intersection of South Dodge Avenue and West 50th Street South.

ZON2025-00004: Zone Change request from LC Limited Commercial District to LI Limited Industrial District (with CUP2025-00008) to allow for redevelopment with Manufacturing uses, generally located north of West Kellogg Drive and west of South Tracy Street (4600 West Kellogg Drive).

ZON2025-00005: Zone Change request in the city from TF-3 Two -Family Residential to NR Neighborhood Retail to permit retail uses associated with a church, generally located on the northeast corner of West 11th Street North and North Waco Avenue (1200 North Waco Avenue).

ZON2025-00006: Request in the City to amend Protective Overlay #36 to change bldg. coverage/floor area, architectural controls, and screening wall location for a Hotel (with CON2025-00040 to permit Entertainment Establishment), located one-quarter mile west of N Maize Rd and one-quarter mile north of W 21st Street N.

IPL0220477
Mar 5 2025

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

1 insertion(s) published on:
03/05/25

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 03/05/2025 to 03/05/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 03/06/2025

Amy Robbins

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

AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

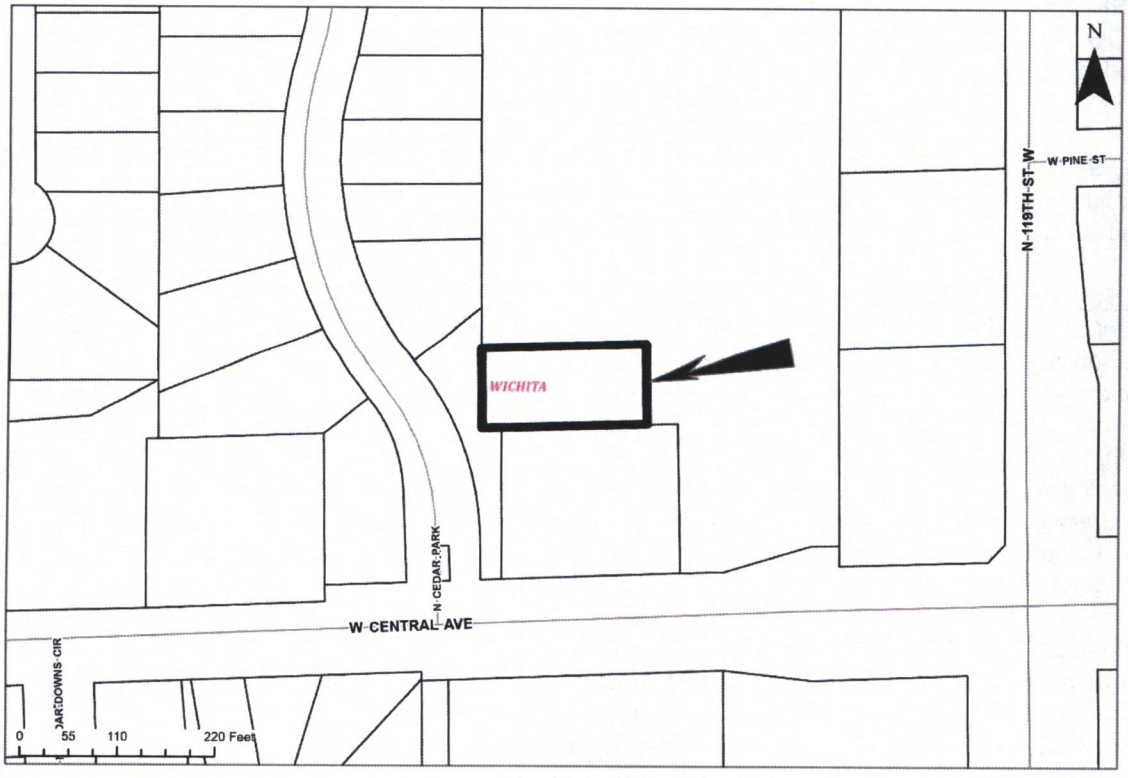
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.2

STAFF REPORT
MAPC: March 27, 2025
DAB V: April 7, 2025

CASE NUMBER:	CON2025-00034 (City)
APPLICANT/AGENT:	Westside Baptist Chapel, Inc. / SDCT Holdings, LLC (Applicant) / Baughman Co., P.A. (Agent)
REQUEST:	Conditional Use for Ancillary Parking
CURRENT ZONING:	SF-5 Single-Family Residential District
SITE SIZE:	0.39 acres
LOCATION:	Generally located approximately 400 feet west of North 119th Street West and north of West Central Avenue (12050 West Central Avenue).
PROPOSED USE:	To permit an ancillary parking lot for abutting commercial uses.
RECOMMENDATION:	Approve, with conditions



BACKGROUND: The applicant is requesting a Conditional Use for Ancillary Parking on a portion of a property zoned SF-5 Single-Family Residential District (SF-5). The portion of the subject site as requested is 0.39 acres and is generally located approximately 400 feet west of North 119th Street West and north of West Central Avenue (12050 West Central Avenue).

SDCT Holdings, LLC will lease the portion of the property to be used as Ancillary Parking from the owner. The remainder of the lot proposed to include Ancillary Parking is developed as a Church or Place of Worship and is also used for Agricultural purposes. A site plan has been attached to the end of this report showing the proposed parking lot to the north of a set of buildings used for Animal Care.

Per the UZC, Ancillary Parking is permitted in the SF-5 District by Conditional Use approval subject to Supplementary Use Regulations in Section III-D.6.p. According to Supplementary Use Regulation #6, the site would be required to provide screening on the west, north, and east boundaries of the Conditional Use area because it abuts residential zoning. Landscaping would need to be provided in accordance with any applicable Landscape Ordinance. The Supplementary Use Regulations are contained in an attachment to this staff report.

Property to the north and east of the Conditional Use area is owned by one of the applicants, is zoned SF-5, and developed with agricultural uses. Property to the south is GO General Office District, is owned by one of the applicants, and is developed with Animal Care facilities. Property to the west is zoned SF-5 and is developed with a single-family dwelling and Reserve G for the Buckhead Addition.

CASE HISTORY: On October 25, 1994, the subject site was platted as part of the Westside Bible Chapel Addition. No other zoning cases are associated with the subject site.

ADJACENT ZONING AND LAND USE:

North:	SF-5	Agricultural
South:	GO	Animal Care
East:	SF-5	Place of Worship
West:	SF-5	Single-Family and Reserve G

PUBLIC SERVICES: The subject site has access to West Central Avenue, a paved, four-lane, two-way arterial street with sidewalks on both sides. Wichita Transit does not serve the subject site. The site is served by municipal water and sewer.

CONFORMANCE TO PLANS/POLICIES: The proposed Conditional Use is in conformance with the *Community Investments Plan.* The Comprehensive Plan's *2035 Wichita Future Growth Concept Map* identifies and recommends this location as "Commercial." This category is defined 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.*" The proposed Conditional Use for Ancillary Parking for an abutting commercial use is consistent with the *Plan's* designation for this area.

The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading "Design," Guideline 1.d encourages "*Except in mixed-use development areas, non-residential uses should provide appropriate screening and buffering from residential uses.*" Should the request be approved, adequate screening and buffering from residential uses would be required.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

1. The conditional Use shall adhere to all the Supplementary Use Regulations set forth in Article III-D.6.p of the Unified Zoning Code.
2. The applicant shall provide a revised site plan indicating the necessary screening and landscaping. The site plan shall be provided to the Planning Department for review and approval prior to the issuance of building permits.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north and east of the Conditional Use area is owned by one of the applicants, is zoned SF-5, and developed with agricultural uses. Property to the south is GO General Office District, is owned by one of the applicants, and is developed with Animal Care facilities. Property to the west is zoned SF-5 and is developed with a single-family dwelling and Reserve G for the Buckhead Addition.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned SF-5 Single-Family Residential District, which permits single-family residences and compatible uses such as the existing Place of Worship. Ancillary Parking is permitted as a Conditional Use in SF-5 zoning subject to the Supplementary Use Regulations found in the UZC Article III-D.6.p.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate that approval of this request would have a detrimental effect on nearby properties. Ancillary Parking is allowed by Conditional Use approval and is subject to Supplementary Use Regulations, including screening which should minimize the impact on nearby properties.

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 detrimental impact on the public health, safety, or welfare. A denial of this request could result in a loss of rental income for the applicant.

5. **Length of time the property has been vacant as currently zoned:** A portion of the subject site is developed as a Church or Place of Worship. The portion of the subject site proposed to be developed as Ancillary Parking is developed as Agriculture.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The proposed Conditional Use is not in conformance with the *Community Investments Plan* as discussed in the staff report.

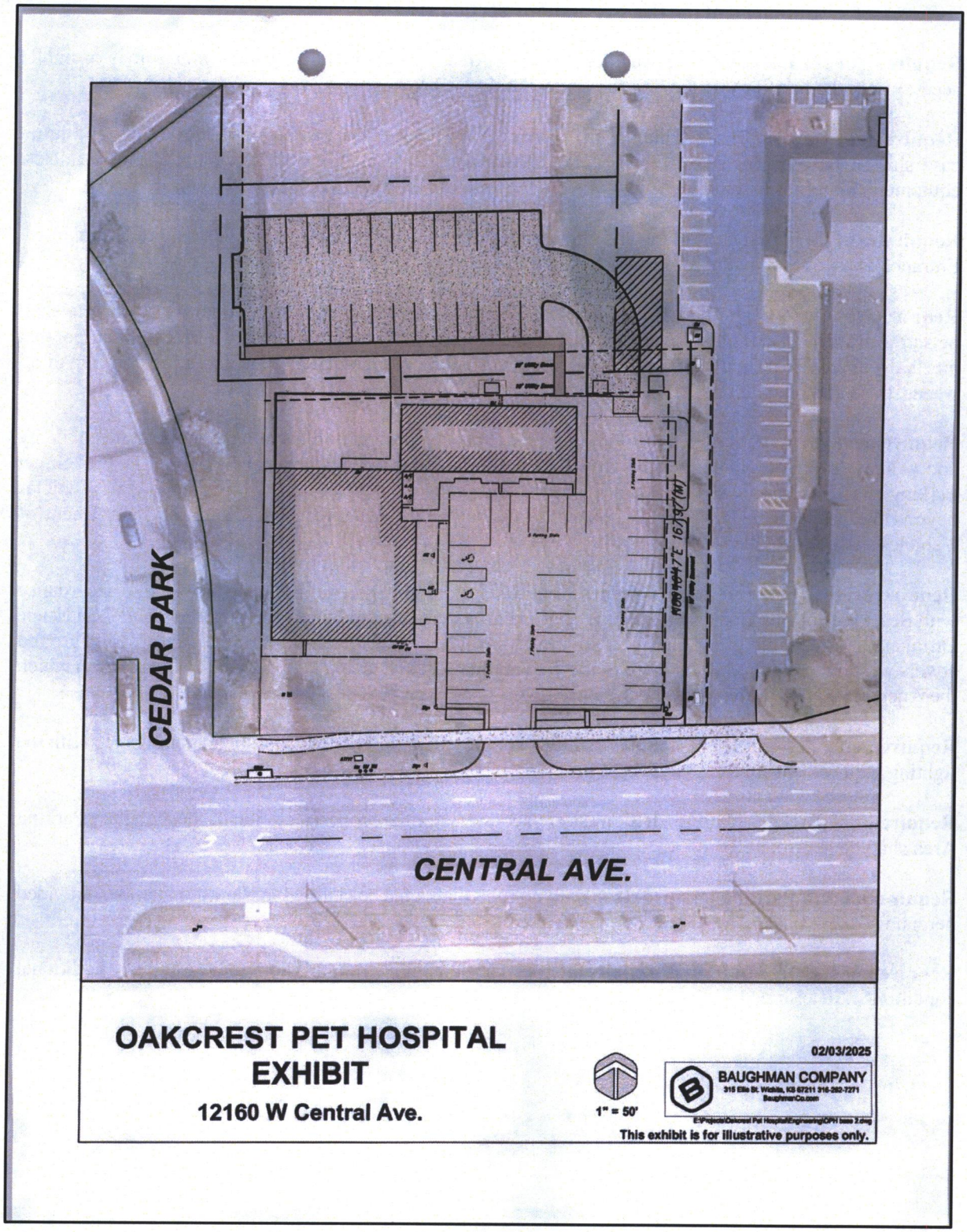
7. **Impact of the proposed development on community facilities:** Staff does not anticipate any significant negative impacts to community facilities with the proposed development.

8. **Opposition or support of neighborhood residents:** Prior to the publication of the staff report, Planning staff has not received any comments regarding the request.

Attachments:

1. Site Plan
2. Supplementary Use Regulations Section III-D.6.p
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Pictures

Site Plan


CEDAR PARK
CENTRAL AVE.
OAKCREST PET HOSPITAL
EXHIBIT
12160 W Central Ave.
1" = 50'
02/03/2025
BAUGHMAN COMPANY
This exhibit is for illustrative purposes only.

Supplementary Use Regulations Section III-D.6.p

Requirement (1) Location. The Ancillary Parking Area shall be within 600 feet (along lines of public access) from the boundary of the Use for which Parking is provided.

Requirement (2) Use. The Ancillary Parking Area shall be used for Passenger Vehicles only and in no case shall it be used for sales, repair work, or the storage, dismantling or servicing of any Vehicles, equipment, materials or supplies.

Requirement (3) Setbacks. Parking and circulation aisles shall not be located within a required Front Yard. Entrance/exit drives may cross the required Front Yard.

Requirement (4) Paving. The Ancillary Parking Area and all entrance/exit drives on private property shall be surfaced with concrete, asphaltic concrete, asphalt or any other comparable hard surfacing material that meets the approval of the Planning Commission and shall be maintained in good condition and free of all weeds, trash and other debris.

Requirement (5) Layout. Ancillary Parking Areas shall be designed in accordance with applicable City and County standards, including the City Public Works Department's Typical Standards for Off-Street Parking. Parking Spaces shall have adequate guards to prevent extension or overhanging of Vehicles beyond the property lines or Parking Spaces. Adequate markings for channelization and movement of Vehicles shall be provided.

Requirement (6) Screening and Landscaping. At a minimum, Screening shall be provided in accordance with Sec. IV-B of this Code. Landscaping shall be provided in accordance with any applicable Landscape Ordinances or resolutions but shall, at a minimum, include sufficient numbers of trees, shrubs, and ground covers within the required Front Yard Setback to maintain the residential appearance of the block in which the Ancillary Parking Area is located.

Requirement (7) Lighting. If lighting facilities are provided, the lighting shall be in compliance with the lighting requirements of Sec. IV-B.4.

Requirement (8) Signs. Only such Signs as are necessary for the proper operation of the Ancillary Parking Area shall be permitted.

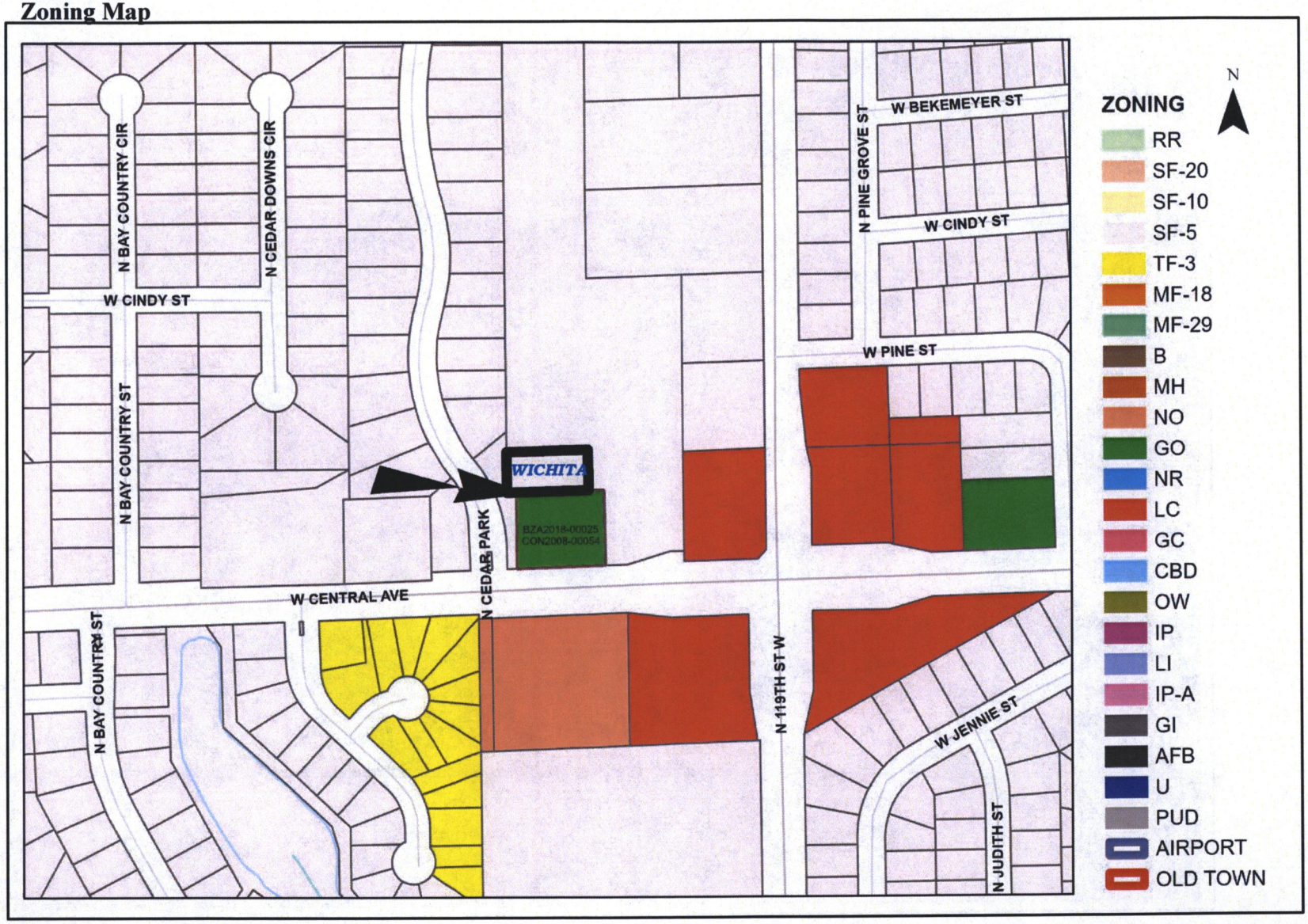
Requirement (9) Parking fees prohibited. In no case shall a fee be charged for Parking facilities provided hereunder.

Requirement (10) Additional requirements. The Planning Commission may establish additional conditions if determined necessary.

Aerial Map


WICHITA
W PINE ST
N 119TH ST W
N CEDAR PARK
W CENTRAL AVE
0 50 100 200 Feet

Zoning Map


N BAY COUNTRY CIR
N CEDAR DOWNS CIR
W CINDY ST
N BAY COUNTRY ST
WICHITA
BZA2018-00025
CON2008-00054
N CEDAR PARK
W CENTRAL AVE
N BAY COUNTRY ST
N 119TH ST W
N PINE GROVE ST
W BEKEMEYER ST
W CINDY ST
W PINE ST
W JENNIE ST
N JUDITH ST
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

Future Growth Map



Looking north into proposed ancillary parking site



Looking west away from site



Looking east into northern portion of church lot



Looking east into southern portion of church lot



Looking south away from site



Looking north into veterinary lot



Looking west into veterinary lot

