



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

Herr Schmader, LLC
1444 South Saint Clair Avenue
Suite 101
Wichita, KS 67213

July 1, 2025

RE: ZON2025-00021 – Zone Change request in the City from LI Limited Industrial District to GC General Commercial, generally located on the east side of South Water Street and within 225 feet south of East 47th Street South (185 E. 47th Street South).

Dear Applicant;

At its regular meeting on **July 1, 2025**, the Wichita City Council the above captioned request. The action of the WCC was to **APPROVE** the request. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

CC: MABCD
K.E. Miller Engineering, attn: Kirk Miller, 117 East Lewis Street, Wichita, KS 67202



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

Herr Schmader, LLC
1444 South Saint Clair Avenue
Suite 101
Wichita, KS 67213

May 22, 2025

RE: ZON2025-00021 – Zone Change request in the City from LI Limited Industrial District to GC General Commercial, generally located on the east side of South Water Street and within 225 feet south of East 47th Street South (185 E. 47th Street South).

Dear Applicant;

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

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on June 5, 2025. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **June 5, 2025, at 5:00 p.m.**

This application will be considered by the District Advisory Board IV (DAB) on Monday, June 2, 2025, at 6:00 p.m. For more information, please contact the Community Services Representative, Brooke Kauchak, Lastly, this application will be heard by the Wichita City Council on **Tuesday, July 1, 2025**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

Development signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth
Current Plans
Associate Planner

CC: MABCD
K.E. Miller Engineering, attn: Kirk Miller, 117 East Lewis Street, Wichita, KS 67202

OCA 150004

PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON

July 11, 2025

ORDINANCE NO. 52-759

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. ZON2025-00021

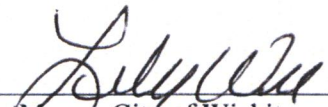
Zone change request in the City from LI Limited Industrial District with CUP DP-28 to GC General Commercial District with CUP DP-28, on property legally described as:

Lot 5, Block 1, The Home Depot Addition to Wichita, Sedgwick County, Kansas.

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

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

Adopted this 8th day of July, 2025.

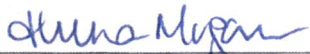

Lily Wu, Mayor, City of Wichita

ATTEST:


Paul Leeker, City Clerk

(SEAL)



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



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Paul Leeker, City Clerk

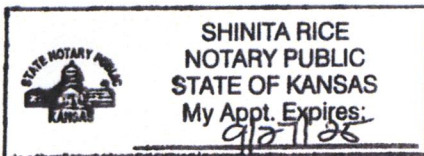
Being first duly sworn, deposes and says:

That I, Paul Leeker, 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. 52-759 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 11th day of July, 2025.

Signature

SUBSCRIBED AND SWORN to before me this 10th day of July, 2025.



(seal)

Notary Public

City Clerk's Office

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

316.268.4529

www.wichita.gov

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49235	IPL0252738	Legal Ad - IPL0252738	ORD/RES	2.0	102.0L

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

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES JULY 11, 2025

ORDINANCE NO. 52-755

AN ORDINANCE MAKING A SPECIAL ASSESSMENT TO PAY FOR THE COST OF ABATING CERTAIN PUBLIC HEALTH NUISANCES (LOT CLEAN UP) UNDER THE PROVISION OF SECTION 7.40.050 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

An ordinance adding special assessments for various locations for lot clean up.

ORDINANCE NO. 52-756

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.

An ordinance changing zoning at 2104 West 45th Street South.

ORDINANCE NO. 52-757

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.

An ordinance changing zoning at the northeast side of Lincoln Street and Greenwich Road.

ORDINANCE NO. 52-758

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 changing zoning at 185 East 47th Street South.

RESOLUTION NO. 25-304

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24- 048 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding the design concept for Maple from 135th to 167th Streets West.

RESOLUTION NO. 25-311

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24- 011 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding bonds to pay for improvements to Mount Vernon and Hydraulic.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.

IPL0252738

Jul 11 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, deposeeth 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:
07/11/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



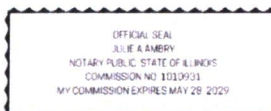
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
me on

Jul 11, 2025, 9:51 AM EDT



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

**ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES
JULY 11, 2025**

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IPL0252738

Jul 11 2025



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
16399	657553	Print Legal Ad-IPL02300090 - IPL0230009	MAPC/BZA May 22, 2025	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

**MAPC/BZA May 22, 2025
OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, May 22, 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.**

CON2025-00067: Conditional Use request in the City to allow an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the west side of North Indiana Avenue, within 300 feet north of East 8th Street North (933 North Indiana Avenue).

PUD2025-00006: Zone Change Request in the City from GO General Office District to PUD #142 Planned Unit Development for Warehouse, Self-Service Storage; located south of East Central Avenue and within one-quarter mile west of North 127th Street East (12421 East Central Avenue).

PUD2025-00007: Zone Change request in the City from B Multi-Family Residential to PUD Planned Unit Development for indoor/outdoor recreation, located on the north side of West 45th Street South and within one-third mile east of South Meridian Avenue (2104 West 45th Street South).

PUD2025-00008: Zone Change request in the City from SF-5 Single-Family Residential to PUD Planned Unit Development for custom single-family residential development standards, located on the north side of East Lincoln Street and within one-quarter mile east of South Greenwich Road (multiple lots, Bristol Circle).

VAC2025-00016: Vacation request in the City to vacate a platted 30-foot street side setback to let the 15-foot zoning setback apply for new construction on property zoned SF-5 Single-Family Residential; generally located one-block west of S Hillside Ave. and two-blocks south of East Pawnee Ave (3019 E. Glen Oaks).

ZON2025-00019: Zone Change request in the City from SF-5 Single-Family Residential to NR Neighborhood Retail, generally located on the south side of East Central Avenue and within 500 feet east of North Edgemoor Drive (5725 East Central Avenue).

ZON2025-00021: Zone Change request in the City from LI Limited Industrial District to GC General Commercial, generally located on the east side of South Water Street and within 225 feet south of East 47th Street South (185 E. 47th Street South).
IPL0230009
Apr 30 2025

In The STATE OF KANSAS
In and for the County of Sedgwick
1 insertion(s) published on:
04/30/25

STATE OF KANSAS)
SS
County of Sedgwick)

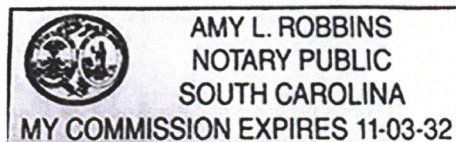
Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 04/30/2025 to 04/30/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/30/2025

Amy Robbins

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



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



STAFF REPORT
MAPC: May 22, 2025
DAB IV: June 2, 2025

AGENDA ITEM NO. 4.9

CASE NUMBER: ZON2025-00021 (City)

APPLICANT/AGENT: Herr Schmader, LLC (Applicant)/K.E. Miller Engineering (Agent)

REQUEST: GC General Commercial District with CUP DP-28

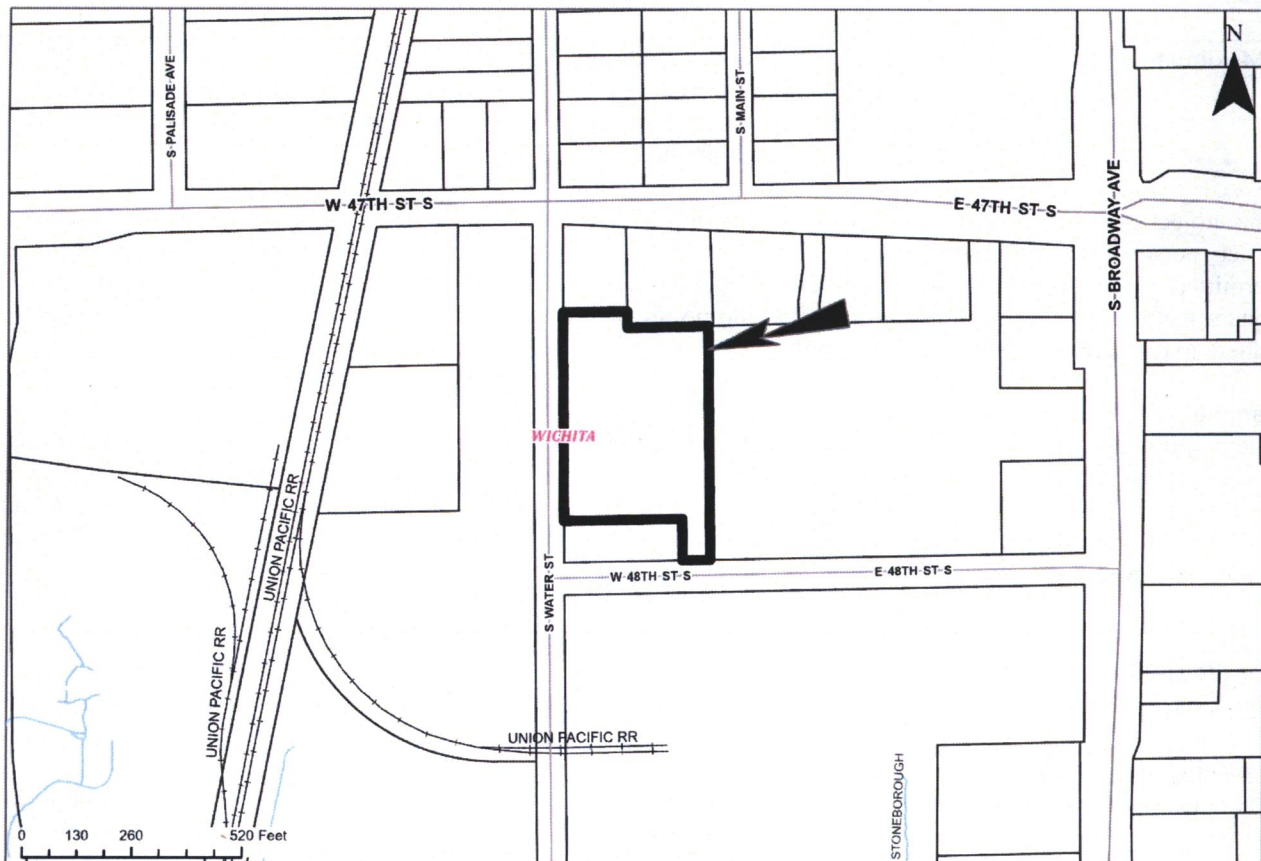
CURRENT ZONING: LI Limited Industrial District with CUP DP-28

SITE SIZE: 3.95 acres

LOCATION: Generally located on the east side of South Water Street, within 225 feet south of East 47th Street South (185 East 47th Street South)

PROPOSED USE: Residential development

RECOMMENDATION: Denial



BACKGROUND: The applicant is requesting a zone change from LI Limited Industrial District (LI) to GC General Commercial District (GC). The 3.95-acre property is located within CUP DP-28 (Broadway 47 Plaza Community Unit Plan) and is generally located on the east side of South Water Street, within 225 feet south of East 47th Street South (185 East 47th Street South). The property is currently developed with a parking lot. The applicant is requesting the zone change in order to allow residential development.

Development Standards

The current LI zoning does not allow for residential uses, either by right or with a Conditional Use. GC zoning allows for a maximum density of 75 residential dwelling units per acre. Should the zone change request be approved, it would allow changes to the development standards, as demonstrated in the table below.

Development Standard	LI Limited Industrial with CUP DP-28	GC General Commercial with CUP DP-28
Minimum lot area	No minimum	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, 35 foot platted setback within the CUP	20 feet, 35 foot platted setback within the CUP
Rear setback	No minimum	No minimum
Interior side setback	Zero feet, but if an interior side setback is provided, it shall be at least five feet in width, 30 foot platted setback within the CUP	Zero feet, but if an interior side setback is provided, it shall be at least five feet in width, 30 foot platted setback within the CUP
Street side setback	No minimum, 35 foot platted setback within the CUP	No minimum, 35 foot platted setback within the CUP
Maximum height	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks, 35 feet within the CUP	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks, 35 feet within the CUP

The subject site is located within Parcel 9 of CUP DP-28, which allows for “shopping center, financial institutions, office, personal services, restaurant and retail sales, and other uses permitted by the zoning district.” These are all permitted uses within the GC zoning district. Parcel 9 has a maximum building coverage of 30 percent (or 51,321 square feet), a floor area ratio of 30 percent, and no more than one building on the parcel. Should the applicant adhere to the current development standards, a CUP amendment is not required.

Parking

The proposed use of residential development, according to Section IV-A of the Unified Zoning Code, requires one parking space per dwelling unit for single-family and two-family dwellings, 1.25 parking spaces per studio or one-bedroom unit in multi-family dwellings, and 1.75 parking spaces per two-bedroom or larger dwelling units. Within CUP DP-28, parking requirements on Parcel 9 are reduced by 25 percent, which would only require 0.75 spaces per studio/one-bedroom and 1.25 spaces per two-bedroom or larger.

Signage

The requested zone change will not have an effect on the signage on the property. The CUP defaults to the Wichita Sign Code but prohibits off-site and portable signs. The provisions for GC and LI zoning are the same.

Screening and Landscaping

The landscaping provisions for Parcel 9 are not specified in the CUP document, so its requirements default to the Wichita Landscape Code. Should the applicant construct a multi-family residential development on site, the

applicant will be required to install one shade tree (or two ornamental trees) per for every 500 square feet of required landscaped street yard. If more than 20 parking spaces are provided, landscaping shall be required within the parking lot. As of August 2024, the applicant shall not be required to install said landscaping until the drought restrictions have been lifted.

Surrounding Context

The character of the neighborhood is a mixture of commercial and industrial uses. Properties to the north are zoned LC Limited Commercial District within CUP DP-28. One parcel is developed with a retail store; the other is undeveloped. Properties to the south are zoned LC within CUP DP-28 and LI. The LC property is a dedicated reserve, and the LI property, across West 48th Street South, is developed with a manufacturing facility. Property to the east is zoned LC within CUP DP-28 and is developed with a parking lot. Property to the west, across South Water Street, is zoned LI and is undeveloped.

CASE HISTORY: In 1978, CUP DP-28 was created. In 2006, an amendment to CUP DP-28 was approved to reduce the parking requirements on Parcel 9 (CUP2006-00029). In 2007, the subject site was platted as Lot 5, Block 1 of the Home Depot Addition. In 2020, the Wichita City Council approved the zone change request from LC to LI as well as the CUP amendment to allow additional uses on Parcel 9 of CUP DP-28 (ZON2020-00043 with CUP2020-00041).

ADJACENT ZONING AND LAND USE:

NORTH:	LC (CUP DP-28)	Retail, vacant
SOUTH:	LC (CUP DP-28), LI	Reserve, manufacturing facility
EAST:	LC (CUP DP-28)	Vacant
WEST:	LI	Vacant

PUBLIC SERVICES: The subject site has access to South Water Street, which is a two-way local street with no sidewalks. The site currently has access to all municipal services, including sewer and water. Wichita Transit stops one-quarter mile west of the subject site, on the northwest corner of West 47th Street South and South Palisade Street.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is not 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 subject site as appropriate for “New Employment” uses, which the *Plan* describes as such: “Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors. In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed.” The requested zoning will allow for higher density housing. However, no other parcel in the CUP permits residential development.

The *Plan*’s Locational Guidelines provide a decision-making framework regarding land use changes. One of its Land Use Compatibility Guidelines states that “Residential development should not encroach upon existing or planned heavy industry, airfields, and military installations.” The requested residential development would encroach onto an existing industrial development south of the subject site.

The requested zone change is not in conformance with the *South Wichita/Haysville Area Plan*. The *Plan*’s Future Land Use Map identifies the area as appropriate for “Commercial” uses. GC permits commercial development, which the *Plan* discusses extensively as an opportunity to expand upon near 47th and Broadway, but the applicant is requesting the zone change for residential uses. Therefore, it is not in conformance.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **DENIED**. This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is a mixture of commercial industrial uses. Properties to the north are zoned LC Limited Commercial District within CUP DP-28. One parcel is developed with a retail store; the other is undeveloped. Properties to the south are zoned LC within CUP DP-28 and LI. The LC property is a dedicated reserve, and the LI property, across West 48th Street South, is developed with a manufacturing facility. Property to the east is zoned LC within CUP DP-28 and is developed with a parking lot. Property to the west, across South Water Street, is zoned LI and is undeveloped.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is presently zoned LI, which allows for commercial and industrial uses. It does not permit residential uses by right or with a Conditional Use. The site is suitable for uses to which it has been restricted.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Surrounding industrially zoned properties could be developed and produce adverse impacts to residential uses if allowed within the CUP. The introduction of residential uses in this area could create opportunity for incompatibility between uses on nearby, non-residential-zoned properties.
4. **Length of time subject property has remained vacant as zoned:** The site has been developed with a parking lot since approximately 2008. It was not developed prior to its construction.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new residential development. However, the introduction of residential uses in this area could create opportunity for incompatibility between uses on nearby, non-residential-zoned properties. Denial may represent a loss of use or economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is not in conformance with the *Community Investments Plan* or the *South Wichita/Haysville Area Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested zone change to have significant adverse impacts on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments from the public on the requested zone change.

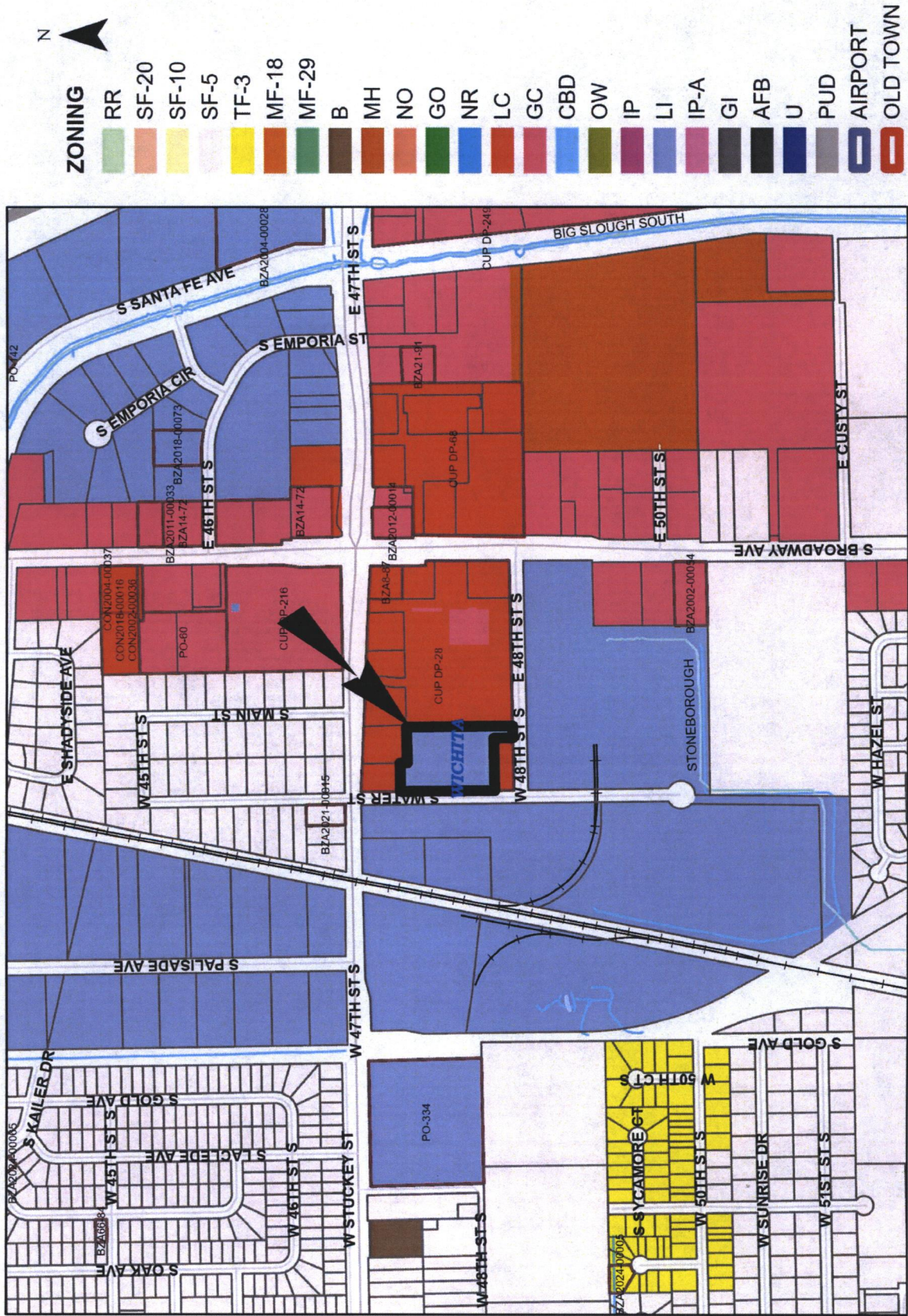
Alternatives

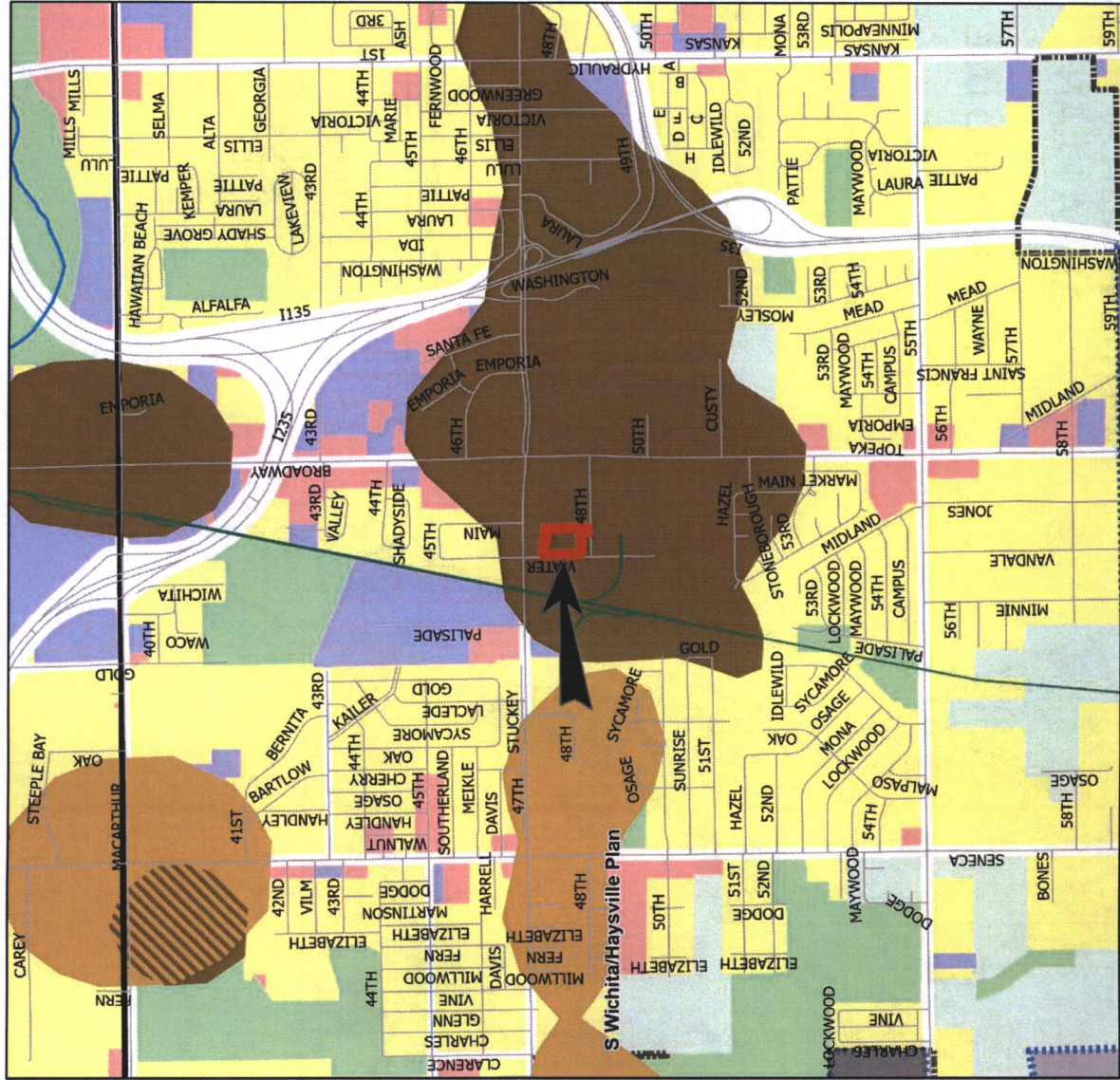
Should the MAPC decide to recommend approval, then it is recommended that the MAPC adopt alternate findings supporting their recommendation; and approve a zone change to GC General Commercial District.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. *Community Investments Plan* Future Growth Concept Map
4. *South Wichita/Haysville* Future Land Use Map
5. Site Photos







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



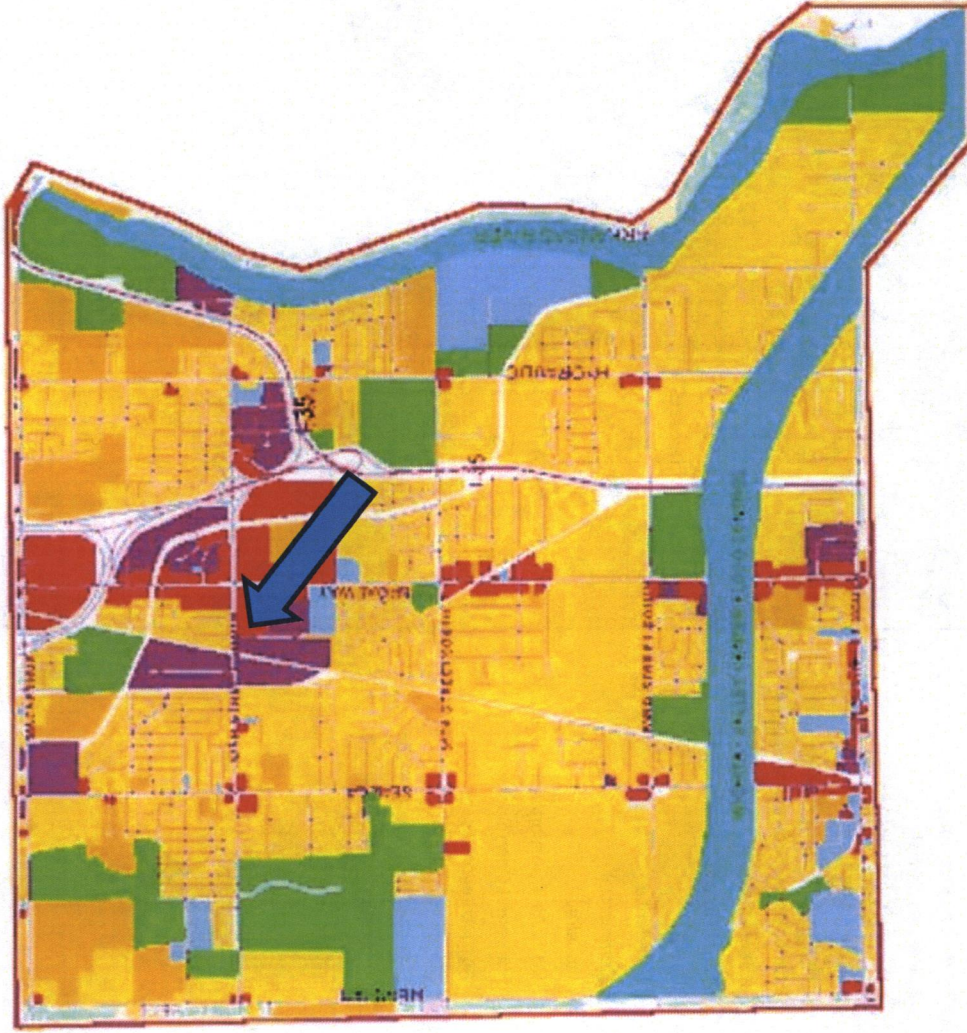
Map prepared by the Metropolitan Area Planning Commission, 2025. The map is a conceptual representation of future growth and is not intended to be used for legal purposes. The map is subject to change without notice.

SOUTH WICHITA/HAYSVILLE AREA PLAN

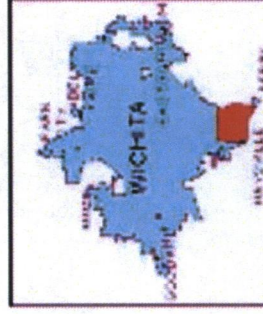
FUTURE LAND USE

LEGEND

- Residential Low Density
- Residential Medium Density
- Commercial Retail
- Industrial
- Public-Semi Public-Institutional
- Public Parks-Open space-Golf Courses
- Streets
- Project Boundary



0.5 0 0.5 1 Miles



Looking east towards site



Looking towards site



Looking west away from site



Looking south towards site

