CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Rahat Masih and Cecil Sarfraz
2256 South Seneca Street
Wichita, KS 67213

October 14, 2025

RE: ZON2025-00025 – Zone Change request in the City from MF-29 Multi-Family Residential District to LC Limited Commercial District for Vehicle Repair, Limited, generally located on the east side of South Hillside Avenue, within one-half mile south of East Pawnee Avenue.

Dear Applicant;

At its regular meeting on **October 14, 2025**, the Wichita City Council heard 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,

Christina Rieth

Christina Rieth
Current Plans
Associate Planner

CC: Mike Hoheisel, Councilmember District III
Becca Johnson, CSR District III
MABCD

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Rahat Masih and Cecil Sarfraz
2256 South Seneca Street
Wichita, KS 67213

July 24, 2025

RE: ZON2025-00025 – Zone Change request in the City from MF-29 Multi-Family Residential District to LC Limited Commercial District for Vehicle Repair, Limited, generally located on the east side of South Hillside Avenue, within one-half mile south of East Pawnee Avenue.

Dear Applicant;

At its regular meeting on **July 24, 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 **August 7, 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 **August 7, 2025, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, September 2, 2025,** beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

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

Sincerely,

Christina Rieth

Christina Rieth
Current Plans
Associate Planner

CC: Mike Hoheisel, Councilmember District III
Becca Johnson, CSR District III
MABCD

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON October 24, 2025

ORDINANCE NO. 52-823

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. ZON2025-00025

Zone change request in the City from MF-29 Multi-Family Residential District to LC Limited Commercial District, on property legally described as:

Beginning at a point 50 feet East and 145.55 feet North of the Southwest corner of the Northwest Quarter of Section 2, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas; thence East 129 feet; thence South 114 feet; thence Northwesterly to the point of beginning; also being part of Block W in Planeview Subdivision No. 1, 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 21st day of October, 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, Deputy City Clerk

(SEAL)

Approved as to form: for
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
41100	10479	Legal Ad - IPL0236284		1.0	86.0L

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

MAPC/BZA June 26, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 26, 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.**

BZA2025-00034: Variance request in the City to install a roof top sign that exceeds 400 sq. ft. on the property zoned CBD Central Business District, located on southeast corner of East English Street and South Broadway Avenue (333 East English Street).

CON2025-00073: Conditional Use request in the City to have Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial, located within one-block north of West 25th Street North and on the east side of North Amidon Avenue (2666 North Amidon Avenue).

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).

VAC2025-00020: Vacation request in the City of a utility easement, generally located on the north side of East Shadybrook Street and within 400 feet west of North Woodlawn Boulevard (6210 East Shadybrook Street).

VAC2025-00021: Vacation request in the City of a 50 foot Taxiway Easement, generally located approximately 1/4 mile southwest of the intersection of West Harry Street and South Hoover Street (1651 S Eisenhower Ct).

ZON2025-00025: Zone Change request in the City from MF-29 Multi-Family Residential District to LC Limited Commercial District for Vehi-

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:
06/04/25 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Shannon Dale Gray

DIGITALLY SIGNED

Sworn to and subscribed before me this 2nd day of June in the year of 2025

SHANNON DALE GRAY
NOTARY PUBLIC - STATE OF OKLAHOMA
COMMISSION # 25004326
MY COMM. EXPIRES Apr 10, 2029

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

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

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ZON2025-00025: Zone Change request in the City from MF-29 Multi-Family Residential District to LC Limited Commercial District for Vehicle Repair, Limited, generally located on the east side of South Hillside Avenue, within one-half mile south of East Pawnee Avenue.

ZON2025-00026: Zone Change request in the City from LI Limited Industrial District to GC General Commercial to allow residential apartments using containers, generally located two-blocks east of South Washington Avenue and within one-block north of East Kellogg (428 South Laura Avenue & 427 South Pattie Avenue).

IPL0236284
Jun 4 2025

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, 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. 52-823 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 24th day of October, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 24th day of October, 2025.

KOREY KNEISLEY
My Appointment Expires
10/29/29

Notary Public

(seal)

City Clerk's Office

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

316.268.4529

www.wichita.gov

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	IPL0284275	Legal Ad - IPL0284275	RESOLUTION	2.0	136.0L

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 OCTOBER 24, 2025

RESOLUTION NO. 25-447

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding improvements to 13th Street from Gatewood to Webb Road.

RESOLUTION NO. 25-448

)LUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION OF THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN IMPROVEMENTS IN THE CITY.

A resolution regarding improvements to Pawnee from Greenwich Road to 127th Street East.

RESOLUTION NO. 25-449

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A resolution regarding improvements to Mosley Bridge at Chisholm Creek.

ORDINANCE NO. 52-823

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An ordinance regarding a zone change request at Pawnee and Hillside.

ORDINANCE NUMBER 52-824

CASE NUMBER ANX25-09 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS.

An ordinance regarding an annexation at 29th Street North and 143rd Street East.

ORDINANCE NO. 52-825

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 regarding a zone change request at 825 West Douglas Avenue.

ORDINANCE NO. 52-826

)INANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS TAIN 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 regarding a zone change request at 212 North Hillside Avenue.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
IPL0284275
Oct 24 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:
10/24/25 Print

Print Tearsheet Link

Marketplace Link

Amy Robbins

DIGITALLY SIGNED

Amy Robbins

Julie A Ambry

DIGITALLY SIGNED

Sworn to and subscribed before me on Oct 24, 2025, 12:55 PM EDT

OFFICIAL SEAL
JULIE A AMBRY
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION NO. 1010931
MY COMMISSION EXPIRES MAY 28 2029

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 OCTOBER 24, 2025

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IPL0284275
Oct 24 2025

AGENDA ITEM NO. 4.7

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: July 24, 2025
DAB III: July 2, 2025

CASE NUMBER: ZON2025-00025 (City)

APPLICANT/AGENT: Rahat Masih and Cecil Sarfraz (Applicants)

REQUEST: LC Limited Commercial District

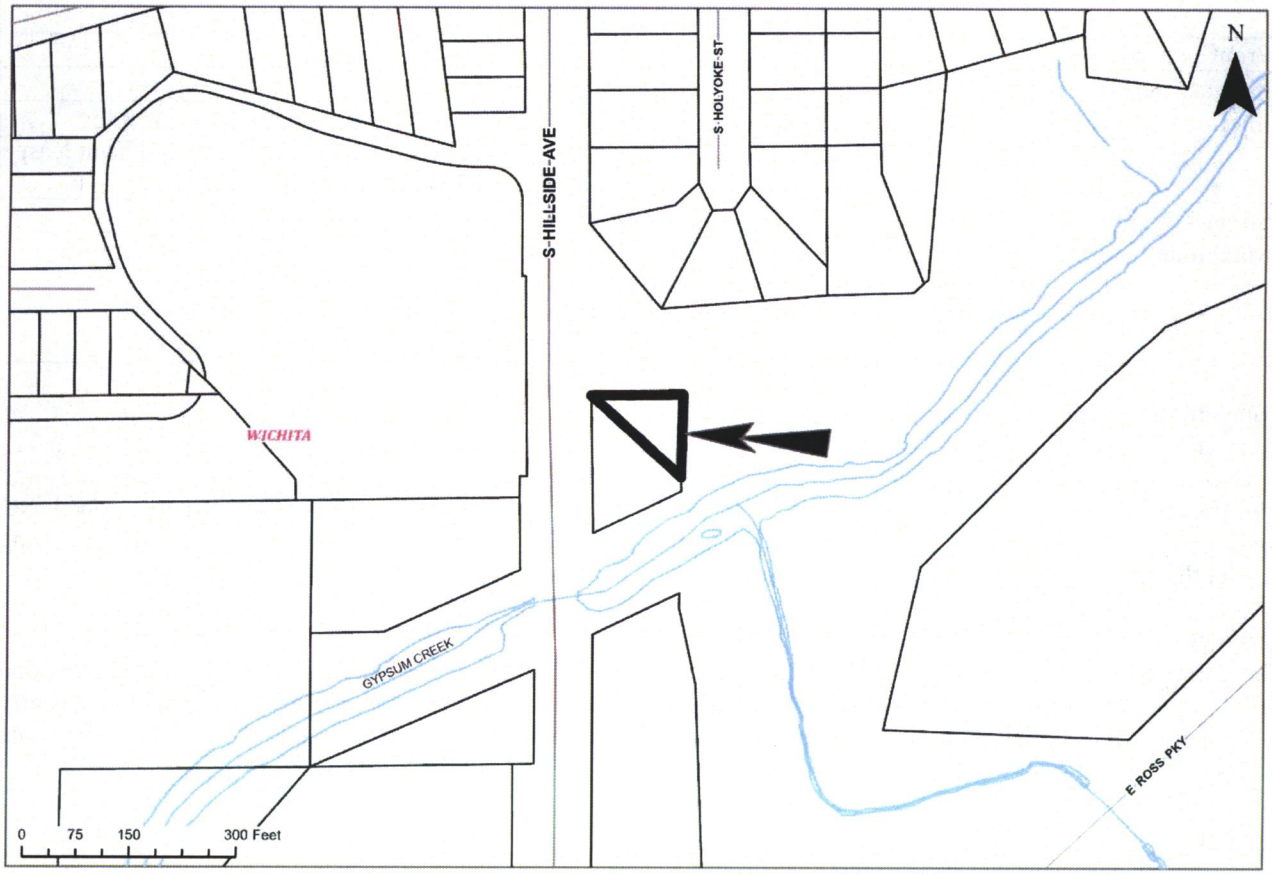
CURRENT ZONING: MF-29 Multi-Family Residential District

SITE SIZE: 0.17 acres

LOCATION: Generally located on the east side of South Hillside Avenue, within 700 feet north of East Ross Parkway

PROPOSED USE: Vehicle Repair, Limited

RECOMMENDATION: Denial



BACKGROUND: The applicant is requesting a zone change from MF-29 Multi-Family Residential District (MF-29)to LC Limited Commercial District (LC). The 0.17-acre property is generally located on the east side of South Hillside Avenue, within 700 feet north of East Ross Parkway. The property is currently undeveloped. The applicant is requesting the zone change in order to allow Vehicle Repair, Limited.

This case was originally scheduled to be heard on June 26, 2025. The recommendation of the MAPC was to defer the hearing of this case to July 10, 2025, then July 24, 2025.

Site Plan

The applicant also owns the property to the south, zoned LC, and plans to use this site and the one to the south for Vehicle Repair, Limited as well. Vehicle Repair, Limited is allowed by right in LC zoning. According to the applicant-submitted site plan, the principal building for Vehicle Repair, Limited would be located on the portion of the site that is already zoned LC, along with eight parking spaces.

Development Standards

MF-29 zoning allows for residential uses, up to 29 dwelling units per acre. LC zoning allows for residential uses, up to 75.1 dwelling units per acre, as well as a limited number of commercial uses. Should the zone change request be approved, it would allow changes to the development standards, as demonstrated in the table below.

Development Standard	MF-29 Multi-Family Residential District	LC Limited Commercial District
Minimum lot area	3,500 square feet for single-family; 3,000 square feet per dwelling unit for duplex; 1,500 square feet per dwelling unit for multi-family (maximum 29 dwelling units per acre); 5,000 square feet 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	35 feet for single-family; 50 feet for all other uses	No minimum
Front setback	25 feet	20 feet
Rear setback	20 feet	Ten feet
Interior side setback	Six feet, except five feet if the lot is below 6,000 square feet	Zero feet, but if an interior side setback is provided, it shall be at least five feet in width
Street side setback	20 feet	No minimum
Maximum height	45 feet	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks

Compatibility Standards

Compatibility height and setback standards do not apply to the subject site because it is more than 50 feet from TF-3 Two-Family Residential District or more restrictive zoning. For compatibility noise standards, no sound amplification system for projecting music or human voices shall be permitted on any property zoned NO Neighborhood Office District or more intensive if the music and/or voices can be heard within any residential zoning district that is located within a 500-foot radius of the subject site. NO is a less restrictive district than LC.

Parking

The proposed use Vehicle Repair, Limited, according to Section IV-A of the Unified Zoning Code, requires one parking space per 333 square feet of office space, plus three additional parking spaces. The applicant did not specify in their site plan the size of the office building. If approved, the applicant will be required to provide the appropriate number of parking spaces based on Section IV-A.

Signage

The requested zone change allows for more and larger types of signage on site. Since the property is located on an arterial street, signage on the MF-29 property is limited to ground and pole signs with a maximum area of 48 square feet. Signs cannot be more than 20 feet in height, and they are limited to indirect or internal white illumination. Should the zone change request be approved to LC, signs are allowed to be up to 400 square feet in area or 20 percent of the tenant space elevation, whichever is smaller. Since it is still adjacent to MF-29 zoning, there must be an open space at least 150 feet deep from the sign surface to the property line. LC zoning also allows for illuminated off-site signs, portable signs, and balloon signs.

Screening and Landscaping

Since the applicant requests to have a commercial business on a major arterial street, 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 in addition to parking lot screening. There shall likely be less than 20 parking spaces, so parking lot trees may not be required. As of August 2024, the applicant shall not be required to install said landscaping until the drought restrictions have been lifted. The site is adjacent to residential zoning, therefore, a six- to eight-foot solid screening fence is required on the north and east sides of the property.

Surrounding Context

The character of the neighborhood is mostly residential north of Gypsum Creek and commercial south of the creek. Property to the north and east is zoned MF-29 and is in use as open space. The applicant-owned property to the south and west is zoned LC and is not developed. Property to the west, across South Hillside Avenue is zoned PUD Planned Unit Development #64, which permits event centers in the city, and is undeveloped.

CASE HISTORY: In 1955, the subject site was platted as part of Block W of the Planeview Subdivision No. 1. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	MF-29	Open space
SOUTH:	LC	Undeveloped
EAST:	MF-29	Open space
WEST:	LC	Undeveloped

PUBLIC SERVICES: The subject site has access to South Hillside Avenue, which is a four-lane arterial street with sidewalks on each side. The site has access to sewer and stormwater facilities. However, a water service line will need to be installed from the water main in South Hillside Avenue. Wichita Transit stops immediately north of the subject site, southeast of the intersection of South Hillside Avenue and East Roseberry 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 "Parks and Open Space", which the *Plan* describes as follows: "Includes major parks, golf courses, public open space, private development reserves and recreational facilities/corridors (including floodplain, natural drainage channels, easements, abandoned railway corridors, etc.)." The proposed use does not align with the recommended types of uses per the category described above.

The *Plan's* Locational Guidelines provide a decision-making framework regarding land use changes. One of its Land Use Compatibility Guidelines aims to "Discourage development from occurring in aquifer recharge, flood prone, high ground water, wetland, and unsuitable soil areas." The subject site is adjacent to Gypsum Creek. Vehicle Repair, Limited may pose a potential for runoff into the creek.

The requested zone change is not in conformance with the *Wichita: Places for People Plan*. The Plan outlines six Strategies that help guide the community in their actions to create walkable places within Wichita. Strategy 6 aims to "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." North of Gypsum Creek is open space. Vehicle Repair, Limited is not contextual to the surrounding environment. There are no uses of this type north of Gypsum Creek along Side Hillside Avenue.

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 mostly residential north of Gypsum Creek and commercial south of the creek. Property to the north and east is zoned MF-29 and is in use as open space. The applicant-owned property to the south and west is zoned LC and is not developed. Property to the west, across South Hillside Avenue is zoned PUD Planned Unit Development #64, which permits event centers in the city, 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 MF-29, which allows for residential uses by-right at up to 29 dwelling units per acre. It does not permit commercial uses by right.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested zone change allows for development to occur on undeveloped land near Gypsum Creek. Staff anticipates the development may bring runoff to the creek and visual incompatibility with the adjacent open space. There are no uses of this type north of Gypsum Creek along South Hillside Avenue.

4. **Length of time subject property has remained vacant as zoned:** The site has never been developed.

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 commercial development. However, the introduction of commercial uses north of Gypsum Creek could create opportunity for incompatibility between uses on nearby, 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 *Wichita: Places for People Plan*, as discussed in the staff report.

7. **Impact of the proposed development on community facilities:** Staff anticipates that the requested zone change may result in runoff into the Gypsum Creek.

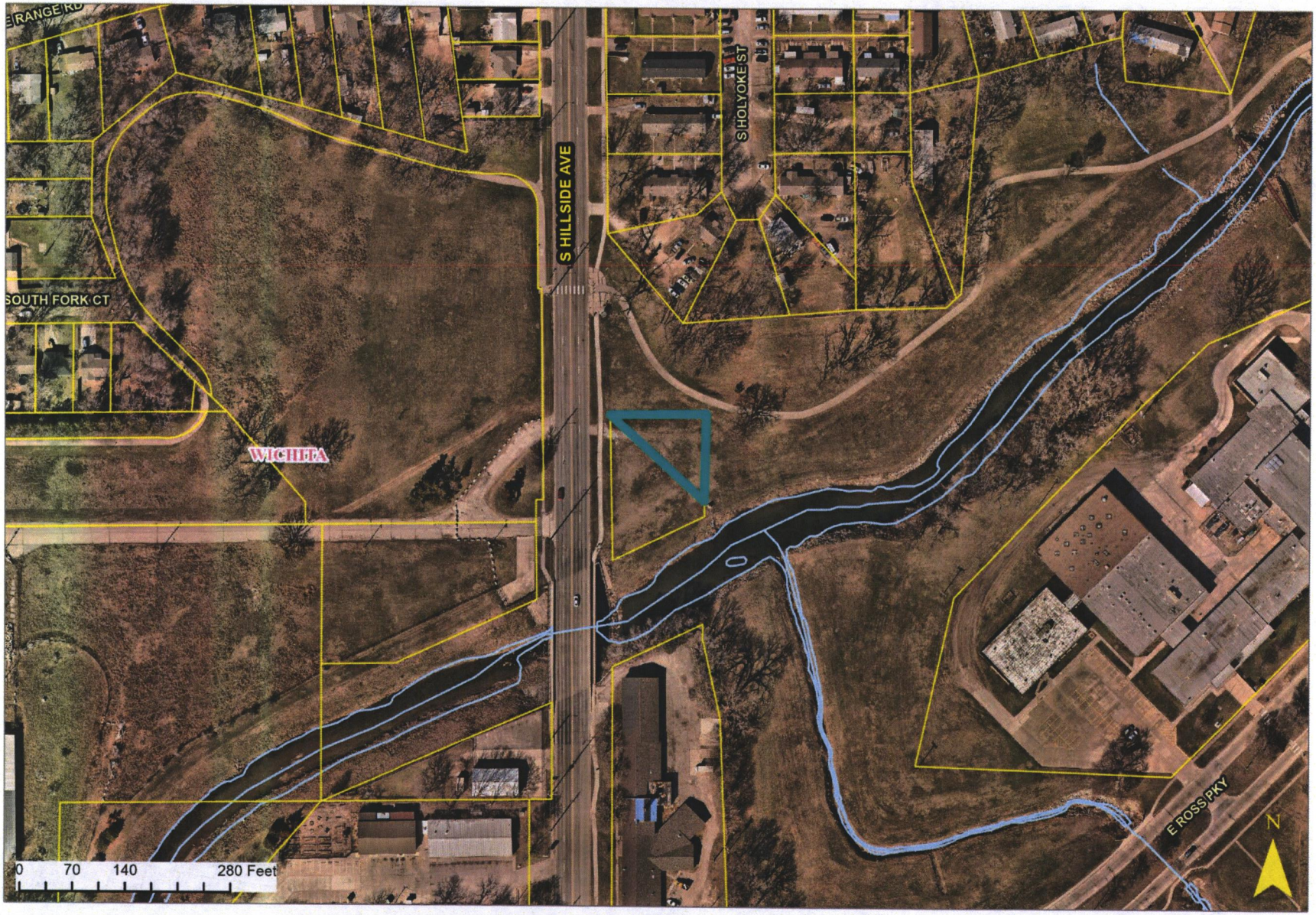
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments from the public on the requested zone change.

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 LC Limited Commercial District.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. *Community Investments Plan* Future Growth Concept Map
4. Site Photos


RANGE RD
SOUTH FORK CT
WICHITA
S HILLSIDE AVE
S HOLYOKE ST
E ROSS PKY
0 70 140 280 Feet
N


E RANGE RD
BZA2009-00029
S HILLSIDE AVE
S HOLYOKE ST
PUD-64
WICHITA
GYPSUM CREEK
BZA10-58
E ROSS PKY
BZA2001-00034
PO-14
BZA2001-00052
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

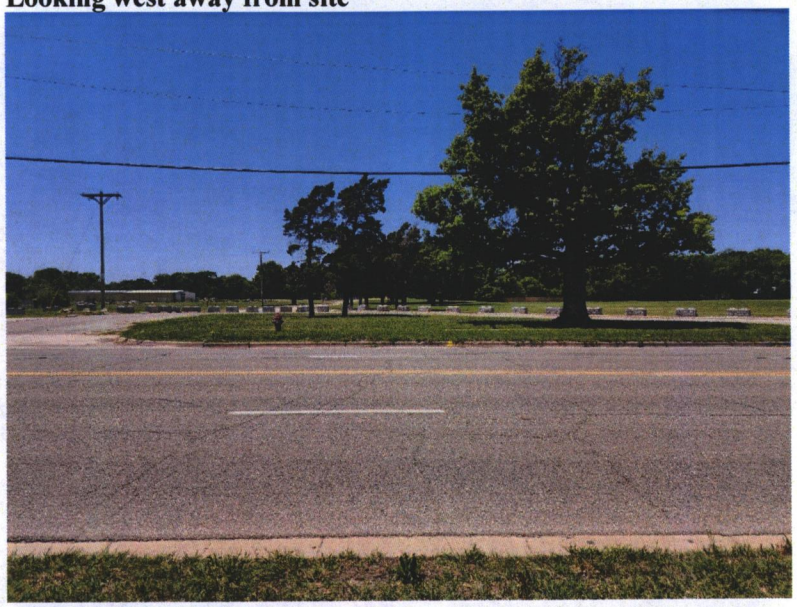
N



Looking east towards site



Looking west away from site



Looking north away from site



Looking south away from site

