Wichita-Sedgwick County Metropolitan Area Planning Department

February 18, 2026

Bachman Enterprises, Inc.
ATTN: Brad Bachman
4647 N. Meridian Ave.
Wichita, KS 67204

Baughman Company, PA
ATTN: Phil Meyer
315 S. Ellis St.
Wichita, KS 67211

RE: ZON2025-00061 – Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District and GO General Office District with PO #469, generally located on the southeast corner of West 51st Street North and North Meridian Avenue.

Dear Applicant,

At its regular meeting on **February 17, 2026**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Council Member, District VI
Ana Lopez, CSR, District VI
Todd Carter 2001 N. Maize Rd. Wichita, KS 67212

Protective Overlay #469

1. Area zoned LC Limited Commercial:
    a. The subject property shall be limited to the following uses: All uses permitted by-right within the "LC" Limited Commercial Zoning District with the following exceptions: Manufactured Home; Cemetery; Correctional Placement Residence, Limited and General; Entertainment Establishment in the City; Marine Facility, Recreational; Monument Sales; Nightclub in the City; Pawn Shop; Sexually Oriented Business in the City; Tavern or Drinking Establishment; Teen Club in the City; Vehicle Repair, Limited; Asphalt or Concrete Plant, Limited and General; Recycling Collection Station; Reverse Vending Machine; Event Center; and Recreation And Entertainment (Indoor). Restaurants that serve

liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.

2. Signage shall be per the Wichita City Sign Code, except all signs shall be monument style and limited to 15 feet in height. Portable signs, off-site signs, banners, string pennants and the like shall not be permitted, except for a banner sign permitted for 30 days from the opening of business.

3. All outdoor lighting sources shall employ cut-off luminaries to minimize light trespass and glare. The site shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and the height of light poles shall be limited to 15 feet within 200 feet of abutting residential-zoned property. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

4. Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code.

5. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.

6. A site plan shall be submitted and approved by the Director of Planning prior to the issuance of building permits.

7. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.

Wichita-Sedgwick County Metropolitan Area Planning Department

January 16, 2026

Bachman Enterprises, Inc.
ATTN: Brad Bachman
4647 N. Meridian Ave.
Wichita, KS 67204

Baughman Company, PA
ATTN: Phil Meyer
315 S. Ellis St.
Wichita, KS 67211

RE: ZON2025-00061 – Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District and GO General Office District, generally located on the southeast corner of West 51st Street North and North Meridian Avenue.

Dear Applicant,

At its regular meeting on **January 15, 2026**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above referenced request, subject to PO #469.

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 **January 29, 2026**. 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 **January 29, 2026, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, February 17, 2026,** beginning at 9:00 a.m.

****BE ADVISED****
The City of Wichita and Sedgwick County have been made aware of a nation-wide email scam that may be sent to out to an applicant and/or agent regarding their application following the Planning Commission hearing. We have had one (1) reported instance where this email was masquerading as the Wichita-Sedgwick County Planning Department (MAPD).
Thie email has specific information about the application and references the date of the Planning Commission hearing. It prompts the individual to pay an invoice related to an "Application Review and Approval Fee." In the instance that was reported to us, the email came from planningdept.wichitasedgwickcounty@usa.com. Nation-wide, the common theme appears to have the "@usa.com" address at utilizes a name related to the Planning Department associated with the application.
This email is fraudulent! Do not click on any link to pay any invoice!

1. MAPD does not have an automated email system that contacts applicants/agents regarding their case. All email correspondence with an applicant/agent is from a staff person with an @wichita.gov email address. This correspondence is typically from the case Planner assigned to the case.
2. The invoice paid at the time of application is the only payment the Planning Department requires. No additional payment is ever needed to proceed to the next step of the public hearing process.

If you receive an email you believe is fraudulent, please contact the Planning Department immediately. Please contact the case planner signed at the end of this letter by calling 316-268-4421 or email Planning@wichita.gov.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Council Member, District VI
Ana Lopez, CSR, District VI
Todd Carter 2001 N. Maize Rd. Wichita, KS 67212

Protective Overlay #469

1. Area zoned LC Limited Commercial:
   a. The subject property shall be limited to the following uses: All uses permitted by-right within the "LC" Limited Commercial Zoning District with the following exceptions: Manufactured Home; Cemetery; Correctional Placement Residence, Limited and General; Entertainment Establishment in the City; Marine Facility, Recreational; Monument Sales; Nightclub in the City; Pawn Shop; Sexually Oriented Business in the City; Tavern or Drinking Establishment; Teen Club in the City; Vehicle Repair, Limited; Asphalt or Concrete Plant, Limited and General; Recycling Collection Station; Reverse Vending Machine; Event Center; and Recreation And Entertainment (Indoor). Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.

2. Signage shall be per the Wichita City Sign Code, except all signs shall be monument style and limited to 15 feet in height. Portable signs, off-site signs, banners, string pennants and the like shall not be permitted, except for a banner sign permitted for 30 days from the opening of business.

3. All outdoor lighting sources shall employ cut-off luminaries to minimize light trespass and glare. The site shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and the height of light poles shall be limited to 15 feet within 200 feet of abutting residential-zoned property. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

4. Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code.

5. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.

6. A site plan shall be submitted and approved by the Director of Planning prior to the issuance of building permits.
7. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.

OCA 150004 PUBLISHED at Wichita.gov/LegalNotices on February 27, 2026

ORDINANCE NO. 52-963

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. ZON2025-00061

Zone change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District and GO General Office District zoning, subject to the provisions of Protective Overlay #469, on property legally described as:

TO BE ZONED AS LIMITED COMMERCIAL (LC):

A part of the South Half of the Northwest Quarter of Section 19, Township 26 South, Range 1 East of the 6th P.M. as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, on the 29th day of October, 2025, more particularly described as COMMENCING at the West 1/4 Corner of said Section 19 and the southwest corner of said South Half of the Northwest Quarter; THENCE North 00°05'47" West, on an assumed bearing, coincident with the west boundary of said South Half of the Northwest Quarter, a distance of 1007.10 feet, to the northwest corner of BOLAIN ADDITION, Wichita, Sedgwick County, Kansas, and the POINT OF BEGINNING; THENCE North 00°05'47" West, coincident with the west boundary of said South Half of the Northwest Quarter, a distance of 316.33 feet, to the northwest corner of said South Half of the Northwest Quarter; THENCE South 89°42'33" East, coincident with the north boundary of said South Half of the Northwest Quarter, a distance of 889.14 feet; THENCE South 00°17'27" West, perpendicular to the north boundary of said South Half of the Northwest Quarter, a distance of 318.00 feet; THENCE North 89°36'02" West, coincident with the north boundary of said BOLAIN ADDITION, a distance of 887.00 feet, to the POINT OF BEGINNING, subject to road rights of record.

TO BE ZONED AS GENERAL OFFICE (GO):

A part of the South Half of the Northwest Quarter of Section 19, Township 26 South, Range 1 East of the 6th P.M. as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, on the 29th day of October, 2025, more particularly described as COMMENCING at the West 1/4 Corner of said Section 19 and the southwest corner of said South Half of the Northwest Quarter; THENCE North 00°05'47" West, on an assumed bearing, coincident with the west boundary of said South Half of the Northwest Quarter, a distance of 1007.10 feet, to the northwest corner of BOLAIN ADDITION, Wichita, Sedgwick County, Kansas; THENCE South 89°36'02"E, coincident with the north boundary of said BOLAIN ADDITION, a distance of 677.00 feet, to the northeast corner of said BOLAIN ADDITION and the POINT OF BEGINNING; THENCE South 89°36'02" East, coincident with the eastern extension of the north boundary of said BOLAIN ADDITION, a distance of 210.00 feet; THENCE North 00°17'27" East, perpendicular to the north boundary of said South Half of the Northwest Quarter, a distance of 318.00 feet, to the north boundary of said South Half of the Northwest Quarter; THENCE South 89°42'33" East, coincident with the north boundary of said South Half of the Northwest Quarter, a distance of 430.89 feet, to the

northwest corner of VALENCIA, a replat of Northcrest Estates Addition, Wichita, Sedgwick County, Kansa THENCE South 00°05'47" East, coincident with the west boundary of said VALENCIA, a distance of 556.43 fee to the northeast corner of an Easement for Drainage as defined in Film 1655,

Protective Overlay #469:

1. Area zoned LC Limited Commercial:
    a. The subject property shall be limited to the following uses: All uses permitted by-right within the "LC" Limited Commercial Zoning District with the following exceptions: Manufactured Home; Cemetery; Correctional Placement Residence, Limited and General; Entertainment Establishment in the City; Marine Facility, Recreational; Monument Sales; Nightclub in the City; Pawn Shop; Sexually Oriented Business in the City; Tavern or Drinking Establishment; Teen Club in the City; Vehicle Repair, Limited; Asphalt or Concrete Plant, Limited and General; Recycling Collection Station; Reverse Vending Machine; Event Center; and Recreation And Entertainment (Indoor). Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
2. Signage shall be per the Wichita City Sign Code, except all signs shall be monument style and limited to 15 feet in height. Portable signs, off-site signs, banners, string pennants and the like shall not be permitted, except for a banner sign permitted for 30 days from the opening of business.
3. All outdoor lighting sources shall employ cut-off luminaries to minimize light trespass and glare. The site shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and the height of light poles shall be limited to 15 feet within 200 feet of abutting residential-zoned property. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
4. Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code.
5. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, wit' similar materials to the main building, to reasonably hide them from ground view.
6. A site plan shall be submitted and approved by the Director of Planning prior to the issuance of building permits.
7. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.

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 24th day of February, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

Approved as to form:

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	IPL0293011	Legal Ad - IPL0293011	MAPC/BZA December 18, 2025	2.0	166.0L

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

MAPC/BZA December 18, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 18, 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.**

BZA2025-00079: Variance request in the City to have less than three feet of building separation between the primary structure and the accessory structure, generally located on the west side of North Meridian Avenue, within 75 feet north of West 3rd Street North (409 North Meridian Avenue).

BZA2025-00080: Variance request in the City to reduce the front building setback to three feet on property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 south of West 1st Street North (220 North Walnut Street).

PUD2025-00026: PUD amendment request in the City to PUD #66 to modify allowed uses, signage, parking, and ownership requirements on property generally located on the north side of West MacArthur Road, within a quarter-mile west of South Seneca Street.

VAC2025-00052: Vacation request in the City to vacate the west one foot of a utility easement of a property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut St).

VAC2025-00053: Vacation request in the City to vacate a portion of the street right-of-way to allow for future development, generally located on the northwest corner of East Waterman Street and South Washington Avenue.

VAC2025-00054: Vacation request in the City to vacate a portion of a platted setback, generally located south of West Taft Avenue and 1,800 feet east of South Ridge Road (6803 West Taft Avenue).

ZON2025-00056: Zone Change request in the City from NR Neighborhood Retail to LC Limited Commercial District with Protective Overlay, generally located south of East 21st Street North and one-quarter mile west of North Hillside Avenue.

ZON2025-00058: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southeast corner of East Gilbert Street and South Rock Road (8031 East Gilbert Street).

ZON2025-00059: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southwest corner of West 27th Street South and South Elizabeth Street (1511 West 27th Street South).

ZON2025-00060: Zone Change request in the City from B Multi-Family Residential District to LI Limited Industrial District to expand an existing warehouse, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut Street).

ZON2025-00061: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District and GO General Office District for future development, generally located on the southeast corner of West 51st Street North and North Meridian Avenue.

ZON2025-00062: Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District for medical office and apartment development, generally located south of West 37th Street North and 2,000 feet east of North Ridge Road.

ZON2025-00063: Zone Change request in the City from NR Neighborhood Retail District to GO General Office District, generally located on the southeast corner of South Hillside Avenue and East English Street (200 South Hillside Avenue).

ZON2025-00064: Zone Change request in the City from LC Limited Commercial to GC General Commercial with PO #467, generally located on the northeast corner of East 29th Street North and North Oliver Avenue.
IPL0293011
Nov 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:
11/26/25 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Nov 26, 2025, 12:08 PM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

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

AGENDA ITEM NO. 4.6

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: December 18, 2025
DAB VI: January 5, 2026

CASE NUMBER: ZON2025-00061 (City)

APPLICANT: Bachman Enterprises, Inc. (Applicant) / Baughman Co., P.A. (Agent)

REQUEST: LC Limited Commercial District and GO General Office

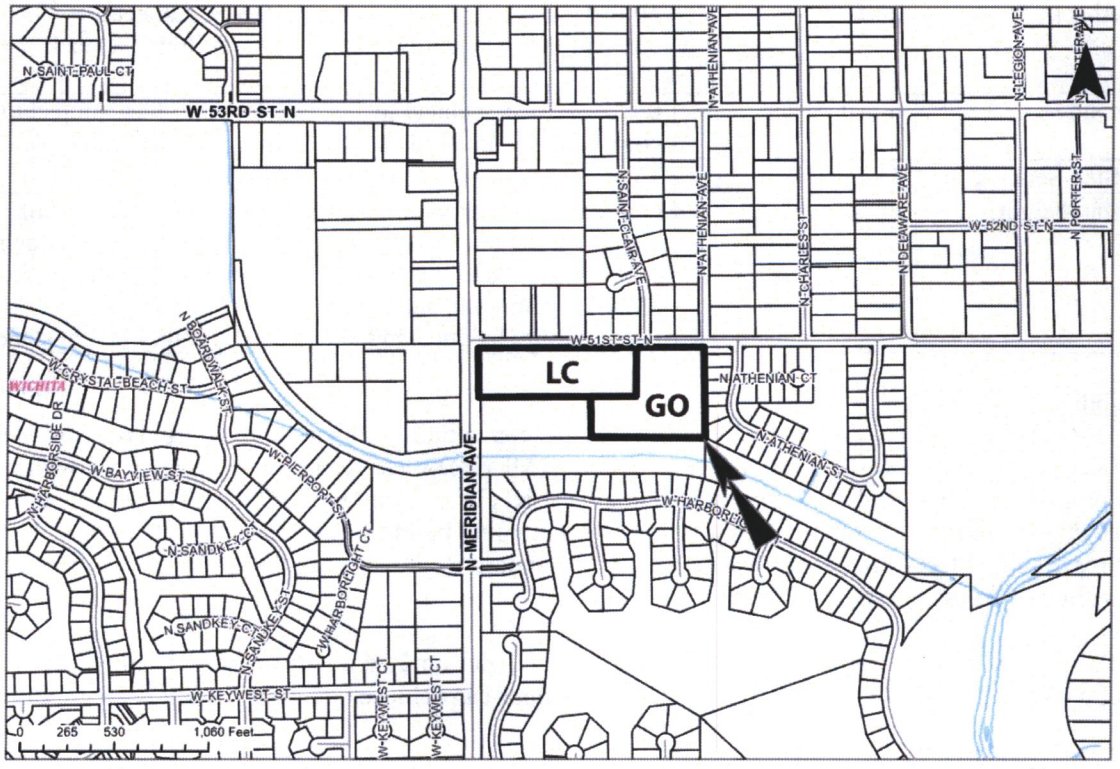
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 13.14 acres

LOCATION: Generally located on the southeast corner of West 51st Street North and North Meridian Avenue

PROPOSED USE: Future development options

RECOMMENDATION: Deny; Approve LC zoning at a depth of 400 feet from North Meridian right-of-way; Approve B Multi-Family for the remaining balance of the property; and add a Protective Overlay #469 to the property zoning



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to LC Limited Commercial District (LC) and GO General Office on a 13.14-acre property. The portion proposed to be zoned LC is approximately 5.94 acres in size. The portion proposed to be zoned GO is approximately 5.82 acres in size. The subject site is generally located on the southeast corner of West 51st Street North and North Meridian Avenue.

The site is currently in Agricultural use. The applicant is looking to change the zoning district in order to have development options for the future. The area proposed to be zoned LC is the western-most portion and is located at the corner of North Meridian Avenue and West 51st Street North. The property proposed to be zoned GO is farther east and located on the south side of West 51st Street North and abuts the SF-5 District to the east.

SF-5 allows for single-family housing and a limited number of civic and public uses. LC allows for single-family, two-family, and multi-family housing, in addition to a variety of civic, public, and commercial uses. The GO District allows for a more limited number of commercial uses than the LC District. The table below compares the development standards of each zoning district.

Development Standards	SF-5 Single-Family Residential District	General Office	LC Limited Commercial District
Minimum lot area	5,000 square feet	2,500 sq. ft for single-family 2,000 sq. ft for duplex 580 sq. ft per dwelling unit for multi-family 5,000 sq. ft for non-residential uses	2,500 sq. ft for single-family 2,000 sq. ft for duplex 580 sq. ft per dwelling unit for multi-family 5,000 sq. ft for non-residential uses
Minimum lot width	50 feet	No minimum	No minimum
Front Setback	25 feet	20 feet	20 feet
Rear setback	20 feet	10 feet, subject to compatibility standards	10 feet, subject to compatibility setback standards
Interior side setback	6 feet	0 feet or 5 feet, subject to compatibility standards	0 feet or 5 feet, subject to compatibility standards
Street Side Setback	15 feet	15 feet	15 feet
Maximum height	35 feet	60 feet, plus one foot of additional height for each foot of setback beyond the required minimum, subject to compatibility height standards	80 feet, plus two feet of additional height for each foot of setback beyond the required minimum, subject to compatibility height standards

Compatibility Standards

Section IV-C.4 of the Unified Zoning Code (UZC) requires compatibility setbacks for side and rear lot lines of properties zoned MF-18 Multi-Family Residential District (MF-18) or less restrictive when they are within 500 feet of a property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The subject site abuts properties that are zoned SF-5 to the east and south. The minimum building compatibility setback is 15 feet plus one foot for each five feet of lot width over 50 feet. This standard would apply to the east and south property lines where abutting or across the street from SF-5 zoning.

Section IV-C.5.a of the UZC requires a 35-foot compatibly height standard for all structures within 50 feet of the lot line of a property zoned TF-3 or more restrictive. Structures can achieve additional height at a ratio of one foot

in height for every three feet of additional distance beyond 50 feet of the property line. This standard applies based on the proximity of lots zoned SF-5 to the north, east, and south.

Section IV-C.6 of the UZC requires noise compatibility standards, which state, "No sound amplification system for projecting music or human voices shall be permitted on any property zoned NO Neighborhood Office District (NO) 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." This standard would be applicable to drive-thru speakers and the like.

Section IV-C.7.b of the UZC requires that dumpster or other refuse collection receptable be located a minimum of 20 feet from any property zoned TF-3 or more restrictive. In the subject case, a dumpster cannot be within 20 feet of the east or south property lines that abut the SF-5 District.

Screening and Landscaping

Section IV-B.3 of the UZC requires solid screening of all non-residential uses when abutting or across the street from properties zoned TF-3 or more restrictive. The minimum solid screening requirement is a six-foot fence. This standard would apply to the north property lines for both parcels, and the east and south property lines for the proposed GO parcel. A portion of the east property line for the parcel proposed to be zoned GO has existing, dense vegetation that staff has deemed acceptable for meeting the screening requirement. At such time the vegetation dies or is removed, a screening fence would need to be installed. Any portion of the east property line that is currently not appropriately screened would be required to conform to the Code. Any accessory outdoor storage, dumpsters, mechanical equipment/HVAC, or loading docks would need to be screened from ground level view by a solid screening fence within 150 feet of street right-of-way or residential zoning.

The subject property would need to comply with the Wichita Landscape Code. A landscape buffer of a minimum of one shade tree (or two ornamental trees) per 40 linear feet would be required along the east and south property lines in addition to the solid screening fence discussed above. Parking lot screening would also be required per the Wichita Landscape Code.

Lighting and Parking

Section IV-B.4 of the UZC requires all outdoor lighting sources to employ cut-off luminaries to minimize light trespass and glare, and the light source must be aimed or shielded so that it is not visible from neighboring lots. All lighting fixtures cannot exceed 15 feet in height within 200 feet of residential zoning.

Parking for any use developed in the future would be per Section IV-A.4 of the UZC.

The character of the neighborhood is generally residential and commercial in nature. Properties to the north are zoned SF-5 and are developed with single-family dwellings. Properties to the east are zoned SF-5 and are developed with single-family dwellings. Properties to the south are zoned SF-5 and LC with PO #351. The LC property is developed with an Entertainment Establishment, and the SF-5 property is owned by the applicant but is part of a drainage ditch. Property to the west, across North Meridian Avenue, is zoned LC and is within CUP DP-311 and is in agricultural use.

CASE HISTORY: The subject site is unplatted. If the applicant develops the site as residential or commercial uses, platting will be required prior to any building permit is issued. In 2010, a subdivision application (SUB2010-00028) was submitted for the subject property but was never perfected.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwellings
SOUTH:	SF-5/LC with PO #351	Drainage ditch, Entertainment establishment
EAST:	SF-5	Single-family dwellings
WEST:	LC with DP-311	Agriculture

PUBLIC SERVICES: The subject site has access to North Meridian Avenue, a four-lane arterial street with a sidewalk on the east side and West 51st Street North, a two-lane, paved, local street with no sidewalks on either side. The site has access to municipal services, which include sewer and water. Wichita Transit does not serve the subject site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the *Community Investments Plan*, which identifies the site as "New Residential" on the 2035 Future Growth Concept Map. This category is described as follows: "*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors. In certain areas, especially those in proximity to existing industrial uses, highways, rail lines, and airports, pockets of Industrial Uses likely will be developed.*" Rezoning the subject site to LC and GO could be an appropriate request considering the proximity to other commercially zoned properties. However, without knowing specific uses, staff determined that allowing the proposed extent of LC and GO in such close proximity to single-family districts and uses could be detrimental to the abutting, established single-family uses to the north and east.

The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of "Land Use Compatibility," Guideline 1.a suggests, "*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.*" Also, under the heading "Development Pattern," Guideline 3.d states, "Low-density residential uses should be buffered from commercial and industrial areas by open space, water bodies, changes in topography, or major barriers such as arterial streets or highways." Without staff knowing the possible uses on the property, staff determined that the possibility of higher intensity development occurring adjacent to single-family uses could be detrimental to the established single-family residential uses.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for LC and GO be **DENIED;** However, staff is recommending **APPROVAL** with the following modifications. This recommendation is based on the following findings:

1. Approve LC zoning at a depth of 400 feet from North Meridian right-of-way;
2. Approve B Multi-Family for the remaining balance of the property; and
3. Add a Protective Overlay #469 to the property zoning.

Protective Overlay #469

1. Area zoned LC Limited Commercial:
    a. The subject property shall be limited to the following uses: All uses permitted by-right within the "LC" Limited Commercial Zoning District with the following exceptions: Manufactured Home; Cemetery; Correctional Placement Residence, Limited and General; Entertainment Establishment in the City; Marine Facility, Recreational; Monument Sales; Nightclub in the City; Pawn Shop; Sexually Oriented Business in the City; Tavern or Drinking Establishment; Teen Club in the City; Vehicle Repair, Limited; Asphalt or Concrete Plant, Limited and General; Recycling Collection Station; Reverse Vending Machine; Event Center; and Recreation And Entertainment (Indoor). Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
2. Signage shall be per the Wichita City Sign Code, except all signs shall be monument style and limited to 12 feet in height. Portable signs, off-site signs, banners, string pennants and the like shall not be permitted, except for a banner sign permitted for 30 days from the opening of business.
3. All outdoor lighting sources shall employ cut-off luminaries to minimize light trespass and glare. The site shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and the height of light poles shall be limited to 15 feet within 200 feet of abutting residential-zoned property. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
4. Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code.
5. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.

6. A site plan shall be submitted and approved by the Director of Planning prior to the issuance of building permits.
7. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is generally residential and commercial in nature. Properties to the north are zoned SF-5 and are developed with single-family dwellings. Properties to the east are zoned SF-5 and are developed with single-family dwellings. Properties to the south are zoned SF-5 and LC with PO #351. The LC property is developed with an Entertainment Establishment, and the SF-5 property is owned by the applicant but is part of a drainage ditch. Property to the west, across North Meridian Avenue, is zoned LC and is within CUP DP-311 and is in agricultural use.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5, which is suitable for low-density residential use.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** It is anticipated that the removal of restrictions would detrimentally affect nearby property due to the proposed depth commercial zoning and uses adjacent to the site. Reducing the depth of commercial zoning and permitting residential on the remaining balance is likely to have less significant detrimental impacts to nearby properties.

4. **Length of time the property has been vacant as currently zoned:** The subject site is in Agricultural use but otherwise appears to have never been developed.

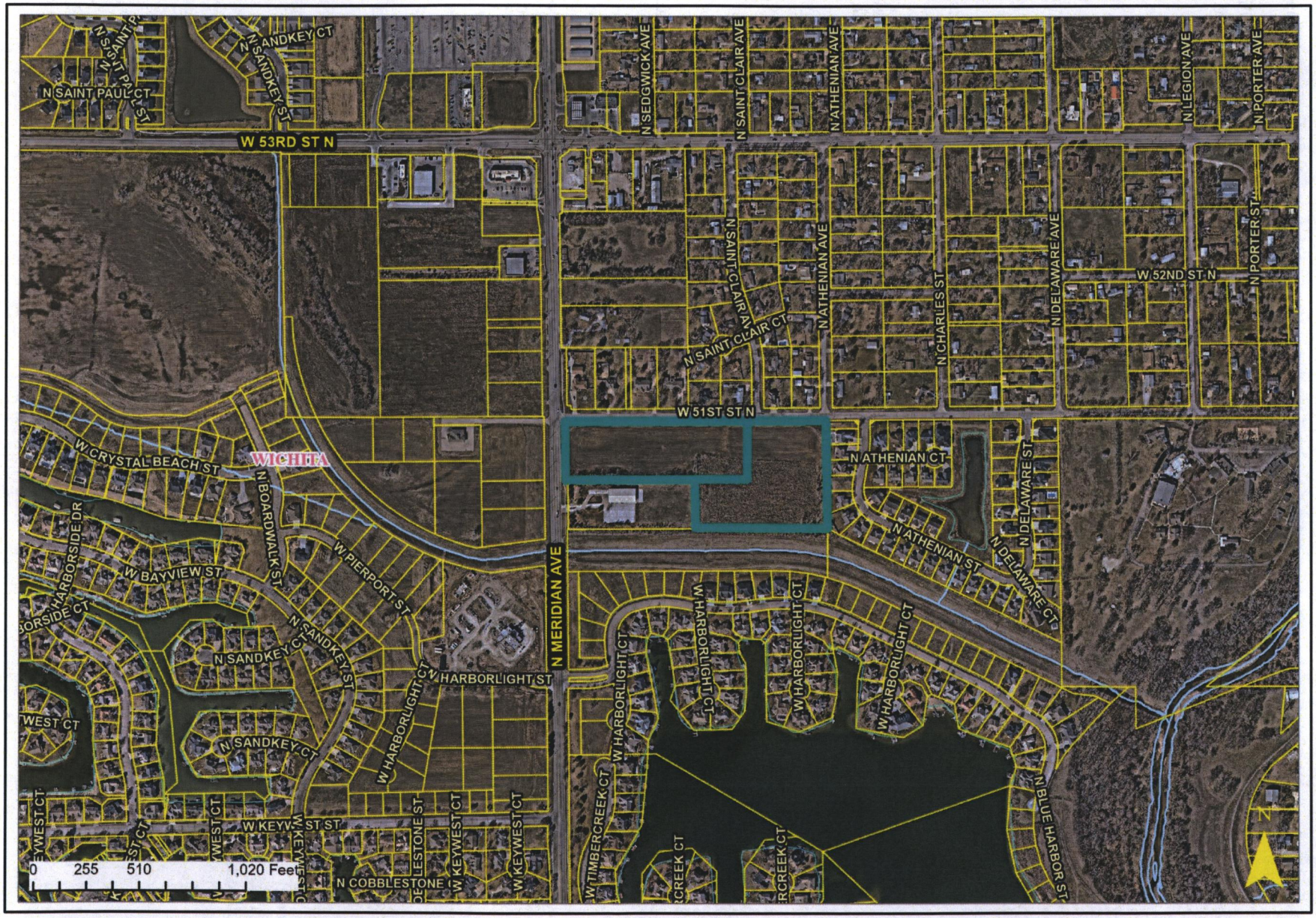
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request would allow limited commercial development on site, which could have detrimental impacts to the welfare of those living in the residential uses nearby. Denial of the application may result in the loss of use and enjoyment of the property.

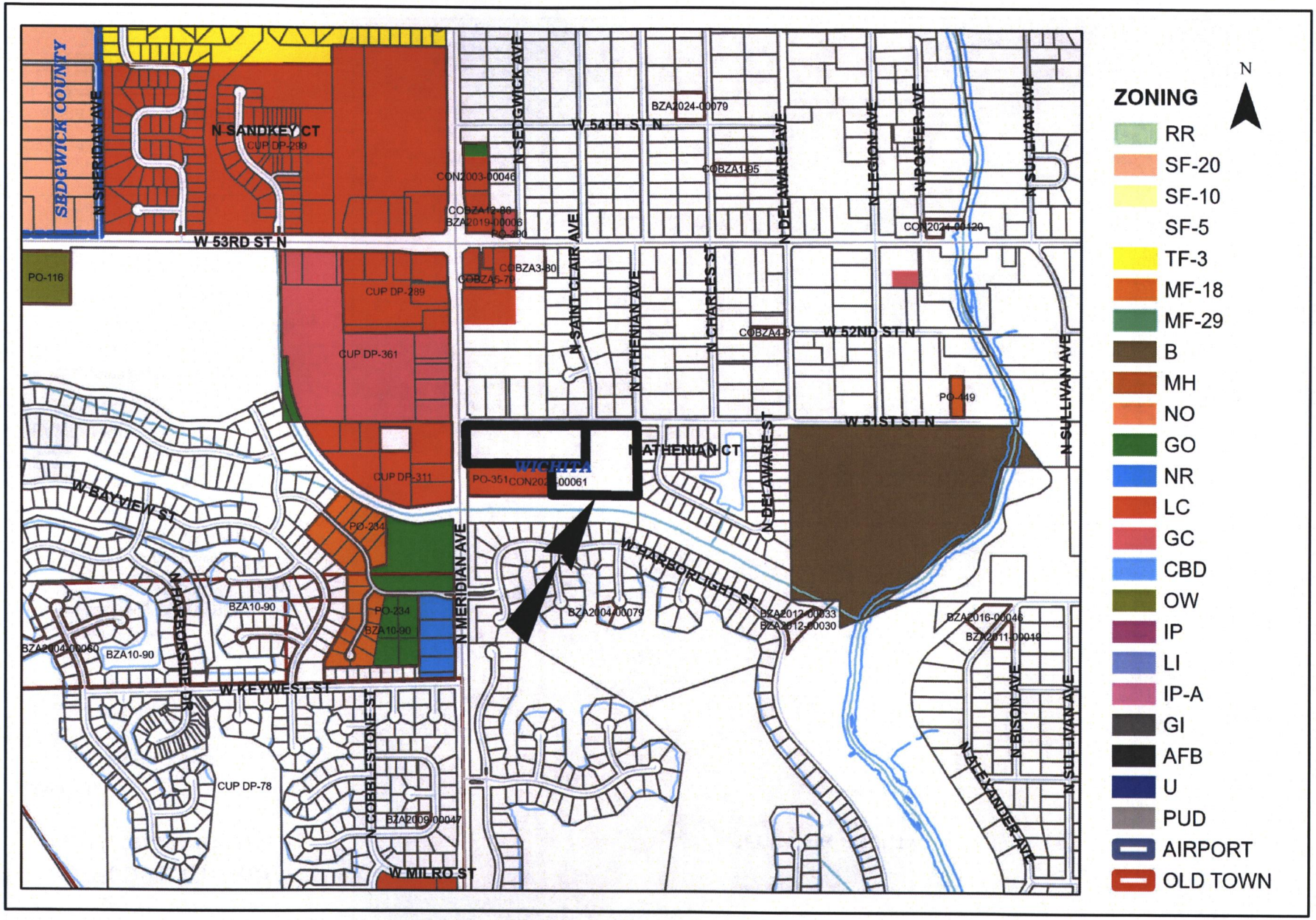
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is in partial conformance with *The Community Investments Plan*, as discussed in the staff report.

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

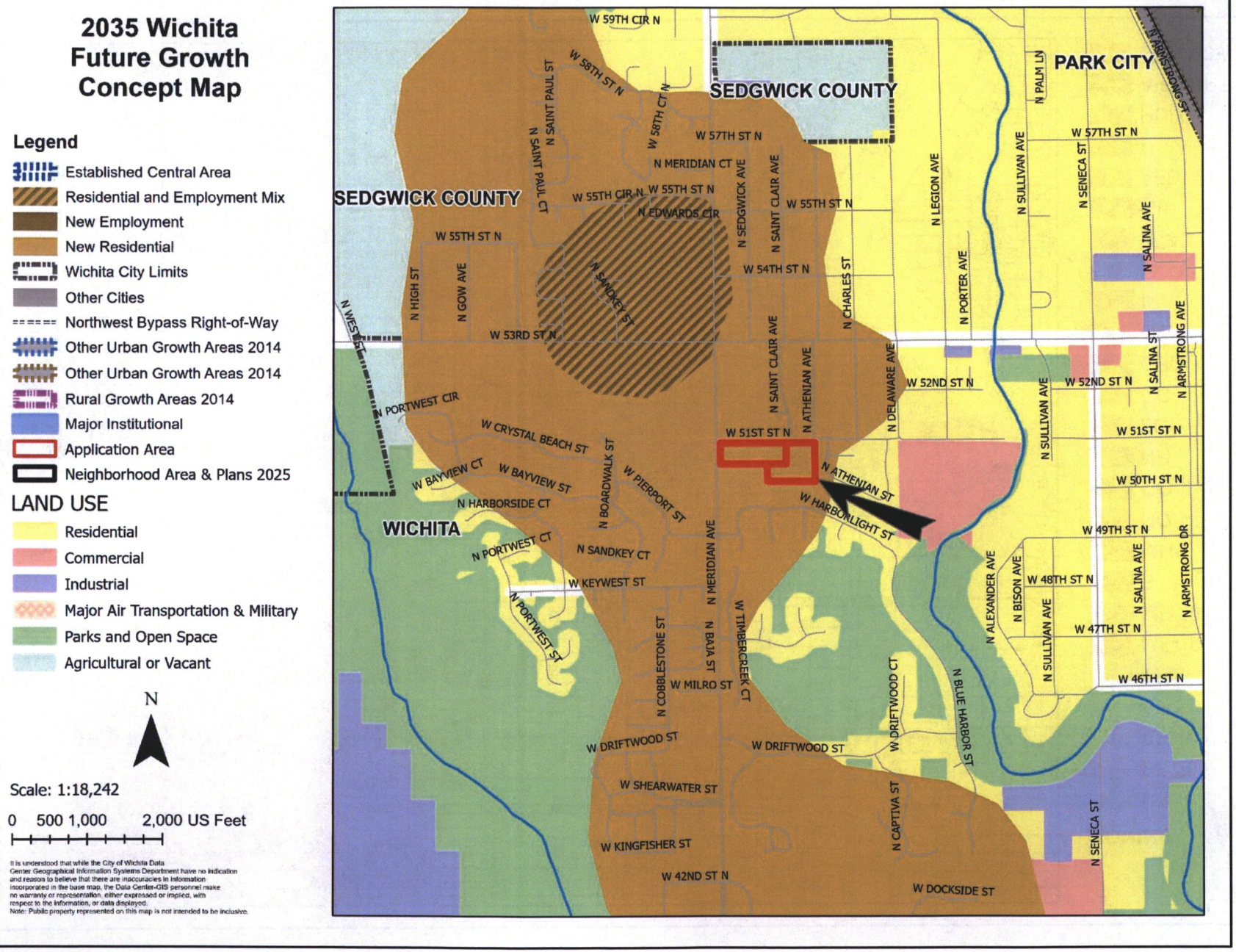
8. **Opposition or support of neighborhood residents:** At the time of the publication of the staff report, staff has not received any comments from the public.

Attachments:
1) Aerial Map
2) Zoning Map
3) Future Land Use Map
4) Site Photos


N SAINT PAUL CT
N SAINT PAUL ST
N SANDKEY CT
N SANDKEY ST
W 53RD ST N
N SEDGWICK AVE
N SAINT CLAIR AVE
N ATHENIAN AVE
N LEGION AVE
N PORTER AVE
N SAINT CLAIR CT
N CHARLES ST
N DELAWARE AVE
W 52ND ST N
N PORTER ST
W 51ST ST N
N ATHENIAN CT
N DELAWARE ST
N ATHENIAN ST
N DELAWARE CT
W CRYSTAL BEACH ST
WICHITA
N BOARDWALK ST
W PIERPORT ST
W BAYVIEW ST
HARBORSIDE DR
HARBORSIDE CT
N SANDKEY CT
N SANDKEY ST
W HARBORLIGHT CT
W HARBORLIGHT ST
N MERIDIAN AVE
W HARBORLIGHT CT
W HARBORLIGHT CT
W HARBORLIGHT CT
N BLUE HARBOR ST
WEST CT
N SANDKEY CT
W KEYWEST ST
W KEYWEST CT
W KEYWEST CT
W KEYWEST CT
W TIMBERCREEK CT
CREEK CT
RCREEK CT
N COBBLESTONE ST
0 255 510 1,020 Feet


SEDGWICK COUNTY
N SHERIDAN AVE
N SANDKEY CT
CUP DP-299
W 53RD ST N
PO-116
CUP DP-289
CUP DP-361
CUP DP-311
CONZ2003-00046
COBZA12-80
BZA2019-00006
P/C-290
N SEDGWICK AVE
W 54TH ST N
BZA2024-00079
COBZA1995
N DELAWARE AVE
N LEGION AVE
N PORTER AVE
CON2024-00020
N SULLIVAN AVE
COBZA3-80
COBZA5-79
N SAINT CLAIR AVE
N ATHENIAN AVE
N CHARLES ST
COBZA4[illegible]
W 52ND ST N
PO-349
W 51ST ST N
ATHENIAN CT
N DELAWARE ST
N SULLIVAN AVE
WICHITA
PO-351
CON2025-00061
W BAYVIEW ST
PO-234
N MERIDIAN AVE
W HARBOR LIGHT ST
BZA2004-00079
BZA2012-00033
BZA2012-00030
BZA2016-00046
BZA2011-00010
BZA10-90
BZA2004-00060
N BAYSHORE DR
W KEYWEST ST
N COBBLESTONE ST
CUP DP-78
BZA2009-00047
W MILRO ST
N BISON AVE
N ALEXANDER AVE
N SULLIVAN AVE
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



Looking east into site



Looking south into site



Looking south into site



Looking west into site



Looking east away from site



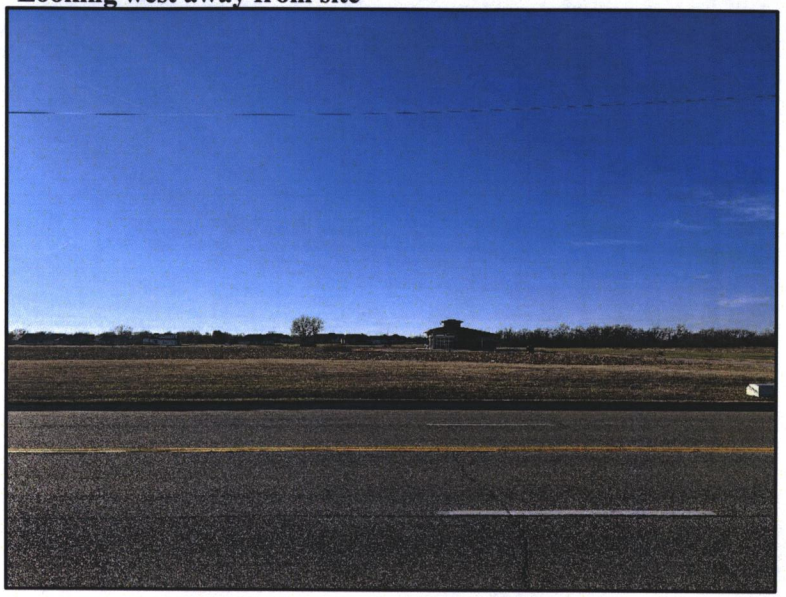
Looking north away from site



Looking north away from site



Looking west away from site



Looking south away from site

