



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

September 12, 2025

Michael Rolle  
401 E. Gordon Bennett Dr.  
Haysville, KS 67060

**RE: CON2025-00102** –A Conditional Use request to allow Mobile Food Unit in the City as a Principal Use on property zoned LC Limited Commercial District, Generally located on the northwest corner of East 13<sup>th</sup> Street North and North Hydraulic Avenue (1640 East 13<sup>th</sup> Street North).

Dear Applicant:

At its regular meeting on **August 28, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. Mobile Food Unit in the City shall cease operation by 10:00 p.m. Sunday through Thursday and 12:00 a.m. (midnight) Friday and Saturday.
2. Operation of the Mobile Food Unit in the City shall adhere to the license requirement of Section 3.15 of the Wichita City Code.
3. Development of the site shall be in general conformance with the approved site plan.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing of other remedies set forth in the UZC, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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

Sincerely,

Brad Eatherly  
Current Plans  
Senior Planner

CC: Brandon Johnson, Council Member District I  
Cameron Jackson, CSR, District I  
MABCD



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

August 28, 2025

Michael Rolle  
401 E. Gordon Bennett Dr.  
Haysville, KS 67060

**RE: CON2025-00102** –A Conditional Use request to allow Mobile Food Unit in the City as a Principal Use on property zoned LC Limited Commercial District, Generally located on the northwest corner of East 13<sup>th</sup> Street North and North Hydraulic Avenue (1640 East 13<sup>th</sup> Street North).

Dear Applicant,

At its regular meeting on **August 28, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the Conditional Use 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 September 11, 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 **September 11, 2025, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) I on **Monday, September 8, 2025**, beginning at 6:00 p.m. at the Atwater Neighborhood Resource Center (2755 E 19th Street N). For more information on this meeting, please contact Community Services Representative for District I, Cameron Jackson at (316) 268-8018 or <mailto:ctjackson@wichita.gov>. This application will be presented to the Wichita City Council on **Tuesday, October 7, 2025**, beginning at 9:00 a.m.

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: Brandon Johnson, Council Member District I  
Cameron Jackson, CSR, District I

**CONDITIONAL USE RESOLUTION NO. CON2025-00102**

**WHEREAS**, Michael Rolle, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Mobile Food Unit as Principal Use on property zoned LC Limited Commercial District, located at 1640 East 13<sup>th</sup> Street North, legally described as:

Lots 60, 62, 64 and 66, Except the South 10 feet, Hydraulic Avenue, Milford's Replat of Lot 1 to 29 inclusive on Union Avenue, and 2 to 30 inclusive on Orange Avenue and 1 to 29 inclusive on Orange Avenue and 2 to 30 inclusive on Hydraulic Avenue, Spring Grove Second Addition, to The City of Wichita, Sedgwick County, Kansas

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

**WHEREAS**, the MAPC did, at the meeting of August 28, 2025, consider said application; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Mobile Food Unit as Principal Use on property zoned LC Limited Commercial District, located at 1640 East 13<sup>th</sup> Street North, legally described as:

Lots 60, 62, 64 and 66, Except the South 10 feet, Hydraulic Avenue, Milford's Replat of Lot 1 to 29 inclusive on Union Avenue, and 2 to 30 inclusive on Orange Avenue and 1 to 29 inclusive on Orange Avenue and 2 to 30 inclusive on Hydraulic Avenue, Spring Grove Second Addition, to The City of Wichita, Sedgwick County, Kansas

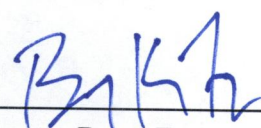
Approved subject to the following conditions:

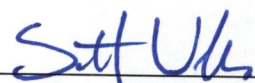
1. Mobile Food Unit in the City shall cease operation by 10:00 p.m. Sunday through Thursday and 12:00 a.m. (midnight) Friday and Saturday.
2. Operation of the Mobile Food Unit in the City shall adhere to the license requirement of Section 3.15 of the Wichita City Code.
3. Development of the site shall be in general conformance with the approved site plan.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing of other remedies set forth in the UZC, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 22 Day of Sept, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:

  
\_\_\_\_\_  
Bryan Frye, Chairman

  
\_\_\_\_\_  
Scott Wadle, Secretary

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO                   | Cols | Depth |
|-----------|--------------|-----------------------|----------------------------|------|-------|
| 41100     | IPL0260131   | Legal Ad - IPL0260131 | 8 28 2025 MAPC Official PH | 1.0  | 89.0L |

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

### MAPC/BZA August 28, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 28, 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](http://www.wichita.gov/LegalNotices).**

**CON2025-00102:** Conditional Use request in the City to allow Mobile Food Unit in the City as a primary use on property zoned LC Limited Commercial District, generally located on the northwest corner of East 13th Street North and North Hydraulic Avenue (1640 East 13th Street North).

**CUP2025-00025:** Amendment in the City to CUP DP-229 to adjust general provisions to allow for Warehouse, Self-Storage on Parcels 5-8, with waiver of #17 of Section III-D.6.y for all lots, located on the east side of North Greenwich Road and within one-quarter mile south of East Central Avenue.

**PUD2025-00017:** Zone Change request in the City from B Multi-Family and GC General Commercial to PUD Planned Unit Development to create 944 S. Topeka PUD #149, generally located on the one block east of South Broadway Avenue and three blocks south of East Kellogg Avenue (944 S. Topeka).

**VAC2025-00029:** Vacation request in the City, the vacate 10-feet of a 35-foot platted front setback on four properties, generally located on the east side of South Goebel Street and within 500 feet south of East Harry Street (1724, 1728, 1732, 1736 South Goebel Street).

**VAC2025-00030:** Vacation request in the City to vacate a platted alley, generally located north of East Gilbert Street, east of South Topeka Avenue, and west of South Emporia Avenue.

**VAC2025-00031:** Vacation request in the City to vacate a portion of a platted access and reserve easement along the south side of property zoned SF-5 Single Family Residential, generally located approximately a half mile northeast of West 21st Street North and North Hoover Road (2404 N Paradise Circle).

**VAC2025-00032:** Vacation request in the City to vacate a portion of a 30-foot platted setback and a portion of platted right-of-way, generally located on West 53rd Street North and 1,200 feet east of North Meridian Avenue  
IPL0260131  
Aug 6 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, depose 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:  
08/06/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Mary Castro*

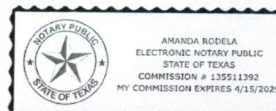


Mary Castro

*Amanda Rodela*



Sworn to and subscribed before  
me on



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

**STAFF REPORT**

MAPC: August 28, 2025

DAB I: September 8, 2025

---

CASE NUMBER: CON2025-00102 (City)

APPLICANT/AGENT: Michael Rolle (applicant)

REQUEST: Mobile Food Unit in the City as a Principal Use on property zoned LC Limited Commercial District

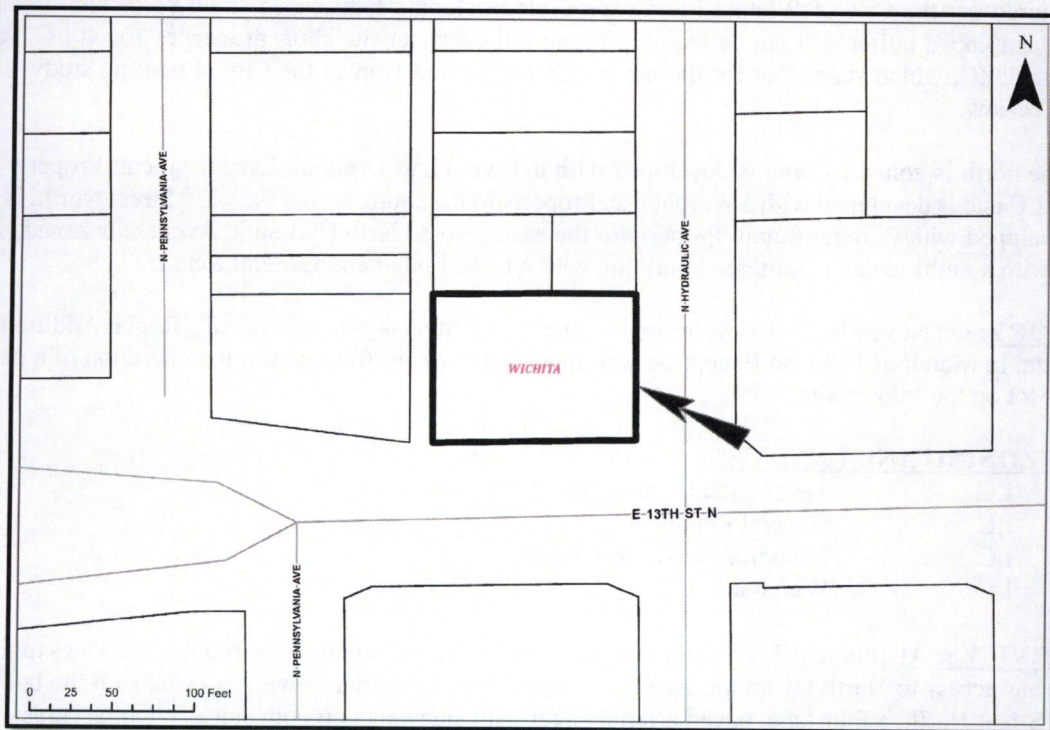
CURRENT ZONING: LC Limited Commercial District

SITE SIZE: 0.26 acres

LOCATION: Generally located on the northwest corner of East 13<sup>th</sup> Street North and North Hydraulic Avenue (1640 East 13<sup>th</sup> Street North)

PROPOSED USE: Mobile Food Unit in the City

RECOMMENDATION: Approval with Conditions



the site on the southwest corner of the property and the southwest corner of North Hydraulic Avenue and East 13<sup>th</sup> Street North.

**CONFORMANCE TO PLANS/POLICIES:** The requested Conditional Use is found to be in conformance with the following adopted plans:

**Community Investments Plan:** The requested Conditional Use is in conformance with the Community Investments Plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) recommends the subject site as appropriate for “New Residential.” “New Residential” is defined as “*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.*” Permitting a commercial use on the subject site at the corner of two arterials is generally appropriate, provided that the use may have a possible negative impact of noise if the Mobile Food Unit utilizes a generator for power.

**Wichita: Places for People Plan:** The requested Conditional Use is in conformance with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The request aligns with Strategy 1: *Create walkable destinations that support the various neighborhood environments in the ECA*. The request also aligns with Strategy 3: *Improve the economic feasibility of commercial/service uses and the markets necessary to support them*. Lastly, the request also aligns with Strategy 6: *Encourage infill and redevelopment that contextual to the environment in which it is occurring*. Adding a Mobile Food Unit to the neighborhood should encourage pedestrian activity and help improve the commercial viability of the area.

**Central Northeast Area Plan:** The proposed request conforms to the *Central Northeast Area Plan*. The *Central Northeast Area Plan, 2005 Update* outlines goals and strategies for revitalizing neighborhoods in Central Northeast Wichita. Priorities outlined in the *Central Northeast Area Plan* include those which--

1. Encourage “more neighborhood-serving retail and personal services” in the area;
2. And “retain existing businesses, and create new businesses and employment opportunities that will benefit area residents.”

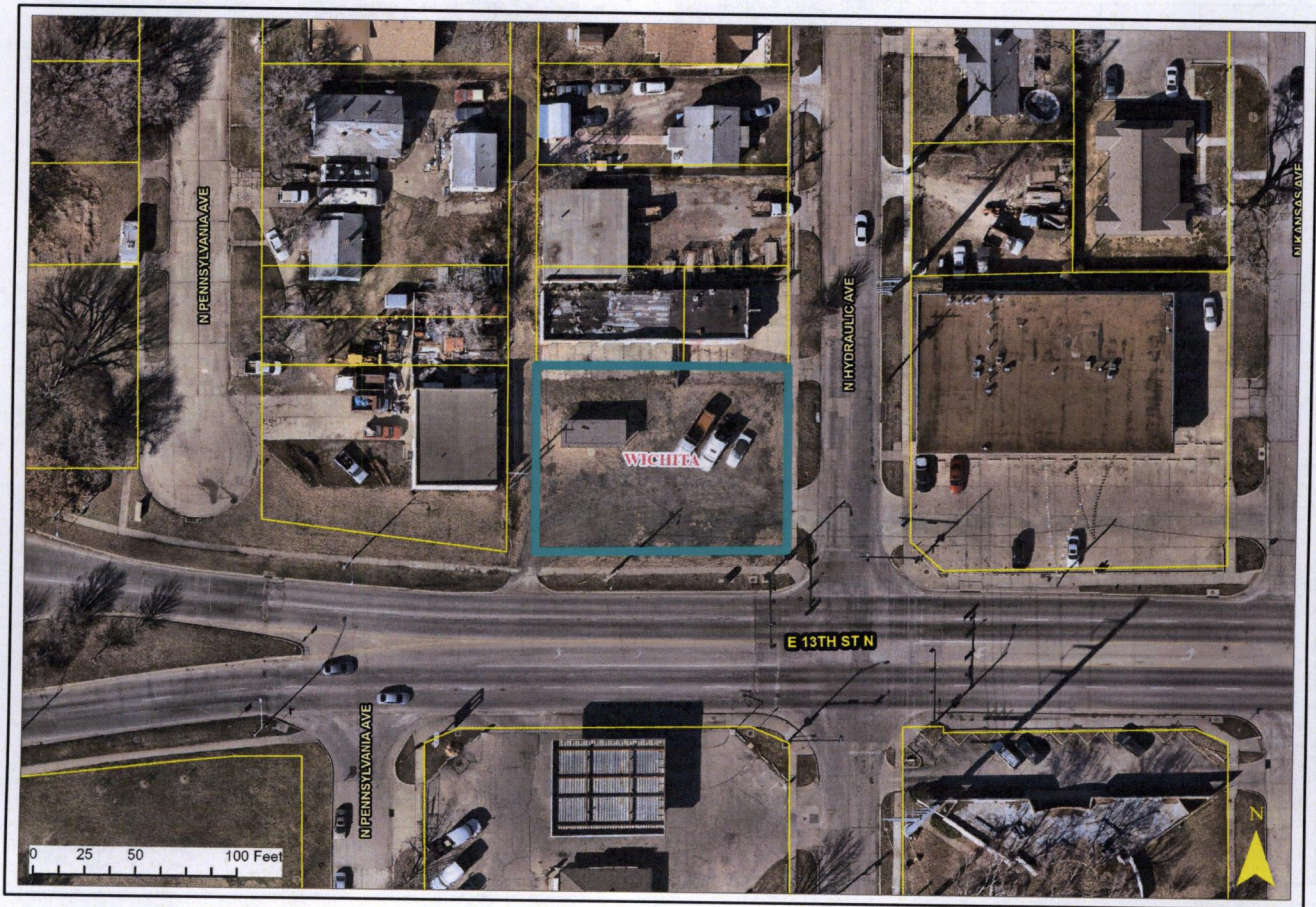
**McAdams Neighborhood Revitalization Plan:** The proposed request conforms to the McAdams Neighborhood Revitalization Plan. The subject site is recommended to be appropriate for commercial uses.

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

1. Mobile Food Unit in the City shall cease operation by 10:00 p.m. Sunday through Thursday and 12:00 a.m. (midnight) Friday and Saturday.
2. Operation of the Mobile Food Unit in the City shall adhere to the license requirement of Section 3.15 of the Wichita City Code.
3. Development of the site shall be in general conformance with the approved site plan.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing of other remedies set forth in the UZC, with the

### Supplementary Use Regulations Section III-D.6.00

Mobile Food Unit in the City, as defined by the Code, shall be allowed as an Accessory Use to a Public and Civic Use, as defined by the Code, in any zoning District; as an Accessory Use within the LC, OW, and IP Districts; as a Principal Use in the LC District with Conditional Use approval; and as an Accessory Use or Principal Use within the GC, CBD, LI, and GI Districts. The Zoning Administrator may authorize a Mobile Food Unit in the City only in conformance with the license requirements of Sec. 3.15 of the Code of the City of Wichita.



# 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



City of Wichita, Kansas  
Planning and Economic Development Department  
2014  
This map is for informational purposes only and does not constitute a contract or warranty of any kind. The City of Wichita, Kansas, and its officials, employees, and agents, shall not be liable for any damages, including but not limited to, direct, indirect, special, incidental, or consequential damages, arising out of the use of this map. The City of Wichita, Kansas, and its officials, employees, and agents, shall not be liable for any damages, including but not limited to, direct, indirect, special, incidental, or consequential damages, arising out of the use of this map.



**Looking south away from site**



**Looking east away from site**



