



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

November 7, 2025

Cooper Holdings LLC
Attn: Kendall Cooper
860 N Toh N Hah Trail
Wichita, KS 67212

Brandon Witt
100 E. Park Place Ct
Derby, KS 67037

RE: ZON2025-00039 – Zone Change request in the City from B Multi-Family Residential District and LC Limited Commercial to OW Office Warehouse District, Generally located on the northwest corner of East 1st Street North and North Ash Street (2020 East 1st Street North)

Dear Applicant,

At its regular meeting on **November 6, 2025**, 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,

A handwritten signature in black ink, appearing to read 'Brad Eatherly'.

Brad Eatherly
Current Plans
Senior Planner

CC: Brandon Johnson, Council Member, District I
Maddie Campbell, District I
MABCD
Dora Cook 229 N. Ash St. Wichita, KS 67214
Marilynn Coffee 151 N. Ash St. Wichita, KS 67214



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

September 25, 2025

Cooper Holdings LLC
Attn: Kendall Cooper
860 N Toh N Hah Trail
Wichita, KS 67212

Brandon Witt
100 E. Park Place Ct
Derby, KS 67037

RE: ZON2025-00039 – Zone Change request in the City from B Multi-Family Residential District and LC Limited Commercial to OW Office Warehouse District, Generally located on the southwest corner of West University Avenue and South All Hallows Avenue (401 South All Hallows Avenue).

Dear Applicant,

At its regular meeting on **September 24, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned 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 **October 9, 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 **October 9, 2025, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) I on **Monday, October 6, 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 Maddie Campbell at (316) 268-8018 or <mailto:mcampbell@wichita.gov>. This application will be presented to the Wichita City Council on **Tuesday, October 28, 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.

November 28, 2025.ORDINANCE NO. 52-841

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. ZON2025-00039

Zone change request in the City from B Multi-Family Residential District and LC Limited Commercial District to OW Office Warehouse District zoning, on property legally described as:

Lot 1, Block 1, Sixty-Six Addition, Sedgwick County, Kansas, Together with the vacated 10 foot alley adjoining said Lot on the West. AND Lot 18, on Ash Street, Park Place Addition to Wichita, Sedgwick County, Kansas. AND Lots 30, 32, 34, and 36, Minneapolis Addition to Wichita, Sedgwick County, Kansas; Together with that part of vacated Minnesota Avenue adjoining on the West, EXCEPT that part deeded to the City of Wichita for street. AND Lots 38 and 40, Minneapolis Addition to Wichita, Sedgwick County, Kansas; Together with that part of vacated Minnesota Avenue adjoining on the West, EXCEPT that part for right-of-way for controlled access highway purposes. AND The East 33 feet of Lots 42, 44, and 46, and the North 5 feet of the East 33 feet of Lot 48, Minneapolis Addition to Wichita, Sedgwick County, Kansas; Together with a tract Beginning 33 feet West of the Northeast corner of said Lot 42; thence South 22.60 feet; thence Northwest along a curve 39.58 feet; thence North 2.35 feet to the North line of said Lot 42; thence East 32.50 feet to the point of beginning; Together with that part of vacated Minnesota Avenue adjoining on the West, EXCEPT that part deeded to the City of Wichita for street.

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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0268791	Legal Ad - IPL0268791		2.0	144.0L

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

OCA 150004
Published in The Wichita Eagle on September 3, 2025
(One Time Only)
MAPC/BZA September 25, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 25, 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.**

CON2025-00110: Conditional Use request in the City to allow Accessory Dwelling Unit on property zoned SF-5 Single Family Residential District, generally located on the west of South Fern Road and south of West Maple Street (433 South Fern Avenue).

CON2025-00113: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the southeast corner of East Kincaid Avenue and South Broadway Avenue (2200 & 2208 South Broadway).

CON2025-00116: Conditional Use request in the City for a Car Wash on property zoned LI Limited Industrial within 200 feet of a residentially zoned district, generally located on the east side of North Rock Road and within 300 feet north of East 37th Street North.

CUP2025-00029: Request in the City to create CUP DP-365 Eastside Community Church Commercial Community Unit Plan (with ZON2025-00041 from SF-5 to LC), generally located on the northwest corner of East 21st Street North and North 143rd Street East (14242 East 21st Street North).

PUD2025-00019: Zone Change request in the City from MH Manufactured Housing District to PUD Planned Unit Development to create the Park Village PUD #150 for RV campground and manufactured home uses, generally located on the northeast corner of South Greenwich Road and East Waterman Street.

VAC2025-00038: Vacation request in the City to vacate a portion of a platted utility easement, generally located one quarter mile south of East Harry Street and one third mile west of South 159th Street East (15410 E Woodcreek Street).

VAC2025-00039: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the south side of West Ringer Street, within 650 west of South Maize Road (10509 West Ringer Street).

VAC2025-00040: Vacation request in the City to vacate a portion of a platted building setback along North Rock Road and East Thorn Drive, generally located on the east side of North Rock Road, within 400 feet north of East 37th Street North.

ZON2025-00039: Zone change request in the City from B Multi-Family Residential District and LC Limited Commercial District to OW Office Warehouse District, generally located on the northwest corner of East 1st Street North and North Ash Avenue.

ZON2025-00040: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District to allow for future development, generally located on the northeast side of North Westlink Avenue, within 100 feet north of West Central Avenue (720 North Westlink Avenue).

ZON2025-00041: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District (with CUP2025-00029 to create CUP DP-365) for commercial development, generally located on the northwest corner of East 21st Street North and North 143rd Street East (14242 E 21st St N).
IPL0268791
Sep 3 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:
09/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



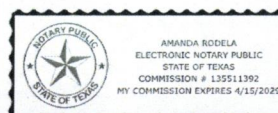
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
me on

Sep 3, 2025, 10:06 AM EDT



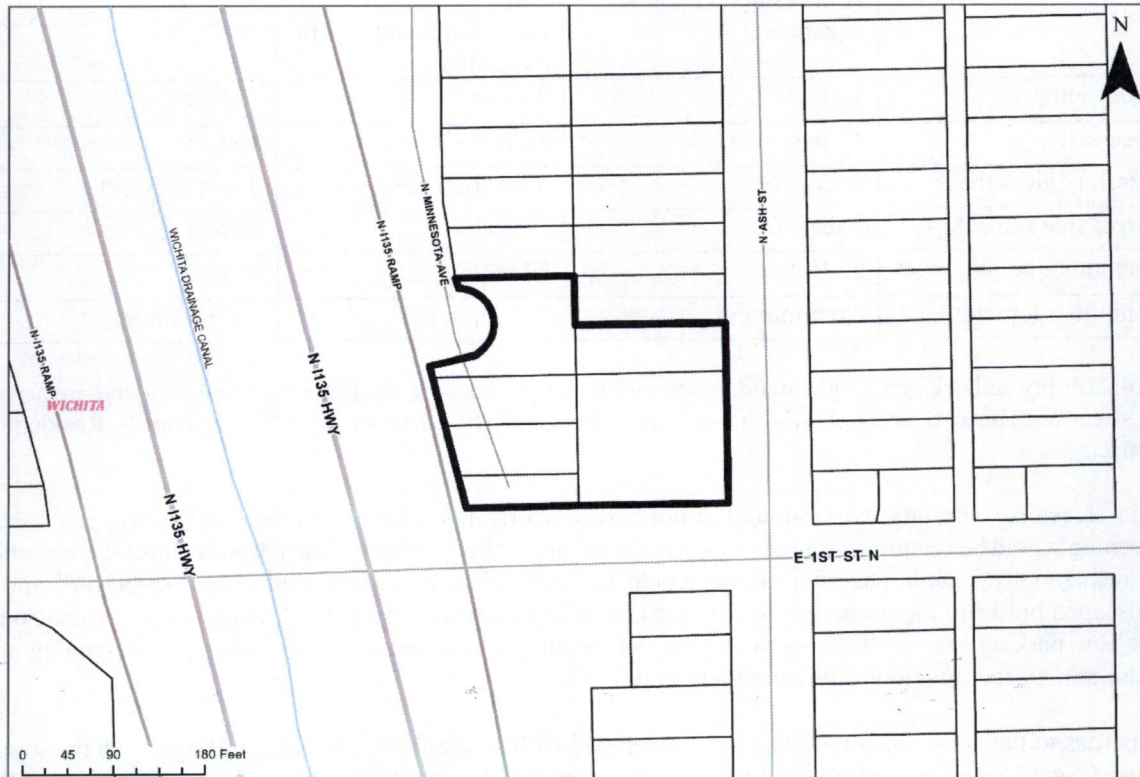
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX*

STAFF REPORT

MAPC: September 25, 2025

DAB I: October 6, 2025

<u>CASE NUMBER:</u>	ZON2025-00039 (City)
<u>APPLICANT/AGENT:</u>	Cooper Holdings, LLC (Applicant) / Brandon Witt (Agent)
<u>REQUEST:</u>	OW Office Warehouse District
<u>CURRENT ZONING:</u>	B Multi-Family Residential District and LC Limited Commercial District
<u>SITE SIZE:</u>	1.234 acres
<u>LOCATION:</u>	Generally located on the northwest corner of East 1 st Street North and North Ash Street (2020 East 1 st Street North)
<u>PROPOSED USE:</u>	Office/Warehousing
<u>RECOMMENDATION:</u>	Approval



east, across North Ash Street, are zoned B and are developed with single-family dwellings and duplexes. Properties to the west, across Interstate 135, are zoned CBD Central Business District (CBD) and are developed with office/warehouse combinations.

CASE HISTORY: On February 23, 1970, a portion of the subject site was platted as the Sixty-Six Addition. On June 8, 1886, a portion of the property was platted as part of the Minneapolis Addition. On September 1, 1885, a portion of the property was platted as part of the Park Place Addition. In 1987, an exception was approved (BZA12-87) to permit automobile sales on Lot 1 of the Sixty-Six Addition. Also in 1987, a Variance (BZA87-13) was granted that reduced the required number of off-street parking from 41 spaces to 31 spaces and reduced the front yard setback adjacent to Minnesota Avenue from twenty feet to zero feet on Lot 1 of the Sixty-Six Addition. In 2016, the adjacent North Minnesota Avenue was vacated (VAC2016-00004) and was incorporated into the portion of the subject property that is part of the Minneapolis Addition. Also in 2016, a zone change (ZON2016-00008) from B to LC, and a Conditional Use were approved (CON2016-00009) for outdoor vehicle sales. In 2017, an amendment (CON2017-00041) to the existing Conditional Use was approved to allow boat and trailer sales and expand the vehicle display area. At some point in the past, an alley was vacated.

ADJACENT ZONING AND LAND USE:

NORTH:	B	Single-family dwellings
SOUTH:	B	Single-family dwelling
EAST:	B	Single-family dwellings/Duplexes
WEST:	CBD	Office/Warehouse

PUBLIC SERVICES: The subject site has access to East 1st Street North, a two-lane, one-way, paved arterial with sidewalks on both sides. It also has access to North Ash Street, a paved, two-lane local street with sidewalks on both sides. It also has access to North Minnesota Avenue, a paved, two-lane local street with sidewalk on the east side. At some point, the alley was vacated. Municipal services, such as water and sewer, already serve the site. Wichita Transit serves the area with a stop on the south side of East Douglas Avenue at the intersection of East Douglas Avenue and North Ash Street, approximately 800 feet to the south of the subject site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the following plans:

The Community Investments Plan: The adopted 2035 Wichita Future Growth Concept Map of the Wichita-Sedgewick County Comprehensive Plan, the *Community Investments Plan*, identifies the subject property as appropriate for "Residential." Residential is defined as "*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes). Elementary and middle schools, churches, playgrounds, small parks and other similar residential-serving uses are located in these areas.*" Although the Future Growth Concept Map calls for Residential, the majority of this subject site is currently zoned for commercial uses and the location of the corner of East 1st Street North and Interstate 135 makes this site appropriate for commercial uses.

The request is in conformance with the Land Use Compatibility Locational Guidelines of the Comprehensive Plan. Under the heading of "Design," Guideline 1.d states "*Except in mixed-use development areas, non-residential uses should provide appropriate screening and buffering from*

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed zone change is in partial conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Central Northeast Area Plan Update* as discussed in this staff report.
7. Impact of the proposed development on community facilities: Community facilities should not be significantly impacted by the proposed uses. The property is served by municipal water and sewer.
8. Opposition or support from neighborhood residents: At the time the staff report was prepared, staff did not receive any public comment on the requested zone change

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Future Growth Map
4. Site Photos



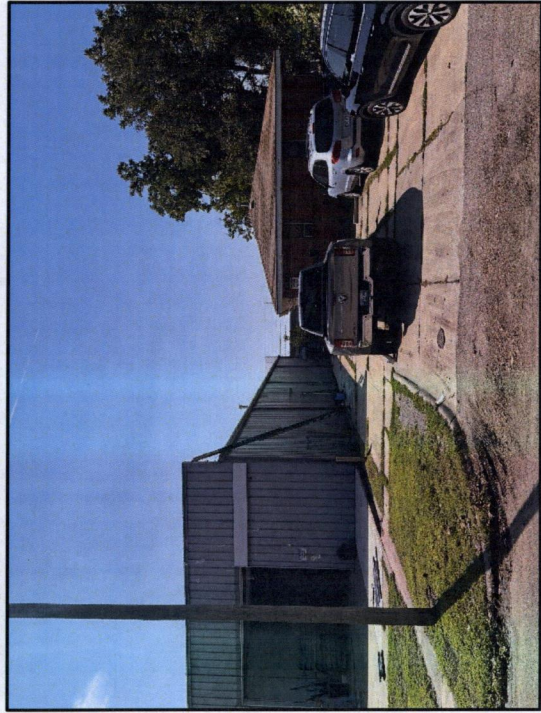
Looking north into site



Looking east into site



Looking nwest into site



Looking west into site

