



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

February 4, 2026

Delano Development LLC
Attn: Ben Pfister
PO BOX 403
Wichita, KS 67201

Garver, LLC
Attn: Scott Servis
1995 Midfield Road
Wichita, KS 67209

RE: ZON2025-000060 – Zone Change request in the City from B Multi-Family Residential District and GC General Commercial to LI Limited Industrial District, Generally located on the east side of North Walnut Street and within 175 feet south of West 1st Street North (220 North Walnut Street)

Dear Applicant,

At its regular meeting on **February 3, 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,

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

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Council Member, District VI
Ana Lopez, CSR, District VI
MABCD



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

December 18, 2025

Delano Development LLC
Attn: Ben Pfister
PO BOX 403
Wichita, KS 67201

Garver, LLC
Attn: Scott Servis
1995 Midfield Road
Wichita, KS 67209

RE: ZON2025-000060 – Zone Change request in the City from B Multi-Family Residential District and GC General Commercial to LI Limited Industrial District, Generally located on the east side of North Walnut Street and within 175 feet south of West 1st Street North (220 North Walnut Street)

Dear Applicant,

At its regular meeting on **December 18, 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 referenced 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 January 2, 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 2, 2026, at 5:00 p.m.**

This application will be heard at the District Advisory Board meeting, which will take place on January 13, 2026 at 6:30 p.m. at the Evergreen Community Center and Library, 2601 N. Arkansas Ave., Wichita, KS 67204. This application will be presented to the Wichita City Council on **Tuesday, February 3, 2026**, 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: Maggie Ballard, Council Member, District VI

Ana Lopez, CSR, District VI

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	IPL0314349	Legal Ad - IPL0314349		2.0	118.0L

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

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES

FEBRUARY 15, 2026
ORDINANCE NO. 52-893

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 zoning change request from Single-Family Residential to Multi-Family Residential.

ORDINANCE NO.52-894

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 zoning change request from Single-Family Residential District to NO Neighborhood Office District.

ORDINANCE NO.52-895

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

An ordinance for the lots specified, which are public health nuisances, to be abated and cleaned.

ORDINANCE NO.52-896

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

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An ordinance regarding a zoning change request from B Multi-family Residential District to LI Limited Industrial District zoning.

ORDINANCE NO.52-898

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 zoning change request from NR Neighborhood Retail District to GO General Office District.

ORDINANCE NO.52-899

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 to incorporate land into the city limits of Wichita. THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.

IPL0314349
Feb 15 2026

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:

02/15/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Russ Davis

Russ Davis

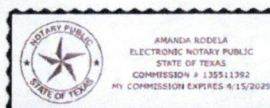


Amanda Rodela



Sworn to and subscribed before
me on

Feb 16, 2026, 12:29 PM EST



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

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 feet 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, 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:
11/26/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



Amanda Rodela

Mary Castro



Sworn to and subscribed before
me on

Nov 26, 2025, 12:08 PM EST



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



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Jo Hensley, Deputy City Clerk

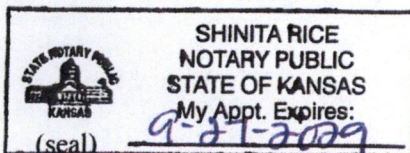
Being first duly sworn, deposes and says:

That I, Jo Hensley, 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. 52-897 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 13th day of February, 2026.

Jo Hensley
Signature

SUBSCRIBED AND SWORN to before me this 13 day of February, 2026.



Shinita Rice
Notary Public

City Clerk's Office

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

316.268.4529

www.wichita.gov



STAFF REPORT
MAPC: December 18, 2025
DAB VI: January 13, 2026

AGENDA ITEM NO. 4.8

CASE NUMBER: ZON2025-00060 (City)

APPLICANT/AGENT: Delano Development, LLC (Applicant) / Garver, LLC (Agent)

REQUEST: LI Limited Industrial District

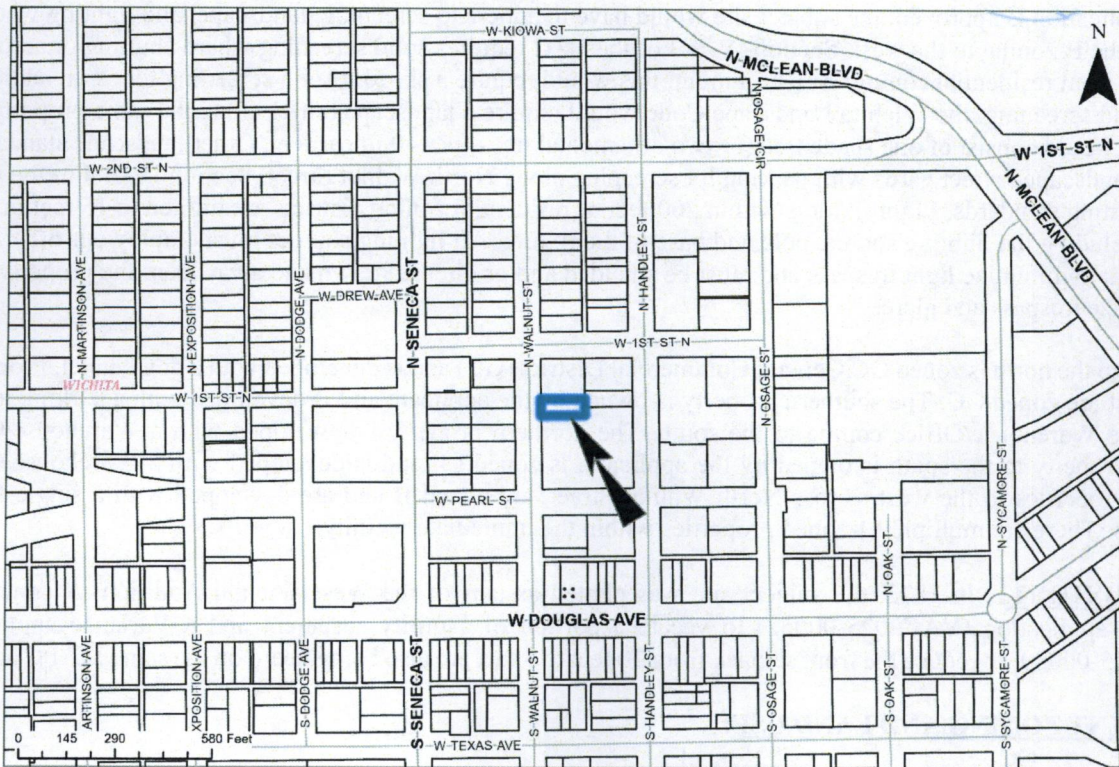
CURRENT ZONING: B Multi-Family Residential District and GC General Commercial District

SITE SIZE: 0.15 acres

LOCATION: Generally located on the east side of North Walnut Street and within 175 feet south of West 1st Street North (220 North Walnut Street)

PROPOSED USE: Additional Warehousing space

RECOMMENDATION: Approve



WEST: B Single-family dwellings

PUBLIC SERVICES: The site has access to North Walnut Street, a paved, two-lane local street with sidewalks on both sides. Public water and sewer already serve the site. Wichita Transit serves the site with bus stops along West Douglas Avenue at North Seneca Street, approximately 650 feet to the southwest, and on North Walnut Avenue, south of West Douglas Street, approximately 800 feet to the south.

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

Community Investments Plan: The requested zone change is 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 “Residential and Employment Mix” uses. The *Plan* defines “Residential and Employment Mix” as, “*areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.*” Changing the zoning to LI is an appropriate action, especially when considering the site’s proximity to other LI properties.

The proposed zone change is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan*. Under the heading “*Land Use Compatibility,*” Guideline 21.a states, “*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.*” While the subject site is across the street from single-family dwellings, the zoning for those properties is B Multi-family Residential District, which allows for the highest density residential development. Additionally, multiple properties within the vicinity are zoned either GC or LI. Changing the zoning of this small property is consistent with the surrounding zoning.

Wichita Places for People Plan: The requested zone change 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 6: *Encourage infill and redevelopment that contextual to the environment in which it is occurring.* Expanding a warehouse use development to the area is contextual to the environment.

Delano Neighborhood Plan: The proposed zone change is in partial conformance to the Delano Neighborhood Plan. The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.” While “Mixed Use” does not include industrial warehousing, expanding a warehouse use is contextual to the environment in which it is occurring.

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

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north is zoned GC General Commercial District (GC) and is developed with a dog kennel. Properties to the east are zoned GC. The southern property is owned by the applicant and is developed with a parking lot that serves the Warehouse/Office combo to the south. The northern property is developed with a Warehouse/Office combo.



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
 - Major Institutional
 - Application Area
 - Neighborhood Area & Plans 2025
- ## LAND USE
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant

Scale: 1:6,081

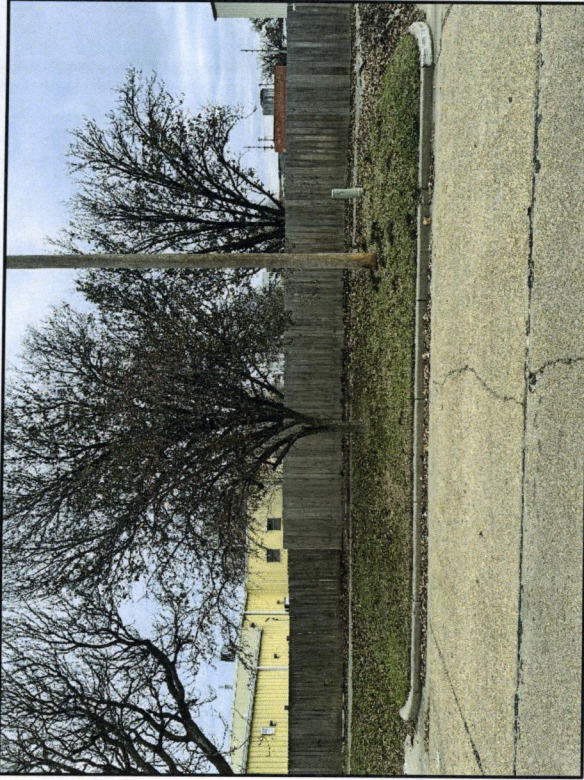
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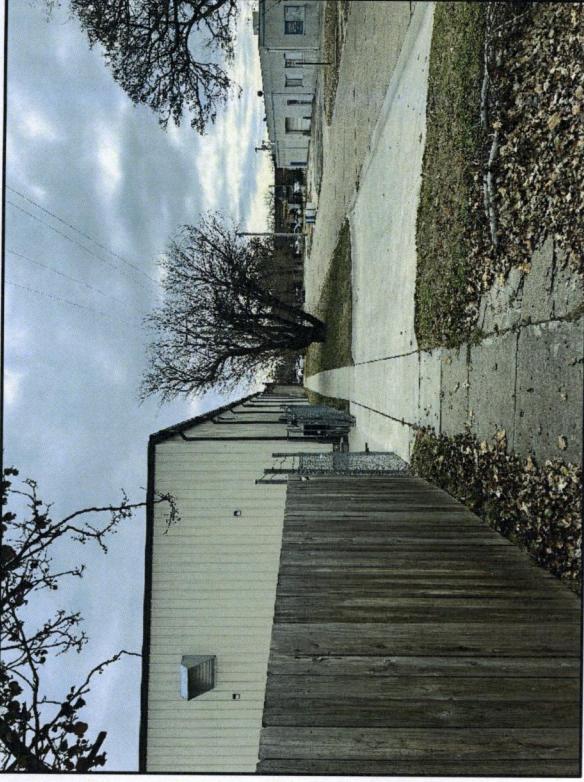
It is understood that while the City of Wichita, Kansas, and its staff have prepared this map, they have not conducted a field inspection of the information presented. The City of Wichita, Kansas, and its staff make no warranty or representation, either expressed or implied, with respect to the accuracy or completeness of the information presented. Note: Public property represented on this map is not intended to be inclusive.



Looking east into property



Looking south away from property



Looking west away from property



Looking north away from property

