Wichita-Sedgwick County Metropolitan Area Planning Department

September 5, 2025

3000 Greenwich, LLC
PO BOX 5004
Wichita, KS 67201

RE: ZON2025-00031 – Zone change request in the County from SF-20 Single-Family Residential and RR Rural Residential to LI Limited Industrial, generally located on the west side of North Greenwich Road and within one-half mile south of East 37th Street North.

Dear Applicant;

At its regular meeting on **September 3, 2025**, the Board of County Commissioners heard the above captioned request. The action of the BOCC was to **APPROVE** the request.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

Copies to: MABCD
Pete Meitzner, Commissioner, District 1
Baughman Company P.A. Attn: Jay Cook 315 S. Ellis Wichita KS 67211
Mr. and Mrs. Gerry Johnson 3605 N. Greenwich Rd. Wichita, KS 67226

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2025

3000 Greenwich, LLC
PO BOX 5004
Wichita, KS 67201

RE: ZON2025-00031 – Zone change request in the County from SF-20 Single-Family Residential and RR Rural Residential to LI Limited Industrial, generally located on the west side of North Greenwich Road and within one-half mile south of East 37th Street North.

Dear Applicant;

At its regular meeting on **July 24, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned requests. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **August 7, 2025**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **August 7, 2025, at 5:00 p.m.**

This application will be considered by the Board of County Commissioners on **Wednesday, September 3, 2025,** beginning at 9:00 a.m., at 100 North Broadway, Wichita, KS 67202.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: MABCD
Pete Meitzner, Commissioner, District 1
Baughman Company P.A. Attn: Jay Cook 315 S. Ellis Wichita KS 67211
Mr. and Mrs. Gerry Johnson 3605 N. Greenwich Rd. Wichita, KS 67226

(150004) Published in The Ark Valley News on 09/11/2025

RESOLUTION NO. 229-2025

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on July 24, 2025, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2025-00031

Zone change request from RR Rural Residential District and SF-20 Single-Family Residential District to LI Limited Industrial District, for property legally described as:

The North Half of the Southeast Quarter of Section 33, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.
Along with:
The South Half of the Northeast Quarter of Section 33, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

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Sedgwick Co. public notice

(Published in The Ark Valley News Sept. 11, 2025.)

RESOLUTION NO. 229-2025

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Case No. ZON2025-00031

Zone change request from RR Rural Residential District and SF-20 Single-Family Residential District to LI Limited Industrial District, for property legally described as:

The North Half of the Southeast Quarter of Section 33, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

Along with:

The South Half of the Northeast Quarter of Section 33, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER	aye
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN BATY	aye
JAMES M. HOWELL	aye

Dated this 3 day of September, 2025.

ATTEST:

KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 8/18/25
SAMANTHA SEANG
Assistant County Counselor

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 11th day of September, 2025, with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Subscribed and sworn to before me this 11th day of September, 2025.

Notary Public

My commission expires

Additional copies $

Printer's fee

LISA K. STRUNK
NOTARY PUBLIC
4/24/28
STATE OF KANSAS

Sedgwick Co. public notice

(Published in The Ark Valley News July 3, 2025.)

MAPC July 24, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, July 24, 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.**

CON2025-00085: Conditional Use request in the County to allow Accessory Apartment on property zoned SF-20 Single Family Residential, generally located on the north side of West MacArthur Road and within one-quarter mile east of South 135th Street South (13040 West MacArthur Road).

CON2025-00086: Conditional Use request in the County for an Accessory Apartment on property zoned SF-20 Single-Family Residential; generally located on the east side of South Ash Circle and within one-third mile east of South Hydraulic Avenue (8420 South Ash Circle).

DER2025-00019: City of Wichita-Sedgwick County Airport Hazard Unified Zoning Code Update.

ZON2025-00031: Zone Change request in the County from SF-20 Single-Family Residential District and RR Rural Residential District to LI Limited Industrial District, generally located on the west side of North Greenwich Road one-half mile south of East 37th Street North.

ZON2025-00032: Zone Change request in the County from RR Rural Residential District and SF-20 Single-Family Residential District to LI Limited Industrial District to allow for industrial development, generally located on the northwest corner of East 37th Street North and North Greenwich Road.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. Video and **Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email: Planning@wichita.gov
Mailing Address: Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on July 3, 2025

Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 3rd day of July, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025

_____

Subscribed and sworn to before me this 3rd day of July, 2025.

_____
Notary Public

My commission expires

Additional copies $

Printer's fee

LISA K. STRUNK
NOTARY PUBLIC
4/24/28
STATE OF KANSAS

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
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Idaho Statesman
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Raleigh News & Observer
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The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	22064	Legal Ad - IPL0250154	07-24-2025 MAPC	1.0	68.0L

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

OCA 150004
MAPC/BZA July 24, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, July 24, 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.**

CON2025-00088: Conditional Use request in the City for Accessory Apartment on property zoned SF-5 Single-Family Residential District; generally located on the south side of North Richmond Avenue and within 915 feet north of West 21st Street North (2377 North Richmond Avenue).

CON2025-00089: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single Family Residential District, generally located at the northwest corner of West 32nd Street South and South Everett Street (2202 West 32nd Street South).

DER2025-00019: City of Wichita-Sedgwick County Airport Hazard Unified Zoning Code Update.

PUD2025-00010: Amendment to PUD #46 to allow Basic industry as a use for Parcels 1, 2, and 3 and development standards for Parcels 2 and 3, generally located on the southwest corner of South Seneca Street and West MacArthur Road.

PUD2025-00011: Zone Change request in the City from SF-5 Single-Family Residential to PUD to create the Tyler Substation Planned Unit Development #145 to expand existing electrical substation with custom development standards, located on the south side of West 2nd Street North, one-quarter mile east of North Tyler Road.
IPL0250154
Jul 2 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:
07/02/25 Print

Print Tearsheet Link

Marketplace Link

Shannon Gray

DIGITALLY SIGNED

Shannon Gray

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Jul 2, 2025, 10:44 AM EDT

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

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

AGENDA ITEM NO. 4.8

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: July 24, 2025
CAB 1: July 21, 2025

CASE NUMBER: ZON2025-00031 (County)

APPLICANT/AGENT: 3000 Greenwich, LLC (applicant) / Baughman Co, P.A. (agent)

REQUEST: LI Limited Industrial District

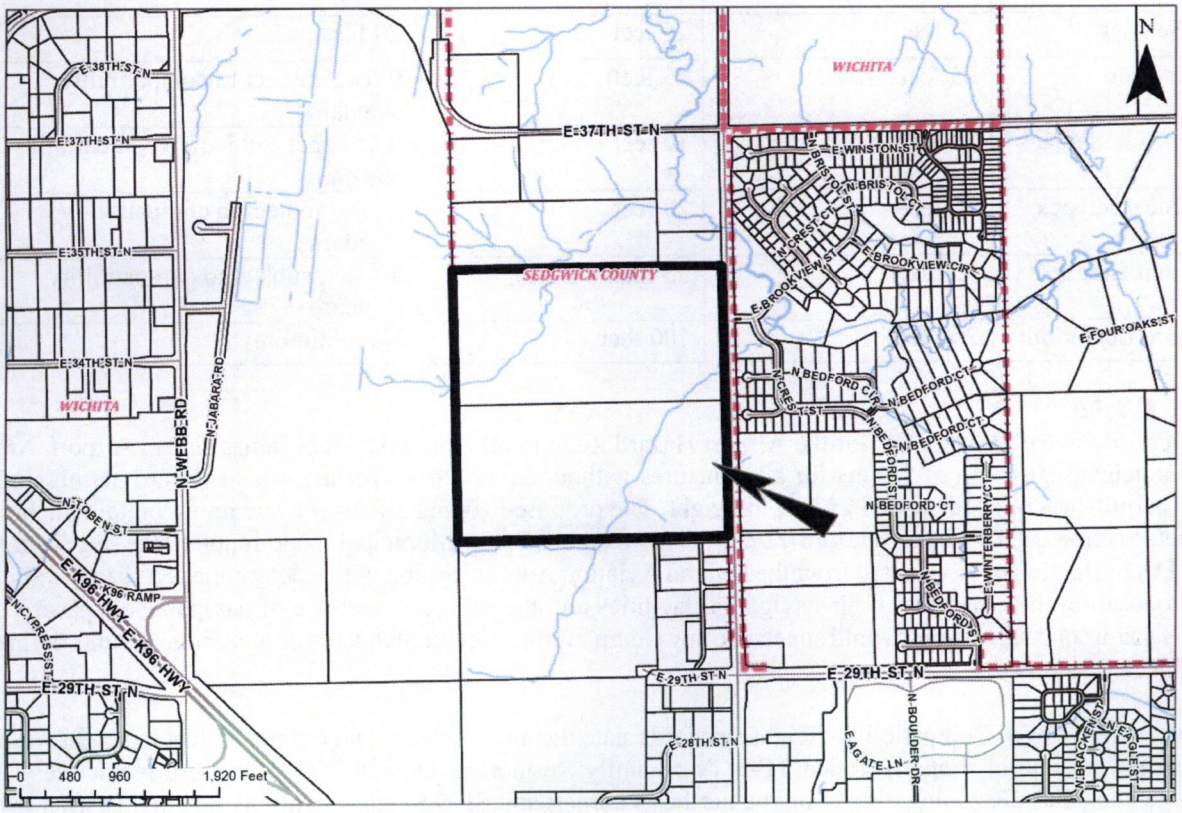
CURRENT ZONING: RR Rural Residential District & SF-20 Single-Family Residential District

SITE SIZE: 158.87 acres

LOCATION: Generally located on the west side of North Greenwich Road and within one-half mile south of East 37th Street North

PROPOSED USE: Unknown

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from SF-20 Single-Family Residential District (SF-20) and RR Rural Residential District (RR) to LI Limited Industrial District (LI) to allow for future development on the properties. The 158.87-acre subject site (multiple properties) is generally located on the west side of North Greenwich Road and within one-half mile south of East 37th Street North. The site is currently in agricultural use. Additionally, the northern property appears to be developed with a single-family dwelling and accessory outbuildings. The southern property appears to have been developed with a service road to access construction on the Jabara Airport property.

Surrounding Properties and Zoning Changes
Two properties adjacent to this subject site have zoning change requests that are being considered. Below is a review of the adjoining properties and screening requirements.

- The property to the north is currently zoned RR and SF-20; and the owner is requesting a zoning change to LI (ZON2025-00032). This zoning case is on the same MAPC agenda, July 24, 2025.

- Property further to the north is currently zoned SF-20. The MAPC recently recommended approval of the zoning change request (ZON2025-24) to General Commercial (GC) with creation of the Crestwood Landing Addition CUP DP-363 (CUP2025-00017). It is scheduled to be considered by the Board of County Commissioners at their July 23, 2025, meeting.

Should the zone change be approved, several property development standards will change, as seen in the table below:

Property Development Standards	RR Rural Residential	SF-20 Single-Family	LI Limited Industrial
Minimum Lot Area	5 acres	20,000 sq feet	No minimum
Front Setback	30 feet	25 feet	20 feet
Rear Setback	25 feet	25 feet	0 feet, subject to compatibility standards
Interior Side Setback	20 feet	10 feet	0 or 5 feet, subject to compatibility standards
Street Side Setback	20 feet	20 feet	0 feet, subject to compatibility standards
Maximum Height	35 feet	35 feet	80 feet, subject to compatibility standards
Minimum Lot Width	200 feet	100 feet	No minimum

Structure Heights
The subject site is within Area "A" of the Airport Hazard Zone in relation to Colonel James Jabara Airport. Area "A" has a height restriction of 25 feet for all structures without an air hazard permit. An air hazard permit could possibly permit structures to exceed 25 feet in height. The proposed zoning allows for maximum building heights of 80 feet. Section 28.08 Airport Hazard Zoning Code of the Wichita Municipal Code requires the applicant to obtain a Determination of No Hazard from the Federal Aviation Administration with a determination as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. The Airport Hazard Zone regulations would supersede any Compatibility Height Standards or maximum heights defined in the UZC.

The UZC Sec. IV-C.5.a, Compatibility Height standards state that no structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The subject site abuts the RR zoning district on the northeast corner; and SF-5 Single-Family Residential District (SF-

5) district to the south. Rezoning applications are being considered for properties to the north (see above). Structures located more than 50 feet from the lot line of property zoned TF-3 or more restrictive may increase height at a ratio of one foot in height for each three feet of setback beyond 50 feet. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. The Airport Hazard Zone regulations would supersede any Compatibility Height Standards or maximum heights defined in the UZC.

Screening
Section IV-B.2 of the Unified Zoning Code (UZC) requires solid screening of commercial and/or industrial uses (when developed) where they are abutting or across a street or alley from residential zoning districts. Because the property abuts residential zoning districts on the south side, the applicant will be required to provide six-foot solid screening. Below is a review of the adjoining properties and screening requirements.

- The screening requirement would be required on the south property line of the southern parcel, where the subject site abuts property zoned SF-5, and the northeast corner of the northern parcel, where the subject site abuts a 4.66 acre property zoned RR.

- Property to the north is currently zoned SF-20 and RR. If the zoning change (ZON2025-00032, described above) is not approved, then the subject site would need to screen along the north property line, where it abuts the SF-20 and RR Districts. If the zoning change is approved, then no screening will be required.

Signage and Landscaping
The property would also need to adhere to the rules and regulations of the Sedgwick County Sign Code for the LI District. There is no landscape code for unincorporated Sedgwick County.

Parking Standards
Should the zoning change be approved, the applicant shall be required to adhere to the parking standards set forth by the UZC, which would be determined by the uses on the site.

Surrounding Context
- Property to the north is currently zoned SF-20 and RR and is developed with Agricultural uses. A zoning change to LI is currently being considered for this site (see information above).

- Property to the west is zoned LI, is within the City of Wichita, and is developed with Jabara Airport. Other property to the west is zoned LI, is located in the unincorporated Sedgwick County, and is developed with a Sedgwick County Public Works facility.

- Property to the northeast is zoned RR and is developed with a single-family dwelling.

- Property to the south is currently zoned SF-20 and RR and is in Agricultural use. A zoning change to LI is being considered for this site (see information above).

- Properties to the east, across North Greenwich Road, are zoned MF-18 Multi-Family Residential District (MF-18), LC Limited Commercial District (LC), and SF-5 and are in the City of Wichita. The property zoned MF-18 and LC is developed with an elementary school. The properties zoned SF-5 are undeveloped lots platted for single-family dwellings.

- Other LI-zoned property is located within one-third of a mile to the northeast.

CASE HISTORY: The subject site is currently unplatted. Any commercial or industrial development on the properties will require platting.

ADJACENT ZONING AND LAND USE:

NORTH:	RR/SF-20	Agricultural
NORTHEAST:	RR	Single-family dwelling
SOUTH:	SF-5	Northeast Sports Complex
EAST:	MF-18/LC/SF-5	Elementary School/Undeveloped
WEST:	LI	Jabara Airport

PUBLIC SERVICES: The site has access to North Greenwich Road, a paved, two-lane arterial street with open ditches on both sides. The site is within Rural Water District #1. If the site were to be annexed into the City of Wichita in the future, the owners would need to work with the City's Public Works and Utilities Department to have City water and sanitary sewer services provided to the site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the Wichita-Sedgwick County Comprehensive Plan. Below is a review of conformance with the Future Growth Concept Map and the Locational Guidelines in the Comprehensive Plan.

The *Community Investments Plan*, Future Growth Concept Map identifies/recommends the site as:

- "Residential and Employment Mix,"
- "New Employment," and
- "Agricultural or Vacant"

Below are the definitions / descriptions of these recommended uses.

- "Residential and Employment Mix" is defined 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.*"

- "New Employment" is defined as, "*areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors. In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed. In areas where the uses are already established, pockets of industrial uses associated with extraction, processing or refinement of natural resources or recycling of waste materials likely will be developed.*"

- "Agricultural/Vacant" is defined as, "*areas that are undeveloped or used for agricultural production. Agricultural land is an important natural resource. Pockets of low-density residential uses without the full range of municipal services likely will be developed in areas of the urban fringe that primarily are used for agriculture. Such development should occur in accordance with the Urban Fringe Development Standards for Wichita and Sedgwick County and should be developed in a manner that facilitates future connection to municipal services when they become available.*"

Staff's analysis is that establishing LI zoning on these parcels is appropriate considering the proximity to other LI zoned parcels. While the SF-5 District is directly east of the subject properties, across North Greenwich Road, the screening requirements of the UZC should mitigate most potential detrimental impacts.

The *Community Investments Plan*, Locational Guidelines provide guidance for the location of land uses in Wichita and Sedgwick County. Below is a review of the most applicable guidelines.

- The request is in partial conformance with the Land Use Compatibility Locational Guidelines of the Comprehensive Plan. Under the heading "Development Pattern," Guideline 3.a recommends that, "*Strip commercial development along arterials should be discouraged except along established commercial corridors and highways.*" While this is a large area, the properties to the south are commercial and limited

industrial in nature and this section of North Greenwich has recently been trending as a commercial corridor.

- Under the heading "Land Use Compatibility," Guideline 1.c recommends that, "*Residential development should not encroach upon existing or planned heavy industry, airfields, and military installations.*" The requested zoning would not encourage residential uses to be developed so closely to Jabara Airport.
- Under the heading "Development Pattern", Guideline 1.d states that, "*Industrial uses should be located in areas with good access to highways, rail lines, and airports.*" The subject sites border the Jabara Airport to the west.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request.

The recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:**
   - Property to the north is currently zoned SF-20 and RR and is developed with Agricultural uses. A zoning change to LI is currently being considered for this site (see information above).
   - Property to the west is zoned LI, is within the City of Wichita, and is developed with Jabara Airport. Other property to the west is zoned LI, is located in the unincorporated Sedgwick County, and is developed with a Sedgwick County Public Works facility.
   - Property to the northeast is zoned RR and is developed with a single-family dwelling.
   - Property to the south is currently zoned SF-20 and RR and is in Agricultural use. A zoning change to LI is being considered for this site (see information above).
   - Properties to the east, across North Greenwich Road, are zoned MF-18 Multi-Family Residential District (MF-18), LC Limited Commercial District (LC), and SF-5 and are in the City of Wichita. The property zoned MF-18 and LC is developed with an elementary school. The properties zoned SF-5 are undeveloped lots platted for single-family dwellings.
   - Other LI-zoned property is located within one-third of a mile to the northeast.

2. **The suitability of the subject property for the uses to which it has been restricted:** The properties are presently zoned RR rural Residential District and SF-20 Single-Family Residential District and are suitable for single-family use and a limited number of public and civic, commercial, industrial, and agricultural uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The subject properties are in close proximity to other LI Limited Industrial properties. Should the zone change take place, it is possible that the nearby single-family zoned properties nearby could be detrimentally affected. However the screening requirements of the UZC should mitigate most potential detrimental impacts.

4. **Length of time the property has been vacant as currently zoned:** The site is currently in agricultural use. Additionally, the northern property appears to be developed with a single-family dwelling and accessory outbuildings. The southern property appears to have been developed with a service road to access construction on the Jabara Airport property.

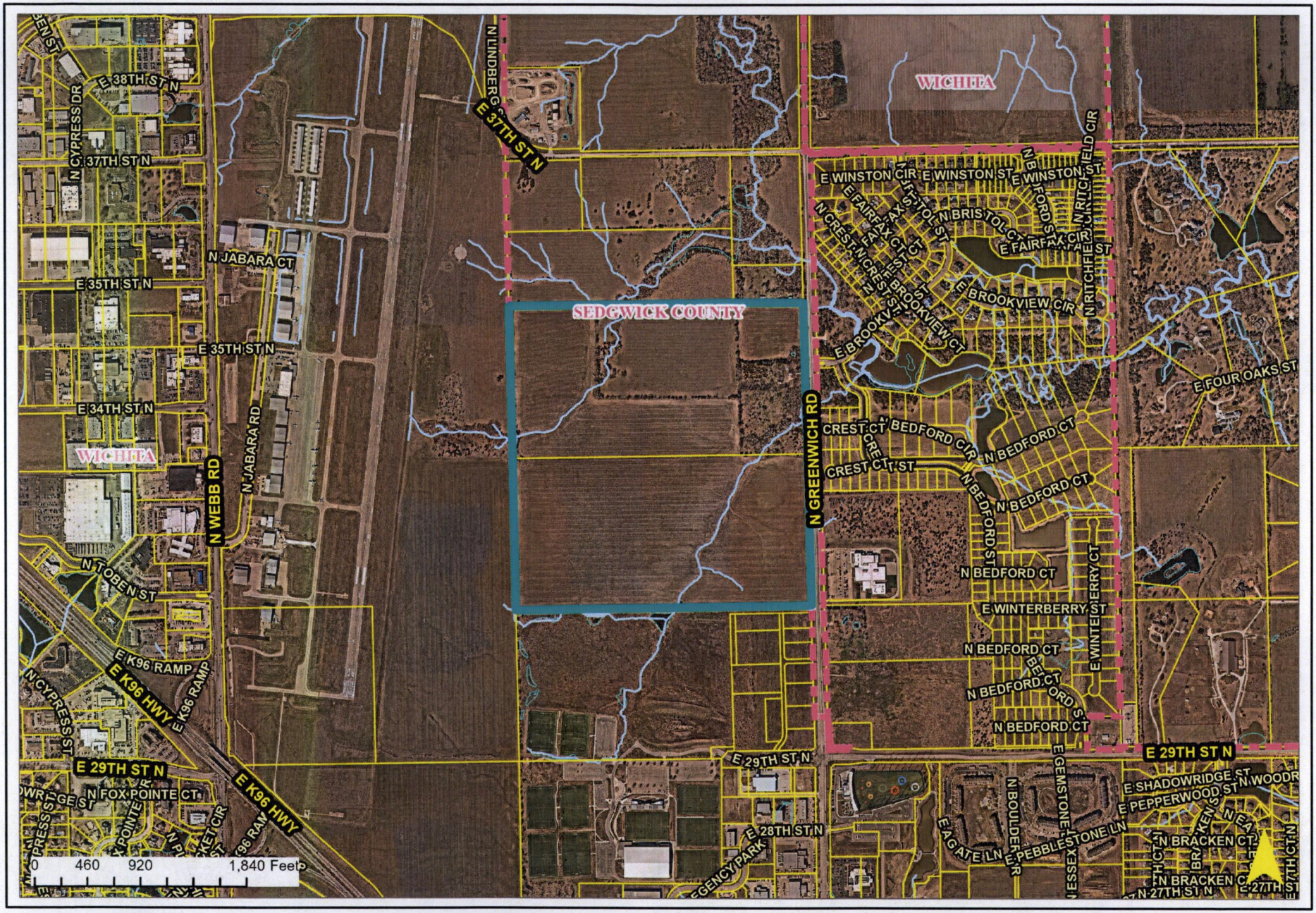
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** The requested zone change would permit almost the entirety of the public and civic, commercial, industrial, and agricultural uses on the subject site. Denial could represent loss of economic opportunity for the applicant.

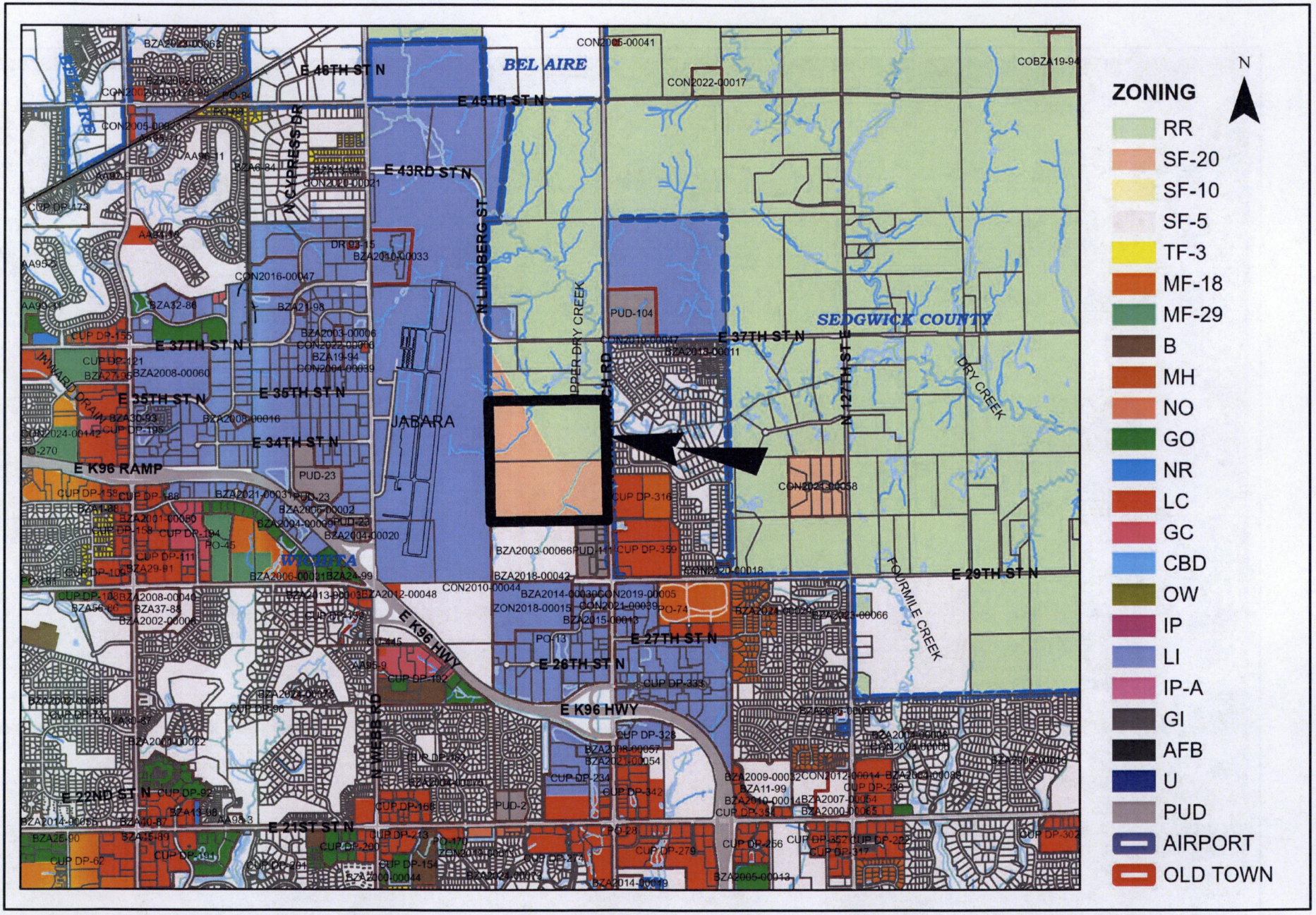
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is in conformance with *The Community Investments Plan* as discussed in the staff report.

7. **Impact of the proposed development on community facilities:** Public Works and Utilities staff indicate that the City's 2025-2034 Capital Improvement Program does not program funding for future water and sewer mains in this area. Additionally, a private pressure booster would likely be needed for fire flow, even after pipelines are extended. Lastly, although new pipelines would address the needs for the proposed development, the excess pipeline capacity could cause water quality problems that would need to be addressed until nearby water demand increases.

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) Urban Area of Influence Map
4) Urban Growth Area Map
5) Land Use Map
6) Site Photos


SEDGWICK COUNTY
WICHITA
WICHITA
N GREENWICH RD
N WEBB RD
N JABARA RD
N JABARA CT
E 38TH ST N
E 37TH ST N
E 35TH ST N
E 34TH ST N
N CYPRESS DR
N TOBEN ST
E K96 HWY
E K96 RAMP
E 29TH ST N
E 28TH ST N
N FOX POINTE CT
E WINSTON CIR
E WINSTON ST
E FAIRFAX CIR
E BROOKVIEW CIR
E BROOKVIEW CT
E FOUR OAKS ST
CREST CT
BEDFORD CIR
N BEDFORD CT
E WINTERBERRY ST
E WINTERBERRY CT
E SHADOWRIDGE ST
E PEPPERWOOD ST
N BRACKEN CT
E 27TH ST N
E EAGLE LN
E PEBBLESTONE LN
N BOULDER DR
E GEMSTONE ST
0 460 920 1,840 Feet


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
N
BEL AIRE
SEDGWICK COUNTY
JABARA
WICHITA
E 48TH ST N
E 45TH ST N
E 43RD ST N
E 37TH ST N
E 35TH ST N
E 34TH ST N
E K96 RAMP
E K96 HWY
E 27TH ST N
E 26TH ST N
E 29TH ST N
E 22ND ST N
E 21ST ST N
N LINDBERG ST
N GREENWICH RD
N CURTIS RD
N 127TH ST E
UPPER DRY CREEK
DRY CREEK
FOURMILE CREEK
INWARD DRAIN
PUD-23
PUD-104
PUD-141
PUD-2

URBAN AREA OF INFLUENCE

Appendix in the Wichita-Sedgwick County Unified Zoning Code

Legend

- Small City Area of Influence
- Sedgwick County
- City Limits
- Application Area

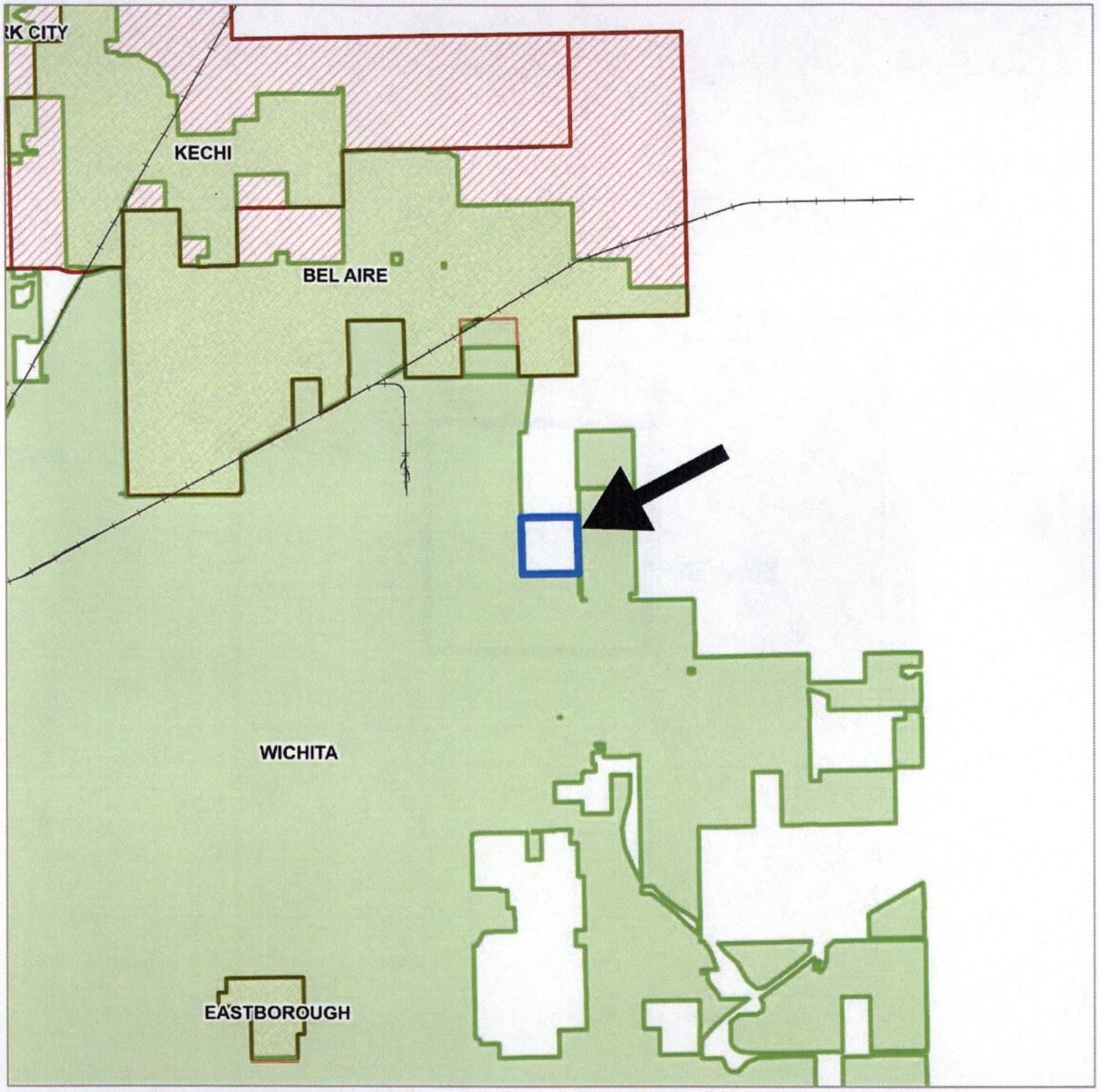
N

0 2,500 5,000 10,000 Feet

Scale: 1:74,993

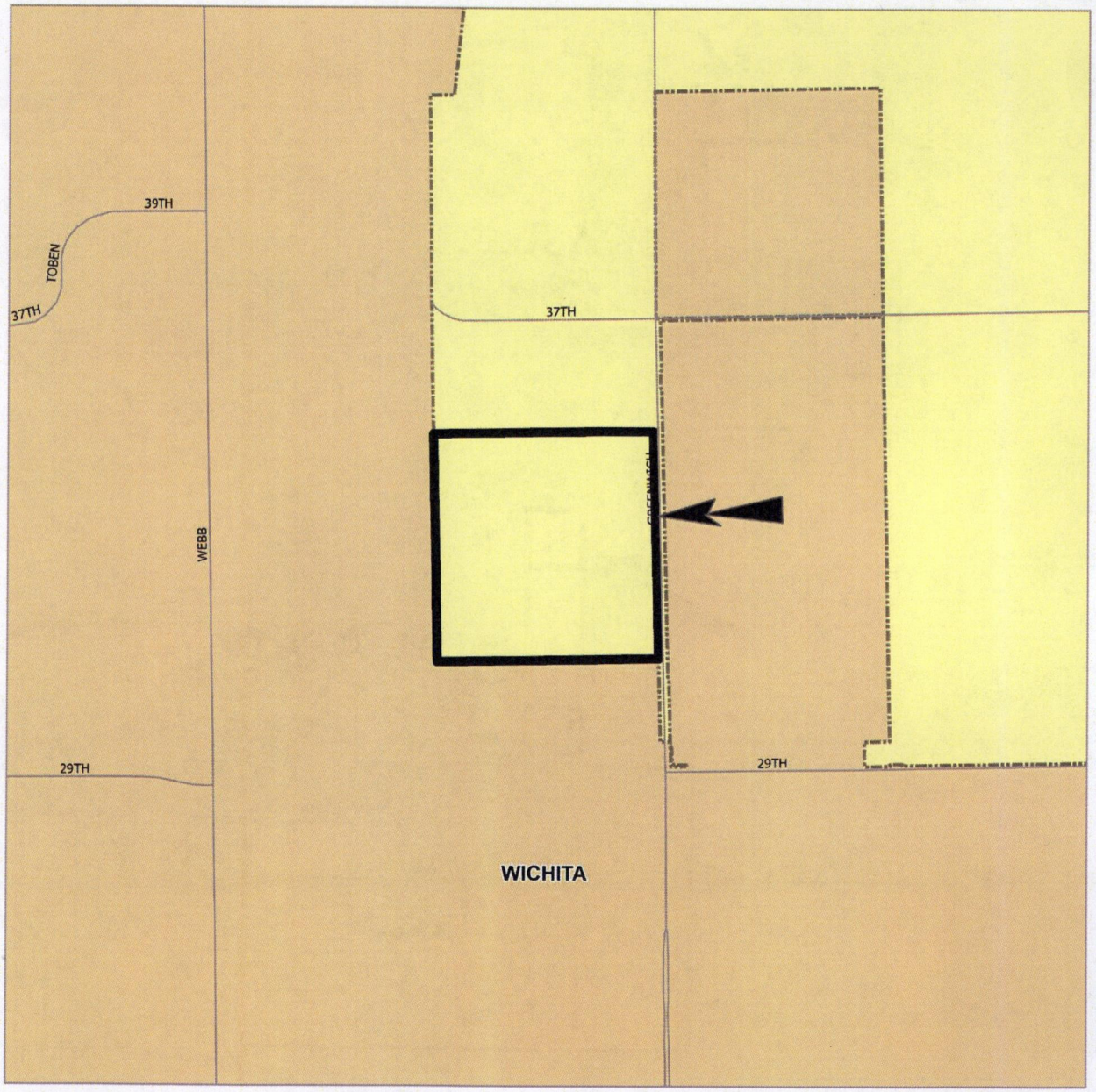
Adopted by Sedgwick County Commission on 12/16/2020 (Resolution 178-2020) and Adopted by Wichita City Council on 4/13/2021 (Ordinance 51-429)

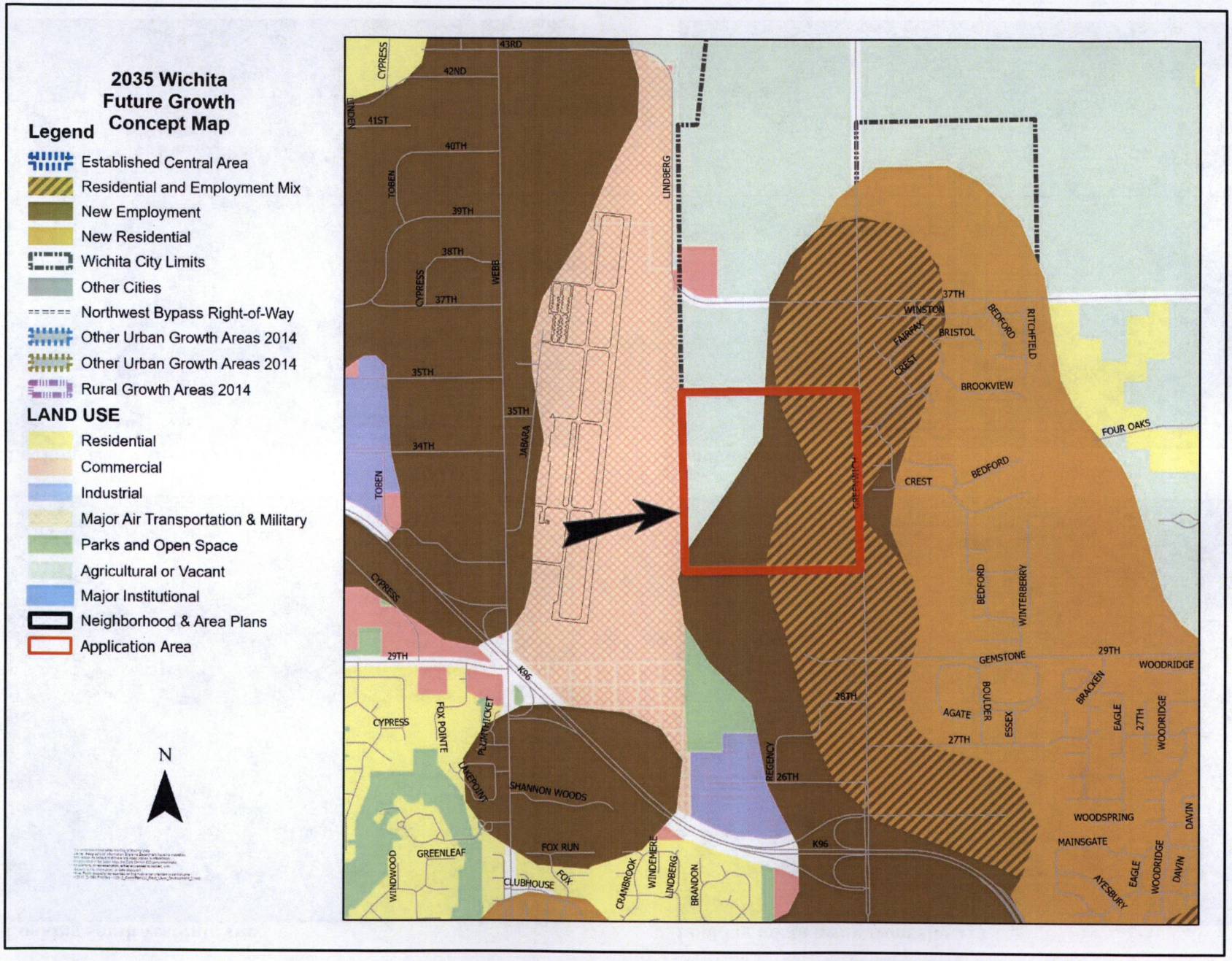
Disclaimer: This map has been modified for clarity and ease of understanding. Some elements may have been altered from the original version.



2035 Urban Growth Areas Map

(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)




2035 Wichita
Future Growth
Concept Map
Legend
Established Central Area
Residential and Employment Mix
New Employment
New Residential
Wichita City Limits
Other Cities
Northwest Bypass Right-of-Way
Other Urban Growth Areas 2014
Other Urban Growth Areas 2014
Rural Growth Areas 2014
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
Major Institutional
Neighborhood & Area Plans
Application Area
N
43RD
42ND
41ST
40TH
39TH
38TH
37TH
35TH
34TH
29TH
28TH
27TH
26TH
CYPRESS
LINDEN
TOBEN
WEBB
LINDBERG
HARRY
K96
REGENCY
WINSTON
FAIRFAX
BRISTOL
BEDFORD
RITCHFIELD
CREST
BROOKVIEW
FOUR OAKS
WINTERBERRY
GEMSTONE
WOODRIDGE
BRACKEN
EAGLE
ESSEX
BOULDER
AGATE
FOX POINTE
PARK TICKET
LAKEPOINT
SHANNON WOODS
FOX RUN
GREENLEAF
WINDWOOD
CLUBHOUSE
FOX
CRANBROOK
WINDEMERE
BRANDON
WOODSPRING
MAINSGATE
DAVIN
AYESBURY

Looking southwest into site



Looking north away from site



Looking east away from site



Looking south away from site

