CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 16, 2025

Iglesia Evangelica Libre Genesis Inc.
2611 East Pawnee Avenue
Wichita, KS 67211

RE: ZON2025-00051 – Zone Change request in the City from SF-5 Single-Family Residential District to B Multi-Family Residential with Protective Overlay for a medical clinic, generally located south of East Pawnee Avenue and 2,000 feet west of South Hillside Avenue (2611 East Pawnee Avenue).

Dear Applicant,

At its regular meeting on **December 16, 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 (316) 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Mike Hoheisel, Councilmember District III
Becca Johnson, CSR District III
MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

Iglesia Evangelica Libre Genesis Inc.
2611 East Pawnee Avenue
Wichita, KS 67211

November 13, 2025

RE: ZON2025-00051 – Zone Change request in the City from SF-5 Single-Family Residential District to B Multi-Family Residential with Protective Overlay for a medical clinic, generally located south of East Pawnee Avenue and 2,000 feet west of South Hillside Avenue (2611 East Pawnee Avenue).

Dear Applicant;

At its regular meeting on **November 13, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the 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 **December 1, 2025, due to the Thanksgiving holiday**. 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 **December 1, 2025, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, December 16, 2025**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

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

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Mike Hoheisel, Councilmember District III
Becca Johnson, CSR District III

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON December 26, 2025

ORDINANCE NO. 52-876

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. ZON2025-00051

Zone change request in the City from SF-5 Single-Family Residential District to B Multi-Family Residential District with Protective Overlay #463, on property legally described as:

Lots 1, 2, & 3, Block A, Church of God Addition, Wichita, Sedgwick County, Kansas.

Protective Overlay #463 shall read:

1. Uses shall be restricted to those in the SF-5 Single-Family Residential District (SF-5) and medical services.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 23rd day of December, 2025.

Lily Wu

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form:

Jenna Magan FOR

Jennifer Magaña, City Attorney and Director of Law

CITY OF WICHITA

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. 52-876 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 26th day of December, 2025.

Jo Hensley

Signature

SUBSCRIBED AND SWORN to before me this 24th day of December, 2025.

Shinita Rice

Notary Public

(Seal) SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires: 9/27/2029

City Clerk's Office

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

316.268.4529

www.wichita.gov

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

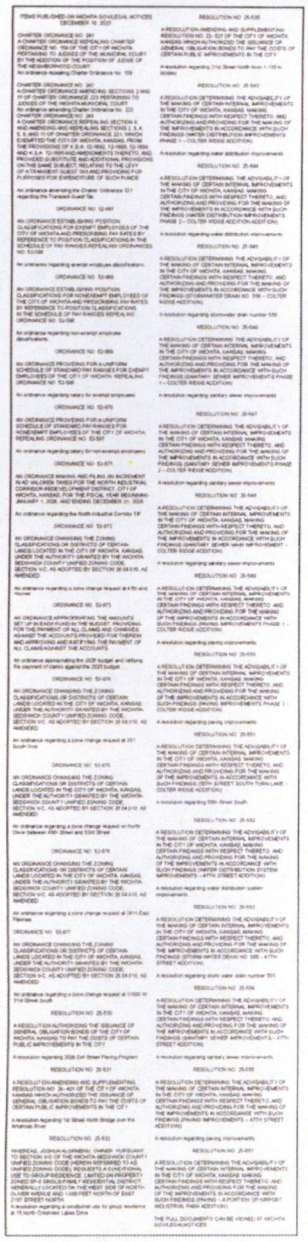
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

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		Legal Ad - IPL0301430		3.0	444.0L

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



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:
12/28/25 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

DIGITALLY SIGNED

Mary Castro

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Dec 29, 2025, 10:40 AM EST

NOTARY PUBLIC STATE OF TEXAS

AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2025

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

ITEMS PUBLISHED ON WICHITA GOV/LEGAL NOTICES
DECEMBER 19, 2025

CHARTER ORDINANCE NO. 241
A CHARTER ORDINANCE REPEALING CHARTER ORDINANCE NO. 159 OF THE CITY OF WICHITA PERTAINING TO JUDGES OF THE MUNICIPAL COURT BY THE ADDITION OF THE POSITION OF JUDGE OF THE NEIGHBORHOOD COURT.
An ordinance repealing Charter Ordinance No. 159

CHARTER ORDINANCE NO. 242
A CHARTER ORDINANCE AMENDING SECTIONS 2 AND 11 OF CHARTER ORDINANCE 223 PERTAINING TO JUDGES OF THE WICHITA MUNICIPAL COURT
An ordinance amending Charter Ordinance No. 223
CHARTER ORDINANCE NO. 243
A CHARTER ORDINANCE REPEALING SECTION 8 AND AMENDING AND REPEALING SECTIONS 2, 3, 4, 5, 6, AND 11 OF CHARTER ORDINANCE 221, WHICH EXEMPTED THE CITY OF WICHITA, KANSAS, FROM THE PROVISIONS OF K.S.A. 12-1692, 12-1693, 12-1694 AND K.S.A. 12-1695 AND AMENDMENTS THERETO; AND PROVIDED SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECT, RELATING TO THE LEVY OF A TRANSIENT GUEST TAX AND PROVIDING FOR PURPOSES FOR EXPENDITURE OF SUCH FUNDS

An ordinance amending the Charter Ordinance 221 regarding the Transient Guest Tax

ORDINANCE NO. 52-867

AN ORDINANCE ESTABLISHING POSITION CLASSIFICATIONS FOR EXEMPT EMPLOYEES OF THE CITY OF WICHITA AND PRESCRIBING PAY RATES BY REFERENCE TO POSITION CLASSIFICATIONS IN THE SCHEDULE OF PAY RANGES REPEALING ORDINANCE NO. 52-598

An ordinance regarding exempt employee classifications.

ORDINANCE NO. 52-868

AN ORDINANCE ESTABLISHING POSITION CLASSIFICATIONS FOR NONEXEMPT EMPLOYEES OF THE CITY OF WICHITA AND PRESCRIBING PAY RATES BY REFERENCE TO POSITION CLASSIFICATIONS IN THE SCHEDULE OF PAY RANGES REPEALING ORDINANCE NO. 52-596

An ordinance regarding non-exempt employee classifications.

ORDINANCE NO. 52-869

AN ORDINANCE PROVIDING FOR A UNIFORM SCHEDULE OF STANDARD PAY RANGES FOR EXEMPT EMPLOYEES OF THE CITY OF WICHITA, REPEALING ORDINANCE NO. 52-599

An ordinance regarding salary for exempt employees

ORDINANCE NO. 52-870

AN ORDINANCE PROVIDING FOR A UNIFORM SCHEDULE OF STANDARD PAY RANGES FOR NONEXEMPT EMPLOYEES OF THE CITY OF WICHITA, REPEALING ORDINANCE NO. 52-597

An ordinance regarding salary for non-exempt employees

ORDINANCE NO. 52-871

AN ORDINANCE MAKING AND FILING AN INCREMENT IN AD VALOREM TAXES FOR THE NORTH INDUSTRIAL CORRIDOR REDEVELOPMENT DISTRICT, CITY OF WICHITA, KANSAS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

An ordinance regarding the North Industrial Corridor TIF

ORDINANCE NO. 52-872

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 zone change request at 47th and Hoover

ORDINANCE NO. 52-873

AN ORDINANCE APPROPRIATING THE AMOUNTS SET UP IN EACH FUND IN THE BUDGET, PROVIDING FOR THE PAYMENT OF ALL CLAIMS AND CHARGES AGAINST THE ACCOUNTS PROVIDED FOR THEREIN, AND APPROVING AND RATIFYING THE PAYMENT OF ALL CLAIMS AGAINST THE ACCOUNTS

An ordinance appropriating the 2026 budget and ratifying the payment of claims against the 2025 budget

ORDINANCE NO. 52-874

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 zone change request at 201 South Vine

ORDINANCE NO. 52-875

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 zone change request on North Oliver between 45th Street and 53rd Street

ORDINANCE NO. 52-876

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 zone change request at 2611 East Pawnee

ORDINANCE NO. 52-877

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 zone change request at 11600 W 31st Street South

RESOLUTION NO. 25-530

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding 2026 Dirt Street Paving Program

RESOLUTION NO. 25-531

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24- 401 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding 1st Street North Bridge over the Arkansas River

RESOLUTION NO. 25-532

WHEREAS, JOSHUA ALORMENU, OWNER, PURSUANT TO SECTION V-D OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE (HEREIN REFERRED TO AS UNIFIED ZONING CODE), REQUESTS A CONDITIONAL USE TO GROUP RESIDENCE, LIMITED ON PROPERTY ZONED SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICT, GENERALLY LOCATED ON THE WEST SIDE OF NORTH OLIVER AVENUE AND 1,000 FEET NORTH OF EAST 21ST STREET NORTH
A resolution regarding a conditional use for group residence at 15 North Crestview Lakes Drive

RESOLUTION NO. 25-535

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 22- 527 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding 21st Street North from I-135 to Mosley

RESOLUTION NO. 25-543

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER DISTRIBUTION IMPROVEMENTS PHASE 1 – COLTER RIDGE ADDITION)

A resolution regarding water distribution improvements

RESOLUTION NO. 25-544

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER DISTRIBUTION IMPROVEMENTS PHASE 2 - COLTER RIDGE ADDITION ADDITION)

A resolution regarding water distribution improvements

RESOLUTION NO. 25-545

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (STORMWATER DRAIN NO. 556 – COLTER RIDGE ADDITION)

A resolution regarding stormwater drain number 556

RESOLUTION NO. 25-546

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER IMPROVEMENTS PHASE 1 – COLTER RIDGE ADDITION)

A resolution regarding sanitary sewer improvements

RESOLUTION NO. 25-547

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER IMPROVEMENTS PHASE 2 – COLTER RIDGE ADDITION)

A resolution regarding sanitary sewer improvements

RESOLUTION NO. 25-548

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER MAIN IMPROVEMENT – COLTER RIDGE ADDITION)

A resolution regarding sanitary sewer improvements

RESOLUTION NO. 25-549

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PAVING IMPROVEMENTS PHASE 1 - COLTER RIDGE ADDITION)

A resolution regarding paving improvements

RESOLUTION NO. 25-550

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PAVING IMPROVEMENTS PHASE 2 - COLTER RIDGE ADDITION)

A resolution regarding paving improvements

RESOLUTION NO. 25-551

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (55TH STREET SOUTH TURN LANE – COLTER RIDGE ADDITION)

A resolution regarding 55th Street South

RESOLUTION NO. 25-552

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER DISTRIBUTION SYSTEM IMPROVEMENTS – 47TH STREET ADDITION)

A resolution regarding water distribution system improvements

RESOLUTION NO. 25-553

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (STORM WATER DRAIN NO. 555 – 47TH STREET ADDITION)

A resolution regarding storm water drain number 555

RESOLUTION NO. 25-554

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER IMPROVEMENTS – 47TH STREET ADDITION)

A resolution regarding sanitary sewer improvements

RESOLUTION NO. 25-555

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PAVING IMPROVEMENTS – 47TH STREET ADDITION)

A resolution regarding paving improvements

RESOLUTION NO. 25-557

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PAVING – A PORTION OF AIRPORT INDUSTRIAL PARK ADDITION)

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA GOV/LEGALNOTICES

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0283150	Legal Ad - IPL0283150		3.0	237.0L

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

OCA 150004
Published in The Wichita Eagle on October 22, 2025
(One Time Only)
MAPC/BZA November 13, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, November 13, 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.**

BZA2025-00064: Variance request in the City to allow a 65-foot pole sign, generally located at the northwest corner of the interchange of Interstate 235 and South West Street (3405 South West Street).

BZA2025-00067: Sign Variance request in the City to allow for a roof sign on property zoned CBD Central Business District, generally located on the west side of South Hydraulic Avenue and within 165 feet of East English Street (213 & 215 South Hydraulic Street & 212 South Greenwood Avenue).

CON2025-00118: Conditional Use in the City to allow Personal Improvement Service (massage therapy) on property zoned GO General Office, generally located on the south side of East Central Avenue and 600 feet east of North Edgemoor Drive (5739 East Central Avenue).

CON2025-00133: Conditional Use request in the City for Personal Improvement Service in the GO General Office District, generally located on the northwest corner of South Seneca Street and West 29th Street South (2935 South Seneca Street).

CON2025-00136: Conditional Use request in the City for Group Residence, LImited in the SF-5 Single-Family District, generally located on the west side of North Oliver Avenue and 1,000 feet north of East 21st Street North (15 North Crestview Lakes Drive).

CON2025-00138: Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the northeast corner of South Meridian Avenue and West Pawnee Avenue (2412 West Pawnee Avenue).

CON2025-00140: Conditional Use request in the City for multi-family density (with ZON2025-00049 to TF-3), generally located on the west side of North Arapaho Avenue, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

CUP2025-00036: Amendment in the City to CUP DP-347 to remove architectural controls on Parcels 1, 5, and 6, modify building coverage and gross floor area, generally located on the southeast corner of East Kellogg Street and South Wildcat Lane (9901 East Kellogg Street).

VAC2025-00043: Vacation request in the City to vacate platted reserve plattor's text on property zoned SF-5 Single-Family Residential, generally west of South 143rd Street East and approximately 950 feet north of East Pawnee Road.

VAC2025-00045: Vacation request in the City of 13-foot utility easement, generally located on the southeast corner of West Irving Avenue and South Seneca Street (1106 South Seneca Street & 1015 West Irving Street).

VAC2025-00046: Vacation request in the City of a portion of a platted 20-foot drainage and utility easement on property located at the northeast corner of Fairmount Avenue and Thunder Street (4919 N Fairmount Ave).

VAC2025-00047: Vacation request in the City to vacate platted setbacks to allow for the zoned/CUP setbacks to govern and vacate street right-of-way, generally located on the southeast corner of East Kellogg Drive and South Wildcat Lane (9901 East Kellogg Street).

ZON2025-00048: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the west side of South Vine Avenue and one block south of West Douglas Avenue (201 South Vine Avenue).

ZON2025-00049: Zone Change request in the City from SF-5 Single-Family Residential District to Two-Family Residential District (with CON2025-00140 to allow multi-family density), generally located on the west side of North Arapaho Street, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

ZON2025-00050: Zone Change request in the City from SF-5 Single-Family Residential District and LC Limited Commercial District to LI Limited Industrial District to allow for future industrial development, generally located on the west side of North Oliver Ave, between East 45th Street North and East 53rd Street North.

ZON2025-00051: Zone Change request in the City from SF-5 Single-Family Residential to B Multi-Family Residential with Protective Overlay for a medical clinic, generally located south of East Pawnee Avenue and 2,000 feet west of South Hillside Avenue (2611 East Pawnee Avenue).

ZON2025-00052: Zone Change request in the City from LI Limited Industrial to TF-3 Two-Family Residential to allow duplex development, generally located on the northeast corner of West 31st Street South and South 119th Street West (11600 West 31st Street South).
IPL0283150
Oct 22 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:
10/22/25 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Russ Cage Davis

DIGITALLY SIGNED

Sworn to and subscribed before me on Oct 22, 2025, 10:49 AM EDT

NOTARY PUBLIC STATE OF TEXAS
RUSS CAGE DAVIS
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135512448
MY COMMISSION EXPIRES 4/24/2029

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

AGENDA ITEM NO. 4.12

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: November 13, 2025
DAB III: November 5, 2025

CASE NUMBER: ZON2025-00051 (City)

APPLICANT/AGENT: Iglesias Evangelica Libre Genesis Inc. (Applicant)/Steve Turner (Agent)

REQUEST: B Multi-Family Residential District

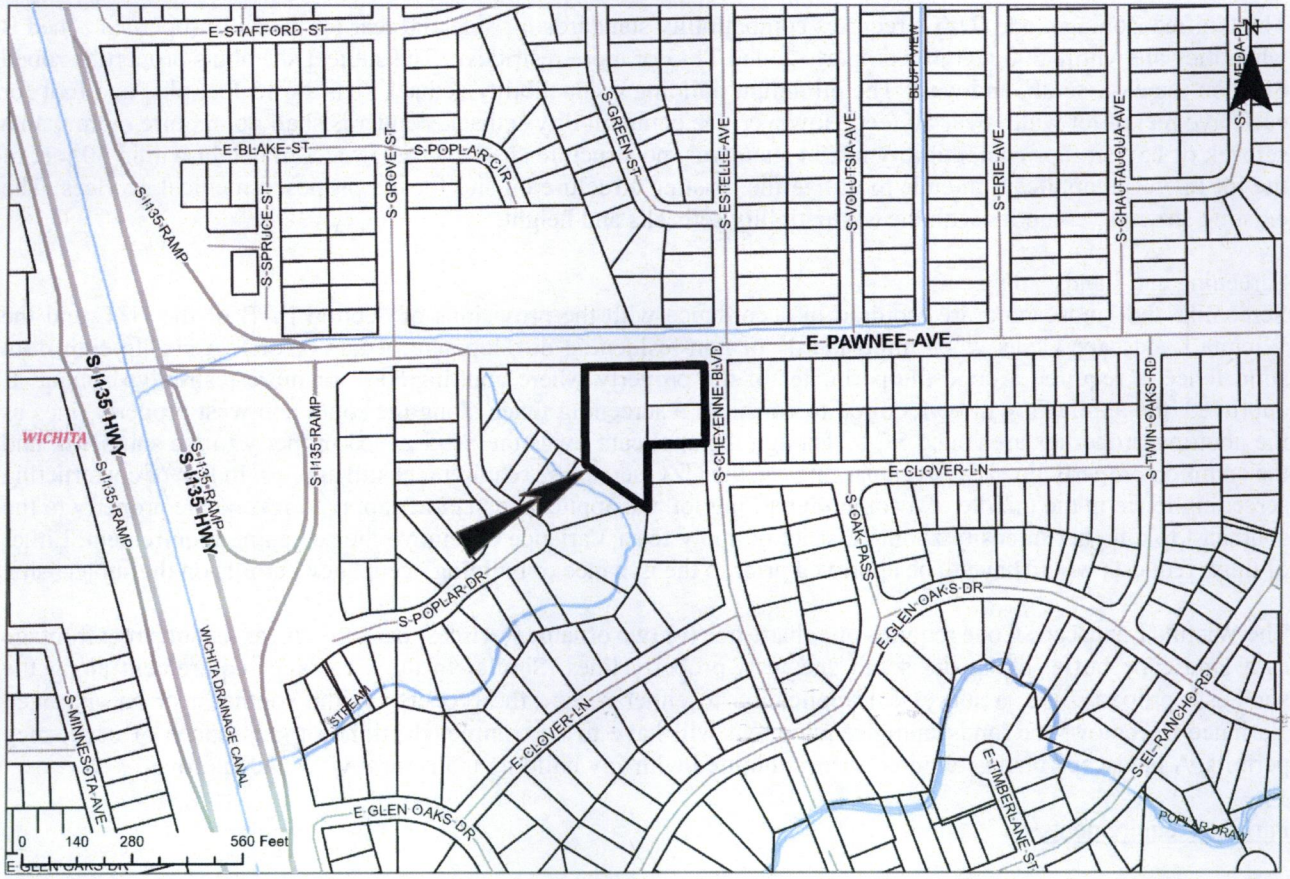
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 1.8323 acres

LOCATION: Generally located south along East Pawnee Avenue and within 2,000 feet west of South Hillside Avenue (2611 East Pawnee Avenue).

PROPOSED USE: Medical clinic within existing church.

RECOMMENDATION: Approve subject to Protective Overlay #463



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to B Multi-Family Residential District (B) with Protective Overlay #463. The 1.8323-acre property is located south along East Pawnee Avenue and within 2,000 feet west of South Hillside Avenue (2611 East Pawnee Avenue). It is currently developed with a church, for which the applicant intends to convert a portion of the existing building to a medical service.

Development Standards

The B district allows for multiple dwelling types, medical service, and a variety of public and civic uses. Should the zone change request be approved, it would allow changes to the minimum lot area, minimum lot width, and setback requirements, as demonstrated in the table below.

Development Standard	SF-5 Single-Family Residential	B Multi-Family
Minimum lot area	5,000 square feet	Single-Family: 2,500 sq. ft. Duplex: 2,000 sq. ft. per unit Multi-Family: 580 sq. ft. Nonresidential: 5,000 sq. ft.
Minimum lot width	50 feet	None
Front setback	25 feet	20 feet
Rear setback	20 feet	15 feet, subject to compatibility standards
Interior side setback	Six feet, except five feet if lot is below 6,000 square feet	5 feet, subject to compatibility standards
Street side setback	15 feet	5 feet
Maximum height	35 feet	55 feet subject to compatibility standards.

The Unified Zoning Code (UZC) requires compatibility standards for side and rear lot lines of properties zoned B when they are within 500 feet of a property zoned TF-3 or more restrictive. The subject site abuts properties zoned SF-5 on the east, south, and west. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. However, the compatibility setback standards shall not require more than a setback of 25 feet. For compatibility height standards, no structure shall exceed 35 feet in height within 50 feet of the lot line. The applicant intends to utilize the existing structure on site for the proposed medical services. The existing structure complies with the compatibility setbacks and height.

Screening and Landscaping

Screening and landscaping are required in accordance with the provisions of Section IV-B of the UZC and the Wichita Landscape Code, when multi-family or non-residential development occurs on site. A six- to eight-foot solid fence is required around the perimeter of the property where abutting TF-3 or more restrictive zoning. If approved, the applicant will be required to construct a screening fence along the south and west property lines as the abutting properties are zoned SF-5. Though the applicant owns the SF-5-zoned property to the southeast, and the common property line is a paved parking lot, the UZC screening requirement still applies. In lieu of constructing screening fence in the middle of a common parking lot, the applicant can either apply to rezone the property to the southeast to a higher intensity zoning district or apply for a Variance to remove the screening requirement. Either of those requests would have to be approved prior to the issuance of building occupancy permits on the subject site.

The Wichita Landscape Code requires one shade tree (or two ornamental trees) per forty linear feet of street frontage as a landscape buffer along the south and west property lines. Similar to the screening requirement along the southeast property line, a successful application to either rezone the property to the southeast or an approved Variance to remove the landscaping requirement will have to be completed prior to the issuance of occupancy permits. A landscape plan is required to be submitted with any building plans for review and approval.

Parking Requirements

Parking requirements are mandated by Section IV-A of the UZC. The UZC states that: "When an existing Structure or Use is remodeled, rehabilitated or altered such that the value of the remodeling exceeds 50 percent of the value of the Structure being remodeled or altered, off-street Parking shall be provided in accordance with the off-street Parking schedule of Sec. IV-A.4." In such a case, the applicant shall provide one (1) parking space per 333 square feet of the medical service in addition to the parking required for the church. In accordance with Section IV-A.2.b of the UZC, parking shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing and shall be maintained in good condition and free of all weeds, dust, trash and other debris. The property already has a paved parking lot on the east side.

Surrounding Context

The character of the neighborhood is mixed-density residential and institutional uses. Properties to the north, east, south, and west are zoned SF-5 and are developed with single-family residential uses. Property to the northwest is zoned MF-29 Multi-family Residential District (MF-29) and developed with multi-family uses.

CASE HISTORY: On April 17, 1964, the subject site was platted as part of the Church of God Addition. The following zoning cases are associated with this property:

1. BZA17-77: A variance to reduce the platted front yard setback from 30 feet to 0 feet for off-street parking purposes only.
2. BZA12-79: A request for exception to permit the operation of a child care center.
3. BZA2012-00018: A sign code adjustment to allow an LED sign for an institutional use in the SF-5 Single-family Residential District (SF-5).

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5 & MF-29	Single-family and multi-family dwellings
SOUTH:	SF-5	Single-family dwelling
EAST:	SF-5	Single-family dwelling
WEST:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject site has access to East Pawnee Avenue, which is a two-way, paved arterial street with sidewalks on both sides. The site currently has access to all municipal services, including sewer and water. Wichita Transit serves the site along East Pawnee Avenue with a bus stop on the northeast corner of East Pawnee Avenue and South Grove Street.

CONFORMANCE TO PLANS/POLICIES:

Community Investments Plan

The requested zone change is in partial 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 "Commercial" uses. The *Plan* defines "Residential" 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).*" "Commercial" is defined as, "*Encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, Residential Uses. Major Destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic area located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types."* The proposed zone change is to allow a Medical Service within the existing church. This is an appropriate use within the "Commercial" areas, but not the "Residential" areas.

The Locational Guidelines of the *Community Investments Plan* in the Established Central Area aim to "Encourage

infill development that maximizes public investment in existing and planned infrastructure and services." The applicant is seeking to convert a portion of the church into a medical service, which maintains the footprint and infrastructure of the existing site.

Wichita Places for People:
The requested zoning aligns 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." The *Plan* outlines a list of Strategies designed to "to help guide the community in their actions to create walkable places within Wichita." Strategy 3 aims to "Improve the economic feasibility of commercial/service uses and the markets necessary to support them." Approval of the zone change request improves the feasibility of medical service uses. Strategy 6 aims to "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." The applicant intends to redevelop the property without changing its footprint on a site appropriate for medical service uses, which allows compatibility with the surrounding environment.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to Protective Overlay #463.

Protective Overlay #463
1. Uses shall be restricted to those in the SF-5 Single-family Residential District (SF-5) and Medical Service.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mixed-density residential and institutional uses. Properties to the north, east, south, and west are zoned SF-5 and are developed with single-family residential uses. Property to the northwest is zoned MF-29 Multi-family Residential District (MF-29) and developed with multi-family uses.

2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is presently zoned SF-5, which allows single-family dwellings, churches, and other public uses. The site is currently developed with a church and is suitable for the uses to which it is restricted.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have significant detrimental impacts on nearby property. Screening, landscaping, and compatibility standards should help mitigate potential detrimental impacts to the adjacent residential properties.

4. **Length of time subject property has remained vacant as zoned:** The site has been developed with a church since 1952.

5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit a new use that is appropriate for the area. Denial may represent a loss of use or economic opportunity for the applicant.

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

7. **Impact of the proposed development on community facilities:** The requested zoning is not anticipated to have significant adverse impacts on community facilities. The applicant intends to allow commercial uses on site without changing its footprint.

8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any public comment on the requested zone change.

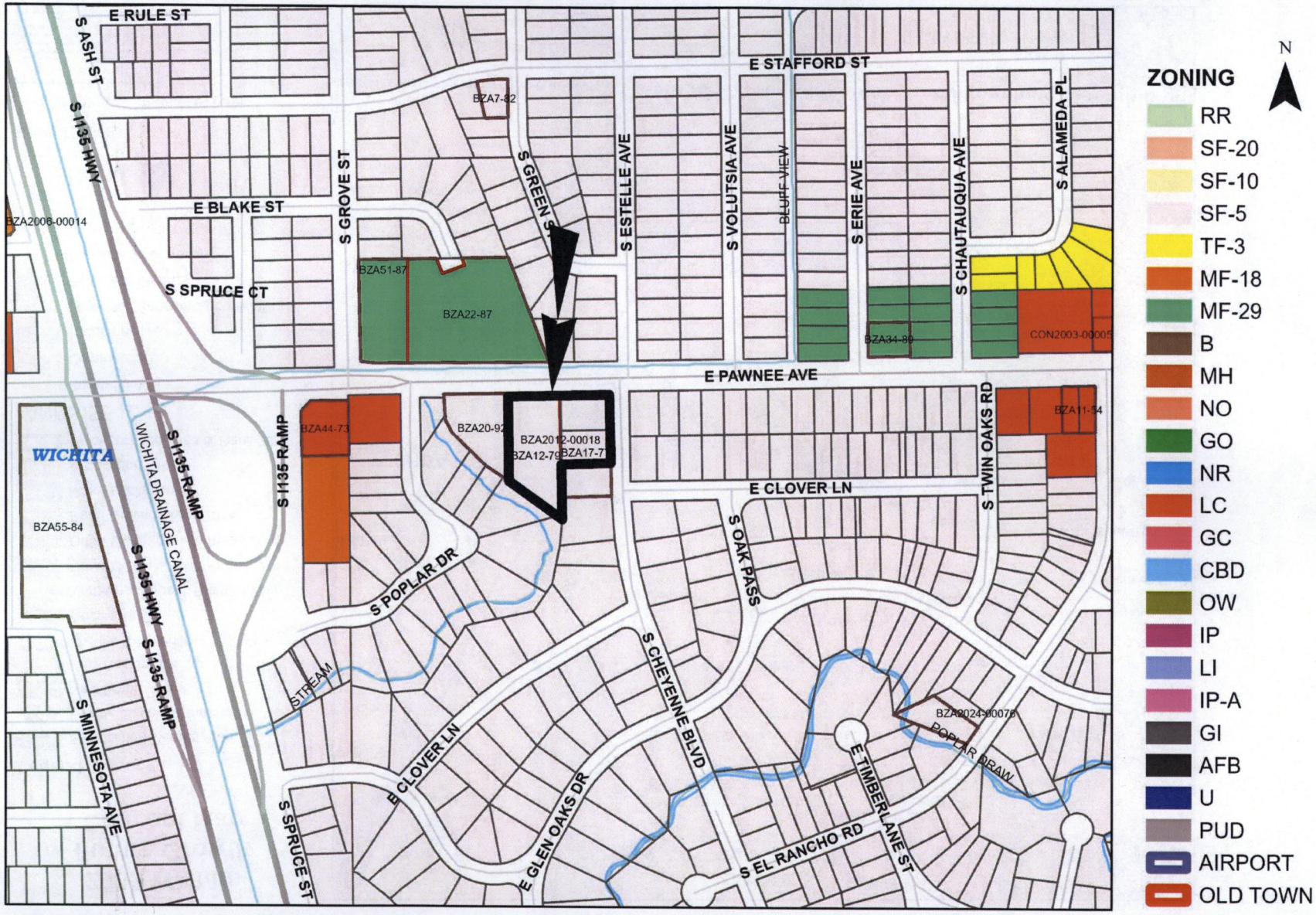
Attachments:

1. Aerial Map
2. Zoning Map
3. *Community Investments Plan* Future Growth Concept Map
4. Site Photos

Aerial Map

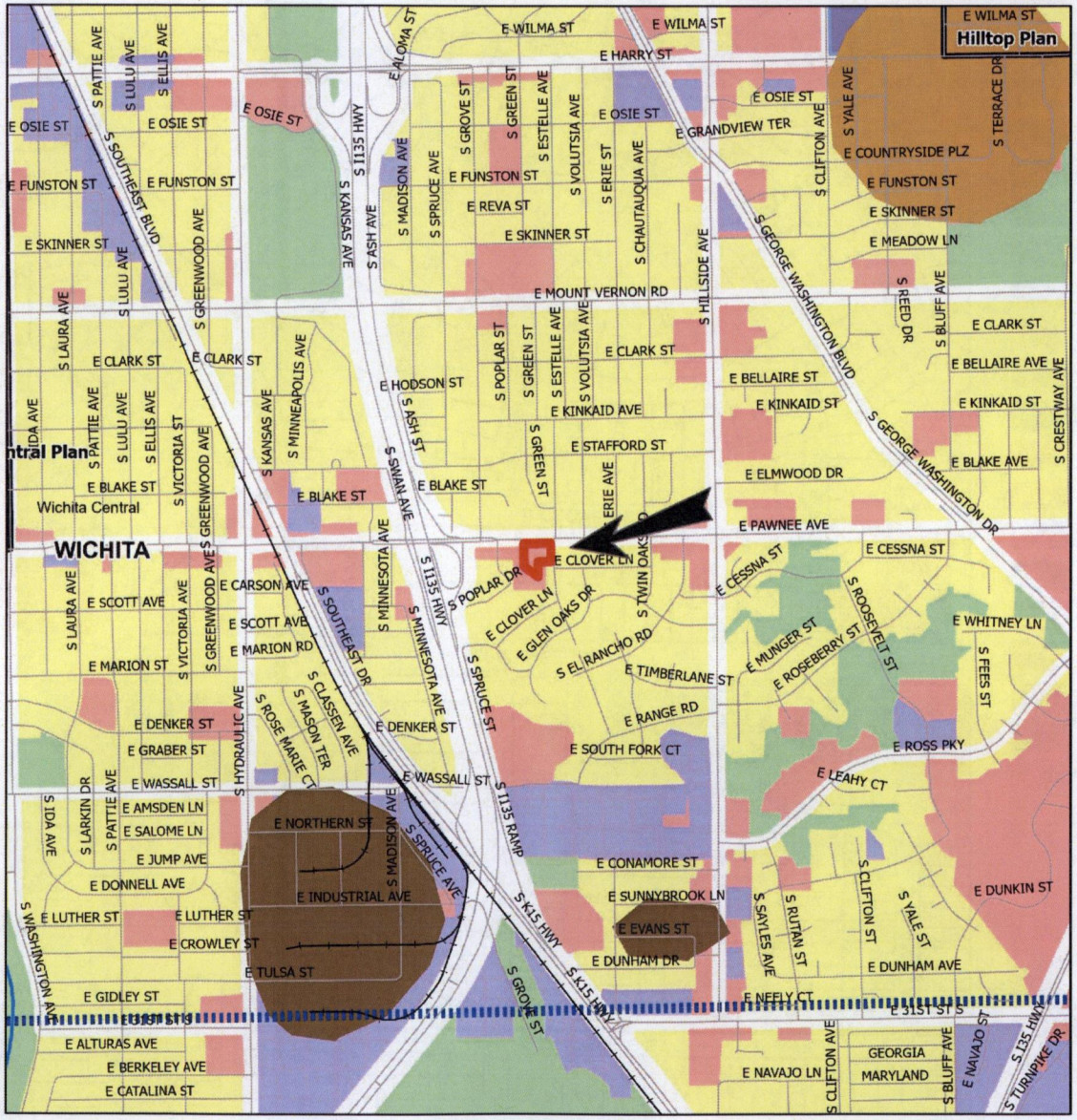

S POPLAR CIR
S GREEN ST
S PRUCE ST
S PRUCE CT
S GROVE ST
S ESTELLE AVE
S VOLUTSIA AVE
S ERIE AVE
S I135 RAMP
E PAWNEE AVE
WICHITA
S CHEYENNE BLVD
E CLOVER LN
S I135 RAMP
S I135 RAMP
S I135
S POPLAR DR
S OAK PASS
E GLEN OAKS DR
E CLOVER LN
0 87.5 175 350 Feet

Zoning Map


E RULE ST
S ASH ST
S I135 HWY
E STAFFORD ST
BZA7-82
S GROVE ST
S GREEN ST
S ESTELLE AVE
S VOLUTSIA AVE
BLUFF VIEW
S ERIE AVE
S CHAUTAUQUA AVE
S ALAMEDA PL
E BLAKE ST
BZA2006-00014
BZA51-87
S SPRUCE CT
BZA22-87
BZA34-80
CON2003-00005
E PAWNEE AVE
BZA44-73
BZA20-92
BZA2012-00018
BZA12-79
BZA17-77
BZA11-54
S TWIN OAKS RD
S I135 RAMP
WICHITA
BZA55-84
WICHITA DRAINAGE CANAL
S I135 RAMP
S I135 HWY
S I135 RAMP
E CLOVER LN
S OAK PASS
S POPLAR DR
STREAM
S CHEYENNE BLVD
BZA2024-00078
POPLAR DRAW
S MINNESOTA AVE
E CLOVER LN
E GLEN OAKS DR
E TIMBERLANE ST
S SPRUCE ST
S EL RANCHO RD
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
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IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

Land Use Map

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

N

Scale: 1:18,687

0 500 1,000 2,000 US Feet

It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.
Note: Public property represented on this map is not intended to be inclusive.

Looking northwest at site



Looking southeast at site



Looking west at site



Looking west along north side of site



Looking north away from site



Looking southeast away from site



Looking northeast away from site



Looking west away from site

