CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 3, 2025

Sherwood Construction Co. Inc.
Attn: Roger McClellan
3219 W. May St.
Wichita, KS 67213

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: ZON2025-00045 – Zone Change request in the City from SF-5 Single-Family Residential District to GC General Commercial District, Generally located south of West Kellogg and east of South 135th Street West.

Dear Applicant;

At its regular meeting on **December 2, 2025**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Dalton Glasscock, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

October 23, 2025

Sherwood Construction Co. Inc.
Attn: Roger McClellan
3219 W. May St.
Wichita, KS 67213

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: ZON2025-00045 – Zone Change request in the City from SF-5 Single-Family Residential District to GC General Commercial District, Generally located south of West Kellogg and east of South 135th Street West.

Dear Applicant,

At its regular meeting on **October 23, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **November 6, 2025**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **November 6, 2025, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) IV on **Monday, November 3, 2025**, beginning at 6:00 p.m. at the Alford Branch Library (3447 S Meridian). For more information on this meeting, please contact Community Services Representative for District IV, Brooke Kauchak at (316) 268-4197 or mailto:bkauchak@wichita.gov. This application will be presented to the Wichita City Council on **Tuesday, December 2, 2025**, beginning at 9:00 a.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Dalton Glasscock, Council Member, District IV
Brooke Kauchak, CSR, District IV
MABCD

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON December 12, 2025

ORDINANCE NO. 52-854

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. ZON2025-00045

Zone change request in the City from SF-5 Single-Family Residential District to GC General Commercial District, on property legally described as:

A tract of land lying within the Northwest Quarter of Section 36, Township 27 South, Range 2 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: COMMENCING at the northwest corner of said Northwest Quarter, thence along the west line of said Northwest Quarter on a Kansas coordinate system of 1983 south zone bearing of S00°40'04"E, 863.81 feet; thence N89°20'03"E, 60.00 feet to a point on the east line of an Easement for Right-of-Way recorded on Doc.#/Flm-Pg: 28855651 to the POINT OF BEGINNING; thence along said Easement for Right-of-Way, N00°40'04"W, 34.00 feet to a point 166.00 feet south of the southwest corner of Lot 1, Block 1, QuikTrip 22nd Addition; thence parallel with and 166.00 feet south of the south line of said addition, N89°20'03"E, 466.00 feet; thence parallel with and 166.00 feet east of the east line of said addition N00°40'04"W, 569.77 feet to a point on the north line of an Easement for Right-of Way recorded on Doc.#/Flm-Pg: 28855652; thence along aforesaid Easement for Right-of-way, N61°19'07"E, 38.51 feet; thence S00°40'04"E, 621.86 feet; thence S89°20'03"W, 500.00 feet to the POINT OF BEGINNING.

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 9th day of December, 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form: Jennifer Magaña AR

Jennifer Magaña, City Attorney and Director of Law

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	IPL0298129	Legal Ad - IPL0298129		4.0	376.0L

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

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES DECEMBER 12, 2025

ORDINANCE NO. 52-835
AN ORDINANCE CREATING CHAPTER 3.23 OF THE CODE OF THE CITY OF WICHITA, KANSAS PERTAINING TO LODGING ESTABLISHMENT LICENSES.

An ordinance regarding licensing of lodging establishments.

ORDINANCE NO. 52-846
AN ORDINANCE OF THE CITY OF WICHITA, KANSAS, AMENDING SECTION 16.14.040 OF THE CODE OF THE CITY OF WICHITA PERTAINING TO FEES, RATES, AND CHARGES FOR THE SANITARY SEWER UTILITIES AND REPEALING THE PREVIOUS VERSION OF SUCH SECTIONS

An ordinance pertaining to fees, rates and charges for sanitary sewer utilities.

ORDINANCE NO. 52-847
AN ORDINANCE OF THE CITY OF WICHITA, KANSAS, AMENDING SECTIONS 17.12.090 OF THE CODE OF THE CITY OF WICHITA, PERTAINING TO THE SCHEDULES OF FEES, RATES, AND CHARGES FOR THE WATER UTILITIES, AND REPEALING THE PREVIOUS VERSIONS OF SUCH SECTIONS.

An ordinance pertaining to the schedule of fees, rates and charges for the water utilities.

ORDINANCE NO. 52-850
ICE AUTHORIZING THE CITY OF WICHITA, KANSAS, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES V, 2025 (TEXTRON AVIATION INC.) RPOSE OF PROVIDING FUNDS TO FINANCE THE COST OF ACQUIRING, MODIFYING AND EQUIPPING MANUFACTURING FACILITIES, PURCHASING AND EQUIPMENT AND RELATED CAPITAL INVESTMENTS IN THE WICHITAAREA AIRCRAFT MANUFACTURING FACILITIES AND OPERATION OF TEX- ON INC., AND ITS WHOLLY OWNED SUBSIDIARIES; APPROVING THE EXERCISE OF THE OPTION TO PURCHASE CERTAIN RELATED IMPROVEMENTS TENT; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

An ordinance authorizing Industrial Revenue Bonds to Textron Aviation Inc.

ORDINANCE NO. 52-851
AN ORDINANCE AUTHORIZING THE CITY OF WICHITA, KANSAS TO ISSUE ITS HEALTH CARE FACILITIES REVENUE BONDS (LARKSFIELD PLACE) SERIES VII 2025A AND SERIES VII 2025B FOR THE PURPOSE OF CONSTRUCTING AND EQUIPPING IMPROVEMENTS TO AN EXISTING RETIREMENT COMMUNITY FACILITY; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

An ordinance authorizing Health Care Facilities Revenue Bonds to Larksfield Place.

ORDINANCE NO. 52-852
AN ORDINANCE AUTHORIZING THE CITY OF WICHITA, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES VI, 2025 (AIR CAPITAL FLIGHT LINE BUILDING 167N PROJECT) FOR THE PURPOSE OF PAYING THE COSTS OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A WIDE BODY HANGAR, MANUFACTURING, AIRCRAFT MODIFICATIONS AND REPAIR FACILITY; AND AUTHORIZING OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

An ordinance authorizing industrial revenue bonds to Air Capital Flight Line Building 167N Project.

ORDINANCE NO. 52-853
AN ORDINANCE MAKING A SPECIAL ASSESSMENT TO PAY FOR THE IMPROVEMENT OF AND PROVIDING A TAX LEVY FOR THE COST OF CONSTRUCTION OF SIDEWALKS IN THE CITY OF WICHITA, KANSAS.

An ordinance regarding special assessments for the cost of sidewalks in the City.

ORDINANCE NO. 52-854
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 an annexation request.

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RESOLUTION NO. 25-515
A RESOLUTION OF THE GOVERNING BODY OF THE WICHITA AIRPORT AUTHORITY DETERMINING THE ADVISABILITY OF ISSUING AIRPORT SPECIAL FACILITIES REVENUE BONDS FOR THE PURPOSE OF FINANCING THE CONSTRUCTION, FURNISHING AND EQUIPPING OF A HANGAR TO BE LOCATED ON COLONEL JAMES PORT; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS.

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RESOLUTION NO. 25-522
A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 25- 379 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 improvements to 17th Street from I-135 to Hillside.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
W00000000
Publication Dates

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:
12/12/25 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Julie A Ambry

DIGITALLY SIGNED

Sworn to and subscribed before me on Dec 12, 2025, 10:02 AM EST

OFFICIAL SEAL
JULIE A AMBRY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1010991
MY COMMISSION EXPIRES MAY 28, 2029

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 12, 2025

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THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
W00000000
Publication Dates

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	IPL0277313	Legal Ad - IPL0277313		1.0	74.0L

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 1, 2025
(One Time Only)
MAPC/BZA October 23, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, October 23, 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.**

CON2025-00129: Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the southeast corner of US 54/400 and South Eastern Avenue (8405 East Kellogg Street).

PUD2025-00022: Zone Change request in the City from SF-5 Single-Family Residential District and LC Limited Commercial District to PUD Planned Unit Development to create Trinity Park PUD #151 for single-family and two-family development, generally located on the northeast corner of South Hoover Road and West 47th Street South.

VAC2025-00042: Vacation request in the City to vacate a portion of a building setback on property zoned SF-5 Single-Family Residential, generally located on the northwest corner of West 21st Street North and North Hyacinth Ln (2207 N. Hyacinth Ln).

ZON2025-00044: Zone Change request in the City from SF-5 Single-Family Residential District and LI Limited Industrial District to LI Limited Industrial District, generally located east of North Hillside Avenue and south of K-96.

ZON2025-00045: Zone Change request in the City from SF-5 Single-Family Residential to GC General Commercial District, generally located on the southeast corner of West 135th Street South and U.S. Highway 54/400.
IPL0277313
Oct 1 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:
10/01/25 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Oct 1, 2025, 9:40 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. 4.6

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: October 23, 2025
DAB IV: November 3, 2024

CASE NUMBER: ZON2025-00045 (City)

APPLICANT: Sherwood Construction Company (Applicant)/MKEC Engineering (Agent)

REQUEST: GC General Commercial District

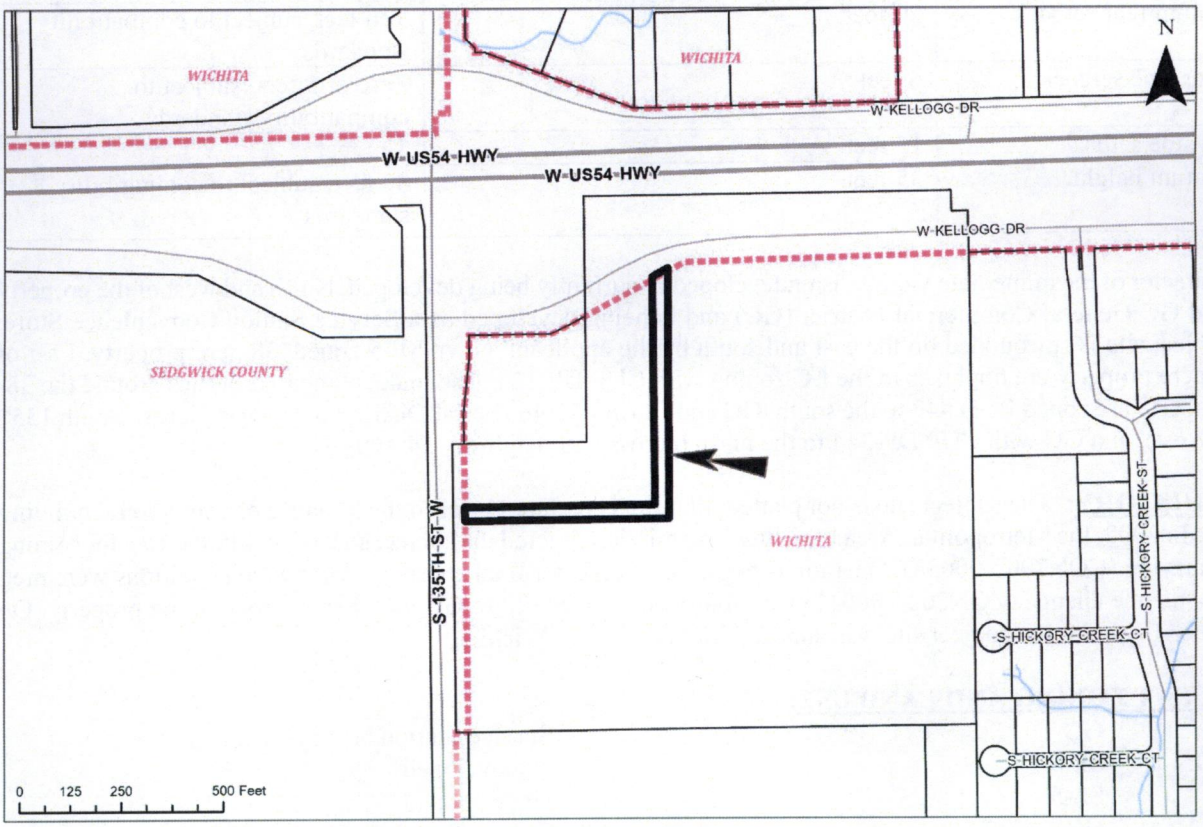
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.84 acres

LOCATION: Generally located south of West Kellogg and east of South 135th Street West

PROPOSED USE: Uses allowed in GC zoning

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to GC General Commercial District (GC) on 0.84 acres of a 38-acre property. The subject site is located south of West Kellogg Drive and east of South 135th Street West. The subject site is undeveloped, however other portions of the site are being developed as a Service Station/Convenience Store.

The applicant is requesting this zone change to allow for potential development that is consistent with the allowed land uses in GC zoning. The applicant does not have an intended use for the site at this time. Should the zone change request be approved, the applicant shall still be subject to the screening requirements set forth in Section IV-B of the Unified Zoning Code (UZC), which requires a six to eight-foot solid screening fence for commercially zoned properties adjacent to residential zoning. The applicant shall be required to screen on the south and east sides of the subject site at the time a commercial use is developed. Part of the reason for the request stems from the fact that the lighting standards per Sec. IV-B.4 states that lighting sources, "shall be limited to 15 feet in height within 200 feet of residential zoning districts." The service station that is being developed on a portion of the property would have to adhere to this regulation if the subject site remained zoned SF-5. By rezoning the subject site, the lighting sources for the service station can be mounted, "at a height not exceeding one-half the distance from the neighboring lot, unless evidence is provided to the satisfaction of the Zoning Administrator that the light source will be aimed or shielded such that the light source is not visible from the neighboring lot."

Should the zone change request be approved, there shall be an increase in permitted uses on site, such as two-family and multi-family residential development at a density of 75.1 dwelling units per acre and commercial uses, such as office space and retail. The zone change shall also alter the requirements for minimum setbacks, minimum lot size, minimum lot width, and maximum height, as demonstrated in the table below:

Development Standard	SF-5 Single-Family Residential District	GC General Commercial District
Minimum lot area	5,000 square feet	5,000 square feet
Minimum lot width	50 feet	No minimum
Minimum front setback	25 feet	20 feet
Minimum rear setback	20 feet	Ten feet, subject to compatibility standards
Interior side setback	6 feet	Zero or 5 feet, subject to compatibility standards
Street side setback	15 feet	Ten feet
Maximum height	35 feet	80 feet, subject to compatibility standards

The character of the immediate vicinity is undeveloped or currently being developed. North and west of the property is zoned GC General Commercial District (GC) and is being developed as a Service Station/Convenience Store. The subject site is surrounded on the east and south by the applicant's own SF-5 zoned, 38-acre property. East of the 38-acre property are duplexes in the LC zoning with CUP DP-320. The undeveloped properties around the 38-acre property are zoned PUD #47 to the south, GC and LI Limited Industrial District to the west (across South 135th Street West), and GC with CUP DP-344 to the north (across U.S. Highway 54/400).

CASE HISTORY: The subject site is not platted. Platting is required prior to the issuance of commercial building permits. In 2002, the Metropolitan Area Planning Commission granted the subject site a Conditional Use for Mining and Quarrying (CON2002-00035). Operations began one year after final approval, and all the conditions were met. In 2024, a zone change (ZON2024-00047) was approved from SF-20 to GC on other portions of the property. On December 19, 2024, the subject site was annexed into the City of Wichita.

ADJACENT ZONING AND LAND USE:

NORTH:	GC	Service Station being developed
SOUTH:	SF-5	Undeveloped
EAST:	SF-5	Undeveloped
WEST:	GC	Service Station being developed

PUBLIC SERVICES: The portion of the property included in the zone change request is immediately south of West Kellogg Drive, which is a two-way local street with no sidewalks. The site also has access to South 135th Street West, which is a two-way County arterial street with no sidewalks. Public Utilities such as water and sewer already serve the site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*, which identifies the site as "Residential and Employment Mix" on the 2035 Future Growth Concept Map. This category is described as follows: *"Encompasses 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."* The requested zone change allows for commercial uses, which is already allowed by-right in the zoning west, east, and north of the subject site.

One of the *Community Investments Plan*'s Locational Guidelines states that "Major commercial and employment centers should be located at intersections of arterial streets and along highways and commercial corridors." The subject site abuts a County arterial street and is directly south of a highway, and the proposed uses allow major commercial development.

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:** The character of the immediate vicinity is undeveloped or currently being developed. A portion of the property is being developed as a Service Station/Convenience Store. The subject site is surrounded on the east and south by the applicant's own SF-5 zoned, 38-acre property. East of the 38-acre property are duplexes in the LC zoning with CUP DP-320. The undeveloped properties around the 38-acre property are zoned PUD #47 to the south, GC and LI Limited Industrial District to the west (across South 135th Street West), and GC with CUP DP-344 to the north (across U.S. Highway 54/400).

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, which is mostly suitable for low-density residential use.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Due to established zoning and commercial uses in the area, staff does not anticipate the removal of restrictions to have significant detrimental impacts on nearby property. The surrounding area is mostly undeveloped.

4. **Length of time the property has been vacant as currently zoned:** The subject site has never been developed, however other portions of the property are currently being developed.

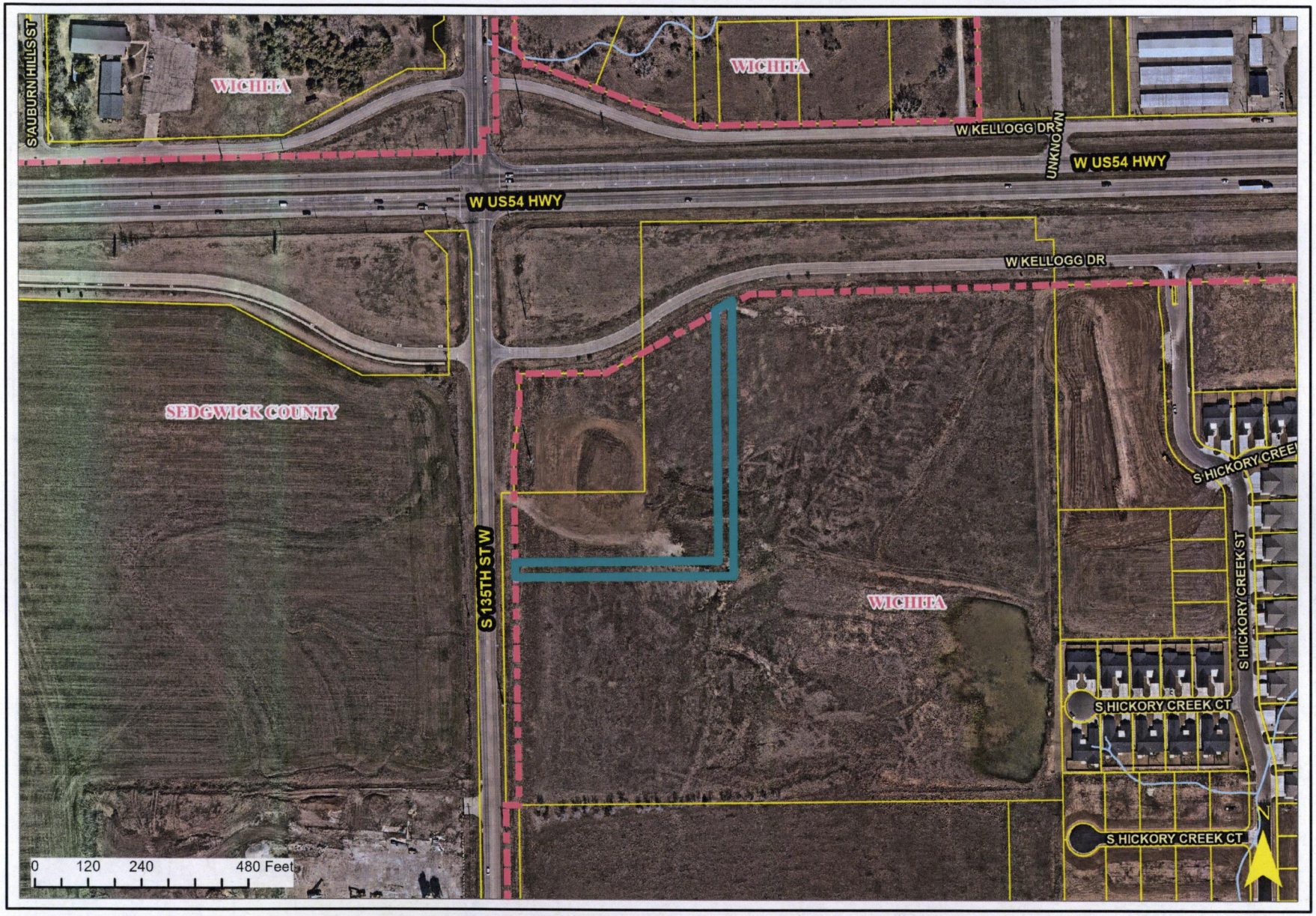
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request would allow commercial development, which could bring light pollution and traffic to the area. Given the proposed access from West Kellogg Drive and South 135th Street West, staff does not anticipate this development to negatively impact the duplex developments. Denial of the request may result in the loss of economic development and use of the applicant's property.

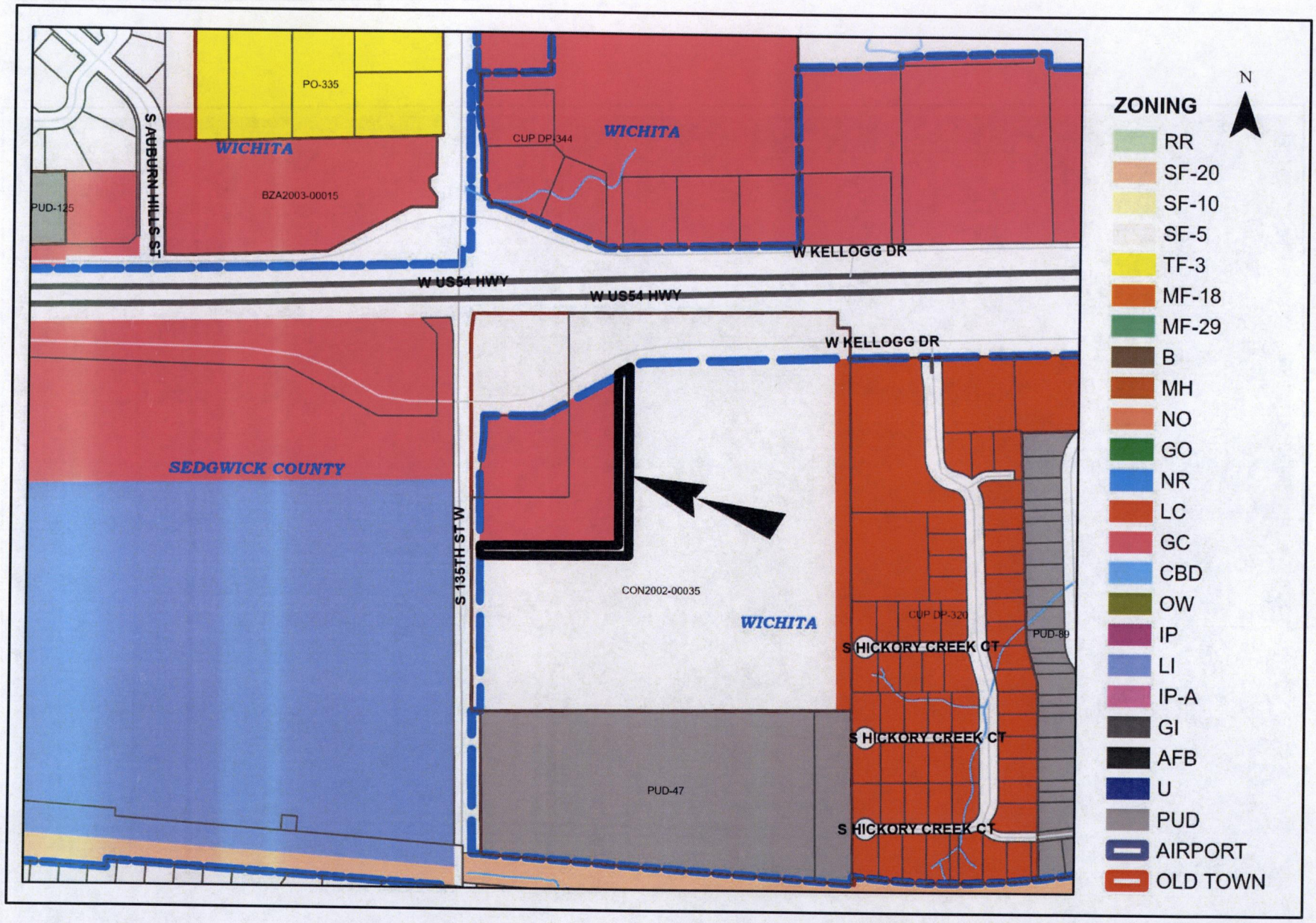
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is in conformance with *The Community Investments Plan* as discussed in the staff report.

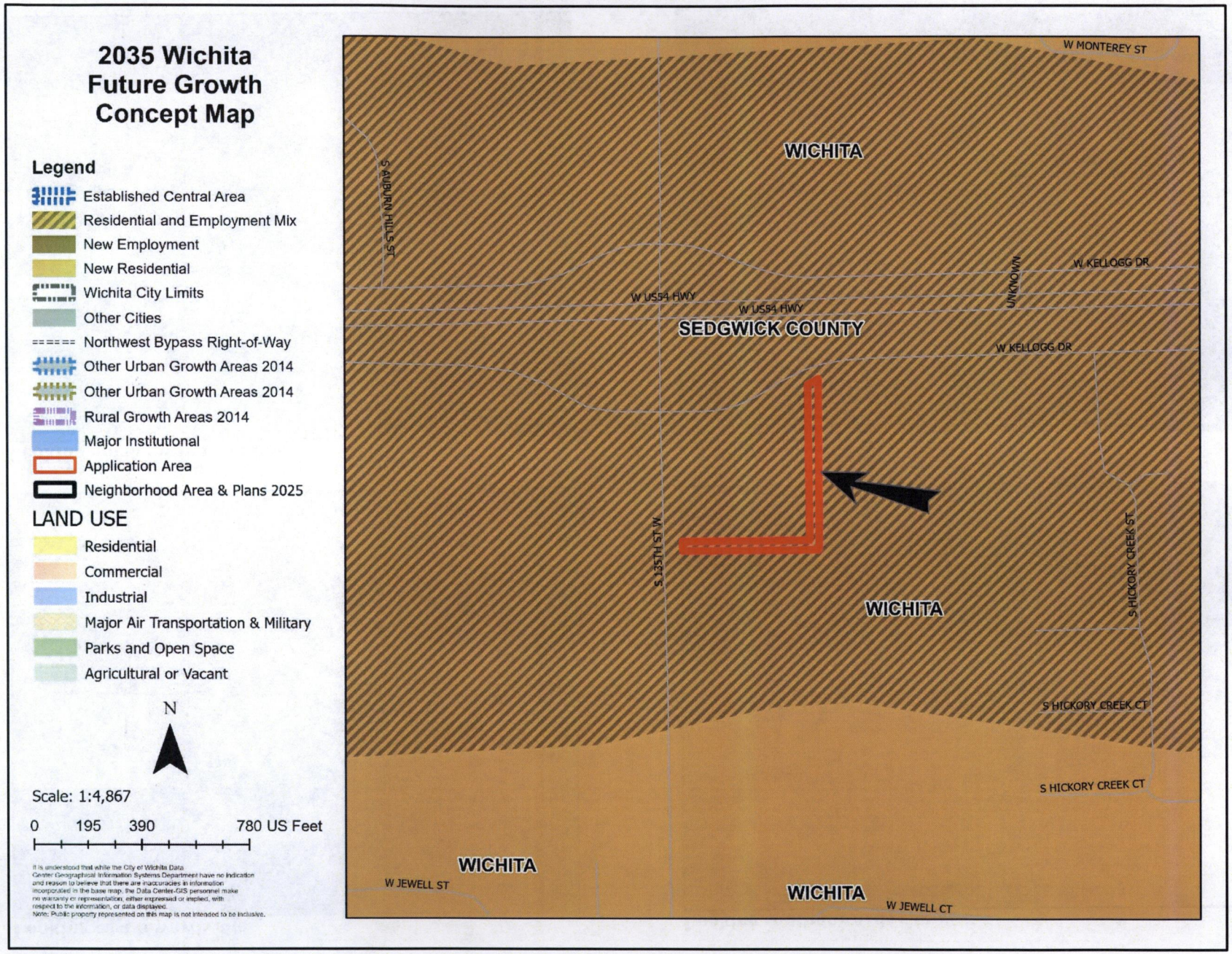
7. **Impact of the proposed development on community facilities:** Staff does not anticipate that development of this site will have significant detrimental effect on community facilities.

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) Land Use Map
4) Site Photos


S AUBURN HILLS ST
WICHITA
WICHITA
W KELLOGG DR
UNKNOWN
W US54 HWY
W US54 HWY
W KELLOGG DR
SEDGWICK COUNTY
S 135TH ST W
WICHITA
S HICKORY CREEK
S HICKORY CREEK ST
S HICKORY CREEK CT
S HICKORY CREEK CT
N
0 120 240 480 Feet


PO-335
WICHITA
BZA2003-00015
PUD-125
S AUBURN HILLS ST
CUP DP-344
WICHITA
W KELLOGG DR
W US54 HWY
W US54 HWY
W KELLOGG DR
SEDGWICK COUNTY
S 135TH ST W
CON2002-00035
WICHITA
CUP DP-320
PUD-89
S HICKORY CREEK CT
S HICKORY CREEK CT
PUD-47
S HICKORY CREEK CT
N
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


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: 1:4,867
0 195 390 780 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.
W MONTEREY ST
WICHITA
S AUBURN HILLS ST
UNKNOWN
W KELLOGG DR
W US54 HWY
W US84 HWY
SEDGWICK COUNTY
W KELLOGG DR
S 135TH ST W
WICHITA
S HICKORY CREEK ST
S HICKORY CREEK CT
S HICKORY CREEK CT
WICHITA
W JEWELL ST
WICHITA
W JEWELL CT

Looking east towards site



Looking south towards site



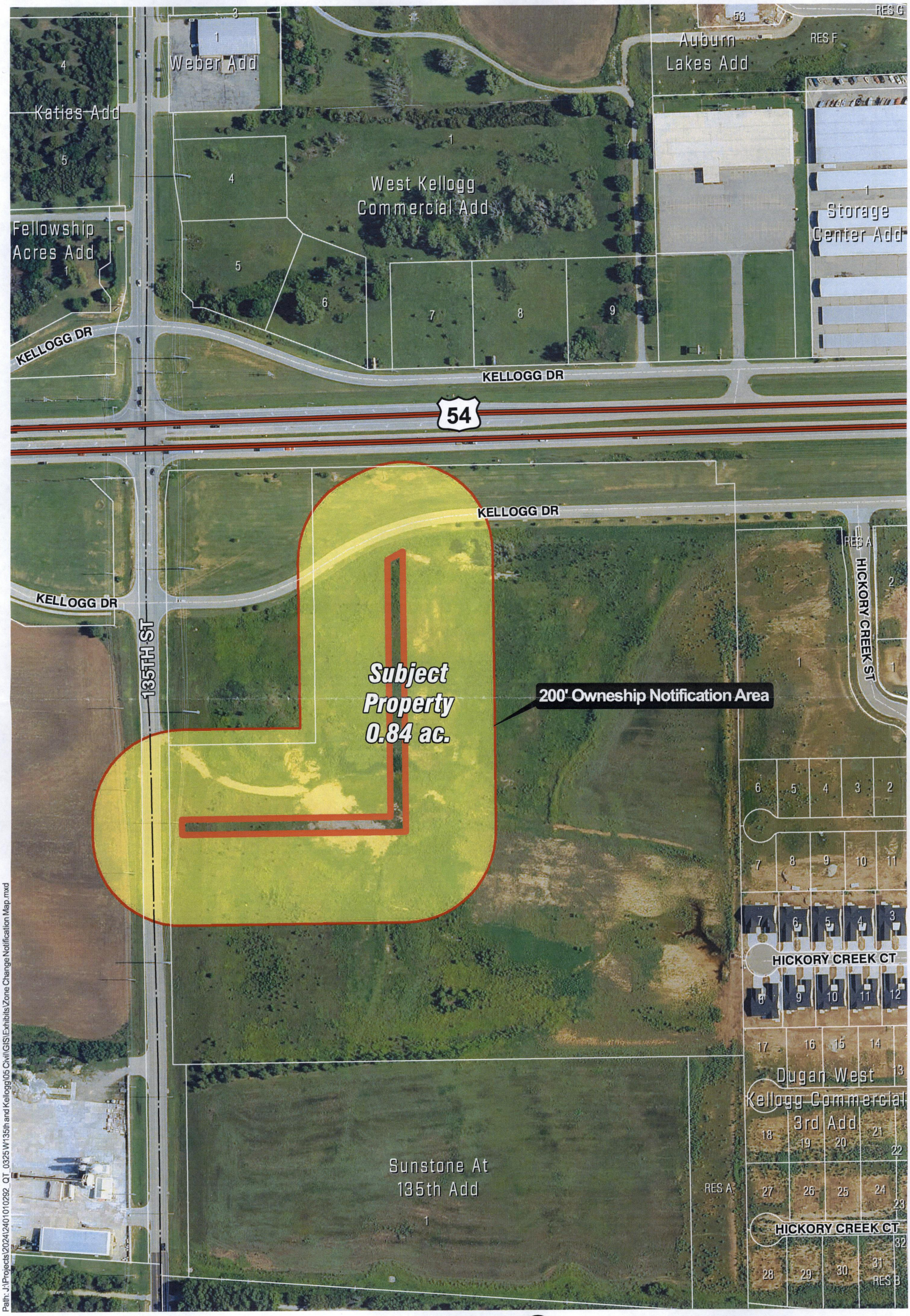
Looking north away from site



Looking west away from site




US-54/400 / KELLOGG
N88°26'02"E 320.04'(CD)
D.C.C. Condemnation Case No. A-38362
In favor of State Highway Commission for State Highway Purposes
Recorded: File 425, Page 244
Dated: December 6, 1951
20' Easement
In favor of City of Goddard, Kansas
Recorded: Misc. Book 663, Page 390
Dated: March 13, 1970
N08°47'35"E 60.84'(CD)
N88°11'41"E 30.01'(CM) 30'(D)
Easement for Right-of-Way
In favor of Sedgwick County, Kansas
Recorded: Doc.#/Flm-Pg: 28855651
Dated: February 8, 2007
(Centerline) Future Kellogg Dr.
Street Dedication
Easement for Right-of-Way
In favor of Sedgwick County, Kansas
Recorded: Doc.#/Flm-Pg: 28855652
Dated: February 8, 2007
S00°40'04"E 294.87'(CD)
Complete Access Control 215.00'
One Full Movement Opening "See Notes: Access Conditions" 70.00'
N61°19'07"E 38.51'
20' Utility Easement
In favor of City of Wichita
Recorded: D: 2025-004237
Dated: 2025-02-26
30' Temp. Construction Easement
In favor of City of Wichita
Recorded: D: 2025-004238
Dated: 2025-02-26
N61°19'07"E 96.28'
N89°20'03"E 200.00'
20' Utility Easement
S00°40'04"E 315.45'
N00°40'04"W 569.77'
S00°40'04"E 621.88'
S89°20'03"W 300.00'
ZONING - GC
ZON2024-00047
N89°20'03"E 466.00'
S89°20'03"W 500.00'
34.00'
34.00'
S. 135th ST. W.
N00°40'04"W 534.68'(CD)
ZONING - "GC"
ZONING - "LI"
One Right-Turn Only Opening "See Notes: Access Conditions 67.98'
Complete Access Control 132.26'
One Right-Turn Only / Full Movement Opening "See Notes: Access Conditions 70.00'
Complete Access Control 128.75' By: Separate Instrument
One Full Movement Opening "See Notes: Access Conditions 70.00' By: Separate Instrument
60.02'
N00°40'04"W
N05°39'46"E 136.04'
N00°40'04"W 75.00'
S89°20'03"W 60.00'
N00°40'04"W 34.00'
Grant of Right-of-Way (Width Varies)
In favor of Kansas Gas and Electric Company
Recorded: Doc.#/Flm-Pg: 29335072
Dated: Nov. 28, 2012
10' Right-of-Way Easement
In favor of Kansas Gas and Electric Company
Recorded: Misc. Book 615, Page 205
Dated: April 2, 1968
Grant of Right-of-Way
In favor of Kansas Gas and Electric Company
Recorded: Doc.#/Flm-Pg: 29335072
Dated: Nov. 28, 2012



Path: J:\Projects\2024\2401010292_QT_0325 W135th and Kellogg\05 Civil\GIS\Exhibits\Zone Change Notifcation Map.mxd

1 "=200 ' / 1:2400

0 100 200 400

09.11.2025

MKEC ENGINEERING SUCCESS

QUIKTRIP 0325

Zone Change - Case Notification Map

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