Wichita-Sedgwick County Metropolitan Area Planning Department

February 3, 2026

Debborah K. Millspaugh Rev. Living Trust &
Daniel L Millspaugh Rev. Living Trust
6515 E. 37th Street North
Wichita, KS 67205

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: ZON2025-000062 – Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District for medical office and apartment development; generally located on the south side of West 37th Street North and within one-half mile east of North Ridge Road.

Dear Applicant,

At its regular meeting on **February 3, 2026**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE NO Neighborhood Office District.**

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,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: J.V. Johnston, Council Member, District V
Teresa Veazey, CSR, District V
MABCD
Charles R. & Jeanine M. Burleigh Trust, 6511 W. Mirabella St., Wichita, KS 67205
Rhea J. Rakestraw Living Trust, 3734 N. Ridge Port Ct., Wichita, KS 67205
John P. & Sandra A. McDonald, 3758 N. Ridge Port Ct., Wichita, KS 67205
David K. & Juliette E. Omundsen, 6418 W. Brookview St., Wichita, KS 67205
Tommy R. Wiles, 6504 W. Brookview St., Wichita, KS 67205

Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2025

Debborah K. Millspaugh Rev. Living Trust &
Daniel L Millspaugh Rev. Living Trust
6515 E. 37th Street North
Wichita, KS 67205

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: ZON2025-000062 – Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District for medical office and apartment development; generally located on the south side of West 37th Street North and within one-half mile east of North Ridge Road.

Dear Applicant,

At its regular meeting on **December 18, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above referenced request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **January 2, 2026**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **January 2, 2026, at 5:00 p.m.**

This application will be heard at the District Advisory Board meeting, which will take place on January 5, 2026, at 6:00 p.m. at the Westlink Branch Library, 8515 Bekemeyer., Wichita, KS 67212. This application will be presented to the Wichita City Council on **Tuesday, February 3, 2026,** beginning at 9:00 a.m.

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

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: J.V. Johnston, Council Member, District V
Teresa Veazey, CSR, District V
MABCD
Charles R. & Jeanine M. Burleigh Trust, 6511 W. Mirabella St., Wichita, KS 67205
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Tommy R. Wiles, 6504 W. Brookview St., Wichita, KS 67205

OCA 150004 PUBLISHED at Wichita.gov/LegalNotices on February 13, 2026

ORDINANCE NO. 52-894

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

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. ZON2025-00062

Zone change request in the City from SF-5 Single-Family Residential District to NO Neighborhood Office District zoning, on property legally described as:

A tract beginning at a point on the Section line 1,904 feet East of the Northwest corner of the Northwest Quarter of Section 34, Township 26, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South parallel with the West line of sad Northwest Quarter, 915.126 feet; thence East parallel to the North line of said Northwest Quarter, 378 feet; thence North 915.126 feet; thence West 378 feet to the place of beginning, EXCEPT Commencing at the Northeast Corner of the Northwest Quarter of Section 34, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence bearing S88°46'18"W, along the North line of said section a distance of 350.49 feet; thence bearing S01°13'42"W, perpendicular from the North Line of said section a distance of 30.00 feet to the Point of Beginning; thence bearing S00°47'25"E along the East line of the property a distance of 20.00 feet; thence bearing N82°06'40"W a distance of 50.48 feet; thence bearing S88°46'18"W, parallel with the North line of said section a distance of 328.10 feet; thence bearing N01°13'42"W, perpendicular to the North line of said section a distance of 12.00 feet; thence bearing N88°46'18"E, parallel with the North line of said section a distance of 378.01 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.

[Remainder of Page Intentionally left Blank]

Adopted this 10th day of February, ___, 2026.

Lily Wu

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice

Shinita Rice, City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña

Jennifer Magaña, City Attorney and Director of Law

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES
FEBRUARY 15, 2026

ORDINANCE NO. 52-893

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.
An ordinance regarding a zoning change request from Single-Family Residential to Multi-Family Residential.

ORDINANCE NO.52-894

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An ordinance regarding a zoning change request from Single-Family Residential District to NO Neighborhood Office District.

ORDINANCE NO.52-895

AN ORDINANCE MAKING A SPECIAL ASSESSMENT TO PAY FOR THE COST OF ABATING CERTAIN PUBLIC HEALTH NUISANCES (LOT CLEAN UP) UNDER THE PROVISION OF SECTION 7.40.050 OF THE CODE OF THE CITY OF WICHITA, KANSAS.
An ordinance for the lots specified, which are public health nuisances, to be abated and cleaned.

ORDINANCE NO.52-896

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.
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ORDINANCE NO.52-897

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

ORDINANCE NO.52-898

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.
An ordinance regarding a zoning change request from NR Neighborhood Retail District to GO General Office District.

ORDINANCE NO.52-899

AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS.
An ordinance to incorporate land into the city limits of Wichita.
THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
IPL0314349
Feb 15 2026

McClatchy

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49235	IPL0314349	Legal Ad - IPL0314349		2.0	118.0L

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

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES
FEBRUARY 15, 2026

ORDINANCE NO. 52-893

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An ordinance to incorporate land into the city limits of Wichita.
THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
IPL0314349
Feb 15 2026

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)

the undersigned, of lawful age, being first duly sworn, 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:
02/15/26 Print

Print Tearsheet Link

Marketplace Link

Russ Davis

DIGITALLY SIGNED

Russ Davis

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Feb 16, 2026, 12:29 PM EST

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

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

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. 52-894 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 13th day of February, 2026.

Jo Hensley

Signature

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

Shinita Rice

Notary Public

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires:
9-27-2029

(seal)

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
41100	IPL0293011	Legal Ad - IPL0293011	MAPC/BZA December 18, 2025	2.0	166.0L

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

MAPC/BZA December 18, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 18, 2025, no earlier than 1:30 p.m.,** the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2025-00079: Variance request in the City to have less than three feet of building separation between the primary structure and the accessory structure, generally located on the west side of North Meridian Avenue, within 75 feet north of West 3rd Street North (409 North Meridian Avenue).

BZA2025-00080: Variance request in the City to reduce the front building setback to three feet on property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 south of West 1st Street North (220 North Walnut Street).

PUD2025-00026: PUD amendment request in the City to PUD #66 to modify allowed uses, signage, parking, and ownership requirements on property generally located on the north side of West MacArthur Road, within a quarter-mile west of South Seneca Street.

VAC2025-00052: Vacation request in the City to vacate the west one foot of a utility easement of a property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut St).

VAC2025-00053: Vacation request in the City to vacate a portion of the street right-of-way to allow for future development, generally located on the northwest corner of East Waterman Street and South Washington Avenue.

VAC2025-00054: Vacation request in the City to vacate a portion of a platted setback, generally located south of West Taft Avenue and 1,800 feet east of South Ridge Road (6803 West Taft Avenue).

ZON2025-00056: Zone Change request in the City from NR Neighborhood Retail to LC Limited Commercial District with Protective Overlay, generally located south of East 21st Street North and one-quarter mile west of North Hillside Avenue.

ZON2025-00058: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southeast corner of East Gilbert Street and South Rock Road (8031 East Gilbert Street).

ZON2025-00059: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southwest corner of West 27th Street South and South Elizabeth Street (1511 West 27th Street South).

ZON2025-00060: Zone Change request in the City from B Multi-Family Residential District to LI Limited Industrial District to expand an existing warehouse, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut Street).

ZON2025-00061: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District and GO General Office District for future development, generally located on the southeast corner of West 51st Street North and North Meridian Avenue.

ZON2025-00062: Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District for medical office and apartment development, generally located south of West 37th Street North and 2,000 feet east of North Ridge Road.

ZON2025-00063: Zone Change request in the City from NR Neighborhood Retail District to GO General Office District, generally located on the southeast corner of South Hillside Avenue and East English Street (200 South Hillside Avenue).

ZON2025-00064: Zone Change request in the City from LC Limited Commercial to GC General Commercial with PO #467, generally located on the northeast corner of East 29th Street North and North Oliver Avenue.

IPL0293011
Nov 26 2025

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)

the undersigned, of lawful age, being first duly sworn, 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:
11/26/25 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Nov 26, 2025, 12:08 PM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

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

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

That Mandy Hebert, Administrative Aide I, from the Planning Department 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. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 26th day of November, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 21 day of November, 2025.

STATE OF KANSAS NOTARY PUBLIC
LEAH SISCO
My Appointment Expires
10-6-29

Leah Sisco

Notary Public

(seal)

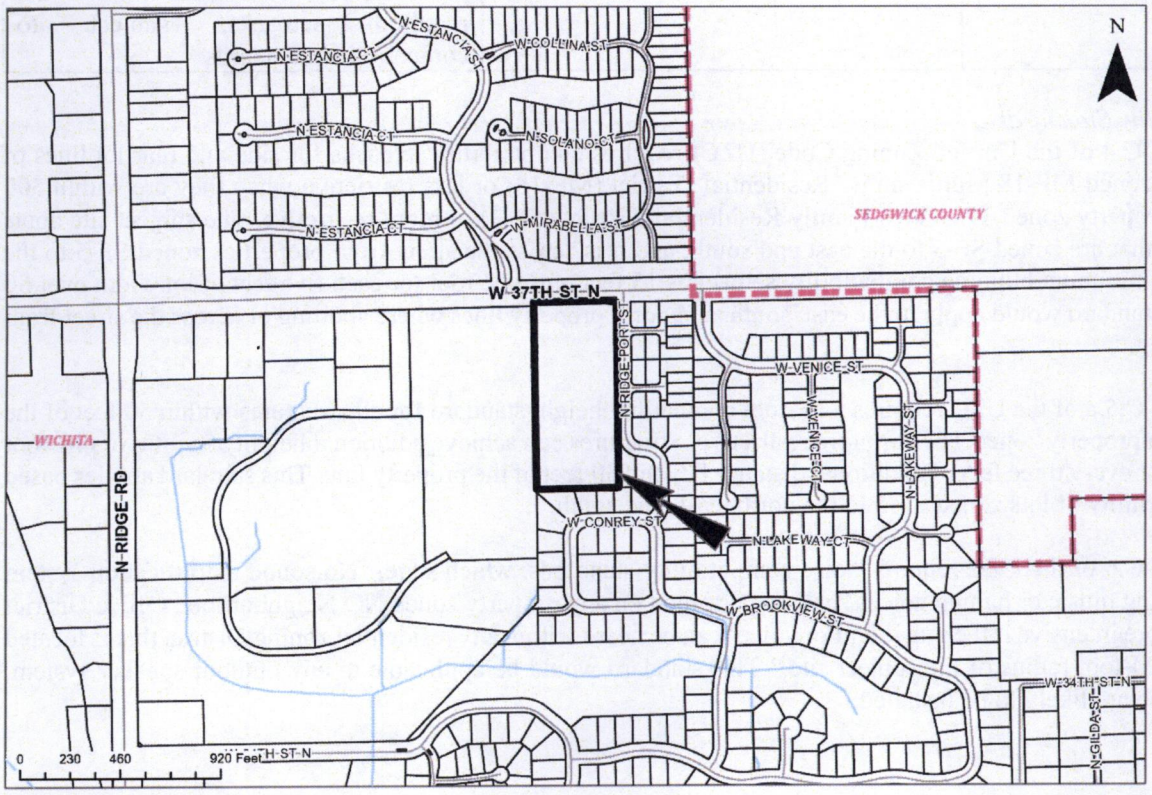
City Clerk's Office
Paul Leeker, City Clerk
City Hall •13th Floor •455 N. Main •Wichita, Kansas 67202
316.268.4529 ext. 2805
www.wichita.gov

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.10

STAFF REPORT
MAPC: December 18, 2025
DAB V: January 5, 2026

CASE NUMBER:	ZON2025-00062 (City)
APPLICANT/AGENT:	Debborah K. Millspaugh Rev. Living Trust & Daniel L. Millspaugh Rev. Living Trust (Applicants) / K.E. Miller Engineering, P.A. (Agent)
REQUEST:	GO General Office District
CURRENT ZONING:	SF-5 Single-Family Residential District
SITE SIZE:	7.6 acres
LOCATION:	Generally located on the south side of West 37th Street North, within one-half mile east of North Ridge Road (6515 W. 37th Street North).
PROPOSED USE:	Medical Office and Multi-Family Residential Development
RECOMMENDATION:	Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to GO General Office District (GO). The subject site is generally located on the south side of West 37th Street North, within one-half mile east of North Ridge Road (6515 West 37th Street north). The subject site is 7.6 acres in size and is currently developed with a single-family dwelling and accessory structures. The purpose of the zone change is for future medical office and multi-family residential development.

If approved, development standards would change, reflected in the table below:

Development Standard	SF-5 Single-Family Residential District	GO General Office District
Minimum lot size	5,000 square feet	2,500 square feet for Single-Family; 2,000 square feet per Dwelling Unit for Duplex; 580 square feet per Dwelling Unit for Multi-Family (maximum 75.1 Dwelling Units per acre); 5,000 square feet for nonresidential uses
Minimum lot width	35 feet	No Minimum
Front setback	25 feet	20 feet
Rear setback	20 feet	10 feet, subject to compatibility standards
Interior side setback	6 feet	0 feet, but if an interior side setback is provided, it shall be at least 5 feet, subject to compatibility standards
Street side setback	15 feet	15 feet
Maximum height	35 feet	60 feet, plus two feet of additional height for each foot of setback beyond the required setbacks, subject to compatibility standards

Compatibility Standards

Section IV-C.4 of the Unified Zoning Code (UZC) requires compatibility setbacks for side and rear lot lines of properties zoned MF-18 Multi-Family Residential District (MF-18) or less restrictive when they are within 500 feet of a property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The subject site abuts properties that are zoned SF-5 to the east and south, and it is across the street from properties zoned SF-5 to the north. The minimum building compatibility setback is 15 feet plus one foot for each five feet of lot width over 50 feet. This standard would apply to the east, south, and north property lines where abutting or across the street from SF-5 zoning.

Section IV-C.5.a of the UZC requires a 35-foot compatibly height standard for all structures within 50 feet of the lot line of a property zoned TF-3 or more restrictive. Structures can achieve additional height at a ratio of one foot in height for every three feet of additional distance beyond 50 feet of the property line. This standard applies based on the proximity of lots zoned SF-5 to the north, east, and south.

Section IV-C.6 of the UZC requires noise compatibility standards, which state, "No sound amplification system for projecting music or human voices shall be permitted on any property zoned NO Neighborhood Office District (NO) or more intensive if the music and/or voices can be heard within any residential zoning District that is located within a 500-foot radius of the subject site." This standard would be applicable to any outdoor speaker system, though none are likely to be installed.

Section IV-C.7.b of the UZC requires that dumpsters or other refuse collection receptables be located a minimum of 20 feet from any property zoned TF-3 or more restrictive. In the subject case, a dumpster cannot be within 20 feet of the east and south property lines.

Screening and Landscaping
Section IV-B.3 of the UZC requires solid screening of all non-residential uses when abutting or across the street from properties zoned TF-3 or more restrictive. The minimum solid screening requirement is a six-foot fence. This standard would apply to the south property lines. Depending on how the site is developed, the east property line may require a solid screening fence or a landscaped street yard with parking lot screening per the Wichita Landscape Code. Any accessory outdoor storage, dumpsters, mechanical equipment/HVAC, or loading docks must be screened from ground level view by a solid screening fence within 150 feet of street right-of-way or residential zoning.

The subject property would need to comply with the Wichita Landscape Code. A landscape buffer of a minimum of one shade tree (or two ornamental trees) per 40 linear feet is required along the east and south property lines in addition to the solid screening fence discussed above. Depending on how the site is developed, the north and east property lines would be required to have a landscaped street yard. This is because West 37th Street North is an arterial street and properties to the east are in the SF-5 District. If the site is developed with a parking lot along West 37th Street North and/or North Ridge Port Street, in addition to the landscaped street yard, parking lot screening using landscaping and parking lot trees would be required as well. No landscaping is required along the west property line since it is zoned GO with CUP DP-237 and is developed with non-residential uses.

Lighting
Section IV-B.4 of the UZC requires all outdoor lighting sources to employ cut-off luminaries to minimize light trespass and glare, and the light source must be aimed or shielded so that it is not visible from neighboring lots. All lighting fixtures cannot exceed 15 feet in height within 200 feet of residential zoning.

Parking
Parking for any use developed in the future would be per Section IV-A.4 of the UZC. Medical offices require one parking stall per 333 square feet of office space. Multi-Family residential requires 1.25 parking stalls per one bedroom apartment and 1.75 parking stalls per two bedroom or larger apartment.

Signage
If approved, the site would be permitted additional sign rights per Section 24.04.193 for the GO District as identified below.

Type of Sign	**Sign Regulations**

On-site Ground or Pole Sign	- Number of On-site Signs
	  - 1 sign per office or business on a zoning lot
	  - For multiple businesses on a single zoning lot: additional signs are permitted with 150 feet of separation along a street frontage.
	- Total sign area permitted per sign
	  - 32 square feet (single-tenant lot)
	  - 96 square feet (multi-tenant lot, no tenant shall exceed 24 square feet)
	- Maximum Height: 22 feet
	- Illumination permitted by indirect or internal illumination of white light only without flashing or moving images.

Building Sign	- Building Signs cannot face a residential zoning district unless there is a depth of at least 150 feet separating the sign from the lot line of the use or zoning district. - Area of Building Sign per elevation shall not exceed 10 percent of each tenant space elevation. - No individual sign can exceed 200 square feet. - No more than 1 Building Signs for each tenant on each building elevation.
Off-Site Signs	- Not permitted
Portable Signs	- Permitted for institutions only
Balloon Signs	- Not permitted
LED/ Electronic Message Sign	- Not permitted

Surrounding Context
The character of the neighborhood is a mixture of low-density residential, multi-family residential, office, and institutional uses. Properties to the north, east and south are zoned SF-5 and developed with single-family dwellings. To the north, between the road right-of-way and the dwellings is a landscaped berm in a platted reserve. Properties to the west and southwest are zoned GO with CUP DP-237 and is a mixture of undeveloped land, office, institutional (church and school), and multi-family residential.

CASE HISTORY: The property is unplatted. Platting is required prior to the issuance of any building permits for the intended uses. There are no other zoning cases associated with this site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Landscape reserve, single-family dwellings
SOUTH:	SF-5	Single-family dwellings
EAST:	SF-5	Single-family dwellings
WEST:	GO with DP-237	Undeveloped, office, school, church, multi-family

PUBLIC SERVICES: The site has access to West 37th Street North and North Ridge Port Street. West 37th Street North is a two-lane City arterial with a sidewalk on the south side. North Ridge Port Street is a two-way, local street with a sidewalk on the east side. The Wichita Capital Improvement Program does not show any funds for the expansion of West 37th Street North at this time. Municipal water and sewer are nearby and may need to be extended to serve the site. Wichita Transit does not provide regular bus service in this area.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance with the *Community Investments Plan*. The *Plan*'s 2035 Wichita Future Growth Concept Map identifies the area to be appropriate for "New Residential/Employment Mix" uses. "New Residential/Employment Mix" 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 business 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 GO District permits lower intensity commercial uses along with higher density residential uses, which conforms to this definition.

The proposed zone change is in conformance with the following Locational Guidelines.

1. Development Pattern guideline 1.e states: *"High-density residential uses and neighborhood-serving retail and office uses should buffer lower density residential uses from major commercial and employment centers and industrial uses.* The requested GO District is designed to permit certain uses that are deemed to be compatible near low-density residential, and it provides a transition area between the low-density

and the higher intensity uses at the arterial corner of West 37th Street North and North Ridge Road.

2. Development Pattern guideline 1.g states: *"Support expansion of existing uses to adjacent areas."* The proposed uses currently exist within the Community Unit Plan immediately to the west.
3. Land Use Compatibility guideline 3.a state: *"Except in mixed-use developments, residential and non-residential development areas generally should be separate and district with appropriate screening and buffering to ensure compatibility among land uses while maintaining connectivity among uses."* The required screening and landscaping per the Unified Zoning Code and Landscape Code are designed to promote compatibility between the proposed office and multi-family residential uses and the existing low-density residential on adjacent sites.

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

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is a mixture of low-density residential, multi-family residential, office, and institutional uses. Properties to the north, east and south are zoned SF-5 and developed with single-family dwellings. To the north, between the road right-of-way and the dwellings is a landscaped berm in a platted reserve. Properties to the west and southwest are zoned GO with CUP DP-237 and is a mixture of undeveloped land, office, institutional (church and school), and multi-family residential.

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 suitable for single-family dwellings and a number of public and civic uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The zone change request requires screening and landscaping, which should minimize potential detrimental impacts to the surrounding properties. Approval of the request may result in an increase in traffic. The provisions for screening and landscaping are designed to enhance the compatibility with the neighborhood and mitigate possible negative impacts.

4. **Length of time subject property has remained vacant as zoned**: The subject site has been developed with a single-family dwelling since 1918.

5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Staff does not anticipate that approval of the requested zone change would have significant detrimental impacts to the surrounding community. Denial of the requested zone change may result in the loss and enjoyment of the applicant's property.

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

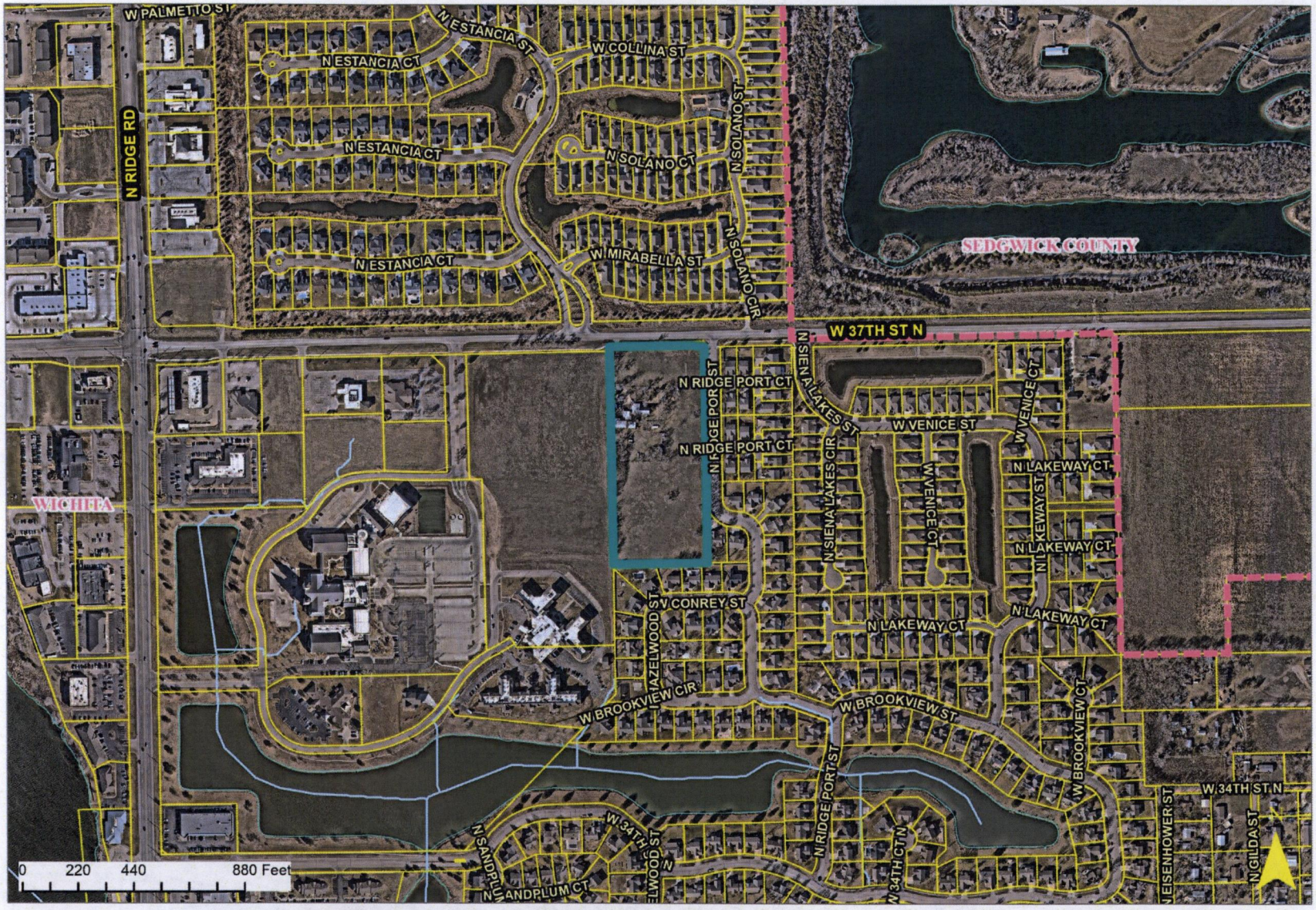
7. **Impact of the proposed development on community facilities:** The requested zoning would create uses that could bring additional traffic on West 37th Street North, which currently does not have funding identified for future expansion. However, the CIP is revised on an annual basis and priorities may change. Furthermore, any improvements such as center turn lanes or decel lane into the development may be required as part of the platting and development process.

8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff has received a couple phone calls in opposition to the request with concerns about multi-family density, traffic impact, and possible negative impacts to the nearby single-family neighborhood.

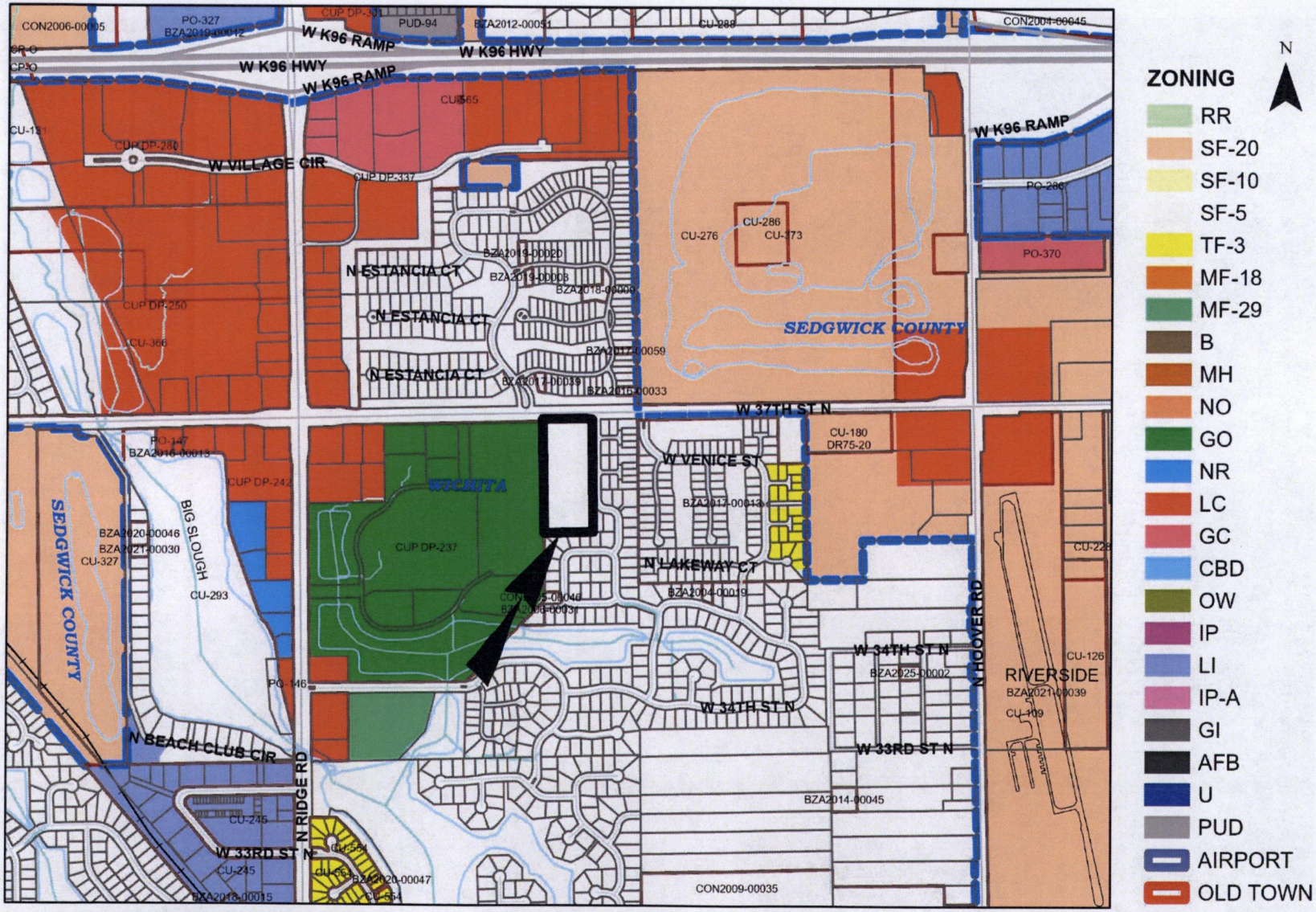
Attachments

1. Aerial Map
2. Zoning Map
3. Future Growth Concept Map
4. Site Pictures

Aerial Map


W PALMETTO ST
N ESTANCIA ST
W COLLINA ST
N ESTANCIA CT
N ESTANCIA CT
N ESTANCIA CT
N RIDGE RD
N SOLANO CT
N SOLANO ST
N SOLANO CIR
W MIRABELLA ST
SEDGWICK COUNTY
W 37TH ST N
N SIENA LAKES ST
N RIDGE PORT CT
N RIDGE PORT ST
N RIDGE PORT CT
W VENICE CT
W VENICE ST
N SIENA LAKES CIR
W VENICE CT
N LAKEWAY CT
N LAKEWAY ST
N LAKEWAY CT
WICHITA
W CONREY ST
N LAKEWAY CT
N LAKEWAY CT
N HAZELWOOD ST
W BROOKVIEW CIR
W BROOKVIEW ST
W BROOKVIEW CT
N RIDGE PORT ST
W 34TH ST N
N SANDPLUM CT
W 34TH ST
N HAZELWOOD ST
W 34TH CT N
N EISENHOWER ST
N GILDA ST
0 220 440 880 Feet

Zoning Map


W K96 HWY
W K96 RAMP
W VILLAGE CIR
N ESTANCIA CT
SEDGWICK COUNTY
W 37TH ST N
W VENICE ST
WICHITA
BIG SLOUGH
N LAKEWAY CT
W 34TH ST N
N HOOVER RD
RIVERSIDE
N BEACH CLUB CIR
N RIDGE RD
W 33RD ST N
CON2009-00035
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

Future Growth Concept 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: 1:18,242

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 south at site



Looking south at property west of site



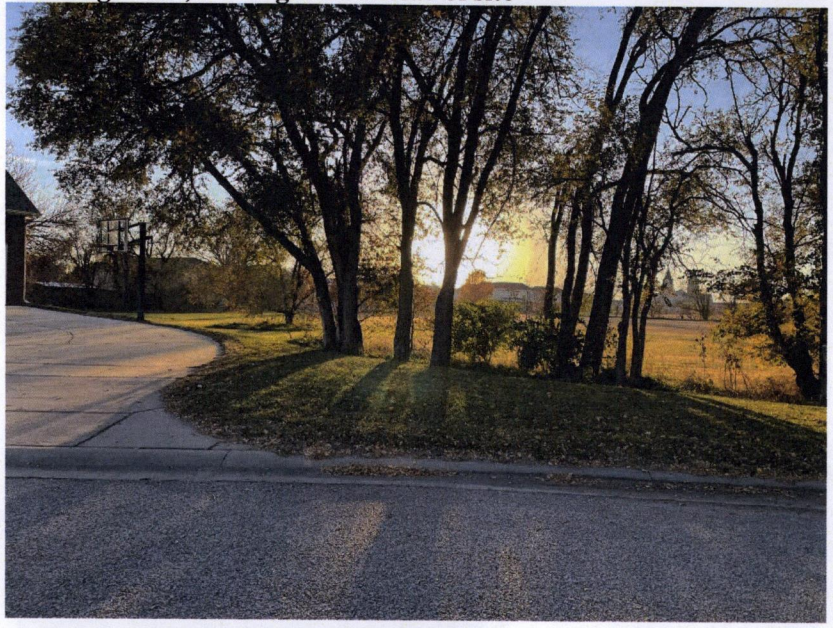
Looking south at property east of site



Looking north away from site



On Ridge Port, looking west at rear of site



On Ridge Port, looking east away from site

