CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2026

Caro Properties LLC
10346 E. Stonegate LN
Suite 100
Wichita, KS 67206

PSC Consulting
2532 N Cardinal Dr
Wichita, KS 67204

RE: ZON2025-000064 – Zone Change request in the City from LC Limited Commercial District to GC General Commercial District with PO #467, Generally located on the northeast corner of East 29th Street North and North Oliver Avenue

Dear Applicant;

At its regular meeting on **January 20, 2026**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request, subject to PO #467. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Joseph Shepard, Council Member, District I
Cameron Jackson, CSR, District I
Green Cabin Capital LLC Attn: Scott Harper 156 N. Emporia Ln. Wichita, KS 67212
MABCD

Proposed PO #467 Language

1. The following uses shall be prohibited: Car Wash; Entertainment Establishment in the City; Event Center in the City; Kennel, Hobby and Boarding/Breeding/Training; Nightclub in the City; Sexually Oriented Business; Tavern or Drinking Establishment; Vehicle and Equipment Sales; Vehicle Storage Yard; Manufacturing, General; All Uses Allowed only By Conditional Use

Wichita-Sedgwick County Metropolitan Area Planning Department

December 18, 2025

Caro Properties LLC
10346 E. Stonegate LN
Suite 100
Wichita, KS 67206

PSC Consulting
2532 N Cardinal Dr
Wichita, KS 67204

RE: ZON2025-000064 – Zone Change request in the City from LC Limited Commercial District to GC General Commercial District with PO #467, Generally located on the northeast corner of East 29th Street North and North Oliver Avenue

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 by the District Advisory Board (DAB) I on **Monday, January 5, 2026**, beginning at 6:00 p.m. at the Atwater Neighborhood Resource Center (2755 E 19th Street N). For more information on this meeting, please contact Community Services Representative for District I, Cameron Jackson at (316) 268-8018 or mailto:ctjackson@wichita.gov. This application will be presented to the Wichita City Council on **Tuesday, February 3, 2026,** beginning at 9:00 a.m.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Brandon Johnson, Council Member, District I
Cameron Jackson, CSR, District I
Green Cabin Capital LLC Attn: Scott Harper 156 N. Emporia Ln. Wichita, KS 67212

Proposed PO #467 Language

1. The following uses shall be prohibited: Car Wash; Entertainment Establishment in the City; Event Center in the City; Kennel, Hobby and Boarding/Breeding/Training; Nightclub in the City; Sexually Oriented Business; Tavern or Drinking Establishment; Vehicle and Equipment Sales; Vehicle Storage Yard; Manufacturing, General; All Uses Allowed only By Conditional Use

OCA 150004 PUBLISHED at Wichita.gov/LegalNotices on January 30, 2026

ORDINANCE NO. 52-889

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. ZON2025-00064

Zone change request in the City from LC Limited Commercial District to GC General Commercial District zoning, subject to the provisions of Protective Overlay #467, on property legally described as:

Lot 1, Northeast Plaza Addition to Wichita, Sedgwick County, Kansas.

Protective Overlay #467:

1. The following uses shall be prohibited: Car Wash; Entertainment Establishment in the City; Event Center in the City; Kennel, Hobby and Boarding/Breeding/Training; Nightclub in the City; Sexually Oriented Business; Tavern or Drinking Establishment; Vehicle and Equipment Sales; Vehicle Storage Yard; Manufacturing, General; All Uses Allowed only By Conditional Use

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 27th day of January, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form:

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. 52-889 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 30th day of January, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN to before me this 30th day of January, 2026.

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

(seal)

Shinita Rice

Notary Public

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	IPL0309385	Legal Ad - IPL0309385		1.0	21.0L

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 JANUARY 30, 2026

ORDINANCE NO. 52-889

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 29th and Oliver.

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

IPL0309385

Jan 30 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:
01/30/26 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Jan 30, 2026, 10:01 AM 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®

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES JANUARY 30, 2026

ORDINANCE NO. 52-889

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 29th and Oliver.

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IPL0309385

Jan 30 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
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

AGENDA ITEM NO. 4.12

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: December 18, 2025
DAB I: January 5, 2026

CASE NUMBER: ZON2025-00064 (City)

APPLICANT/AGENT: Caro Properties LLC (Applicant) / Green Cabin Capital LLC, PSC Consulting, LLC (Agents)

REQUEST: GC General Commercial with Protective Overlay #467

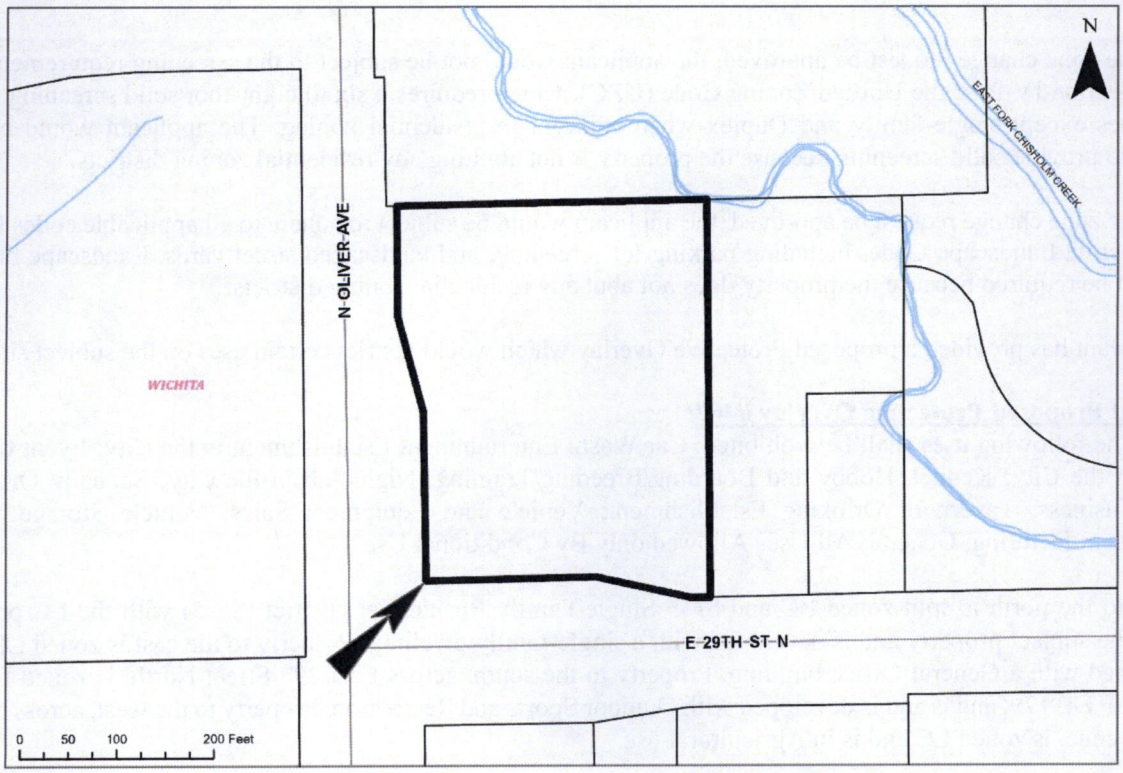
CURRENT ZONING: LC Limited Commercial District

SITE SIZE: 2.76 acres

LOCATION: Generally located on the northeast corner of East 29th Street North and North Oliver Avenue

PROPOSED USE: Mixed-use Residential, Commercial, Office/Warehouse

RECOMMENDATION: Approval



BACKGROUND: The applicant is requesting a zone change from LC Limited Commercial District (LC) to GC General Commercial District (GC) subject to Protective Overlay (PO) #467 to permit a Mixed-Use development with Residential, Commercial, and Office/Warehouse uses. The 2.76-acre property is generally located on the northeast corner of East 29th Street North and North Oliver Avenue.

Should the zone change request be approved, there would be changes to development standards, which are listed in the table below:

Property Development Standards	LC Limited Commercial	GC General Commercial
Minimum lot area: Single-Family: Duplex: Multi-Family: Non-residential:	 2,500 sq. ft. 2,000 sq. ft. per dwelling unit (4,000 sq. ft. per duplex) 580 sq. ft. per dwelling unit No minimum	 2,500 sq. ft. 2,000 s. ft. per dwelling unit (4,000 sq. ft. per duplex) 580 sq. ft. per dwelling unit No minimum
Front setback	20 feet	20 feet
Rear setback	10 feet, subject to compatibility standards	0 feet, subject to compatibility standards
Interior Side Setback	0 feet or 5 feet, subject to compatibility standards	0 feet or 5 feet, subject to compatibility standards
Street Side Setback	10 feet	0 feet
Maximum height	80 feet, plus 2 feet for each foot of setback beyond minimum required	80 feet, plus 2 feet for each foot of setback beyond minimum required, subject to compatibility standards
Minimum lot width	100 feet	No minimum

Compatibility setback and height standards would not apply to the site since it abuts the LC District on all property lines.

Should the zone change request be approved, the applicant would not 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 all uses except single-family and Duplex when adjacent to residential zoning. The applicant would not be required to provide solid screening because the property is not abutting any residential zoning districts.

Should the zone change request be approved, the applicant would be subject to adhere to all applicable codes found in the Wichita Landscape Code, including parking lot screening, and landscaped street yards. Landscape buffers would not be required because the property does not abut any residential zoning districts.

The applicant has provided a proposed Protective Overlay which would restrict certain uses on the subject site.

Applicant Proposed Protective Overlay #467:

1. The following uses shall be prohibited: Car Wash; Entertainment Establishment in the City; Event Center in the City; Kennel, Hobby and Boarding/Breeding/Training; Nightclub in the City; Sexually Oriented Business; Tavern or Drinking Establishment; Vehicle and Equipment Sales; Vehicle Storage Yard; Manufacturing, General; All Uses Allowed only By Conditional Use

Property to the north is split-zoned LC and SF-5 Single-Family Residential District (SF-5) with the LC portion abutting the subject property and is developed with a single-family dwelling. Property to the east is zoned LC and is developed with a General Office building. Property to the south, across East 29th Street North, is zoned LC, is within CUP DP 179, and is and is developed with Outdoor Sports and Recreation. Property to the west, across North Oliver Avenue, is zoned LC and is in Agricultural use.

CASE HISTORY: On December 19, 1979, the subject site was platted as Lot 1 of the Northeast Plaza Addition. No other zoning cases are associated with the subject site.

ADJACENT ZONING AND LAND USE:

NORTH:	LC/SF-5	Single-family dwelling
SOUTH:	LC with CUP DP-179	Outdoor Sports and Recreation
EAST:	LC	General Office
WEST:	LC	Agricultural

PUBLIC SERVICES: The property has access to North Oliver Avenue, a paved, two-lane arterial street with sidewalk on the east side and East 29th Avenue North, a paved two-lane arterial street with sidewalks on both sides. The subject site is served by on-site sewage and water. Wichita Transit does not serve the subject site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for "New Residential" uses. The *Plan* defines "Commercial" as "*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 are 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 PO #467 is designed to mitigate any potential negative impacts by restricting a number of uses. General Commercial is an appropriate District for this property.

The proposed rezoning is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan.* Under the heading "Development Pattern," Guideline 1.c states that, "*Major commercial and employment centers should be located at intersections of arterial streets and along highways and commercial corridors*." Additionally, under the heading "Land Use Compatibility," Guideline 1.a states that, "*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential area.*" The proposed General Commercial zoning is surrounded by the LC District on all sides, allowing for a buffer between the subject property and residentially-zoned properties.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends that the request be **APPROVED**, subject to Protective Overlay #467.

Protective Overlay #467:

1. The following uses shall be prohibited: Car Wash; Entertainment Establishment in the City; Event Center in the City; Kennel, Hobby and Boarding/Breeding/Training; Nightclub in the City; Sexually Oriented Business; Tavern or Drinking Establishment; Vehicle and Equipment Sales; Vehicle Storage Yard; Manufacturing, General; All Uses Allowed only By Conditional Use

The recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: Property to the north is split-zoned LC and SF-5 Single-Family Residential District (SF-5) with the LC portion abutting the subject property and is developed with a single-family dwelling. Property to the east is zoned LC and is developed with a General Office building. Property to the south, across East 29th Street North, is zoned LC, is within CUP DP 179, and is and is developed with Outdoor Sports and Recreation. Property to the west, across North Oliver Avenue, is zoned LC and is in Agricultural use.

2. **The suitability of the subject property for the uses to which it has been restricted**: The property is presently zoned LC Limited Commercial District and is suitable for a limited number of residential, public/civic uses, and commercial uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: The request for GC General Commercial would permit an expansion on the types of commercial uses permitted for development, some of which could have negative impacts on nearby residential uses. Protective Overlay #467 would restrict certain uses to help mitigate possible negative impacts.

4. **Length of time the property has been vacant as currently zoned**: The site appears to have never been 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 this request could provide an opportunity for infill development, which is generally considered a gain to the public welfare. However, any gain must be considered in light of the possible negative impacts to the public welfare, including the effects of future development on neighboring properties. Denial could be regarded as a loss of economic opportunity for the applicant.

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

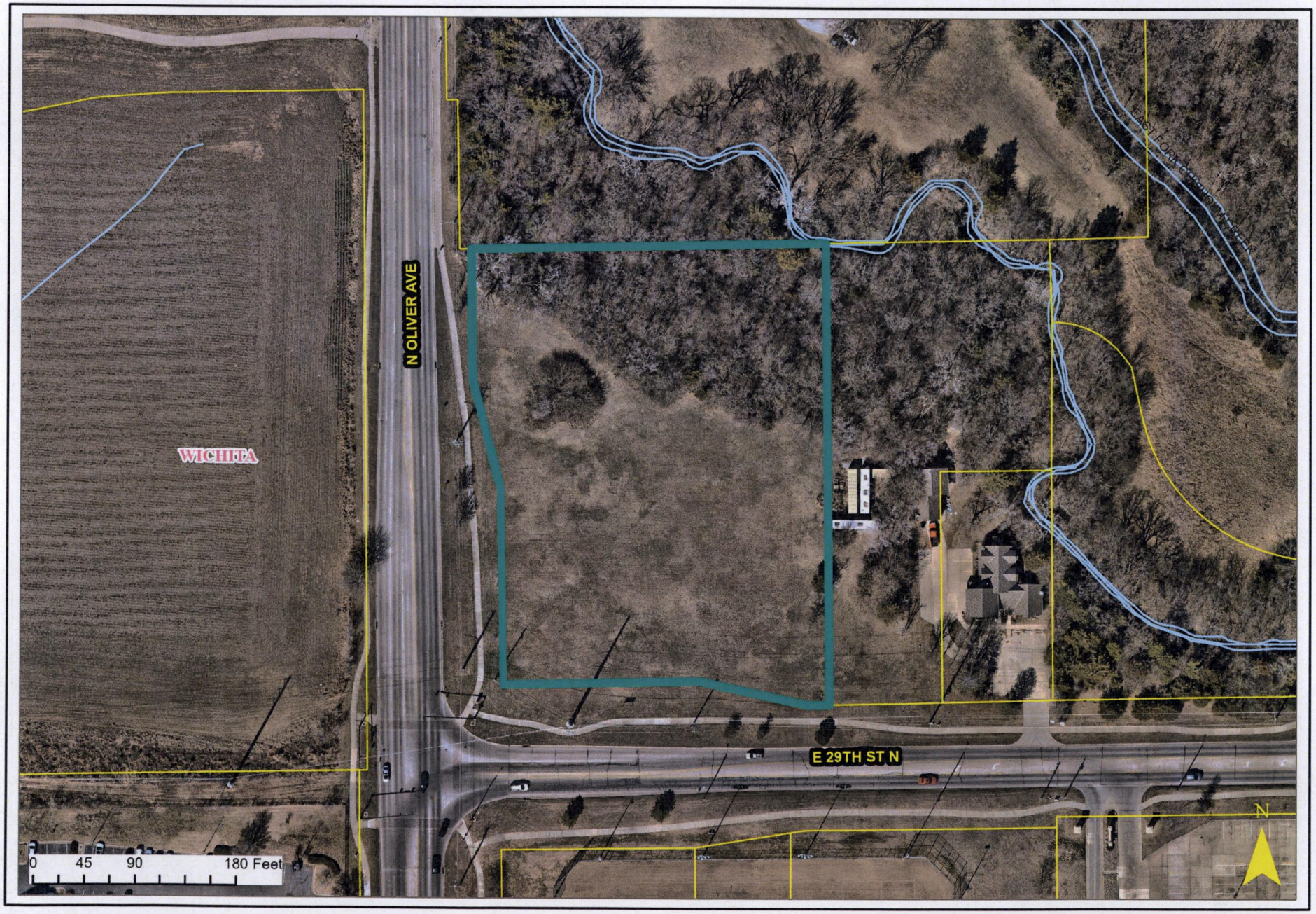
7. **Impact of the proposed development on community facilities**: It is not anticipated that development of the property will have significant negative impacts on community facilities or resources.

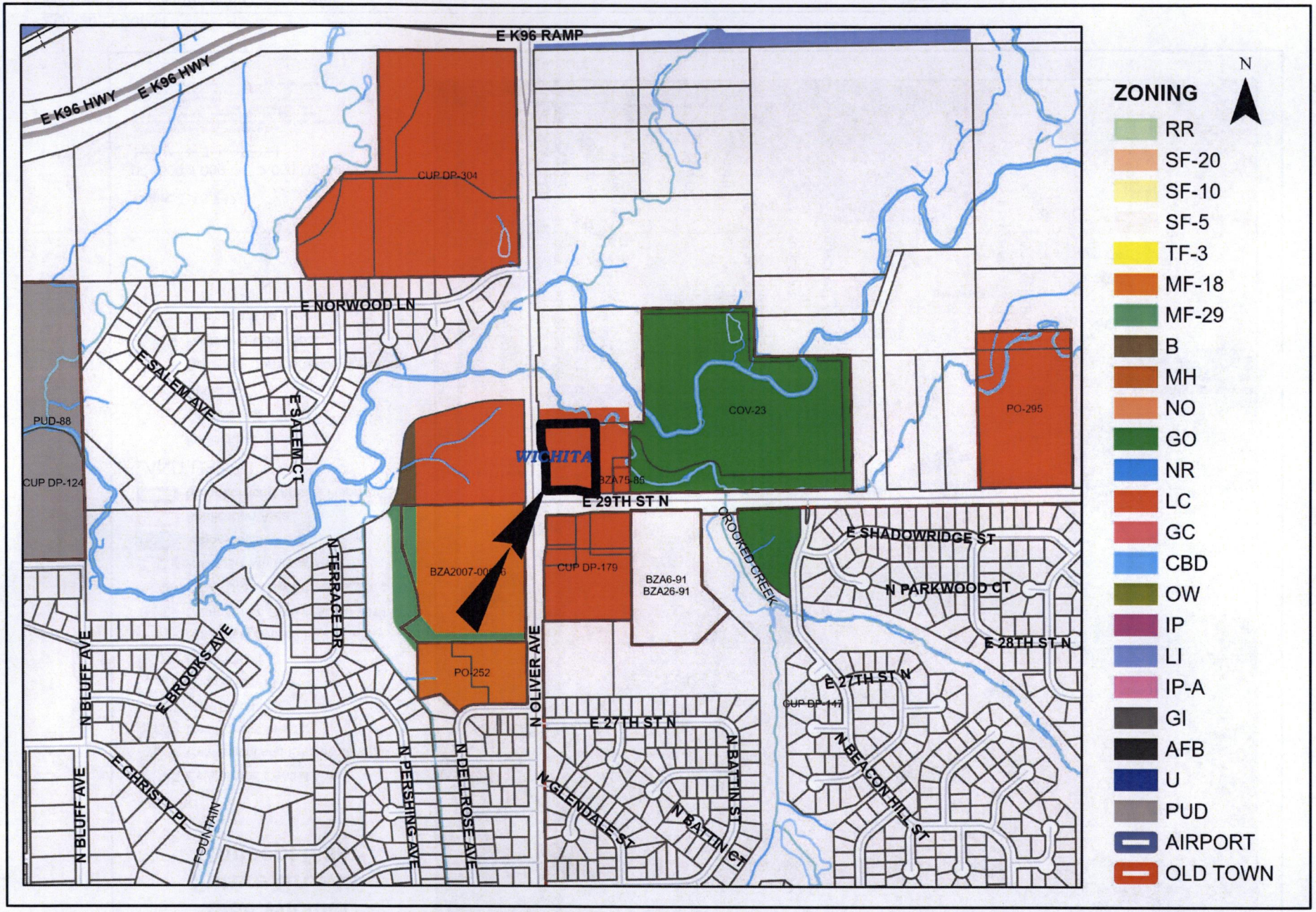
8. **Opposition or support of neighborhood residents**: At the time of the publication of the staff report, staff has not received any comments from the public.

Attachments:
1) Applicant's Proposed Protective Overlay #467
2) Aerial Map
3) Zoning Map
4) Future Land Use Map
5) Site Photos

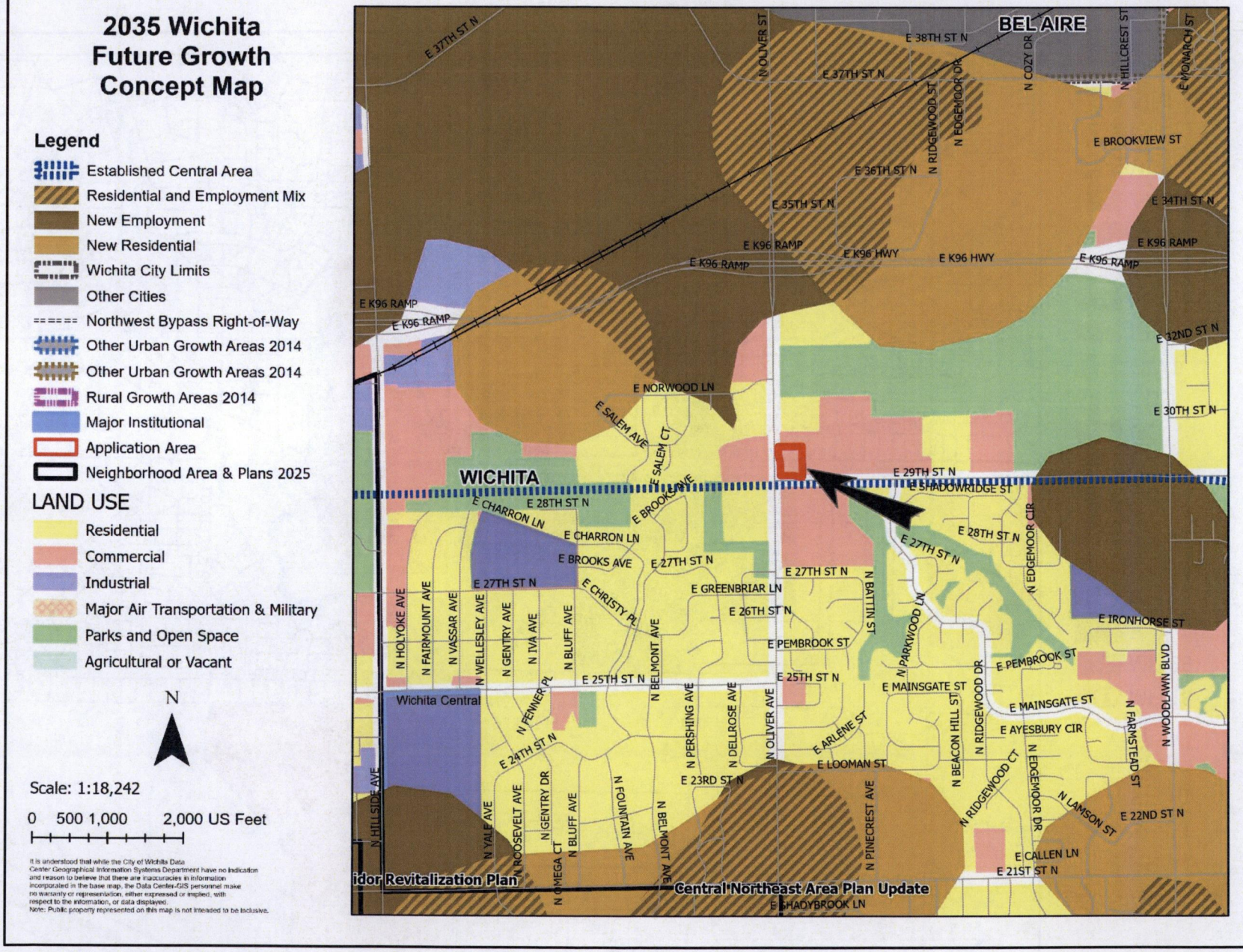
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N OLIVER AVE
WICHITA
E 29TH ST N
0 45 90 180 Feet
N


E K96 RAMP
E K96 HWY
E K96 HWY
CUP DP-304
E NORWOOD LN
E SALEM AVE
E SALEM CT
PUD-88
CUP DP-124
WICHITA
BZA75-86
COV-23
PO-295
E 29TH ST N
BZA2007-00026
CUP DP-179
BZA6-91
BZA26-91
CROOKED CREEK
E SHADOWRIDGE ST
N PARKWOOD CT
E 28TH ST N
E 27TH ST N
CUP DP-147
N TERRACE DR
N OLIVER AVE
PO-252
N BLUFF AVE
E BROOKS AVE
E CHRISTY PL
FOUNTAIN
N PERSHING AVE
N DELROSE AVE
N GLENDALE ST
N BATTIN ST
N BATTIN CT
N BEACON HILL ST
ZONING
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RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
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NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

2035 Wichita Future Growth Concept Map



Looking north into site



Looking east into site



Looking north away from site



Looking west away from site



Looking south away from site



Looking east away from site

