Wichita-Sedgwick County Metropolitan Area Planning Department

W&B Holdings LLC
Attn: James Herrman
3215 E. 9th Street N.
Wichita, KS 67208

April 7, 2026

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS, 67201

RE: ZON2025-00072 – Zone Change request in the City from GO General Office and MF-29 Multi-Family Residential to GC General Commercial to allow Construction Sales and Service, generally located to the southeast of the corner of East 9th Street North and North Hillside Avenue and on the west site of North Holyoke Avenue.

Dear Applicant,

At its regular meeting on **April 7, 2026**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request. If you have any questions concerning this application, please contact our office at (316) 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Joseph Shepard, Councilmember District I
Zamaria Ball, CSR District I
MABCD

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

W&B Holdings LLC
Attn: James Herrman
3215 E. 9th Street N.
Wichita, KS 67208

February 12, 2026

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS, 67201

RE: ZON2025-00072 – Zone Change request in the City from GO General Office and MF-29 Multi-Family Residential to GC General Commercial to allow Construction Sales and Service, generally located to the southeast of the corner of East 9th Street North and North Hillside Avenue and on the west site of North Holyoke Avenue.

Dear Applicant;

At its regular meeting on **February 12, 2026**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **February 26, 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 **February 26, 2026, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, April 7, 2026**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

****BE ADVISED****

The City of Wichita and Sedgwick County have been made aware of a nationwide email scam that may be sent out to an applicant and/or agent regarding their application following the Planning Commission hearing. We have had one (1) reported instance where this email was masquerading as the Wichita-Sedgwick County Planning Department (MAPD).

The email has specific information about the application and references the date of the Planning Commission hearing. It prompts the individual to pay an invoice related to an "Application Review and Approval Fee." In the instance that was reported to us, the email came from

planningdept.wichitasedgwickcounty@usa.com. Nationwide, the common theme appears to have the "@usa.com" address and utilizes a name related to the Planning Department associated with the application.

This email is fraudulent! Do not click on any link to pay any invoice!

1. MAPD does not have an automated email system that contacts applicants/agents regarding their case. All email correspondence with an applicant/agent is from a staff person with an @wichita.gov email address. This correspondence is typically from the case Planner assigned to the case.
2. The invoice paid at the time of application is the only payment the Planning Department requires. No additional payment is ever needed to proceed to the next step of the public hearing process.

If you receive an email you believe is fraudulent, please contact the Planning Department immediately. Please contact the case planner signed at the end of this letter by calling 316-268-4421 or email Planning@wichita.gov.

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

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Joseph Shepard, Councilmember District I
Cameron Jackson, CSR District I

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON April 17, 2026

ORDINANCE NO. 52-925

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. ZON2025-00072

Zone change request in the City from GO General Office District and MF-29 Multi-Family Residential District to GC General Commercial District with Protective Overlay #471, on property legally described as:

Lots 1, 2, 3, & 4, Budetti Addition, Wichita, Sedgwick County, Kansas

TOGETHER WITH

The South half of Lot 3, all of Lots 4 & 5, Boyce & Taylor's Addition, Wichita, Sedgwick County, Kansas

TOGETHER WITH

The North half of the vacated alley to the South of Lot 5 and all of said vacated alley adjacent to Lots 6, 7, 8, 9, & 10, except the West 35 Feet for the Street, Boyce & Taylor's Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH

The West half of the vacated alley located to the east of the South half of Lot 3, and all of Lots 4 & 5, Boyce & Taylor's Addition, Wichita, Sedgwick County, Kansas.

Protective Overlay #471 shall read:

1. A 20-foot landscaping and screening buffer shall be installed where the property abuts North Holyoke Avenue and TF-3 zoned properties to the south and east.
2. Uses shall be restricted to uses allowed in the General Office District and Construction Sales and Service uses.
3. Access to North Holyoke shall be restricted.
4. No uses or improvements (such as landscaping, fencing, or screening) shall be located within any right-of-way without approval from the City of Wichita.
5. All drive aisles and parking areas within the site shall be surfaced with a monolithic material as required by Section IV-A of the UZC.

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 14th day of April, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form:

for
Jennifer Magaña, City Attorney and Director of Law

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Jo Hensley, Deputy City Clerk

Being first duly sworn, deposes and says:

That I, Jo Hensley, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing Ordinance No. 52-925 is a true copy thereof and was published on such website beginning on April 17, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN before me this April 17, 2026.

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires: 4-27-2029

(seal)

Notary Public

City Clerk's Office

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

316.268.4529

www.wichita.gov

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Miami Herald
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The Modesto Bee
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Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
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Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49235	116486	Legal Ad - IPL0331495	SUMMARY PUB ORD 52-923-52-927	1.0	82.0L

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 APRIL 17, 2026

ORDINANCE NO. 52-923

AN ORDINANCE AMENDING SECTION 3.40.080 OF THE CODE OF THE CITY OF WICHITA PERTAINING TO SHORT-TERM RENTAL PROPERTY LICENSING.

An ordinance to amend the city code regarding short-term rental property licensing.

ORDINANCE NO. 52-924

AN ORDINANCE AMENDING SECTIONS OF ARTICLES II, III, AND V OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE REGARDING DEFINITIONS AND TERMS AND REPEALING THE ORIGINAL SECTIONS THEREOF.

An ordinance amending and updating the terms of the code.

ORDINANCE NO. 52-925

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 to change the zoning classification of land within Wichita city limits.

ORDINANCE NO. 52-926

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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THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
IPL0331495
Apr 17 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:
04/17/26 Print

Print Tearsheet Link

Marketplace Link

Amy Robbins

DIGITALLY SIGNED

Amy Robbins

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Apr 17, 2026, 9:20 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®

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES APRIL 17, 2026

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An ordinance to change the zoning classification of land within Wichita city limits.

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

IPL0331495

Apr 17 2026

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 22nd day of January, 2026.

Shinita Rice

Signature

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

STATE OF KANSAS NOTARY PUBLIC
JO HENSLEY
My Appointment Expires
1/7/2030

Jo Hensley

Notary Public

(seal)

City Clerk's Office

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

316.268.4529 ext. 2805

www.wichita.gov

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The Beaufort Gazette
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Centre Daily Times
Sun Herald
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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	IPL0306900	Legal Ad - IPL0306900		1.0	81.0L

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 February 12, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, February 12, 2026, 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.**

BZA2025-00091: Variance request in the City to allow gravel as a parking surface; generally located on the east side of North Hillside Avenue and within 500 feet north of East 27th Street North (2800 North Hillside Avenue).

CON2025-00162: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the west side of North Perry Avenue, within 900 feet north of West 13th Street North (1469 North Perry Avenue).

CON2026-00001: Conditional Use request in the City for an Entertainment Establishment in the City (with ZON2026-00001 for zone change from TF-3 to LC), generally located west of North Fairmount Avenue and one block south of East 17th Street North (1655 North Fairmount Avenue).

ZON2025-00067: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, generally located and 912 feet north of West 55th Street South and 0.4 miles west of South Seneca Street (5413 South Vine Street).

ZON2025-00072: Zone Change request in the City from GO General Office and MF-29 Multi-Family Residential to GC General Commercial to allow Construction Sales and Service, generally located to the southeast of the corner of East 9th Street North and North Hillside Avenue and on the west site of North Holyoke Avenue.

ZON2026-00001: Zone Change request in the City from TF-3 Two-Family Residential to LC Limited Commercial District (with CON2026-00001 for Entertainment Establishment in the City), generally located west of North Fairmount Avenue, within one block south of East 17th Street North (1655 North Fairmount Avenue).
IPL0306900
Jan 21 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:
01/21/26 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Julie A Ambry

DIGITALLY SIGNED

Sworn to and subscribed before me on Jan 21, 2026, 9:58 AM EST

OFFICIAL SEAL
JULIE A AMBRY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1010931
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®

AGENDA ITEM NO. 4.5

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: February 12, 2026
DAB I: February 2, 2026

FILE COPY

CASE NUMBER: ZON2025-00072 (City)

APPLICANT/AGENT: W & B Holdings LLC (Applicant) / Ferris Consulting (Agent)

REQUEST: GC General Commercial with Protective Overlay #471

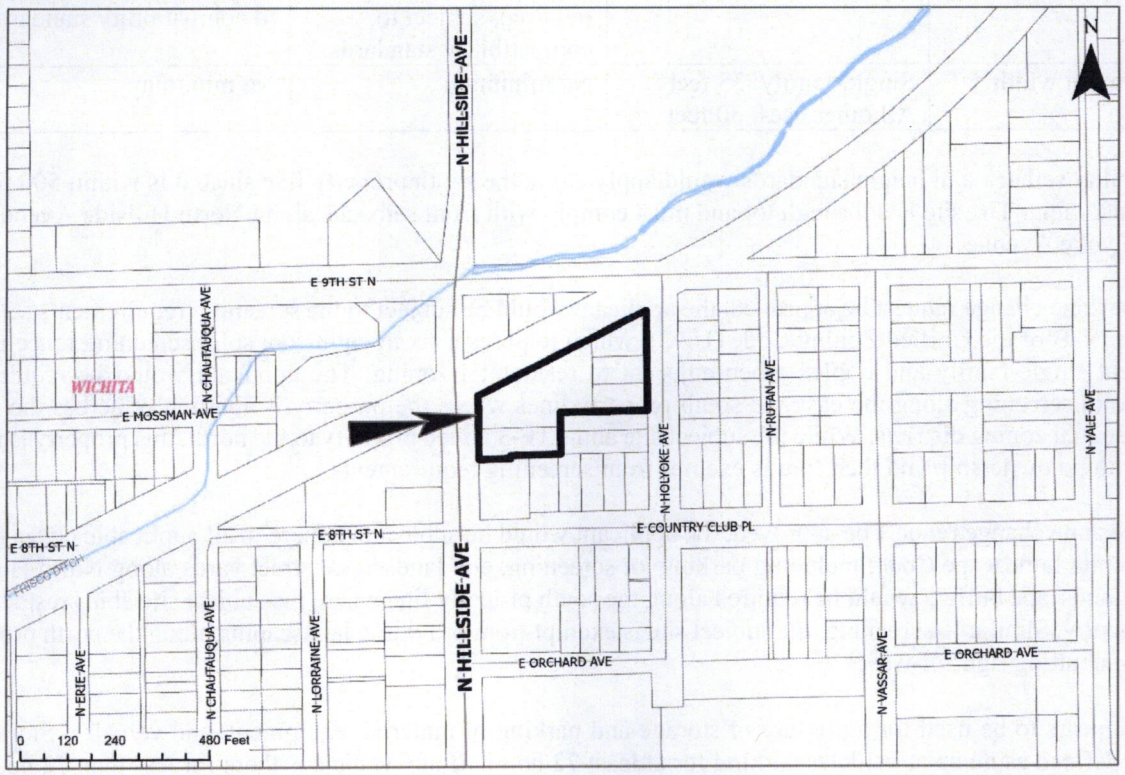
CURRENT ZONING: GO General Office District and MF-29 Multi-Family Residential District

SITE SIZE: 2.04 acres

LOCATION: Generally located to the southeast of the corner of East 9th Street North and North Hillside Avenue and on the west side of North Holyoke Avenue

PROPOSED USE: Construction Sales and Service

RECOMMENDATION: Approval with Protective Overlay #471



BACKGROUND: The applicant is requesting a zone change from GO General Office District (GO) and MF-29 Multi-Family Residential District to GC General Commercial District (GC) subject to Protective Overlay (PO) #471 to allow Construction Sales and Service. Construction Sales and Service uses have been operating on the property since at least 2017, despite nonconformance with the Unified Zoning Code (UZC). The 2.04-acre property is generally located to the southeast of the corner of East 9th Street North and North Hillside Avenue and on the west side of North Holyoke Avenue. This application is a result of a zoning notice of violation which was initiated by a complaint.

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

Property Development Standards	MF-29 Multi-Family Residential	GO General Office	GC General Commercial
Minimum lot area: Single-Family: Duplex: Multi-Family: Non-residential:	 3,500 sq. ft. 3,000 sq. ft. per d.u. 1,500 sq. ft. per d.u. 5,000 sq. ft.	 2,500 sq. ft. 2,000 sq. ft. per d.u. 580 sq. ft. per d.u. 5,000 sq. ft.	 2,500 sq. ft. 2,000 s. ft. per d.u. 580 sq. ft. per d.u. No minimum
Front setback	25 feet	20 feet	20 feet
Rear setback	20 feet, subject to compatibility standards	10 feet, subject to compatibility standards	0 feet, subject to compatibility standards
Interior Side Setback	6 feet, 5 feet if lot is less than 5,000 sq. ft., subject to compatibility standards	0 feet or 5 feet, subject to compatibility standards	0 feet or 5 feet, subject to compatibility standards
Street Side Setback	20 feet	15 feet	0 feet
Maximum height	45 feet, subject to compatibility standards	60 feet, plus 1 foot for each foot of setback beyond minimum required, subject to compatibility standards	80 feet, plus 2 feet for each foot of setback beyond minimum required, subject to compatibility standards
Minimum lot width	Single-family: 35 feet All other uses: 50 feet	No minimum	No minimum

Compatibility setback and height standards would apply along the south property line since it is within 500 feet of residential zoning. The site is a through lot and must comply with front setbacks along North Hillside Avenue and North Holyoke Avenue.

Should the zone change request be approved, the applicant would 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 be required to provide solid screening along the east and south property lines where the property is abutting or across the street from residential zoning districts. While the subject site abuts TF-3 zoned property to the north, this property is right-of-way with no ownership and therefore is exempt from screening requirements.

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 along North Hillside Avenue. Landscape buffers would be required along the south property line where the subject site abuts residential-zoned property. Similar to screening, the subject site is exempt from providing landscaping along the north property line where abutting right-of-way.

The site appears to be used for a mixture of storage and parking of material, equipment, and vehicles. Storage is generally defined as items or vehicles parking for at least 72 hours. If any vehicle is there for less than 72 hours, it

is considered parking. Section IV-A of the UZC requires all parking areas to be surfaced with a monolithic material, such as concrete, asphalt, or similar materials.

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

Applicant Proposed Protective Overlay #471:

1. A 20-foot landscaping and screening buffer shall be installed where the property abuts North Holyoke Avenue and TF-3 zoned properties to the south and east.
2. Uses shall be restricted to uses allowed in the General Office District and Construction Sales and Service uses.

Staff recommends the following additional conditions to the proposed Protective Overlay

1. Access to North Holyoke shall be restricted, and the applicant shall remove all existing drive approaches. Curb and gutter shall be constructed to City Standards.
2. No uses or improvements (such as landscaping, fencing, or screening) shall be located within any right-of-way without approval from the City of Wichita.
3. All drive aisles and parking areas within the site shall be surfaced with a monolithic material as required by Section IV-A of the UZC.

Currently, the subject site has multiple drive approaches from North Holyoke Avenue. Though the frontage along North Holyoke Avenue is fenced, there is nothing that prevents the applicant from accessing the site from North Holyoke. The provision of the Protective Overlay is designed to prevent access on North Holyoke Avenue as a way to mitigate possible negative impacts to nearby residential uses.

Property to the north is zoned TF-3 Two-Family Residential District (TF-3) and is utilized for a multi-use trail. Properties to the east are zoned TF-3 and are developed with single-family dwellings. Properties to the south are zoned TF-3 and GO and developed with single-family dwellings and a medical office. Property to the west is zoned GC and developed with commercial uses.

CASE HISTORY: In 1911, the southwest corner of the property was platted as Lot 5 of the Boyce & Taylors Addition. On September 2, 1980, the remainder of the subject site was platted as the Budetti Addition. No other zoning cases are associated with the subject site.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Multi-use trail
SOUTH:	TF-3 and GO	Single-family dwellings and medical office
EAST:	TF-3	Single-family dwellings
WEST:	GC	Commercial

PUBLIC SERVICES: The property has access to North Hillside Avenue, a paved, four-lane arterial street with sidewalks on both sides and North Holyoke Avenue, a paved two-lane local street without sidewalks. All municipal services and utilities, such as water and sewer, already serve this site. Wichita Transit serves the subject site along North Hillside Avenue, on the west side of the property.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the following plans and policies:

2035 Community Investments Plan: The proposed 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 "Commercial" 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 staff recommended PO #471

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.f states that, "*Primary outdoor sales uses should be located along highway corridors or in areas where the uses have already been established.*" Additionally, under the heading "Land Use Compatibility," Guideline 1.b states that, "*Industrial and major commercial land uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts.*" The proposed General Commercial zoning will allow an existing use to continue. While this use is located near residential areas, the required screening per the UZC and proposed landscape buffer as written in the PO are designed to mitigate impacts.

Wichita: Places for People Plan: The requested zone change is in partial conformance with the *Wichita: Places for People Plan*, a guidebook in which the Established Central Area is "a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles." The *Plan* outlines a list of Strategies designed to "to help guide the community in their actions to create walkable places within Wichita." Strategy 3 aims to "Improve the economic feasibility of commercial/service uses and the markets necessary to support them." While the proposed use does not create a walkable place, approval of the zone change request improves the long-term feasibility of the existing commercial use.

Central Northeast Area Plan, 2005 Update: The proposed request is in partial conformance with the *Central Northeast Area Plan.* The *Central Northeast Area Plan, 2005 Update* outlines goals and strategies for revitalizing neighborhoods in Central Northeast Wichita. A goal of the *Plan* is to, "*improve business building facades and sites*." This project would maintain an existing use, but would be required to comply with screening and landscaping standards to improve the exterior appearance.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends that the request be **APPROVED**, subject to the staff recommended Protective Overlay #471.

Protective Overlay #471:

1. A 20-foot landscaping and screening buffer shall be installed where the property abuts North Holyoke Avenue and TF-3 zoned properties to the south and east.
2. Uses shall be restricted to uses allowed in the General Office District and Construction Sales and Service uses.
3. Access to North Holyoke shall be restricted, and the applicant shall remove all existing drive approaches. Curb and gutter shall be constructed to City Standards.
4. No uses or improvements (such as landscaping, fencing, or screening) shall be located within any right-of-way without approval from the City of Wichita.
5. All drive aisles and parking areas within the site shall be surfaced with a monolithic material as required by Section IV-A of the UZC.

The recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: Property to the north is zoned TF-3 Two-Family Residential District (TF-3) and is utilized for a multi-use trail. Properties to the east are zoned TF-3 and are developed with single-family dwellings. Properties to the south are zoned TF-3 and GO and developed with single-family dwellings and a medical office. Property to the west is zoned GC and developed with commercial uses.

2. **The suitability of the subject property for the uses to which it has been restricted**: The property is presently zoned GO General Office District and MF-29 Multi-Family Residential District. The property 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 of the types of commercial uses permitted for development, some of which could have negative impacts on nearby residential uses. Protective Overlay #471 would restrict certain uses to help mitigate possible negative impacts.

4. **Length of time the property has been vacant as currently zoned**: The site has been used to store construction materials and equipment since at least 2017, during which is a violation of the UZC.

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 would allow an existing business to continue operations in a substantially similar manner. 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 partial conformance with *The Community Investments Plan,* the *Wichita: Places for People Plan,* and the *Central Northeast Area Plan, 2005 Update* as discussed in the staff report.

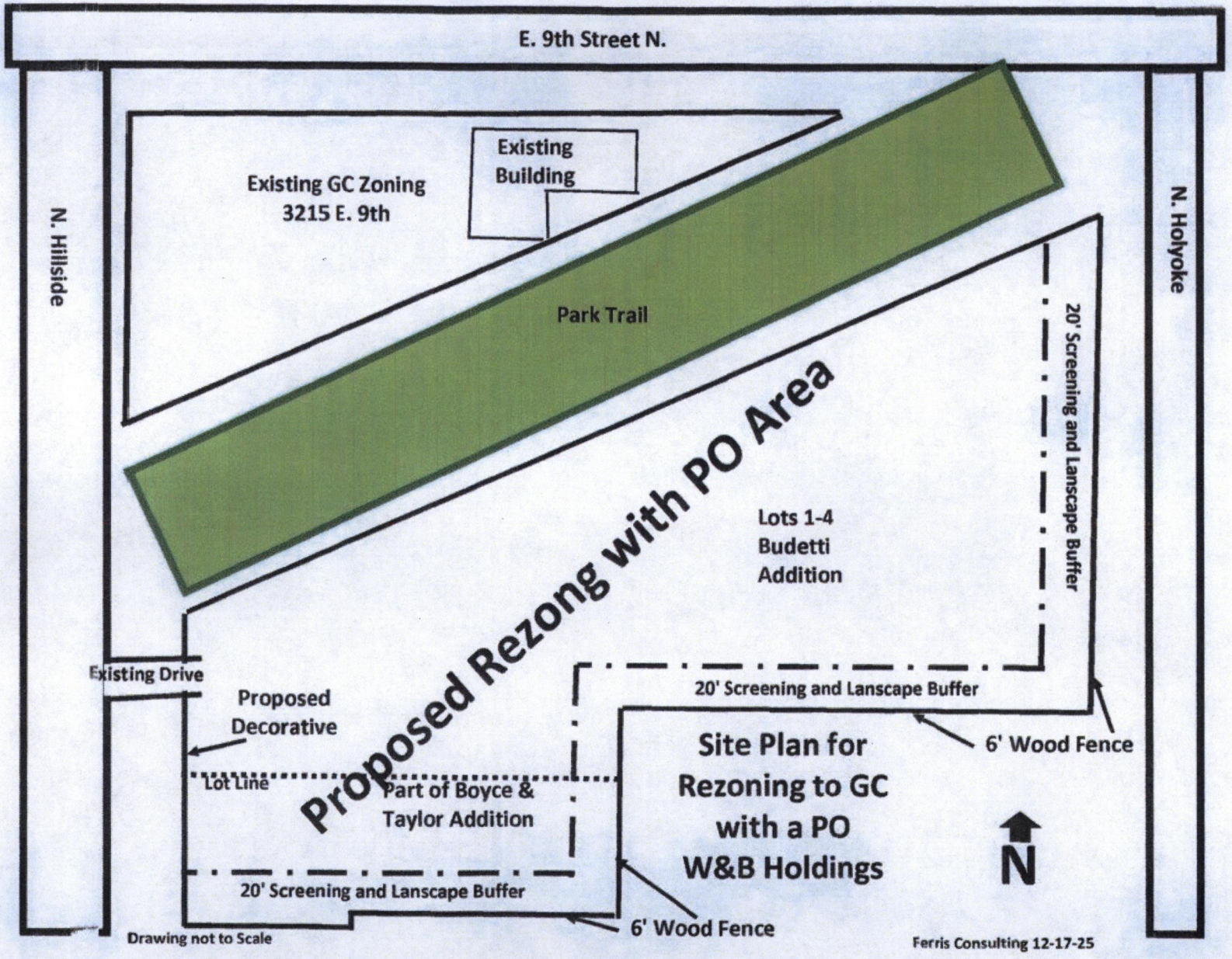
7. **Impact of the proposed development on community facilities**: It is not anticipated that development of the property will have significant negative impacts on community facilities or resources.

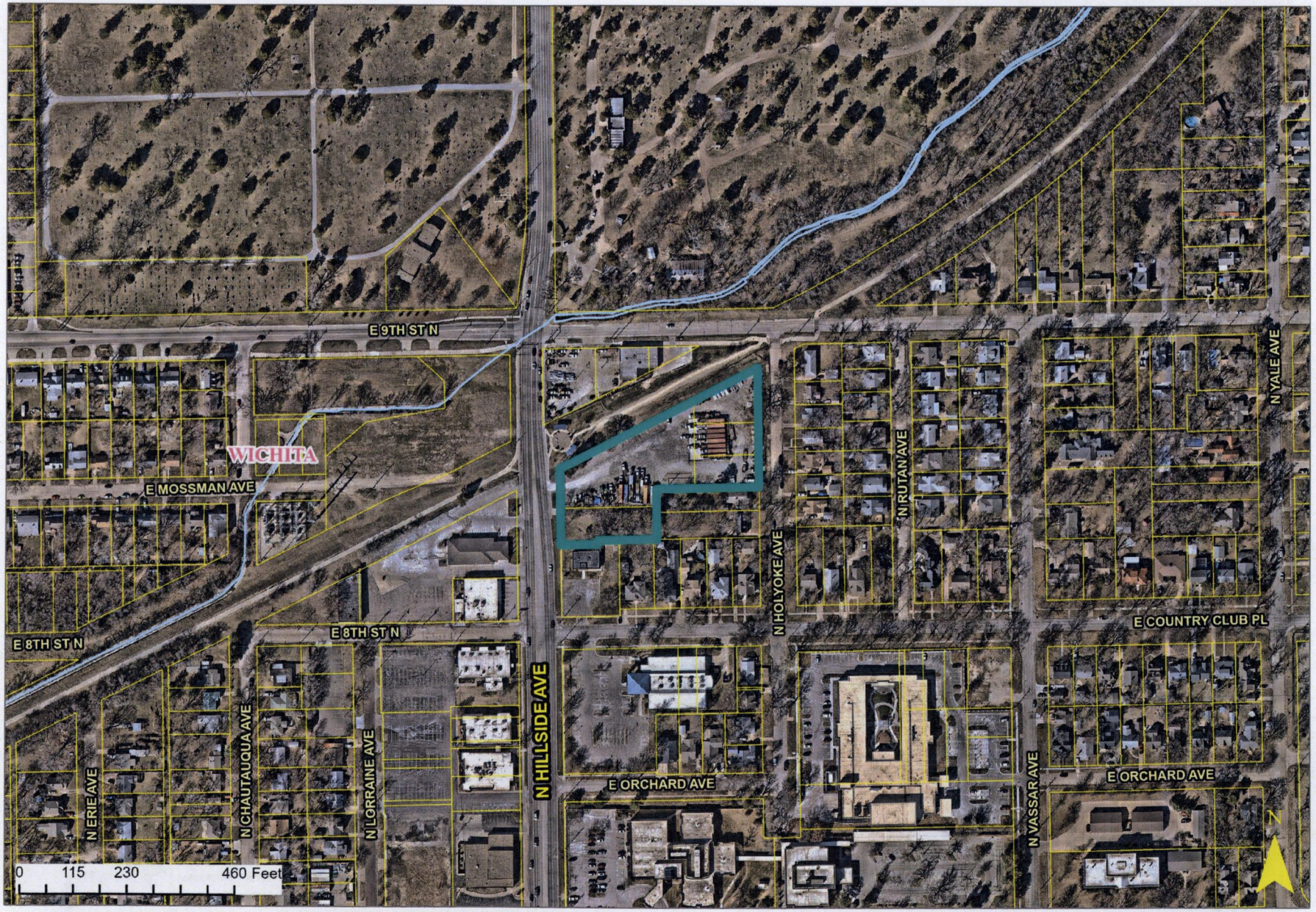
8. **Opposition or support of neighborhood residents**: At the time of the publication of the staff report, staff has not received any comments from the public.

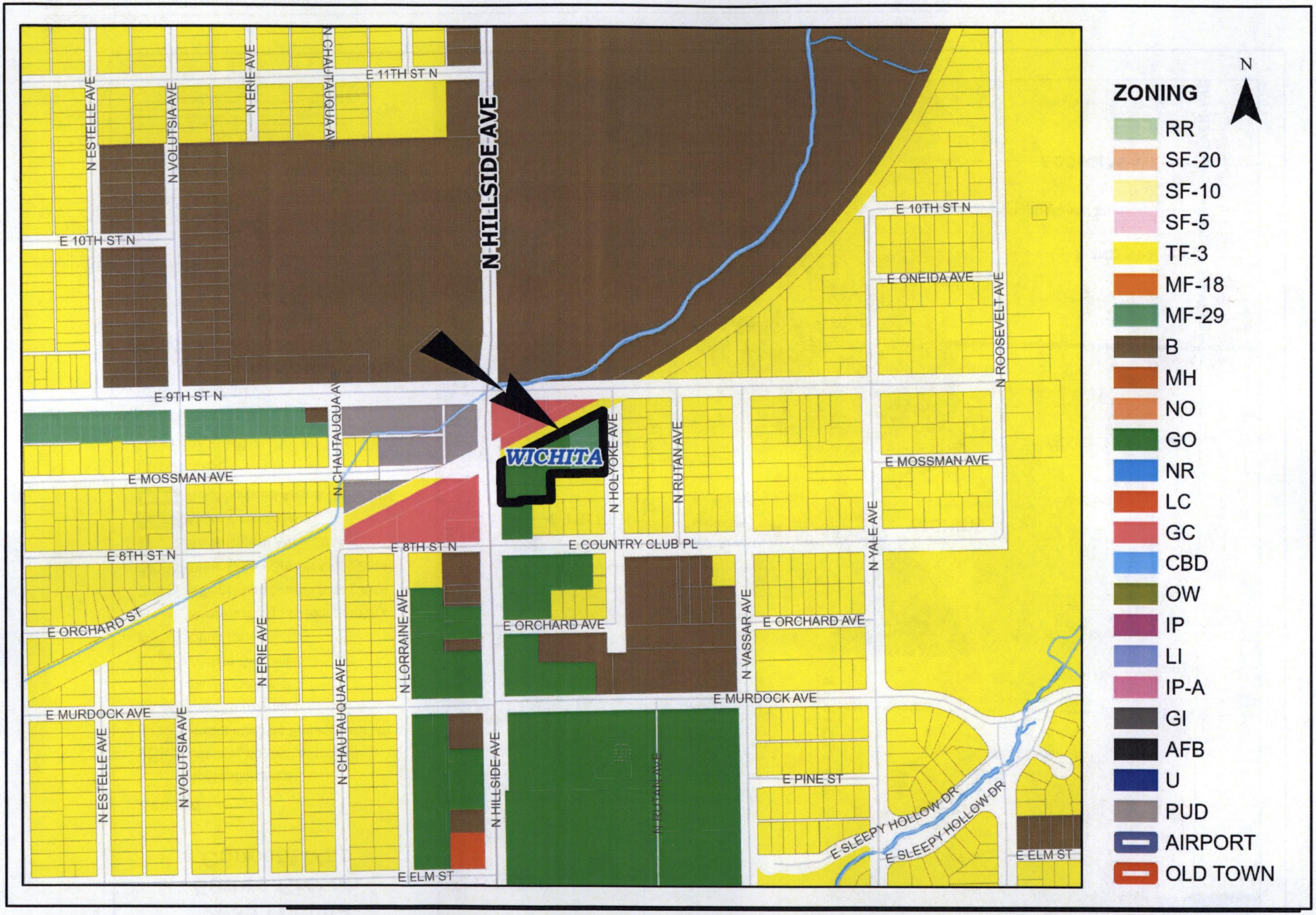
Attachments:
1) Applicant's Proposed Protective Overlay #471
2) Site Plan
3) Aerial Map
4) Zoning Map
5) Future Land Use Map
6) Site Photos

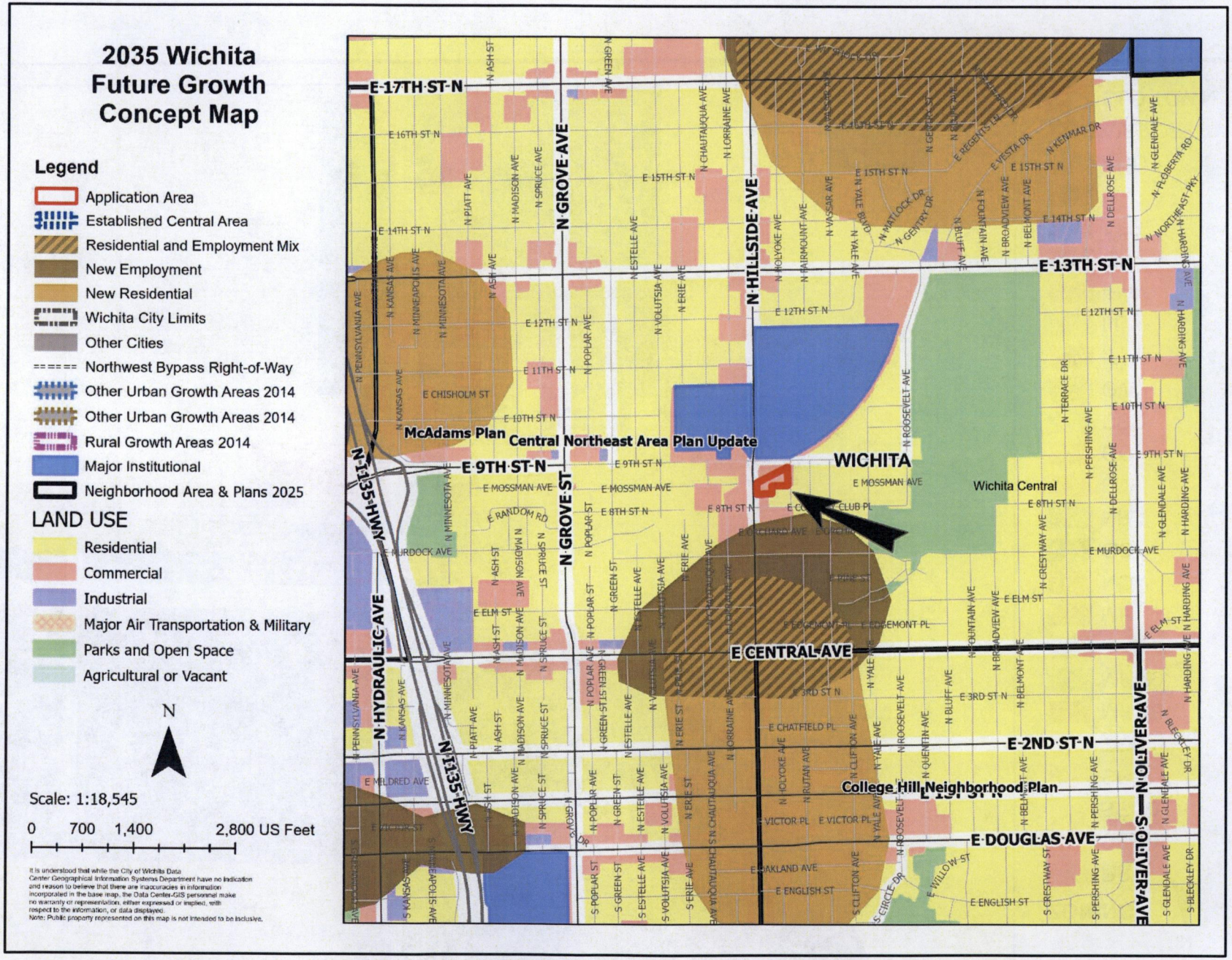
Applicant Proposed Protective Overlay #471:

1. A 20-foot landscaping and screening buffer shall be installed where the property abuts North Holyoke Avenue and TF-3 zoned properties to the south and east.
2. Uses shall be restricted to uses allowed in the General Office District and Construction Sales and Service uses.


E. 9th Street N.
N. Hillside
N. Holyoke
Existing GC Zoning
3215 E. 9th
Existing
Building
Park Trail
Proposed Rezong with PO Area
Lots 1-4
Budetti
Addition
20' Screening and Lanscape Buffer
Existing Drive
Proposed
Decorative
20' Screening and Lanscape Buffer
6' Wood Fence
Site Plan for
Rezoning to GC
with a PO
W&B Holdings
Lot Line
Part of Boyce &
Taylor Addition
N
20' Screening and Lanscape Buffer
6' Wood Fence
Drawing not to Scale
Ferris Consulting 12-17-25


E 9TH ST N
WICHITA
E MOSSMAN AVE
E 8TH ST N
E 8TH ST N
N ERIE AVE
N CHAUTAUQUA AVE
N LORRAINE AVE
N HILLSIDE AVE
E ORCHARD AVE
N HOLYOKE AVE
N RUTAN AVE
N YALE AVE
E COUNTRY CLUB PL
E ORCHARD AVE
N VASSAR AVE
0 115 230 460 Feet
N


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
N HILLSIDE AVE
WICHITA
E 11TH ST N
E 10TH ST N
E 9TH ST N
E 8TH ST N
E MOSSMAN AVE
E ORCHARD ST
E MURDOCK AVE
E ELM ST
E ONEIDA AVE
E COUNTRY CLUB PL
E ORCHARD AVE
E PINE ST
E SLEEPY HOLLOW DR
N ESTELLE AVE
N VOLUTSIA AVE
N ERIE AVE
N CHAUTAUQUA AVE
N HOLYOKE AVE
N RUTAN AVE
N ROOSEVELT AVE
N YALE AVE
N LORRAINE AVE
N VASSAR AVE


2035 Wichita Future Growth Concept Map
Legend
Application Area
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
Neighborhood Area & Plans 2025
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
N
Scale: 1:18,545
0 700 1,400 2,800 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.
McAdams Plan
Central Northeast Area Plan Update
College Hill Neighborhood Plan
WICHITA
Wichita Central
E 17TH ST N
E 13TH ST N
E 9TH ST N
E CENTRAL AVE
E 2ND ST N
E DOUGLAS AVE
N GROVE AVE
N HILLSIDE AVE
N HYDRAULIC AVE
N I135 HWY
S OLIVER AVE

Looking northwest into site



Looking east into site



Looking west into site



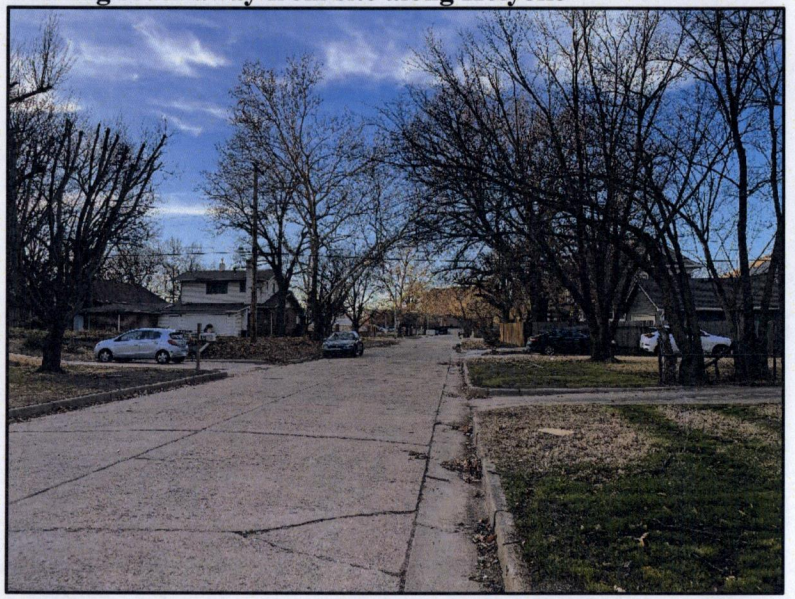
Looking south into site



Looking east away from site



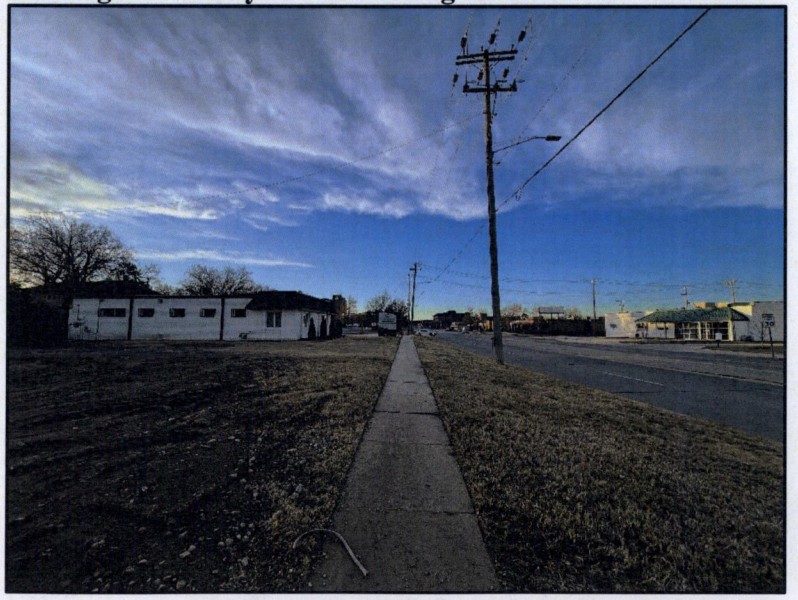
Looking south away from site along Holyoke



Looking west away from site



Looking south away from site along Hillside



Looking east along Red Bud Trail



Looking west along Red Bud Trail

