CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Joshua Alormenu
1729 Paddington Circle
Newton, KS 67114

December 18, 2025

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

Dear Applicant,

On **December 16, 2025**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request, subject to the following conditions:

1. The Conditional Use approval is limited to a maximum of 15 persons including staff.
2. No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
3. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.
5. The trash service must be for residential use, i.e. no commercial dumpsters.
6. Any Group Residence, Limited on site must be licensed with the State of Kansas as a Home Plus.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Associate Planner

Cc: MABCD
Brandon Johnson, Councilmember District I
Cameron Jackson, CSR District I
Julia and Steve Falke, 3 Crestview Lakes Estate, Wichita, KS 6720

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1729 Paddington Circle
Newton, KS 67114

November 13, 2025

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

Dear Applicant,

On **November 13, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1) Commercial dumpster service may only be provided between the hours of 7:00 a.m. and 7:00 p.m.
2) A screening fence must be installed along north property line.
3) The Conditional Use approval is limited to a maximum of 15 persons including staff.
4) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
5) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
6) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

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 **Monday, December 1, 2025, due to the Thanksgiving holiday**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed and must be submitted to the City Clerk by **December 1, 2025, at 5:00 p.m**.

The Wichita City Council will meet on **Tuesday, December 16, 2025**, at 9:00 a.m. for final decision and action. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202. Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth

Christina Rieth

Cc: Brandon Johnson, Councilmember District I
Cameron Jackson, CSR District I
Julia and Steve Falke, 3 Crestview Lakes Estate, Wichita, KS 6720

OCA 150004 PUBLISHED ~~IN THE WICHITA EAGLE~~ wichitagov/legalnotices ON December 19, 2025

BE IT RESOLVED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 25-532

WHEREAS, Joshua Alormenu, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to Group Residence, Limited on property zoned SF-5 Single-Family Residential District, generally located on the west side of North Oliver Avenue and 1,000 feet north of East 21st Street North, legally described as:

Lot 15, Block 2, Crestview Lakes, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of November 13, 2025, consider said application; and

WHEREAS, the Wichita City Council has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Wichita City Council that this application be approved to allow a Conditional Use to allow Group Residence, Limited on property zoned SF-5 Single-Family Residential District, generally located on the west side of North Oliver Avenue and 1,000 feet north of East 21st Street North, legally described as:

Lot 15, Block 2, Crestview Lakes, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. The Conditional Use approval is limited to a maximum of 15 persons including staff.
2. No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
3. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.
5. The trash service must be for residential use, i.e. no commercial dumpsters.
6. Any Group Residence, Limited on site must be licensed with the State of Kansas as a Home Plus.

This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on 16th day of December, 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form: Donna Magaña for
Jennifer Magaña, City Attorney and Director of Law

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

That I, Shinita Rice, 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. _____ / Resolution No. 25-532 is a true copy thereof and was published on such website beginning on the 19th day of December, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 19 day of December, 2025.

STATE OF KANSAS NOTARY PUBLIC
KOREY KNEISLEY
My Appointment Expires
10/20/29

Korey Kneisley

Notary Public

(seal)

City Clerk's Office

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

316.268.4529

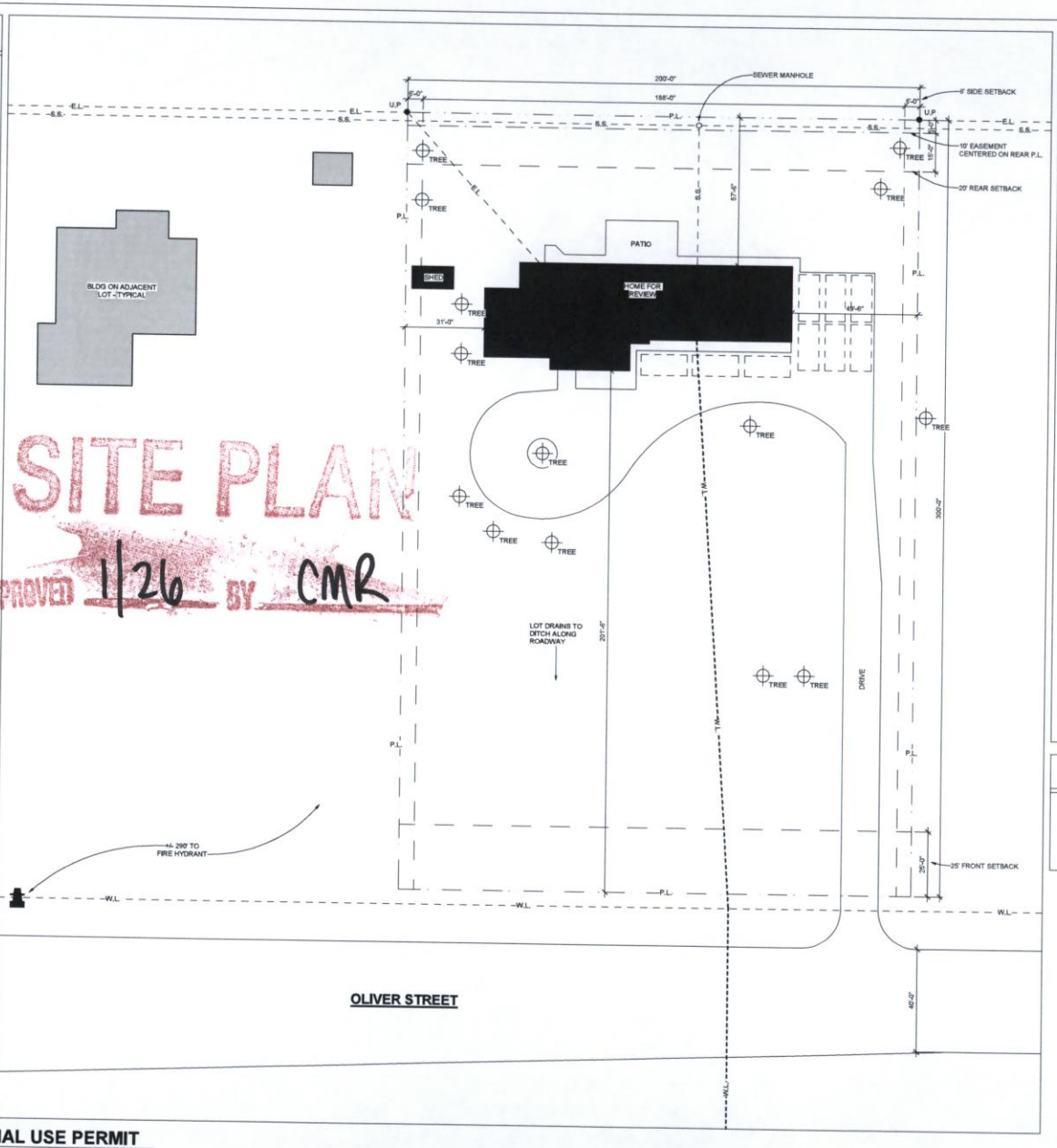
www.wichita.gov

SITE PLAN LEGEND

P.L.	PROPERTY LINE
	EASEMENT
	SETBACKS
	STREETS, DRIVES, AND PAVING
W.L.	WATER LINE
S.S.	SEWER LINE
G.L.	GAS LINE
E.L.	ELECTRICAL LINE
S.W.	STORM SEWER LINE
HOME FOR REVIEW	HOME FOR REVIEW
BLDG ON ADJACENT LOT - TYPICAL	ADJACENT BLDGS
PROPOSED ADDITION XXX SF	PROPOSED CONSTRUCTION
+/- XXX' TO FIRE HYDRANT	FIRE HYDRANT
STREET	STREET NAME
U.P.	UTILITY POLE
TREE	TREE
DRIVEWAY	DRIVEWAY
PATIO	PATIO
REAR YARD IS FENCED	FENCE

GENERAL NOTES

1. THESE PLANS WERE DEVELOPED FROM AERIAL PHOTOGRAPHS AND PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEMS (GIS) MAPS. THEREFORE ALL DIMENSIONS, UTILITIES, AND SITE FEATURES ARE REPRESENTED HEREIN AS ACCURATLY AS POSSIBLE UNDER SUCH CIRCUMSTANCES.
2. THESE PLANS ARE NOT FOR CONSTRUCTION. THE OWNER SHALL HIRE A SURVEYER AS NEEDED TO DETERMINE CRITICAL CONSTRUCTION POINTS, PROPERTY LINES, EASEMENTS, AND BURIED UTILITIES.
3. THE OWNER / CONSTRACTOR AND THEIR REPRESENTATIVES SHALL CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION, AS UTILITIES SHOWN HERE MAY NOT BE ACCURACTLY DRAWN, AND OTHER UTILITIES MAY EXIST THAT ARE NOT NOTED HERE.



1 **SITE PLAN - CONDITIONAL USE PERMIT**
1" = 20'-0"

CONDITIONAL USE INFORMATION

PROJECT ADDRESS:
15 CRESTVIEW LAKES DR
WICHITA, KS 67229

OWNER:
JOSHUA ALORMENU
1729 PADDINGTON CIR
NEWTON, KS 67114

LEGAL DESCRIPTION:
LOT 15 & .0625 INT IN DRIVES, LAKE,& PARK AREA BLOCK 2 CRESTVIEW LAKES ADD.

ZONING:
CURRENTLY ZONED: SF-5 SINGLE FAMILY
NO PROPOSED CHANGES TO ZONING

PROJECT DESCRIPTION:
CONVERT SINGLE FAMILY RESIDENCE INTO A RESIDENTIAL BOARD AND CARE HOME FOR THE ELDERLY FOR UP TO 12 RESIDENTS. WILL MEET STANDARDS FOR LICENSURE BY OFFICE OF THE STATE FIRE MARSHAL AND THE KANSAS DEPARTMENT OF DISABILITY AND AGEING.

BUILDING LIMITATIONS:
35' MAX BUILDING HEIGHT
22' ACTUAL BUILDING HEIGHT

LOT SIZE:
ACRES: 1.382 ACRES
MINIMUM LOT SIZE: 5,000 SF
ACTUAL LOT SIZE: 60,1965 SF

MINIMUM LOT WIDTH: 50'
ACTUAL LOT WIDTH: 200'

SETBACKS:
FRONT SETBACK: 25'
- ACTUAL SETBACK: 201'-6"

REAR SETBACK: 20'
- ACTUAL SETBACK: 57'-6"

INTERIOR SIDE SETBACK: 6'
- ACTUAL SIDE SETBACKS:
  - NORTH SIDE: 65'
  - SOUTH SIDE: 31'
  - EAST SIDE: 201'-6"
  - WEST SIDE: 57'-6"

EASEMENTS:
UTILITY EASEMENTS INCLUDE A 10' EASEMENT CENTERED ON THE REAR PROPERTY LINE AND IS MARKED ON THE SITE PLAN.

ADDITIONS OR ALTERATIONS:
THERE ARE NO PROPOSED ADDITIONS

PARKING

REQUIREMENTS:
1 SPACE PER BEDROOM

9 BEDROOMS = 9 STALLS REQUIRED
9 PARKING SPACES PROVIDED

DAVID JAMES STAUTH
LICENSED
KANSAS
ARCHITECT
9-24-2025

Kansas Code Plans LLC.
2627 N Beacon Hill Ct
Wichita, KS 67220
T 316.393.8576
KansasCodePlans.com

BEGONIA AT CRESCENT LAKES REMODEL

15 CRESTVIEW LAKE E
WICHITA, KS 67220

PRINTS ISSUED
3/15/2025 - OSFM REVIEW

REVS.		
NO.	DATE	DESC.

KCP No. 25026 | drawn: STAUTH | checked: STAUTH

CONDITIONAL USE PERMIT PLAN

CUP

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McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
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Ledger-Enquirer

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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	IPL0299716	Legal Ad - IPL0299716		5.0	490.0L

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

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

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

A resolution regarding revenue bonds for Hangar Dynamics Jabara, LLC.

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A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 25- 379 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding improvements to 17th Street from I-135 to Hillside.

RESOLUTION NO. 25-523
A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS.

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An ordinance regarding the K-96/Greenwich STAR Bond District.

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

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

the undersigned, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
12/19/25 Print

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Dec 19, 2025, 9:48 AM EST

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®

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Publication Dates

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

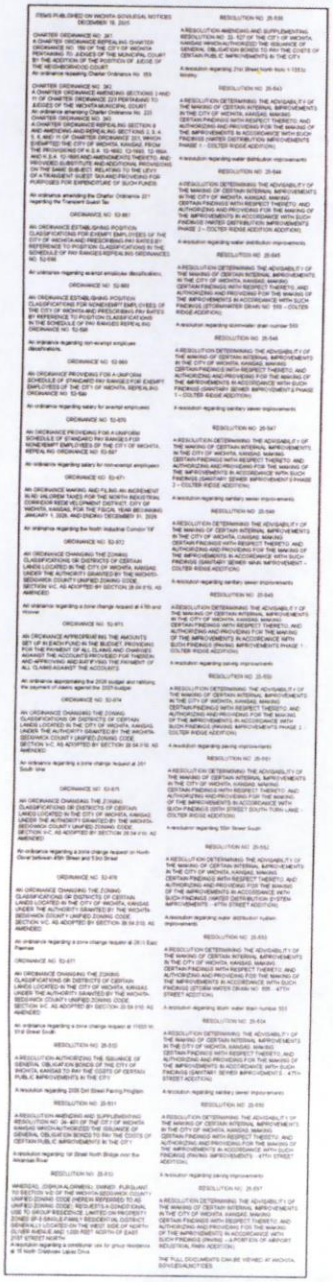
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
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Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49235		Legal Ad - IPL0301430		3.0	444.0L

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



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

the undersigned, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
12/28/25 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

DIGITALLY SIGNED

Mary Castro

Amanda Rodela

DIGITALLY SIGNED

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

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

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

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

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

CHARTER ORDINANCE NO. 242
A CHARTER ORDINANCE AMENDING SECTIONS 2 AND 11 OF CHARTER ORDINANCE 223 PERTAINING TO JUDGES OF THE WICHITA MUNICIPAL COURT
An ordinance amending Charter Ordinance No. 223

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

ORDINANCE NO. 52-867

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

ORDINANCE NO. 52-868

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

ORDINANCE NO. 52-869

AN ORDINANCE PROVIDING FOR A UNIFORM SCHEDULE OF STANDARD PAY RANGES FOR EXEMPT EMPLOYEES OF THE CITY OF WICHITA, REPEALING ORDINANCE NO. 52-599
An ordinance regarding salary for exempt employees

ORDINANCE NO. 52-870

AN ORDINANCE PROVIDING FOR A UNIFORM SCHEDULE OF STANDARD PAY RANGES FOR NONEXEMPT EMPLOYEES OF THE CITY OF WICHITA, REPEALING ORDINANCE NO. 52-597
An ordinance regarding salary for non-exempt employees

ORDINANCE NO. 52-871

AN ORDINANCE MAKING AND FILING AN INCREMENT IN AD VALOREM TAXES FOR THE NORTH INDUSTRIAL CORRIDOR REDEVELOPMENT DISTRICT, CITY OF WICHITA, KANSAS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026
An ordinance regarding the North Industrial Corridor TIF

ORDINANCE NO. 52-872

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED
An ordinance regarding a zone change request at 47th and Hoover

ORDINANCE NO. 52-873

AN ORDINANCE APPROPRIATING THE AMOUNTS SET UP IN EACH FUND IN THE BUDGET, PROVIDING FOR THE PAYMENT OF ALL CLAIMS AND CHARGES AGAINST THE ACCOUNTS PROVIDED FOR THEREIN, AND APPROVING AND RATIFYING THE PAYMENT OF ALL CLAIMS AGAINST THE ACCOUNTS
An ordinance appropriating the 2026 budget and ratifying the payment of claims against the 2025 budget

ORDINANCE NO. 52-874

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED
An ordinance regarding a zone change request at 201 South Vine

ORDINANCE NO. 52-875

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED
An ordinance regarding a zone change request on North Oliver between 45th Street and 53rd Street

ORDINANCE NO. 52-876

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED
An ordinance regarding a zone change request at 2611 East Pawnee

ORDINANCE NO. 52-877

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED
An ordinance regarding a zone change request at 11600 W 31st Street South

RESOLUTION NO. 25-530

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY
A resolution regarding 2026 Dirt Street Paving Program

RESOLUTION NO. 25-531

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24- 401 OF THE CITY OF WICHITA KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY
A resolution regarding 1st Street North Bridge over the Arkansas River

RESOLUTION NO. 25-532

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

RESOLUTION NO. 25-535

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 22- 527 OF THE CITY OF WICHITA KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY
A resolution regarding 21st Street North from I-135 to Mosley

RESOLUTION NO. 25-543

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

RESOLUTION NO. 25-544

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

RESOLUTION NO. 25-545

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

RESOLUTION NO. 25-546

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

RESOLUTION NO. 25-547

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

RESOLUTION NO. 25-548

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

RESOLUTION NO. 25-549

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

RESOLUTION NO. 25-550

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

RESOLUTION NO. 25-551

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

RESOLUTION NO. 25-552

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

RESOLUTION NO. 25-553

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

RESOLUTION NO. 25-554

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

RESOLUTION NO. 25-555

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

RESOLUTION NO. 25-557

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

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA GOV/LEGALNOTICES

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: November 13, 2025
DAB I: November 3, 2025

CASE NUMBER: CON2025-00136 (City)

APPLICANT: Joshua Alormenu

REQUEST: Conditional Use for Group Residence, Limited

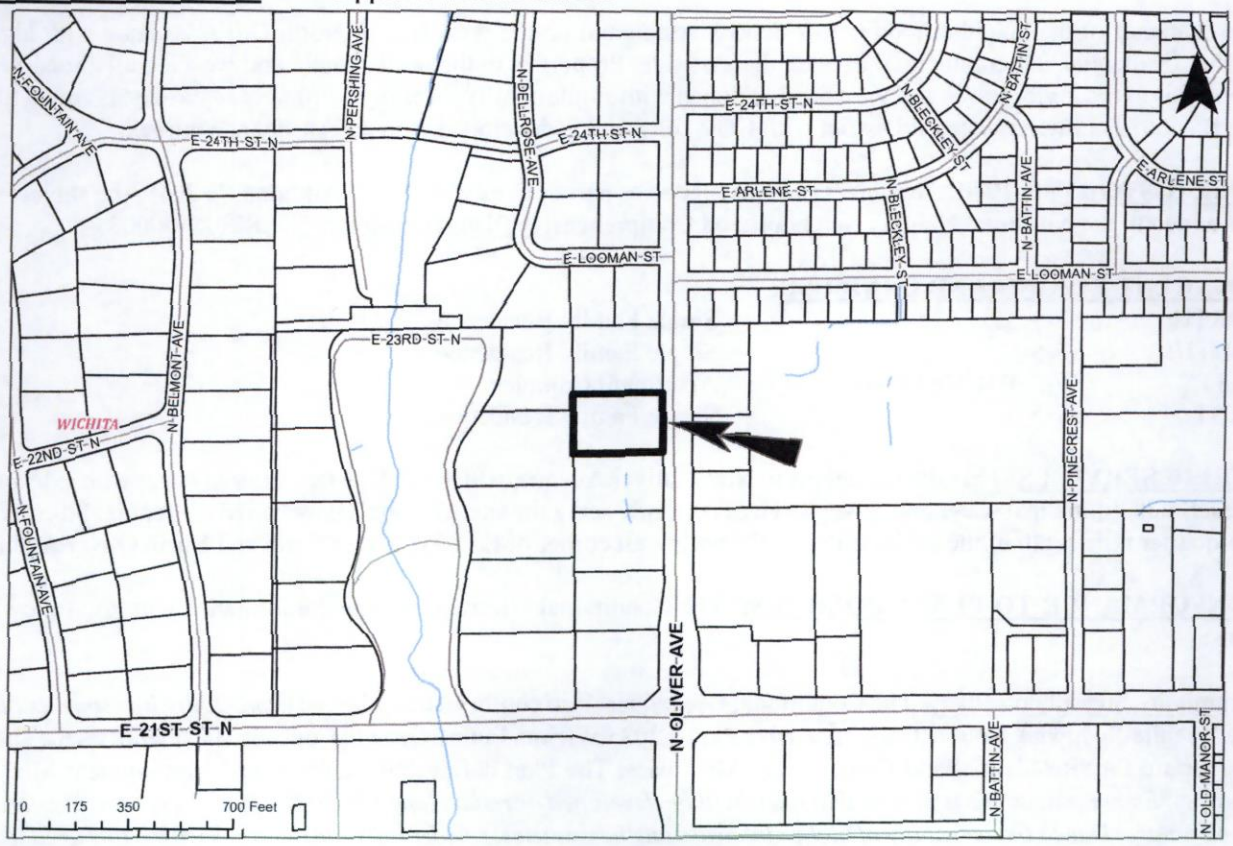
CURRENT ZONING: SF-5 Single Family Residential District

SITE SIZE: 1.38 acres

LOCATION: Generally located on the west side of North Oliver Avenue, within one-quarter mile north of East 21st Street North (15 Crestview Lakes Estate)

PROPOSED USE: Group Residence, Limited for up to 12 residents

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use for Group Residence, Limited on property zoned SF-5 Single Family Residential District (SF-5). The property is 1.38 acres in size and is generally located on the west side of North Oliver Avenue, within one-quarter mile north of East 21st Street North (15 Crestview Lakes Estate). The applicant has indicated that they are requesting the Conditional Use in order to have 12 residents on site. The site is currently developed with a single-family dwelling constructed in 1956. The single-family dwelling appears vacant with boarded up windows and doors.

The applicant would like to operate a Home Plus Group Home on the property. The Kansas Department for Aging and Disability Services (KDADS) generally defines Home Plus as "any residence or facility caring for not more than 12 individuals not related within the third degree of relationship to the operator or owner by blood or marriage who need personal care or supervised nursing care to help with limitations in activities of daily living". The full definition is attached to the end of this report.

The Conditional Use request for Group Residence, Limited would allow the facility to house up to 15 total individuals including staff. The applicant intends to care for up to 12 clients. The Unified Zoning Code defines Group Residence as "a residential facility providing cooking, sleeping, and sanitary accommodations for a group of people, not defined as a family, on weekly or longer basis." It defines Group Residence, Limited as "a Group Residence that is occupied by six (6) to 15 persons, including staff members who reside in the facility." Group Residence, Limited is permitted within the SF-5 zoning district by Conditional Use approval.

The site plan submitted by the applicant shows the existing 2,449-square-foot house and access from North Oliver Avenue. Section IV-A of the Unified Zoning Code requires one parking space per bedroom. The applicant intends to have nine bedrooms with several residents sharing rooms. Therefore, nine parking spaces would be required. The site plan shows a total of nine parking spaces, with three parking spaces in front of the main house and six parking spaces east of the house. This satisfies the parking requirements for the intended use.

The character of the neighborhood is low-density residential on the west side of North Oliver Avenue with higher density residential and commercial uses on the east side. Properties to the north, south, and west are all zoned SF-5. Properties to the north, south, and west are developed with single-family dwellings. Property to the east is zoned SF-5 and B Multi-Family Residential District with CUP DP-8 and is developed with an apartment complex.

CASE HISTORY: In 1940, the subject site was platted as part of Crestview Lakes Addition. In 2019, the subject site was added to the Northeast Heights Neighborhood Comprehensive Plan Amendment (DER2019-00003).

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single Family Residence
SOUTH:	SF-5	Single Family Residence
EAST:	SF-5, B (CUP DP-8)	Apartment Complex
WEST:	SF-5	Single Family Residences

PUBLIC SERVICES: This site has access to North Oliver Avenue, which is a five-lane arterial street with sidewalks on each side. Municipal water and sewer services currently serve the site. Wichita Transit provides regular bus service one-quarter mile south of the subject site, on the northwest corner of East 21st Street North and North Oliver Avenue.

CONFORMANCE TO PLANS/POLICIES: The Conditional Use request is in conformance with the following plans:

Community Investments Plan: The Conditional Use request is in conformance with the *Community Investments Plan.* The Wichita-Sedgwick County Comprehensive Plan's 2035 Wichita Future Growth Concept Map identifies the site as appropriate for "Residential and Employment Mix" uses. The Plan defines "Residential and 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 businesses uses, residential housing types within this area likely*

will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor." The applicant is requesting a higher density than what is permitted by-right in the SF-5 zoning. The requested use will also have limited negative impacts because it is residential in character.

Wichita: Places for People Plan: The requested Conditional Use is in conformance with the goals of the *Wichita: Places for People Plan.* The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles." The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested Group Residence, Limited aligns with Strategy 5: *Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.* The proposed Group Residence, Limited would permit additional residents to be served by the facility at this location.

Northeast Heights Neighborhood Comprehensive Plan Amendment: The requested Conditional Use is in conformance with the goals of the *Northeast Heights Neighborhood Comprehensive Plan Amendment.* Policy 2 within the *Plan* states that "Sufficient buffering should be provided between any non-single family residential development and adjacent residential uses, such that noise, odor and/or light pollution will not be noticeable or apparent. Where adjacent to single-family residential uses, a six to eight foot masonry wall with 1.5 times the code required landscape and a fifteen-foot wide landscape buffer is recommended. A landscaped earth berm equivalent to the masonry wall may be substituted for the masonry wall." Staff finds that the large lot size and physical separation between residential dwellings (over 100 feet) is sufficient buffering in lieu of a masonry wall and/or landscaping for the requested use on site. The area of study recommends the site as appropriate for "Residential Suburban" uses. A copy of the area of study is attached to the end of this report.

RECOMMENDATION: Based on the information available prior to the public hearing, staff recommends the application be **APPROVED** subject to the following conditions.

1) The Conditional Use approval is limited to a maximum of 15 persons including staff.
2) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
3) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

The staff's recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is low-density residential. Properties to the north, south, east and west are all zoned SF-5. Properties to the north, south, and west are developed with single-family dwellings. Properties to the east are undeveloped.

2. **The suitability of the subject property for the uses to which it has been restricted:** The subject property is currently zoned SF-5 Single Family Residential District and could be used as a single-family home or Group Home, which is permitted by-right in SF-5 up to eight total residents. The owner is looking to increase the number of residents on site, which requires Group Residence, Limited.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Providing additional off-street parking spaces for twelve clients on-site may have detrimental visual impacts. The use may have an increase in traffic with staff and deliveries. However, detrimental impacts may be minimal because it has direct access to an arterial street.

4. **Length of time the property has been vacant as currently zoned:** The subject property has been developed

with a single-family residence since 1956. The residence's windows and doors have been boarded up for an unknown length of time.

5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan:** The requested Conditional Use is in conformance with the *Community Investments Plan,* the *Wichita: Places for People Plan*, and the *Northeast Heights Neighborhood Comprehensive Plan Amendment*, as discussed in the staff report.

6. **Relative gain to the public health, safety, and welfare compared to the loss in value or the hardship imposed upon the applicant:** Approval of this request could provide the opportunity for the applicant to provide care for additional residents, which is 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 on neighboring properties, such as an increase in vehicular traffic. Denial could be regarded as a loss of economic opportunity and enjoyment for the applicant.

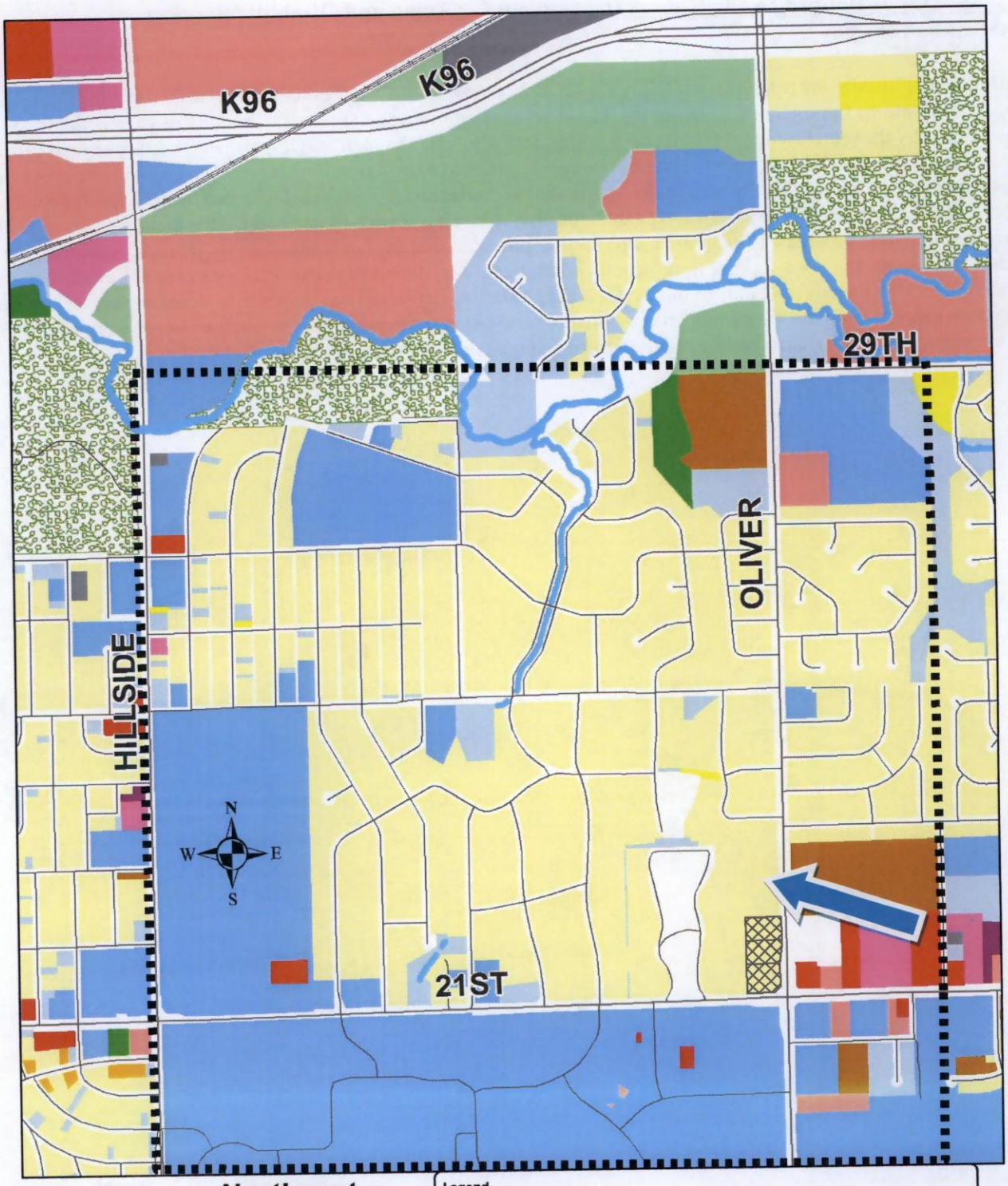
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested Conditional Use to have significant impacts on community facilities. Municipal services already serve the subject site.

8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff did not receive any public comments regarding the proposed Conditional Use.

Attachments:
1. KDADS Definition of Home Plus
2. *Northeast Heights Neighborhood Comprehensive Plan Amendment* Area of Study
3. Site Plan
4. Aerial Map
5. Zoning Map
6. Land Use Map
7. Site Photos

Home Plus as Defined by the Kansas Department for Aging and Disability Services
www.kdads.ks.gov

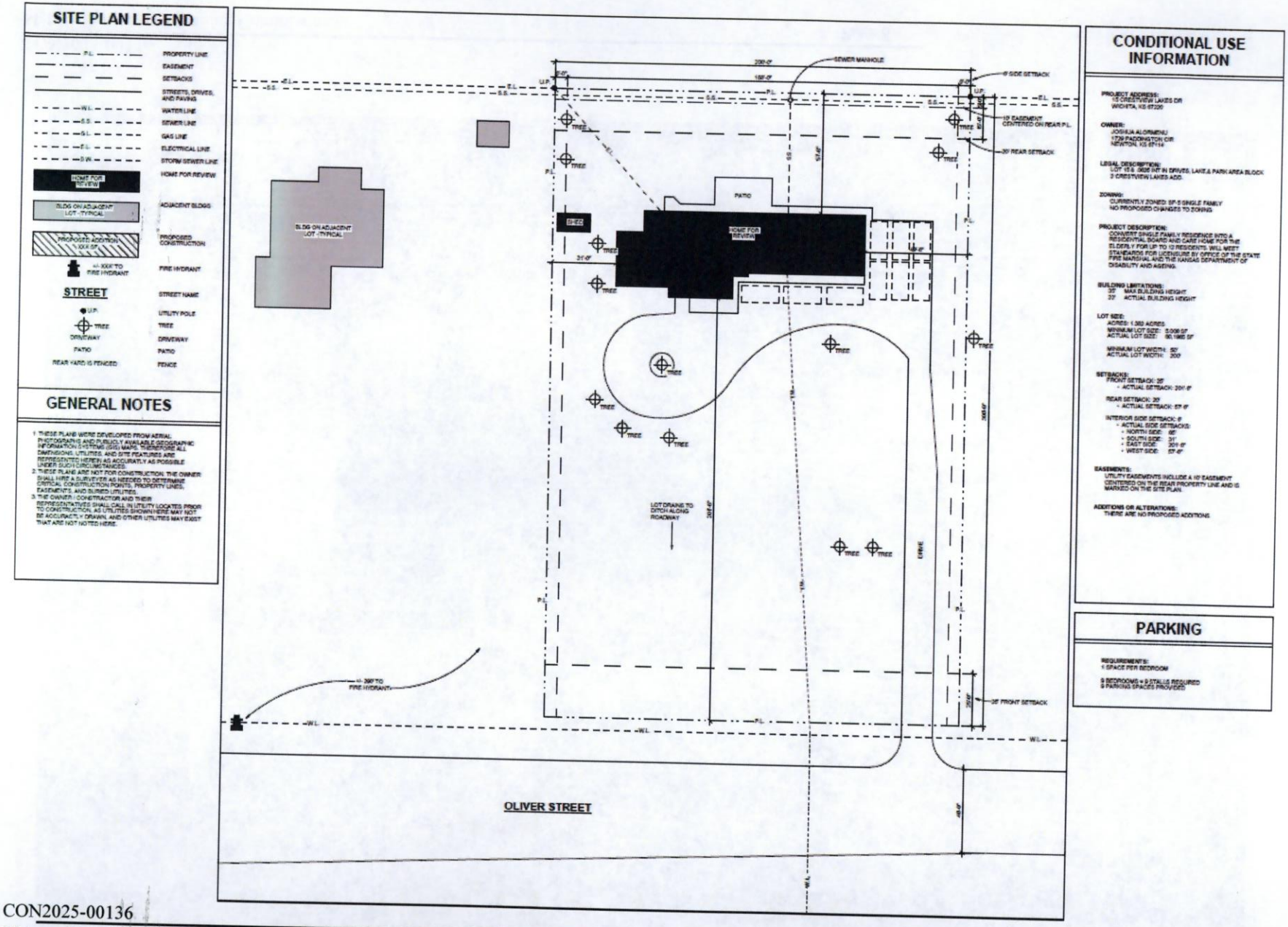
"Home Plus" means any residence or facility caring for not more than 12 individuals not related within the third degree of relationship to the operator or owner by blood or marriage unless the resident in need of care is approved for placement by the secretary for children and families, and who, due to functional impairment, needs personal care and may need supervised nursing care to compensate for activities of daily living limitations. The level of care provided to residents shall be determined by preparation of the staff and rules and regulations developed by the Kansas department for aging and disability services. An adult care home may convert a portion of one wing of the facility to a not less than five-bed and not more than 12-bed home plus facility provided that the home plus facility remains separate from the adult care home and each facility must remain contiguous. Any home plus that provides care for more than eight individuals after the effective date of this act shall adjust staffing personnel and resources as necessary to meet residents' needs in order to maintain the current level of nursing care standards. Personnel of any home plus who provide services for residents with dementia shall be required to take annual dementia care training.

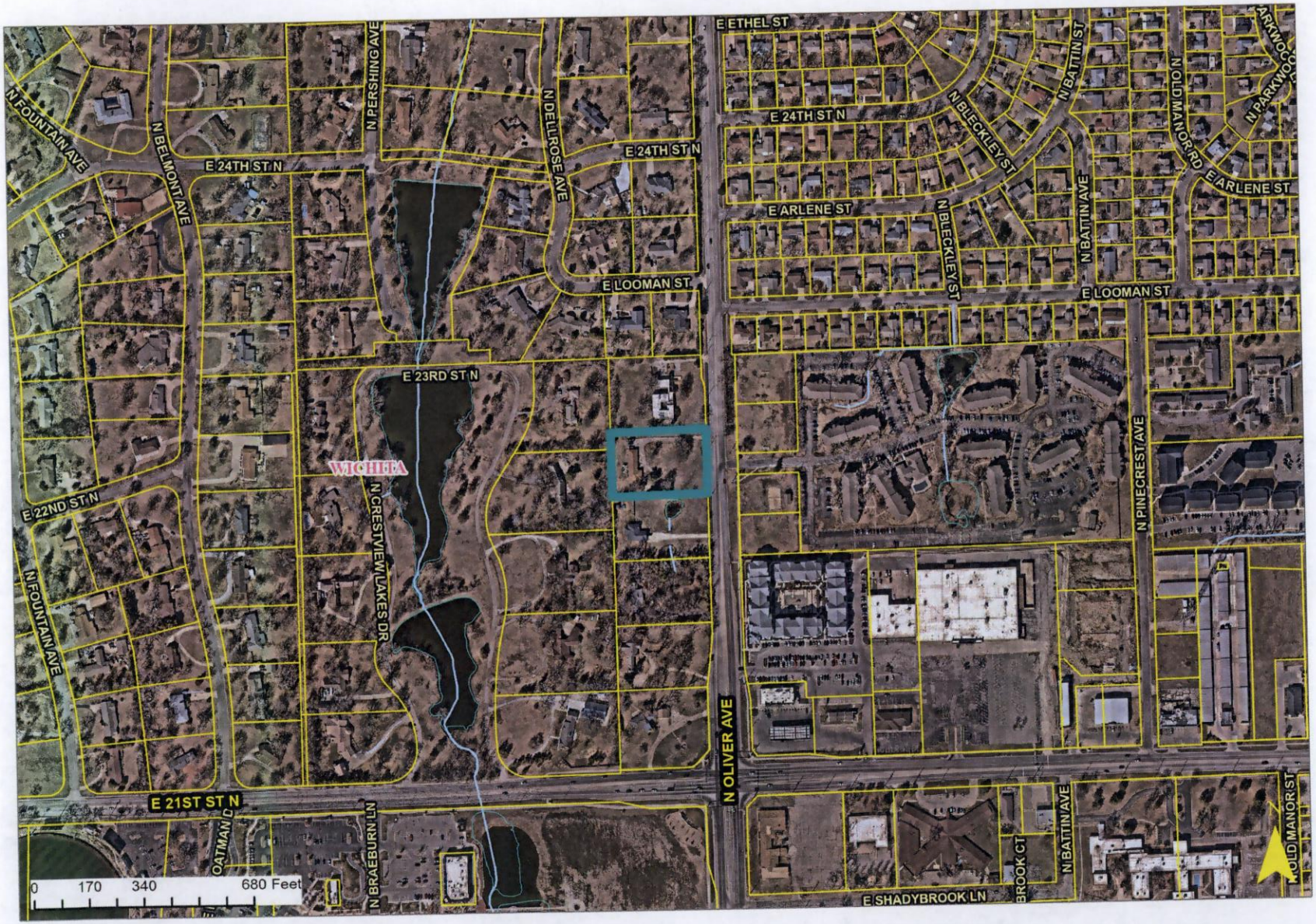


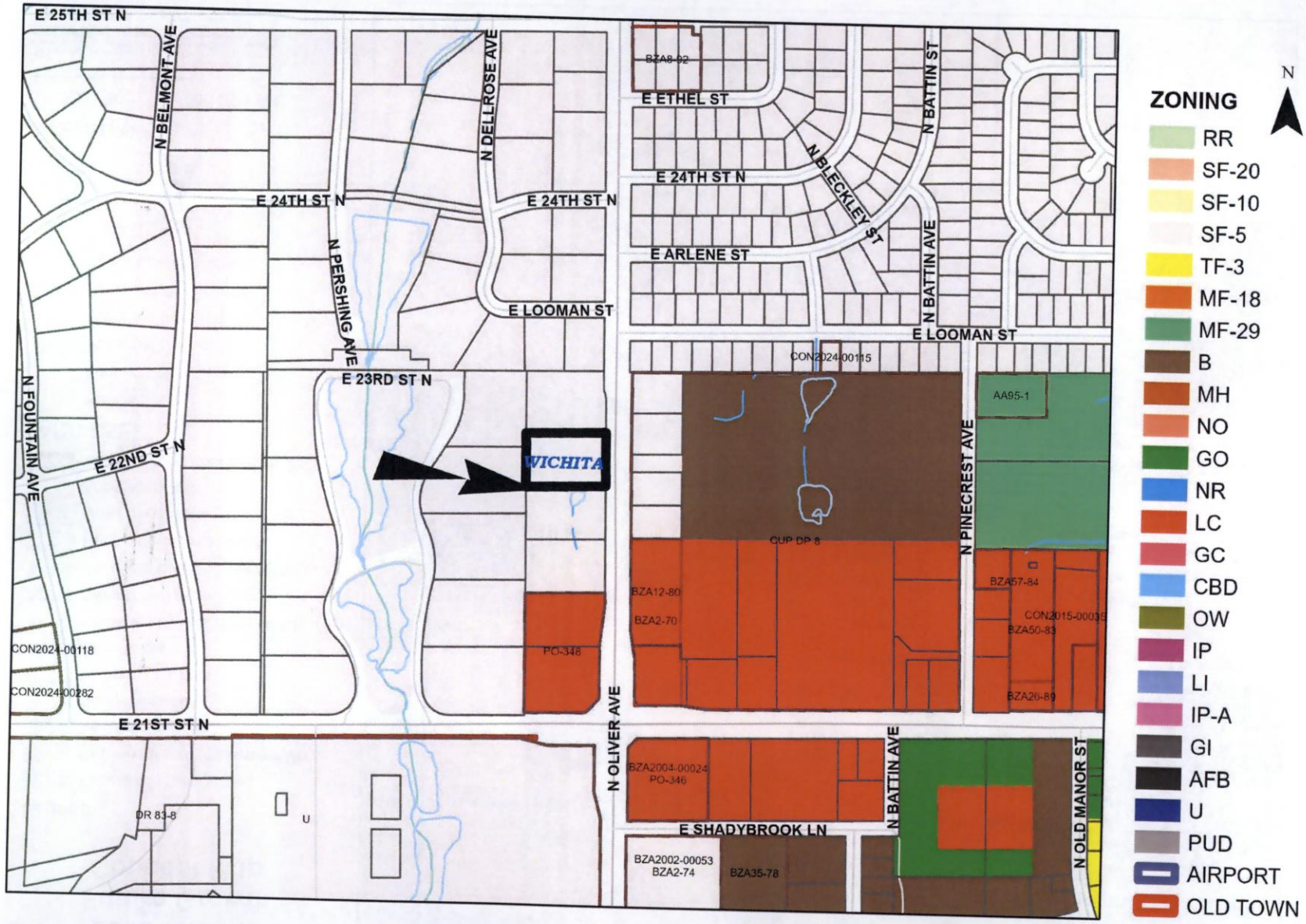
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA Planning DEPARTMENT

Northeast Heights Neighborhood
-- Figure B --

October 23, 2018


SITE PLAN LEGEND
PROPERTY LINE
EASEMENT
SETBACKS
STREETS, DRIVES, AND PAVING
WATER LINE
SEWER LINE
GAS LINE
ELECTRICAL LINE
STORM SEWER LINE
HOME FOR REVIEW
ADJACENT BLDGS
PROPOSED CONSTRUCTION
FIRE HYDRANT
STREET NAME
UTILITY POLE
TREE
DRIVEWAY
PATIO
FENCE
REAR YARD IS FENCED
GENERAL NOTES
1. THESE PLANS WERE DEVELOPED FROM AERIAL PHOTOGRAPHS AND PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEMS (GIS) MAPS. THEREFORE ALL DIMENSIONS, UTILITIES, AND SITE FEATURES ARE REPRESENTED HEREIN AS ACCURATELY AS POSSIBLE UNDER SUCH CIRCUMSTANCES.
2. THESE PLANS ARE NOT FOR CONSTRUCTION. THE OWNER SHALL HIRE A SURVEYOR AS NEEDED TO DETERMINE CRITICAL CONSTRUCTION POINTS, PROPERTY LINES, EASEMENTS, AND BURIED UTILITIES.
3. THE OWNER / CONTRACTOR AND THEIR REPRESENTATIVES SHALL CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION, AS UTILITIES SHOWN HERE MAY NOT BE ACCURATELY DRAWN, AND OTHER UTILITIES MAY EXIST THAT ARE NOT NOTED HERE.
BLDG ON ADJACENT LOT - TYPICAL
HOME FOR REVIEW
PATIO
SHED
SEWER MANHOLE
6' SIDE SETBACK
10' EASEMENT CENTERED ON REAR P.L.
20' REAR SETBACK
25' FRONT SETBACK
LOT DRAINS TO DITCH ALONG ROADWAY
+/- 300' TO FIRE HYDRANT
OLIVER STREET
CONDITIONAL USE INFORMATION
PROJECT ADDRESS:
15 CRESTVIEW LAKES DR
WICHITA, KS 67220
OWNER:
JOSHUA ALORMENU
1739 PADDINGTON CIR
NEWTON, KS 67114
LEGAL DESCRIPTION:
LOT 15 & SIDE LOT IN DRIVE, LAKE & PARK AREA BLOCK 3 CRESTVIEW LAKES ADD.
ZONING:
CURRENTLY ZONED: SF-5 SINGLE FAMILY
NO PROPOSED CHANGES TO ZONING
PROJECT DESCRIPTION:
CONVERT SINGLE FAMILY RESIDENCE INTO A RESIDENTIAL BOARD AND CARE HOME FOR THE ELDERLY FOR UP TO 10 RESIDENTS. WILL MEET STANDARDS FOR LICENSURE BY OFFICE OF THE STATE FIRE MARSHAL AND THE KANSAS DEPARTMENT OF DISABILITY AND AGEING.
BUILDING LIMITATIONS:
35' MAX BUILDING HEIGHT
22' ACTUAL BUILDING HEIGHT
LOT SIZE:
ACRES: 1.303 ACRES
MINIMUM LOT SIZE: 5,000 SF
ACTUAL LOT SIZE: 56,786 SF
MINIMUM LOT WIDTH: 50'
ACTUAL LOT WIDTH: 300'
SETBACKS:
FRONT SETBACK: 25'
- ACTUAL SETBACK: 201.6'
REAR SETBACK: 20'
- ACTUAL SETBACK: 57.6'
INTERIOR SIDE SETBACK: 6'
- ACTUAL SIDE SETBACKS:
- NORTH SIDE: 66'
- SOUTH SIDE: 31'
- EAST SIDE: 201.6'
- WEST SIDE: 57.6'
EASEMENTS:
UTILITY EASEMENTS INCLUDE A 10' EASEMENT CENTERED ON THE REAR PROPERTY LINE AND IS MARKED ON THE SITE PLAN.
ADDITIONS OR ALTERATIONS:
THERE ARE NO PROPOSED ADDITIONS
PARKING
REQUIREMENTS:
1 SPACE PER BEDROOM
5 BEDROOMS = 5 STALLS REQUIRED
5 PARKING SPACES PROVIDED


E ETHEL ST
N FOUNTAIN AVE
N BELMONT AVE
E 24TH ST N
N PERSHING AVE
N DELLROSE AVE
E 24TH ST N
N BLECKLEY ST
N BATTIN AVE
N OLD MANOR RD
N PARKWOOD
E 24TH ST N
E ARLENE ST
E ARLENE ST
N BLECKLEY ST
N BATTIN AVE
E LOOMAN ST
E LOOMAN ST
E 23RD ST N
WICHITA
N CRESTVIEW LAKES DR
N PINECREST AVE
E 22ND ST N
N FOUNTAIN AVE
N OLIVER AVE
E 21ST ST N
OATMAN CT
N BRAEBURN LN
N BATTIN AVE
OLD MANOR ST
E SHADYBROOK LN
BROOK CT
0 170 340 680 Feet


E 25TH ST N
N BELMONT AVE
N DELLROSE AVE
E 24TH ST N
E 24TH ST N
N PERSHING AVE
E LOOMAN ST
E 23RD ST N
N FOUNTAIN AVE
E 22ND ST N
WICHITA
PO-348
CON2024-00118
CON2024-00282
E 21ST ST N
DR 83-8
U
BZA8-92
E ETHEL ST
N BLECKLEY ST
N BATTIN ST
E 24TH ST N
E ARLENE ST
N BATTIN AVE
E LOOMAN ST
CON2024-00115
AA95-1
N PINECREST AVE
CUP DP-8
BZA12-80
BZA2-70
BZA57-84
CON2015-00035
BZA50-83
BZA26-89
N OLIVER AVE
BZA2004-00024
PO-346
N BATTIN AVE
N OLD MANOR ST
E SHADYBROOK LN
BZA2002-00053
BZA2-74
BZA35-78
ZONING
N
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

2035 Wichita Future Growth Concept Map



Legend

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014
- Major Institutional
- Application Area
- Neighborhood Area & Plans 2025

LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant

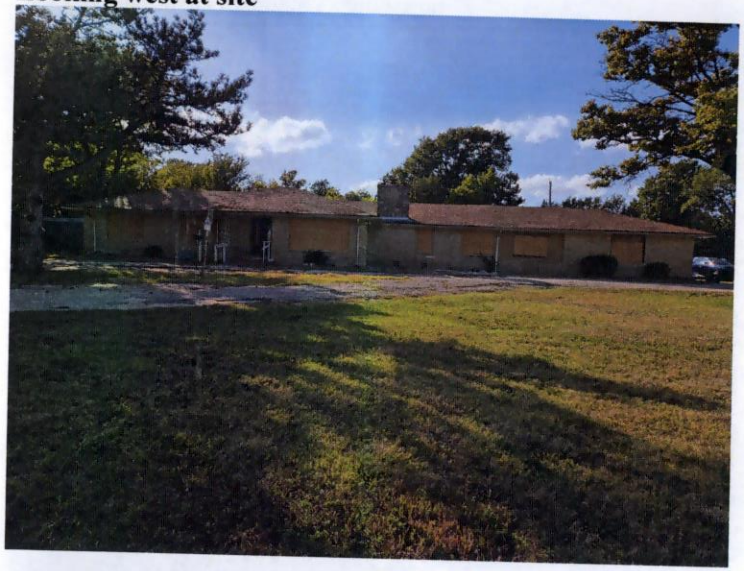
N

Scale: 1:18,687

0 500 1,000 2,000 US Feet

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Note: Public property represented on this map is not intended to be inclusive.

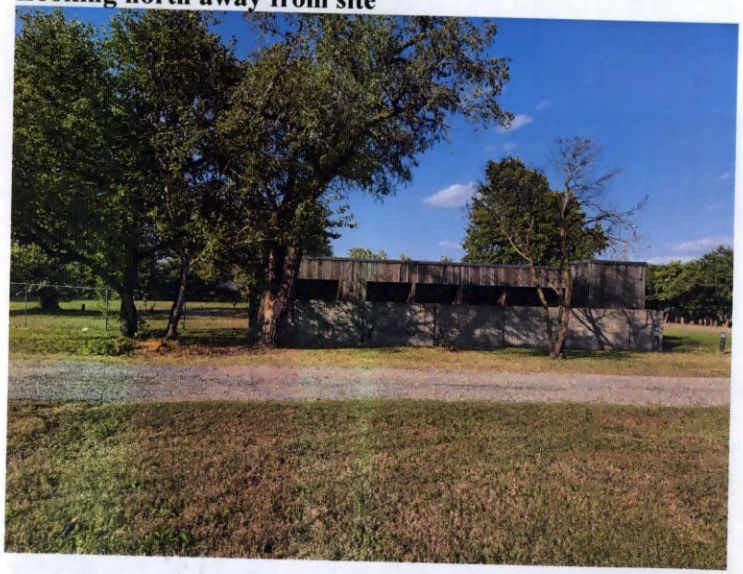
Looking west at site



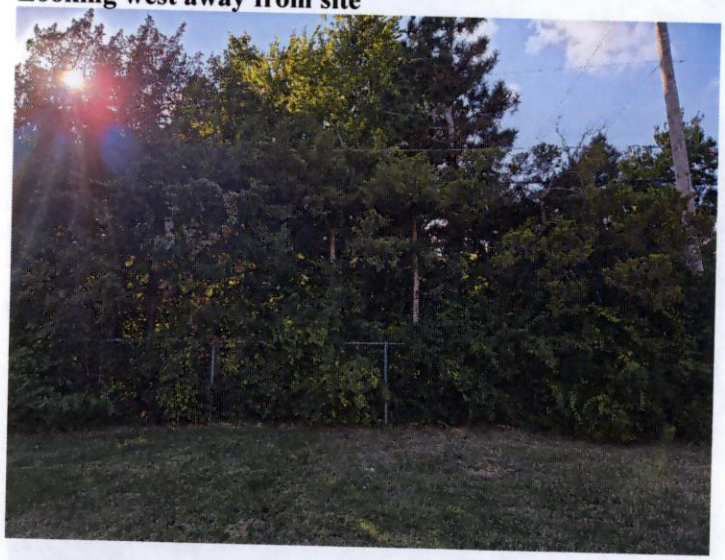
Looking east away from site



Looking north away from site



Looking west away from site



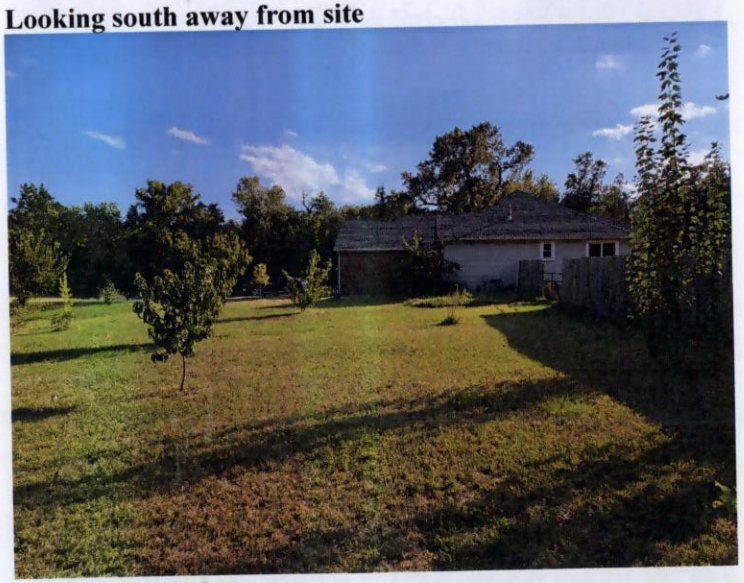
Looking east towards site



Looking south towards site



Looking south away from site



Looking north towards site

