Wichita-Sedgwick County Metropolitan Area Planning Department

Argo Properties LLC
1801 South Glendale Street
Wichita, KS 67218

December 1, 2025

RE: CON2025-00138 - Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the northeast corner of South Meridian Avenue and West Pawnee Avenue (2412 West Pawnee Avenue).

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. The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, outdoor vehicle and equipment sales shall be in effect.
2. Because the UZC's definition of "Vehicle Repair, Limited" does not allow the outside repair or maintenance services of vehicles none shall be conducted on the site, unless a building is provided for this activity; UZC. Art. II, Sec.II-B.14.i. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. No outside storage of parts, including tires, oil containers or any similar type of receptacles for new or used petroleum products.
3. All improvements to the property must be finished before car sales is permitted. Those improvements shall include, but not limited to, clearly marked customer and employee parking and the display area, required screening, and landscaping.
4. The site shall be developed according to the approved revised site plan. The site plan shall be revised and identify specific parking areas, screening and landscaping.
5. A Conditional Use amendment shall be required for any changes to these conditions.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. 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.

No protests were received. Therefore, the decision of the MAPC is final. If you have any questions concerning this matter, please contact our office at 268-4421.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans
Associate Planner

Cc: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

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November 13, 2025

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7. 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 **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**.

If no protest petitions are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on **Tuesday, December 16, 2025, at 9:00 a.m.** for final 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
Current Plans
Associate Planner

Cc: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD

CONDITIONAL USE RESOLUTION NO. CON2025-00138

WHEREAS, Argo Properties LLC, 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 for Vehicle and Equipment Sales, Outdoor in the LC Limited Commercial District zoning located at 2412 West Pawnee Avenue, legally described as:

> The South 140 feet of the West 200 feet of Lot 8, Block 9, Pawnee Park Addition to Wichita, 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 MAPC 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 Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Vehicle and Equipment Sales, Outdoor in the LC Limited Commercial District zoning located at 2412 West Pawnee Avenue, legally described as:

> The South 140 feet of the West 200 feet of Lot 8, Block 9, Pawnee Park Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, outdoor vehicle and equipment sales shall be in effect.
2. Because the UZC's definition of "Vehicle Repair, Limited" does not allow the outside repair or maintenance services of vehicles none shall be conducted on the site, unless a building is provided for this activity; UZC. Art. II, Sec.II-B.14.i. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. No outside storage of parts, including tires, oil containers or any similar type of receptacles for new or used petroleum products.
3. All improvements to the property must be finished before car sales is permitted. Those improvements shall include, but not limited to, clearly marked customer and employee parking and the display area, proposed lighting, screening, and landscaping.
4. The site shall be developed according to the approved site plan.
5. A Conditional Use amendment shall be required for any changes to these conditions.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. 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.

Adopted this 19 Day of DECEMBER, 2025.

METROPOLITAN AREA PLANNING COMMISSION

Bryan Frye, Chairman

ATTEST:

Scott Wadle, Secretary



SITE PLAN

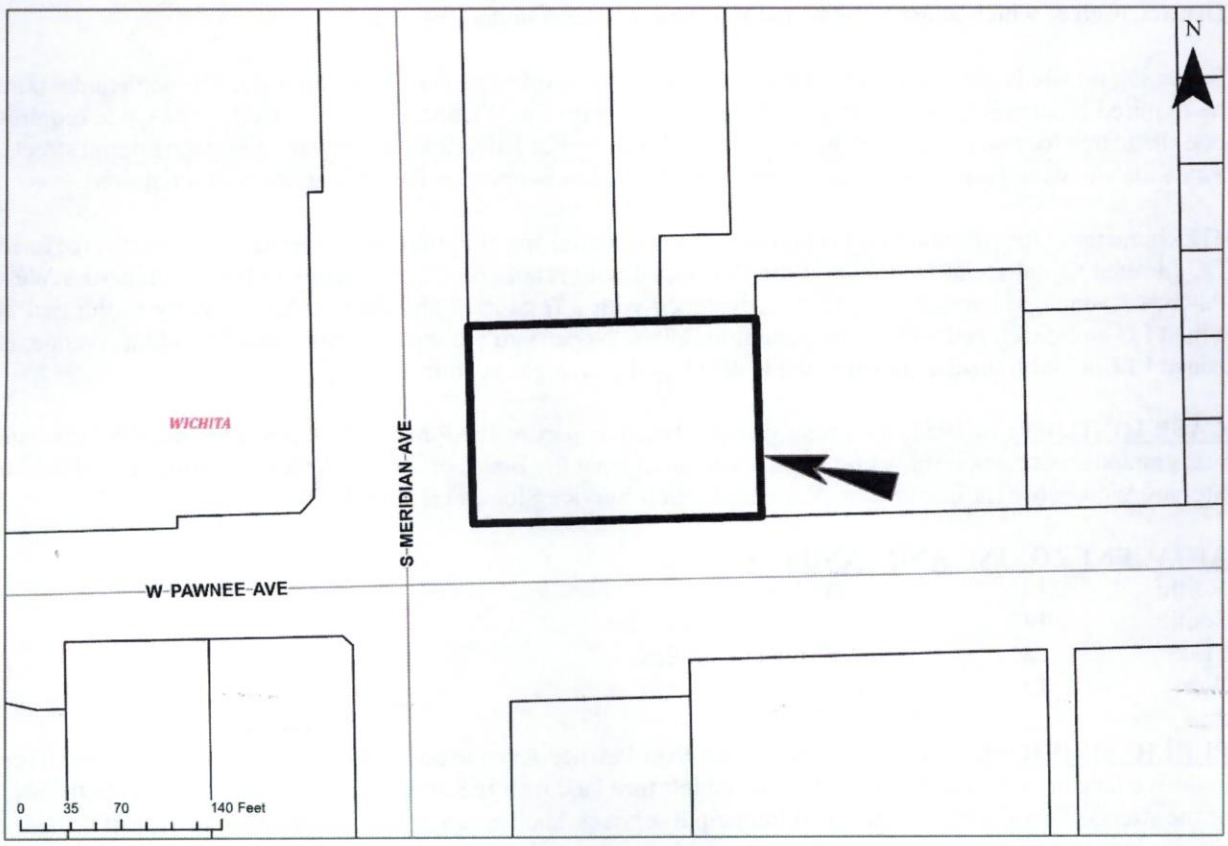
APPROVED 12/1 BY CMR

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.5

STAFF REPORT
MAPC: October 23, 2025
DAB IV: November 5, 2025

CASE NUMBER:	CON2025-00138 (City)
APPLICANT/AGENT:	Argo Properties LLC (Applicant)
REQUEST:	Conditional Use to allow Vehicle and Equipment Sales, Outdoor
CURRENT ZONING:	LC Limited Commercial District
SITE SIZE:	0.64 acres
LOCATION:	Generally located on the northeast corner of West Pawnee Street and South Meridian Avenue (2412 West Pawnee Street)
PROPOSED USE:	Outdoor automotive sales
RECOMMENDATION:	Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District. The property is 0.64 acres in size and is generally located on the northeast corner of West Pawnee Street and South Meridian Avenue (2412 West Pawnee Street). It is currently developed with a vacant commercial space. The applicant is filing the request because Vehicle and Equipment Sales, Outdoor is permitted in LC zoning with a Conditional Use approval.

Vehicle and Equipment Sales are subject to Supplementary Use Regulations of the Unified Zoning Code (UZC) Section III-D.6.x. In summary, Vehicle and Equipment Sales must be contiguous to a major street, must be screened from areas adjacent to residential zoning districts, shall be paved with concrete or similar materials shall comply with lighting and noise regulations, prohibits outside repair work, prohibits certain signage on site, and prohibits elevated platforms. A complete list of Supplementary Use Regulations is attached to the end of this report. If approved, the applicant shall comply with all of the Regulations. The subject site is located at the intersection of two major streets, which satisfies the first Regulation.

The UZC requires one parking space per 500 square feet of building floor area, plus two spaces for the first 10,000 square feet of lot area used for sales or storage purposes, plus one space for each 10,000 square feet of lot area used for sales, display or storage purposes thereafter. The applicant intends to repurpose the existing 2,688 square-foot building, which would require six parking spaces. The remainder of the site is developed with a parking lot, which is about 16,770 square feet. This would require an additional four parking spaces for a total of ten parking spaces. The site plan shows a total of 28 parking spaces, which satisfies this requirement. Those spaces not required for parking can be used for display.

The nearest car sales appear two miles east of the subject site, on the southwest corner of West Pawnee Street and South Broadway Avenue. The applicant would be introducing a new use to the area. However, directly west of the subject site are several parcels zoned LI Limited Industrial District and GC General Commercial District, each of which allow Vehicle and Equipment Sales, Outdoor by right.

Screening on site is not required because it does not abut residential zoning on any side. The applicant would be required to submit a landscape plan in accordance with the Wichita Landscape Code. The Code requires one shade tree (or two ornamental trees) per forty lineal feet of landscaped street yard along the arterial streets. Since the site would have more than 20 parking spaces, landscaping in the parking lot is also required.

The character of the neighborhood is high-density residential and commercial. Properties to the north are zoned LC Limited Commercial District and are developed with retail spaces. Properties to the south, across West Pawnee Avenue, are zoned LC and are developed with a restaurant and parking lot. Property to the east is zoned LC and developed with an apartment building. Property to the west, across South Meridian Avenue, is zoned LI Limited Industrial District and is developed with a gas station.

CASE HISTORY: In 1953, the property was platted as part of the Pawnee Park Addition. In 1982, the site was granted an exception (now known as a Variance) from the Board of Zoning Appeals to allow a Residential Storage Warehouse (now known as Warehouse, Self Service Storage) (BZA19-82).

ADJACENT ZONING AND LAND USE:

North:	LC	Retail spaces
South:	LC	Restaurant, parking lot
East:	LC	Apartment complex
West:	LI	Gas station

PUBLIC SERVICES: This site has access to West Pawnee Avenue and South Meridian Avenue, which are both five lane arterial streets with a designated left turn lane near the intersection and sidewalks on both sides of the streets. This site has access to all municipal services, such as water and sewer. Wichita Transit provides regular bus service across the street from the subject site, on the northwest corner of West Pawnee Street and

South Meridian Avenue.

CONFORMANCE TO PLANS/POLICIES:

Community Investments Plan
The requested Conditional Use is in conformance to the *Community Investments Plan.* The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Commercial" uses. The requested use is commercial in nature, which is appropriate within this category.

The requested Conditional Use is in conformance with the Locational Guidelines of the *Community Investments Plan*, which encourages compatible and appropriate future land use change in Wichita and unincorporated Sedgwick County. The General Development pattern recommends that "*Development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with the development.*" The applicant intends to utilize the existing commercial building on site as an office space. Within the Established Central Area, "*Neighborhood-serving retail and office uses and high-density residential uses can be appropriate along arterial streets on small infill sites near residential uses or through conversions of residential structures if appropriate site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential are provided and the scale of the development is appropriate for its context.*" The proposed redevelopment would occur near the intersection of two arterial streets and is required to provide site design features (such as landscaping). The Supplementary Use Regulations for Vehicle and Equipment Sales, Outdoor also list noise and sign provisions that limit potentially adverse impacts to the surrounding area.

Wichita Places for People Plan
The requested Conditional Use is in partial conformance with the *Wichita: Places for People Plan.*

Overview
The Wichita: Places for People Plan provides recommendations for urban infill and redevelopment in the Established Central Area (ECA). In general, the ECA is envisioned as a place with: connected community; strong neighborhoods; and vibrant centers. The plan recommends accomplishing this through strategies for walkable development; having multiple options for people to get around (walking, automobiles, bicycling, transit); improving economic feasibility; creating tools and targeting incentives for infill and redevelopment to desired areas; providing a diversity of housing options; and encouraging infill and redevelopment that is contextual to where it is occurring.

Strategies
This plan contains six (6) Strategies. Of those strategies, three (3) of those strategies generally do not apply to this Conditional Use request. The proposed Conditional Use request appears to be in conformance with Strategy 3 to improve the economic feasibility of commercial and services. The request is also in conformance with Strategy 6 to encourage infill and redevelopment that is contextual to the surrounding environment. The immediate area includes multiple automobile oriented uses – including a gas station and multiple shopping centers with large front parking lots.

The request is not in conformance with Strategy 1 to create walkable destinations because the principal use of the property is outdoor vehicle sales and it is a best practice for walkable environments to not have parking /outdoor vehicle sales in the front of properties.

Areas of Opportunity and Stability
The Places for People Plan also includes a Walkable Development Book, which contains information to help guide the development of walkable, connected places. The Walkable Development Book includes a map showing Areas of Opportunity and Areas of Stability (page 11). The subject site for this Conditional Use

application located in an Area of Stability. This Conditional Use application is in conformance with the Comprehensive Plan's Guiding Principal (page 26) that Infill development should be limited to projects on individual or small sites with a scale of development appropriate for its context. Infill projects should complement existing neighborhood development and incorporate site design features that limit traffic noise, lighting, and adverse impacts on surrounding properties.

Nodes
The Places for People Plan designates the intersection of Pawnee and Meridian as a Neighborhood Hub. These are defined as concentrations of amenities and services that can "satisfy the daily needs of the surrounding neighborhoods." Vehicle sales lots are not generally considered neighborhood-serving, nor do they provide goods or services to meet daily needs. Buildings located in a Neighborhood Hub are ideally live/work units, small-scale commercial structures, or medium-scale mixed-use structures.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends that the Conditional Use be **APPROVED**, subject to the following conditions:

1) The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, outdoor vehicle and equipment sales shall be in effect.
2) Because the UZC's definition of "Vehicle Repair, Limited" does not allow the outside repair or maintenance services of vehicles none shall be conducted on the site, unless a building is provided for this activity; UZC. Art. II, Sec.II-B.14.i. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. No outside storage of parts, including tires, oil containers or any similar type of receptacles for new or used petroleum products.
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6) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7) 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.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is high-density residential and commercial. Properties to the north are zoned LC Limited Commercial District and are developed with retail spaces. Properties to the south, across West Pawnee Avenue, are zoned LC and are developed with a restaurant and parking lot. Property to the east is zoned LC and developed with an apartment building. Property to the west, across South Meridian Avenue, is zoned LI Limited Industrial District and is developed with a gas station.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC Limited Commercial District, and is suitable for a wide variety of residential, civic, and commercial land uses. Vehicle and Equipment Sales is allowed with Conditional Use approval.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate the removal of restrictions to have a significant detrimental impact on nearby properties.

Screening, landscaping, and the conditions of approval should mitigate some concerns.

4. Length of time subject property has remained vacant as zoned: The site has been developed with a commercial building since 1984 that the applicant intends to reuse for the Conditional Use.

5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Staff does not anticipate the approval of the request to have a significant detrimental impact on surrounding properties. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance to the *Community Investments Plan* and is in partial conformance with the *Wichita: Places for People Plan*, as discussed in the report.

7. Impact of the proposed development on community facilities: Should the request be approved, it is not anticipated to have significant negative impacts on community facilities. The streets on which the proposed car sales is situated can accommodate its anticipated traffic.

8. Opposition or support of neighborhood residents: Staff has not received comment from neighborhood residents at the time of the publication of the staff report.

Attachments:

1. Supplementary Use Regulations for Vehicle and Equipment Sales, Outdoor (Section III-D.6.x)
2. Site Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Supplementary Use Regulations for Vehicle and Equipment Sales, Outdoor (Section III-D.6.x)

1. Location shall be contiguous to a major street as designated in the *Transportation Plan* adopted by the Governing Bodies, and as amended from time to time.

2. Visual screening of areas adjacent to residential zoning districts shall be provided to protect adjacent properties from light, debris and noise and to preserve adjacent property values even when the change in use to Vehicle and Equipment Sales replaces a previous use that is of equal or greater intensity. In no case shall screening be less than that required by Sec. IV-B.1-3.

3. All Parking, Outdoor Storage and display areas shall be paved with concrete, asphalt or asphaltic concrete or any comparable hard surfacing material. Parking barriers shall be installed along all perimeter boundaries abutting streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public street right-of-way.

4. The lighting shall be in compliance with the lighting requirements of Sec. IV-B.4. No string-type or search lighting shall be permitted.

5. The noise levels shall be in compliance with the noise requirements of Sec. IV-C.6. Outdoor speakers and sound amplification systems shall not be permitted.

6. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

7. Only those signs permitted in the LC District shall be permitted on this site, except that no portable, flashing, moving or off-site Signs shall be permitted and no streamers, banners, pennants, pinwheels, commercial flags, bunting or similar devices shall be permitted.

8. There shall be no use of elevated platforms for the display of Vehicles.

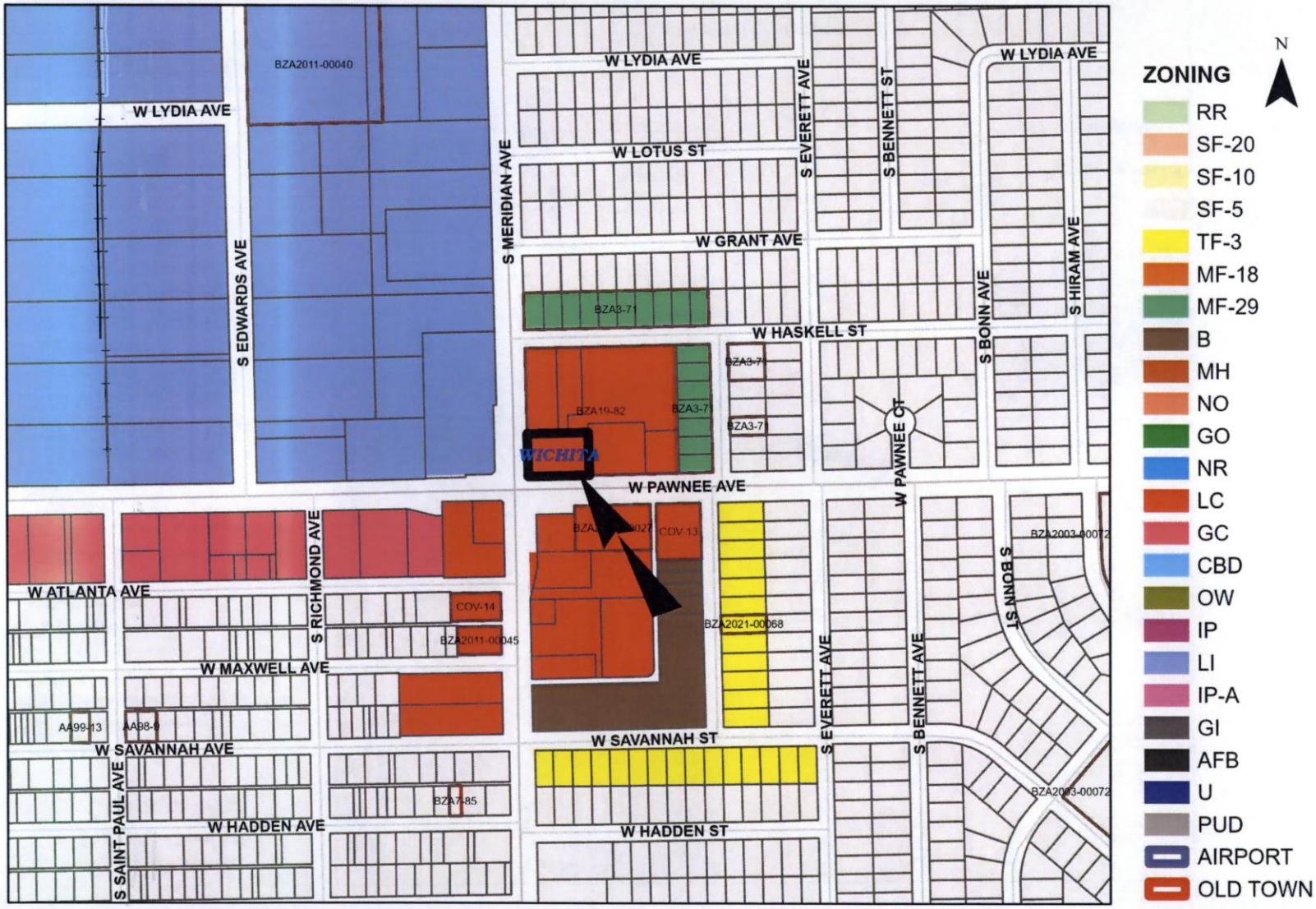
Site Plan



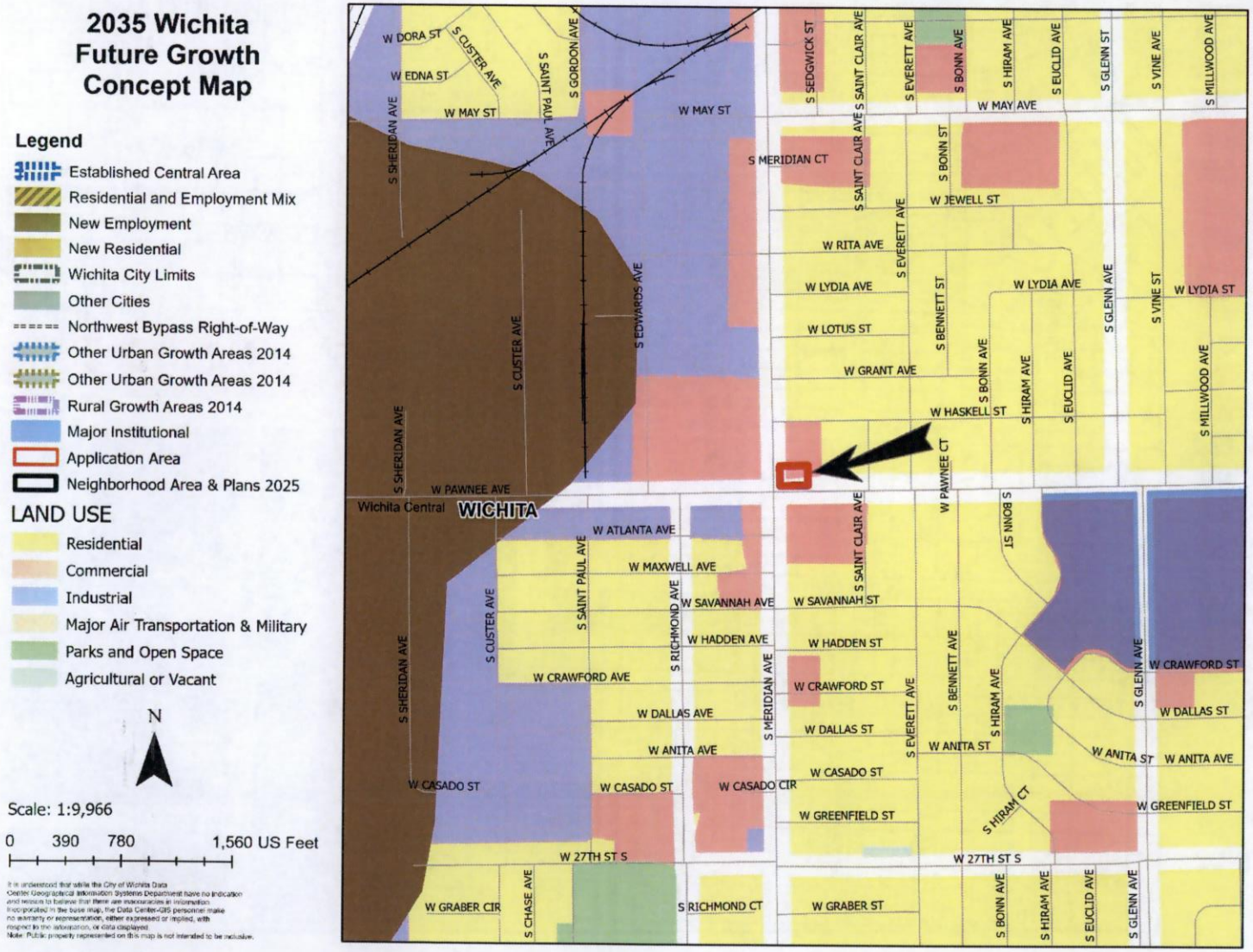
Aerial Map



Zoning Map


W LYDIA AVE
BZA2011-00040
S EDWARDS AVE
S MERIDIAN AVE
W LOTUS ST
S EVERETT AVE
S BENNETT ST
W GRANT AVE
BZA3-71
S BONN AVE
S HIRAM AVE
W HASKELL ST
BZA19-82
BZA3-7
WICHITA
W PAWNEE AVE
W PAWNEE CT
W ATLANTA AVE
S RICHMOND AVE
COV-14
BZA2011-00045
COV-13
BZA2021-00068
BZA2003-00072
S BONN ST
W MAXWELL AVE
AA99-13
AA98-9
W SAVANNAH AVE
W SAVANNAH ST
S SAINT PAUL AVE
BZA7-85
W HADDEN AVE
W HADDEN ST
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

Future Growth Concept Map



Looking east towards site



Looking south away from site



Looking west away from site



Looking north away from site



Looking south towards site



Looking north towards site



Looking east away from site



Looking west towards site

