CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

March 3, 2026

B & B Wichita Properties
ATTN: Brandon Large
11 Shorecliff
Aliso Viejo, CA 92656

RE: ZON2025-000070 – Zone Change request in the City from SF-5 Single-Family Residential District to MF-29 Multi-Family Residential District with PO #470, Generally located approximately one-quarter of a mile northwest of West Central Avenue and North West Street (724 North Dougherty Avenue).

Dear Applicant,

Dear Applicant;
At its regular meeting on **March 3, 2026**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request, subject to PO #470.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Council Member, District VI
Ana Lopez, CSR, District VI

PO #470

Protective Overlay #470:

Purpose

The Protective Overlay is intended to limit the scale, density, and design of development on the subject property to ensure compatibility with the surrounding single-family neighborhood while allowing modest multifamily infill.

Protective Overlay Conditions

1. Maximum Number of Dwelling Units

Development on the subject property shall be limited to a maximum of twelve (12) dwelling units.

2. Building Height The maximum building height shall not exceed thirty-five feet (35').

3. Building Orientation & Access

- **All dwelling units shall be accessed from the same building façade.**
- **Second-floor units shall be accessed via an exterior balcony/walkway.**
- **Stair access shall be limited to two stairways, located at the ends of the building – unless code requirements require a different stairway/access design.**

4. Setbacks

- **Front setback: minimum 40 feet from the front property line.**
- **Side setbacks: minimum 6 feet on each side, subject to compatibility setback standards.**
- **Rear setback: Minimum 20 feet, subject to compatibility setback standards.**

5. Building Footprint

The primary building footprint shall not exceed 180 feet in length and shall be limited to a rectangular form to reduce massing impacts.

6. Parking Location Primary off-street parking shall be located to the rear (east) of the building.

7. Driveway Access Vehicular access shall be limited to one driveway, located along the north side of the property, providing access to primary rear parking.

8. Landscaping & Screening

- **Landscaping shall be per the Wichita Landscape Code.**
- **A six-foot (6') tall solid fence shall be installed along the rear and interior side property lines where the site abuts residentially zoned or developed properties.**

9. Exterior Materials Exterior building materials shall be residential in character and include:

- **Horizontal siding (fiber cement or equivalent)**
- **Brick or masonry wainscot**
- **Pitched composite shingle roof design**
- **The roof shall be of hipped or gabled design**

10. Use Limitation The property shall be used only for residential purposes. No commercial or mixed-use activities shall be permitted.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 29, 2026

B & B Wichita Properties
ATTN: Brandon Large
11 Shorecliff
Aliso Viejo, CA 92656

RE: ZON2025-000070 – Zone Change request in the City from SF-5 Single-Family Residential District to MF-29 Multi-Family Residential District with PO #470, Generally located approximately one-quarter of a mile northwest of West Central Avenue and North West Street (724 North Dougherty Avenue).

Dear Applicant,

At its regular meeting on **January 29, 2026**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above referenced request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **February 12, 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 12, 2026, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) VI on **Monday, February 9, 2026**, beginning at 6:30 p.m. at the Evergreen Community Center and Library, 2601 N. Arkansas Ave., Wichita, KS 67204. For more information on this meeting, please contact Community Services Representative for District VI, Ana Lopez at (316) 303-8043 or mailto:alopez@wichita.gov. This application will be presented to the Wichita City Council on **Tuesday, March 3, 2026,** beginning at 9:00 a.m.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Council Member, District VI
Ana Lopez, CSR, District VI

Applicant Proposed PO #470
(Planning Department recommended changes in *red*)

Purpose
The Protective Overlay is intended to limit the scale, density, and design of development on the subject property to ensure compatibility with the surrounding single-family neighborhood while allowing modest multifamily infill.

Protective Overlay Conditions

1. **Maximum Number of Dwelling Units**
Development on the subject property shall be limited to a maximum of **twelve (12) dwelling units**.

2. **Building Height** The maximum building height shall not exceed ~~two (2) stories or~~ **thirty-five feet (35')**~~, whichever is less.~~

3. **Building Orientation & Access**
- All dwelling units shall be accessed from the same building façade.
- Second-floor units shall be accessed via an exterior balcony/walkway.
- Stair access shall be limited to **two stairways**, located at the ends of the building – unless code requirements require a different stairway/access design.

4. **Setbacks**
- **Front setback:** minimum **40 feet** from the front property line.
- **Side setbacks:** minimum **6 feet** on each side, ***subject to compatibility setback standards***.
- **Rear setback:** ~~remaining area to be used for parking and landscape buffering.~~ ***Minimum 20 feet, subject to compatibility setback standards.***

5. **Building Footprint**
The primary building footprint shall not exceed **180 feet in length** and shall be limited to a rectangular form to reduce massing impacts.

6. **Parking Location** Primary off-street parking shall be located **to the rear (east) of the building**.

7. **Driveway Access** Vehicular access shall be limited to **one driveway**, located along the **north side of the property**, providing access to primary rear parking.

8. **Landscaping &** ~~Buffering~~ ***Screening***
- ~~A landscaped buffer shall be provided between the rear parking area and adjoining residential properties.~~
- ~~Landscaping shall include trees, shrubs, and ground cover sufficient to screen parking and soften visual impact.~~
- ***Landscaping shall be per the Wichita Landscape Code.***
- A six-foot (6') tall solid fence shall be installed along the rear and ***interior*** side property lines where the site abuts residentially zoned or developed properties.

9. **Exterior Materials** Exterior building materials shall be residential in character and include:
- Horizontal siding (fiber cement or equivalent)
- Brick or masonry wainscot
- Pitched composite shingle roof design

10. **Use Limitation** The property shall be used **only for residential purposes**. No commercial or mixed-use activities shall be permitted.

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

ORDINANCE NO. 52-908

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. ZON2025-00070

Zone change request in the City from SF-5 Single-Family Residential District to MF-29 Multi-Family Residential District zoning, subject to the provisions of Protective Overlay #470, on property legally described as:

Lot 4, Hickory Creek Addition to Wichita, Sedgwick County, Kansas.

Protective Overlay #470:

Purpose
The Protective Overlay is intended to limit the scale, density, and design of development on the subject property to ensure compatibility with the surrounding single-family neighborhood while allowing modest multifamily infill.

Protective Overlay Conditions
1. Maximum Number of Dwelling Units
Development on the subject property shall be limited to a maximum of twelve (12) dwelling units.

2. Building Height The maximum building height shall not exceed thirty-five feet (35').

3. Building Orientation & Access

- **All dwelling units shall be accessed from the same building façade.**
- **Second-floor units shall be accessed via an exterior balcony/walkway.**
- **Stair access shall be limited to two stairways, located at the ends of the building – unless code requirements require a different stairway/access design.**

4. Setbacks

- **Front setback: minimum 40 feet from the front property line.**
- **Side setbacks: minimum 6 feet on each side, subject to compatibility setback standards.**
- **Rear setback: Minimum 20 feet, subject to compatibility setback standards.**

5. Building Footprint
The primary building footprint shall not exceed 180 feet in length and shall be limited to a rectangular form to reduce massing impacts.

6. Parking Location Primary off-street parking shall be located to the rear (east) of the building.

7. Driveway Access Vehicular access shall be limited to one driveway, located along the north side of the property, providing access to primary rear parking.

8. Landscaping & Screening

- **Landscaping shall be per the Wichita Landscape Code.**
- **A six-foot (6') tall solid fence shall be installed along the rear and interior side property lines where the site abuts residentially zoned or developed properties.**

9. Exterior Materials Exterior building materials shall be residential in character and include:

- **Horizontal siding (fiber cement or equivalent)**
- **Brick or masonry wainscot**
- **Pitched composite shingle roof design**
- **The roof shall be of hipped or gabled design**

10. Use Limitation The property shall be used only for residential purposes. No commercial or mixed-use activities shall be permitted.

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 10th day of March, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law

McClatchy

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0302752	Legal Ad - IPL0302752	01-29-2026 MAPC Wichita Eagle Summary	2.0	106.0L

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 January 29, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 29, 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.**

CON2025-00176: Conditional Use in the City to amend CON2015-00003 to allow outdoor entertainment, music and recreation on property zoned LC Limited Commercial District, generally located on the southwest corner of West Douglas Avenue and South Anna Street (4801 West Douglas Avenue).

CON2025-00177: Conditional Use request in the City for an Accessory Apartment on property zoned TF-3 Two-Family Residential District, generally located on the northeast corner of East Orchard Avenue and North Vassar Street (3402 Orchard East Avenue).

VAC2025-00058: Vacation request in the City to vacate the 15-foot rear platted setback on property zoned SF-5 Single-Family Residential District, generally located on the east side of North Duckcross Cove Street, within one-half mile south of East 19th Street North (1720 North Duckcross Cove Street).

VAC2025-00059: Vacation request in the City to vacate a portion of complete access control, generally located at the northeast corner of West 29th Street North and North 119th Street West (11820 West 29th Street North).

VAC2025-00060: Vacation request in the City to vacate a 20-foot drainage and utility easement, generally located at the northeast corner of West 29th Street North and North 119th Street West (11820 West 29th Street North).

ZON2025-00068: Zone Change request in the City from PUD Planned Unit Development PUD-112 to OW Office Warehouse District, generally located west of North Wellington Place and one block south of West 13th Street North (1237 North Wellington Place).

ZON2025-00070: Zone Change request in the City from SF-5 Single Family Residential to MF-29 Multi-family Residential, generally located approximately a quarter of a mile northwest of West Central Avenue and North West Street (721 North Dougherty).

ZON2025-00071: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for multi-family development, generally located on the west side of North McLean Boulevard, within 200 feet south of West 13th Street North.
IPL0302752
Jan 7 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:
01/07/26 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Jan 7, 2026, 10:02 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®

AGENDA ITEM NO. 4.8

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: January 29, 2026
DAB VI: February 9, 2026

CASE NUMBER: ZON2025-00070 (City)

APPLICANT/AGENT: B&B Wichita Properties (Applicant)

REQUEST: MF-29 Multi-Family Residential District with Protective Overlay #470

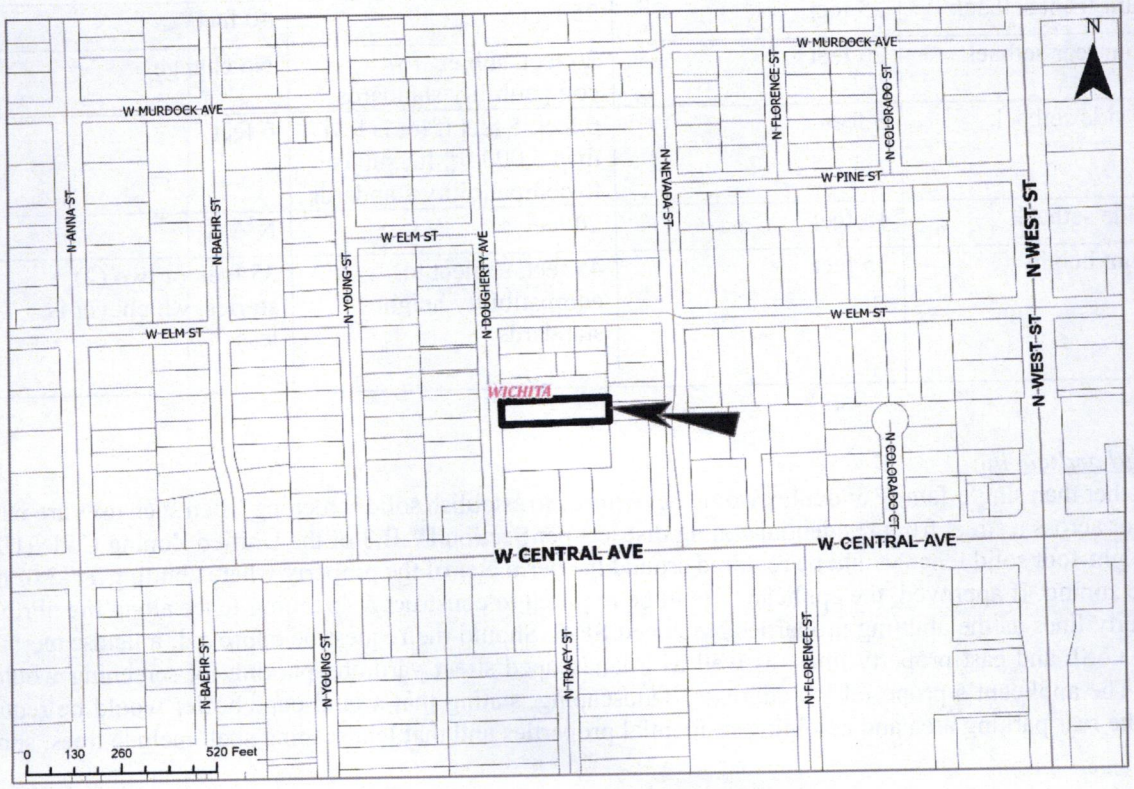
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.44 acres

LOCATION: Generally located approximately one-quarter of a mile northwest of West Central Avenue and North West Street (724 North Dougherty Avenue)

PROPOSED USE: Multi-family

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to MF-29 Multi-Family Residential District (MF-29) with Protective Overlay (PO) #470. The 0.44-acre property is generally located approximately one-quarter of a mile northwest of West Central Avenue and North West Street (724 North Dougherty Avenue). The site is currently in developed with a single-family dwelling.

The applicant has indicated they intend to use the site for multi-family development, proposing to construct a 12-plex apartment building on the site. The applicant is requesting a PO be included with the zone change. PO #470 would limit the number of dwelling units to 12 while also setting a stricter front yard setback and architectural design standards.

Should the zone change request be approved, there would be an increase in permitted uses on site, such as two-family and multi-family residential development at a maximum density of 29 dwelling units per acre. Based on the size of the subject site, the applicant would be allowed to construct no more than twelve dwelling units on the site. The requested zone change would also alter the requirements for minimum setbacks, minimum lot size, minimum lot width, and maximum height. Below is a table that shows the different development standards of the existing and requested zoning districts:

Development Standard	SF-5 Single-Family Residential District	MF-29 Multi-Family Residential District	Applicant Proposed PO #470
Minimum lot area	5,000 square feet	Single-family: 3,500 sq. ft Duplex: 3,000 sq. ft per dwelling unit Multi-family: 1,500 sq. ft. per dwelling unit (max. 29 units per acre) Non-residential: 5,000 sq. ft	No Change
Minimum lot width	50 feet	Single-family: 35 feet All other uses: 50 feet	No Change
Minimum front setback	25 feet	25 feet	40 feet
Minimum rear setback	20 feet	20 feet, subject to compatibility standards	No change
Interior side setback	6 feet	6 feet, 5 feet if lot is less than 5,000 sq. ft., subject to compatibility standards	6 feet
Street side setback	15 feet	20 feet	N/A
Maximum height	35 feet	45 feet, subject to compatibility height standards	35 feet, or two (2) stories, whichever is less

Screening/Landscaping

Any use other than single-family or duplex would be required to establish solid screening when such uses are within, abutting, or across a street from residential zoning districts per Section IV.B.3 of the Unified Zoning Code (UZC). A six to eight-foot solid fence would be required around the perimeter of the property where abutting TF-3 or more restrictive zoning. If approved, the applicant would be required to construct a screening fence along the north and east property lines as the abutting properties are zoned SF-5. Should the request be approved, a landscape buffer along the north and east property lines, as well as a landscaped street yard and parking lot screening would be required. The applicant's proposed PO addresses landscaping, stating that a landscape buffer would be required between the rear parking area and adjoining residential properties and that landscaping shall include trees, shrubs,

and ground cover sufficient to screen parking and soften visual impact. Staff recomend that the language be revised to adhere to the Wichita Landscape Code and to be more objective/measurable.

Compatibility Standards

The UZC Sec. IV-C.5.a, Compatibility Height standards state that no structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The proposed MF-29 zoned site abuts and is adjacent to the SF-5 zoning district on the north and east property lines and TF-3 zoning district to the west, across North Dougherty Avenue. If the rezoning is approved, then any structures located on the subject site and more than 50 feet from the lot line of other property zoned TF-3 or more restrictive may increase height at a ratio of one foot in height for each three feet of setback beyond 50 feet. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. The proposed language of the PO states that the maximum height shall be 35 feet or two (2) stories, whichever is less. Staff recommend revising the language to limiting the height to 35 feet. This would help simplify the requirements and help ensure the compatibility height requirement is kept throughout the property.

According to Section IV.C.4 compatibility setbacks will apply to all uses in MF-18 Multi-Family Residential District (MF-18) or less restrictive base zoning when such uses are located on zoning lots within 500 feet of property zoned TF-3 or more restrictive, except, however, that when the separating street is a freeway or expressway, compliance with the compatibility standards shall not be required. Compatibility standards for setbacks shall only apply to rear and side lot lines adjacent to property zoned TF-3 or more restrictive. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. In no case shall the compatibility setback standards alone require more than a 25-foot setback. All uses within the subject property shall comply with compatibility setback standards on all sides of the property except for the south property line that abuts the LC district. The proposed PO sets setbacks without including compatibility standards. Staff recommend including the compatibility standards in the language of the PO.

Parking

The applicant would be required to adhere to the off-street parking schedule in Article IV-A of the Unified Zoning Code (UZC), which requires 1.25 parking stalls per efficiency and one bedroom dwelling unit and 1.75 parking stalls per two bedroom or larger unit. Off-street parking must be paved in multi-family developments greater than four dwelling units. In accordance with Section IV-A.2.b of the UZC, parking shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing and shall be maintained in good condition and free of all weeds, dust, trash and other debris. The applicant is proposing to construct parking for the development behind the apartment building on the rear of the property. Ingress/egress to the property is proposed to be along the north property line of the site. The proposed PO states that off-street parking shall be located to the rear (east) of the building; and that vehicular access shall be limited to one (1) driveway, located along the north side of the property.

Additional PO Language

The proposed PO also limits the use of the property to residential uses, with a maximum density of 12 dwelling units. Commercial and mixed-use uses are explicitly not permitted. The proposed language also states that all dwelling units shall be accessed from the same building façade, with second-floor units accessed via an exterior balcony or walkway. Stair access shall be limited to two (2) stairways, located at the ends of the building. The primary building footprint shall not exceed 180 feet in length and shall be limited to a rectangular form to reduce massing impacts. Exterior building material shall be residential in character and include horizontal siding with a brick or masonry wainscot, and a pitched composite shingle roof design.

Context

The character of the neighborhood is a mix between residential and commercial. Property to the north is zoned SF-5 and is developed with a single-family dwelling. Property to the east is zoned SF-5 and is developed with a single-family dwelling. Property to the south is zoned LC Limited Commercial District and is developed with a Warehouse / retail use. Properties to the west are zoned TF-3 and are developed with single-family dwellings. The closest multi-family use is a four-plex located approximately 580 feet to the east.

CASE HISTORY: On December 4, 1952, the subject site was platted as part of the Hickory Creek Addition. No other zoning cases are associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling
SOUTH:	LC	Warehouse / retail
EAST:	SF-5	Single-family dwelling
WEST:	TF-3	Single-family dwellings

PUBLIC SERVICES: The subject site currently has access to North Dougherty Avenue, a two-lane, paved local street with no sidewalks on either side. Public water and sewer already serve the site. Wichita Transit serves the site with a bus stop on the north and south sides of West Central Avenue between North Young Street and North Baehr Street, approximately 870 feet to the south and west.

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

Community Investments Plan: The requested zone change is in partial conformance with the Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies a small portion of the front (west) portion of the site to be appropriate for "Residential," which the *Plan* defines as: "*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes). Elementary and middle schools, churches, playgrounds, small parks and other similar residential-serving uses are located in these areas."* The majority of the site is identified to be appropriate for "New Employment," which the *Plan* defines as: "*areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors. In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed. In areas where the uses are already established, pockets of industrial uses associated with extraction, processing or refinement of natural resources or recycling of waste materials likely will be developed.*" The subject site is appropriate for both residential and commercial uses according to the *Plan*. However, the site as currently zoned, is appropriate for single-family residential. Additionally, the site borders the LC Limited Commercial District (LC) to the south, which permits multi-family dwellings at 580 square feet per dwelling unit, or 75.1 units per acre.

The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of "Development Pattern, Guideline 1.e states, "*Higher-density residential uses and neighborhood-serving retail and office uses should buffer lower-density residential uses from major commercial and employments centers and industrial uses*." The proposed multi-family development allows for higher-density residential to buffer the single-family zoned properties to the north and east from the property to the south, which is zoned LC and developed as a warehouse.

Wichita Places for People Plan: The requested zone change 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."

- Strategies: The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The request aligns with Strategy 5: *Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.* Introducing a multi-family use to the area would provide diverse housing options. The request aligns with Strategy 6: "*Encourage infill and*

redevelopment that contextual to the environment in which it is occurring." Adding this type of multi-family development to the area should not adversely affect the area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends **APPROVAL** of the request, with a modified PO #470 (attached).

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: The character of the neighborhood is a mix between residential and commercial. Property to the north is zoned SF-5 and is developed with a single-family dwelling. Property to the east is zoned SF-5 and is developed with a single-family dwelling. Property to the south is zoned LC Limited Commercial District and is developed with Warehouse / retail uses. Property to the west is zoned TF-3 and is developed with a single-family dwelling.

2. **The suitability of the subject property for the uses to which it has been restricted**: The property is presently zoned SF-5, which is suitable for a limited number of residential, public, and civic uses, including single-family residences.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: It is expected that an increase in traffic would occur should the proposal be approved. Staff does not anticipate the removal of restrictions to have significant detrimental affects on nearby properties. This is because of the proximity to the arterial street and the street grid network with multiple routing options.

4. **Length of time subject property has remained vacant as zoned**: The property is developed with a single-family dwelling, constructed in 1950.

5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Approval would permit new development in an area that is appropriate for such development. Denial may represent 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 zoning is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, as discussed in the staff report.

7. **Impact of the proposed development on community facilities**: The Planning Department does not anticipate the requested zone change will have a significant adverse impact on community facilities.

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 regarding the proposal.

Attachments:
1. Proposed Protective Overlay #470
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos

Applicant Proposed PO #470
(Planning Department recommended changes in *red*)

Purpose
The Protective Overlay is intended to limit the scale, density, and design of development on the subject property to ensure compatibility with the surrounding single-family neighborhood while allowing modest multifamily infill.

Protective Overlay Conditions

1. **Maximum Number of Dwelling Units**
Development on the subject property shall be limited to a maximum of **twelve (12) dwelling units**.

2. **Building Height** The maximum building height shall not exceed ~~two (2) stories or~~ **thirty-five feet (35')**~~, whichever is less.~~

3. **Building Orientation & Access**
- All dwelling units shall be accessed from the same building façade.
- Second-floor units shall be accessed via an exterior balcony/walkway.
- Stair access shall be limited to **two stairways**, located at the ends of the building – unless code requirements require a different stairway/access design.

4. **Setbacks**
- **Front setback:** minimum **40 feet** from the front property line.
- **Side setbacks:** minimum **6 feet** on each side, ***subject to compatibility setback standards***.
- **Rear setback:** ~~remaining area to be used for parking and landscape buffering.~~ ***Minimum 20 feet, subject to compatibility setback standards.***

5. **Building Footprint**
The primary building footprint shall not exceed **180 feet in length** and shall be limited to a rectangular form to reduce massing impacts.

6. **Parking Location** Primary off-street parking shall be located **to the rear (east) of the building**.

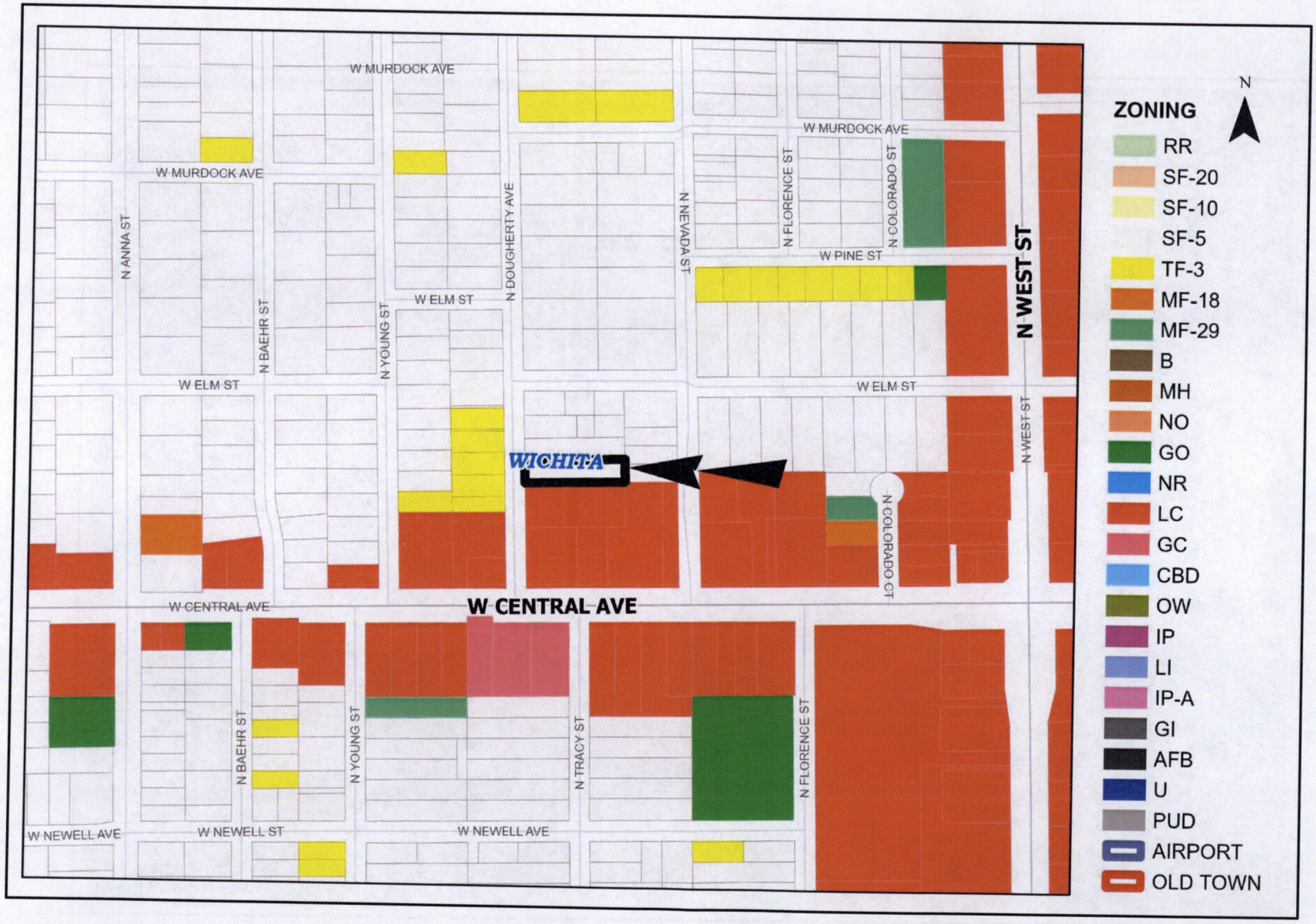
7. **Driveway Access** Vehicular access shall be limited to **one driveway**, located along the **north side of the property**, providing access to primary rear parking.

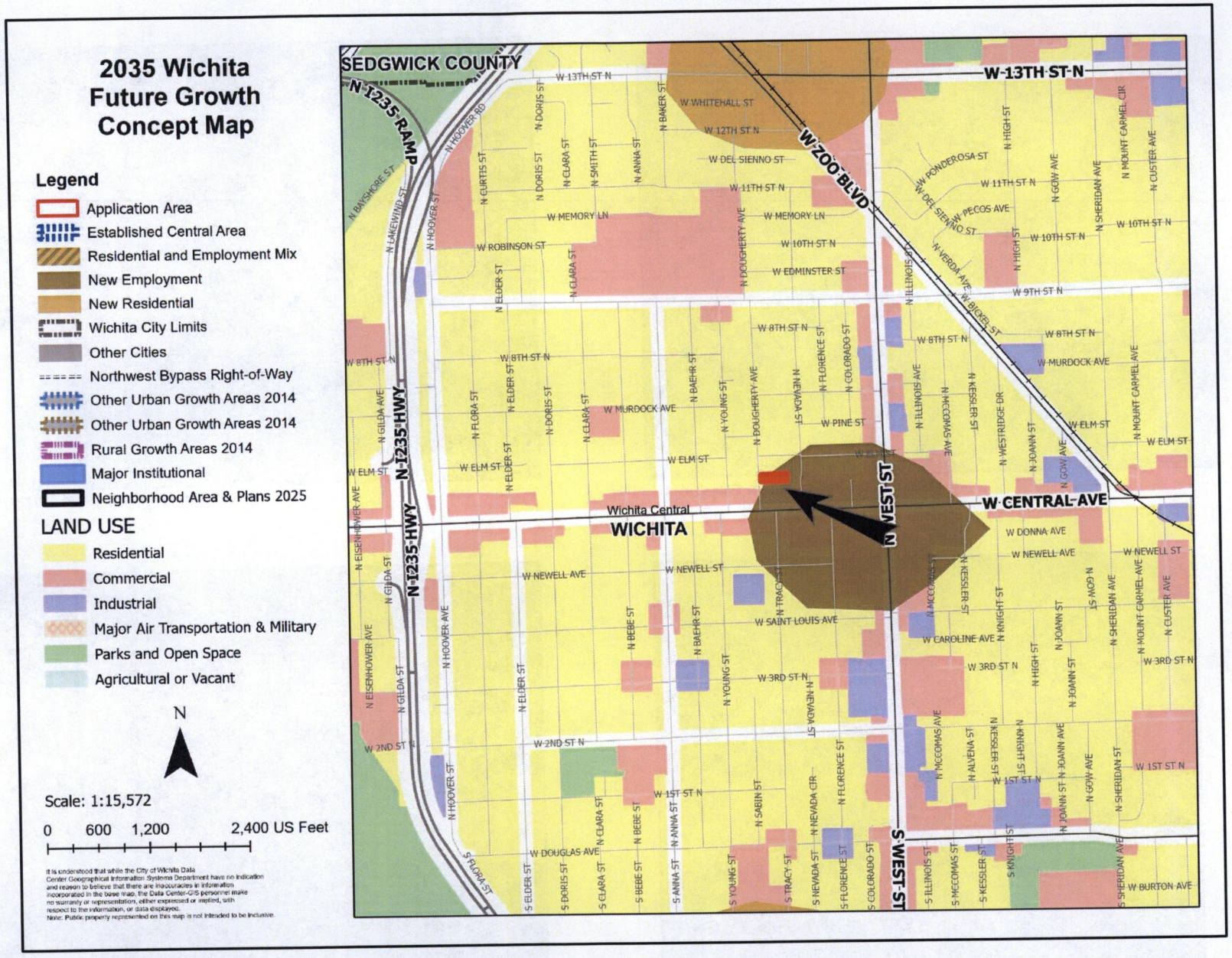
8. **Landscaping &** ~~Buffering~~ ***Screening***
- ~~A landscaped buffer shall be provided between the rear parking area and adjoining residential properties.~~
- ~~Landscaping shall include trees, shrubs, and ground cover sufficient to screen parking and soften visual impact.~~
- ***Landscaping shall be per the Wichita Landscape Code.***
- A six-foot (6') tall solid fence shall be installed along the rear and ***interior*** side property lines where the site abuts residentially zoned or developed properties.

9. **Exterior Materials** Exterior building materials shall be residential in character and include:
- Horizontal siding (fiber cement or equivalent)
- Brick or masonry wainscot
- Pitched composite shingle roof design

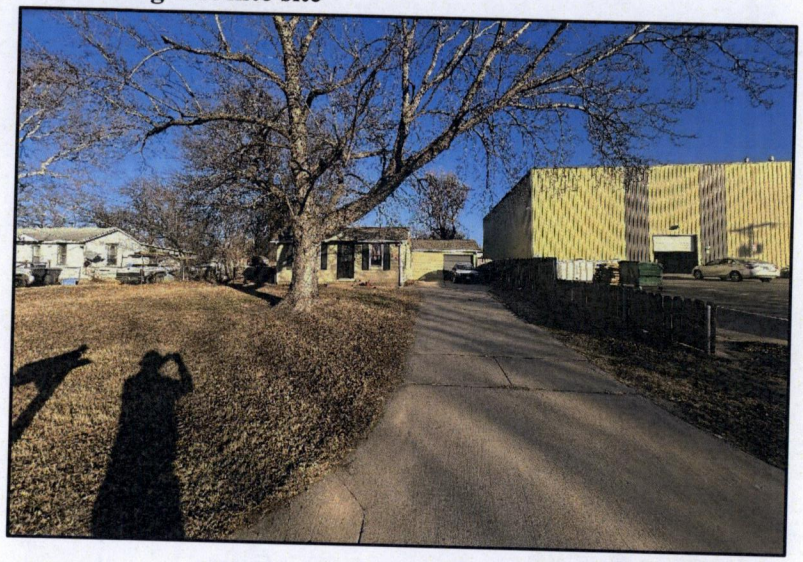
10. **Use Limitation** The property shall be used **only for residential purposes**. No commercial or mixed-use activities shall be permitted.


W ELM ST
N NEVADA ST
N YOUNG ST
N DOUGHERTY AVE
WICHITA
W CENTRAL AVE
0 50 100 200 Feet
N


W MURDOCK AVE
W MURDOCK AVE
W MURDOCK AVE
N ANNA ST
N BAEHR ST
N YOUNG ST
N DOUGHERTY AVE
N NEVADA ST
N FLORENCE ST
N COLORADO ST
W PINE ST
N WEST ST
W ELM ST
W ELM ST
W ELM ST
N WEST ST
WICHITA
N COLORADO CT
W CENTRAL AVE
W CENTRAL AVE
N BAEHR ST
N YOUNG ST
N TRACY ST
N FLORENCE ST
W NEWELL AVE
W NEWELL ST
W NEWELL AVE
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


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: 1:15,572
0 600 1,200 2,400 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.
SEDGWICK COUNTY
N 1235 RAMP
W 13TH ST N
W ZOO BLVD
N 1235 HWY
W CENTRAL AVE
Wichita Central
WICHITA
N WEST ST
S WEST ST
W 8TH ST N
W ELM ST
W NEWELL AVE
W 2ND ST N
W 3RD ST N
W 1ST ST N
W DOUGLAS AVE
W MURDOCK AVE
W PINE ST
W SAINT LOUIS AVE
W CAROLINE AVE
W DONNA AVE
W BURTON AVE
N HOOVER RD
N HOOVER ST
S HOOVER ST
N ELDER ST
N CLARA ST
N DORIS ST
N BAKER ST
N ANNA ST
N SMITH ST
N CURTIS ST
N BAYSHORE ST
N LAKEWIND ST
W WHITEHALL ST
W 12TH ST N
W DEL SIENNO ST
W 11TH ST N
W MEMORY LN
W ROBINSON ST
W EDMINSTER ST
W 10TH ST N
W 9TH ST N
N DOUGHERTY AVE
N ILLINOIS ST
N BIGELOW ST
N VERDA AVE
N PECOS AVE
W PONDEROSA ST
N HIGH ST
N GOW AVE
N SHERIDAN AVE
N MOUNT CARMEL CIR
N CUSTER AVE
N FLORA ST
N GILDA AVE
N EISENHOWER AVE
N BEBE ST
N BAEHR ST
N YOUNG ST
N TRACY ST
N NEVADA ST
N FLORENCE ST
N COLORADO ST
N MCCOMAS AVE
N KESSLER ST
N WESTRIDGE DR
N JOANN ST
N KNIGHT ST
N ALVENA ST
N SABIN ST
S ELDER ST
S DORIS ST
S CLARA ST
S BEBE ST
S ANNA ST
S YOUNG ST
S TRACY ST
S NEVADA ST
S FLORENCE ST
S COLORADO ST
S ILLINOIS ST
S MCCOMAS ST
S KESSLER ST
S KNIGHT ST
S SHERIDAN AVE
S FLORA ST

Looking east into site



Looking south away from site



Looking west away from site



Looking north away from site

