CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

May 5, 2026

Jeff and Debbie VanAsdale
337 N. Pennsylvania
Wichita, KS 67214

RE: ZON2026-00002 – Zone Change request in the City from B Multi-Family Residential District to OW Office Warehouse District, generally located on the east side of North Pennsylvania Avenue and within 300 feet south of East 3rd Street North (332 North Pennsylvania Avenue)

Dear Applicant;

At its regular meeting on **May 5, 2026**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request.

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

Brad Eatherly
Current Plans
Senior Planner

CC: Joseph Shepard, Commissioner, District I
Zamaria Ball, Management Fellow
WDM Architects ATTN: Ralph Flanagin 105 N. Washington Wichita, KS 67202

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 26, 2026

Jeff and Debbie VanAsdale
337 N. Pennsylvania
Wichita, KS 67214

RE: ZON2026-00002 – Zone Change request in the City from B Multi-Family Residential District to OW Office Warehouse District, generally located on the east side of North Pennsylvania Avenue and within 300 feet south of East 3rd Street North (332 North Pennsylvania Avenue)

Dear Applicant,

At its regular meeting on **March 26, 2026**, the official action of the Metropolitan Area Planning Commission was to recommend **APPROVAL** of the above request. The approval of the request is subject to the following conditions:

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 **April 9, 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 **April 9, 2026, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) I on **Monday, April 6, 2026**, beginning at 6:00 p.m. at the Atwater Neighborhood Resource Center (2755 E 19th Street N). For more information on this meeting, please contact Community Services Representative for District I, Zamaria Ball at (316) 268-8018 or mailto:zball@wichita.gov. This application will be presented to the Wichita City Council on **Tuesday, May 5, 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: Joseph Shepard, Commissioner, District I
Zamaria Ball, Management Fellow
WDM Architects ATTN: Ralph Flanagin 105 N. Washington Wichita, KS 67202

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON MAY 15, 2026.

ORDINANCE NO. 53-027

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. ZON2026-00002

Zone Change Request in the City from B Multi-Family Residential District to OW Office Warehouse District, on property legally described as:

Lot 39, on Pennsylvania Avenue, Mathewson's 4th Addition to Wichita, Sedgwick County, Kansas

SECTION 2. That upon the taking effect of this Ordinance, the above zoning change 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 12th day of May, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shimta 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	IPL0318973	Legal Ad - IPL0318973	3-26-2026 MAPC	2.0	156.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

OCA 150004
Published in The Wichita Eagle on March 5, 2026
(One Time Only)
MAPC/BZA March 26, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 26, 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.

BZA2026-00008: Variance in the City to reduce the front setbacks on a thru-lot to 20.1 feet on the east and 12.4 feet on the west to build an addition onto a single-family house on property zoned TF-3 Two-Family Residential; located on the northwest corner of South Hydraulic Avenue and Southeast Boulevard (2221 South Hydraulic).

BZA2026-00013: Variance request in the City to reduce required parking from 11 spaces to 3 spaces for Group Residence, Limited; generally located on the west side of North Armour Drive and within 550 feet north of East Central Avenue (557 North Armour Drive).

CON2026-00019: Conditional Use in the City to allow a Tavern and Drinking establishment on property zoned CBD Central Business District; generally located on southeast corner of South Seneca Street and West Douglas Avenue (1029 West Douglas Avenue, Suite 101).

CON2026-00025: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single Residential; Generally located on the west side of North Belmont Avenue and 250 feet north of East 3rd Street North (425 North Belmont Avenue).

CON2026-00029: Conditional Use request in the City to allow wrecking and salvage with waiver of #1 and #3 (with ZON2026-00005 LC to LI) on property zoned LC Limited Commercial District; generally located northwest corner of South Broadway Avenue and East Mt. Vernon Street (1963 South Broadway Avenue).

CON2026-00032: Conditional Use request in the City to allow Group Residence, Limited on property zoned SF-5 Single-Family Residential District; generally located on the west side of North Armour Drive and within 550 feet north of East Central Avenue (557 North Armour Drive).

PUD2026-00002: Zone Change request in the City from MF-18 Multi-Family Residential with PO-371 to PUD to create the Elm Street Apartments PUD; generally located on the south side of West Elm Street, between North Mt. Carmel Avenue and North St. Paul Avenue.

VAC2026-00004: Vacation request in the City to vacate a portion of the platted street side building setback on property zoned SF-5 Single-Family Residential District, generally located at the southwest corner of West Del Sienno Street and West Pecos Avenue (3601 West Del Sienno Street).

VAC2026-00005: Vacation request in the City to vacate a 20 feet alley abutting between the lots, generally located on east of South Laura Avenue and 348 feet north of US-54 (428 South Laura Avenue, 427 South Pattie Avenue).

ZON2026-00002: Zone Change request in the City from B Multi-Family Residential District to OW Office Warehouse District, generally located on the east side of North Pennsylvania Avenue, within 300 feet south of East 3rd Street North (332 North Pennsylvania Avenue).

ZON2026-00004: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the west side of North Clara Street and 300 feet north of West Saint Louis Avenue (525 North Clara Street).

ZON2026-00005: Zone Change requesting the City from LC Limited Commercial to LI Limited Industrial (with CON2026-29 for wrecking and salvage yard); generally located northwest corner of S Broadway Street and E Mt. Vernon Street (1963 S Broadway Avenue).
IPL0318973
Mar 4 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:
03/04/26 Print

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Mar 4, 2026, 10:51 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®

AGENDA ITEM NO. 4.6

WICHITA–SEDGWICK COUNTY W.SC METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: March 26, 2026
DAB I: April 6, 2026

CASE NUMBER: ZON2026-00002 (City)

APPLICANT/AGENT: Debbie and Jeff Vanasdale (Applicants) / Ralph Flanagin, WDM Architects (Agent)

REQUEST: OW Office Warehouse District

CURRENT ZONING: B Multi-Family Residential District

SITE SIZE: 0.15 acres

LOCATION: Generally located on the east side of North Pennsylvania Avenue and within 300 feet south of East 3rd Street North (332 North Pennsylvania Avenue)

PROPOSED USE: Office/Warehouse use

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from B Multi-Family Residential District (B) to OW Office Warehouse District (OW). The 0.15-acre property is generally located on the east side of North Pennsylvania Avenue and within 300 feet south of East 3rd Street North (332 North Pennsylvania Avenue).

The applicant, who owns the property to the north and west, across North Pennsylvania Avenue, has indicated the property would be used for office and warehouse uses for the company across the street, Resource Door and Hardware/VanAsdale Construction. The applicants are looking to mirror the change of zoning that occurred on the property to the north in 2023 (ZON2023-00013). The applicants are also looking to mirror the development of the lot to the north. Should the zone change request be approved, there would be several changes to development standards, which are listed in the below table:

Property Development Standards	B Multi-Family Residential	OW Office Warehouse
Minimum lot area: Single-family Duplex Multi-family Non-Residential	 2,500 square feet 2,000 square feet 580 square feet 5,000 square feet	5,000 square feet
Front setback	20 feet	20 feet
Rear setback	15 feet	10 feet
Interior Side Setback	6 feet	0 feet or 5 feet
Street Side Setback	5 feet	10 feet
Maximum height	55 feet	45 feet
Minimum lot width	None	No minimum

Screening and Landscaping

If the application is approved, the subject site would have to adhere to screening, landscape, and lighting where abutting the B zoning to the south. Section IV-B.3 of the UZC requires solid screening where abutting or across the street from residential zoning. At a minimum, this would require a six-foot solid screening fence. In addition to the solid screening, the Wichita Landscape Code would require a landscape buffer along the same property line that would consist of one shade tree (or two ornamental trees) per 40 linear feet. Other landscape standards such as a landscaped street yard and parking lot screening would not be required because North Pennsylvania Avenue is designated as a local street with a non-residential zoning district (GC General Commercial District) across the street.

Lighting

Section IV-B.4 of the UZC states lighting standards. Light fixtures within 200 feet of residential zoning districts are limited to 15 feet in height including the lighting source, pole and base of the fixture. All lighting sources must employ cut-off luminaries to minimize light trespass and must be shielded and/or directed down and away from the property line to minimize trespass and glare.

Compatibility Standards

Compatibility Standards such as setbacks and height would not apply due to no residential district zoned TF-3 or more restrictive is within 500 feet of the subject site.

Context

Property to the north is zoned OW Office Warehouse District (OW), is owned by the applicant, and is developed with a Warehouse/Office combination. Property to the east is zoned GC, is owned by the applicant, and is developed with a Warehouse/Office combination. Property to the south is zoned B and is developed with a single-family dwelling. Property to the west is zoned GC and is developed with and Warehouse/Office combination.

CASE HISTORY: In 1886, the subject site was platted as part of the Mathewson 4th Addition. No other zoning cases have been associated with the subject site.

ADJACENT ZONING AND LAND USE:

NORTH:	OW	Warehouse/Office
SOUTH:	B	Single-family dwelling
EAST:	GC	Warehouse/Office
WEST:	GC	Warehouse/Office

PUBLIC SERVICES: The site has access to North Pennsylvania Avenue, a paved, two-lane local street with sidewalks on the east side. The rear of the site has access to an unpaved alley. Public water and sewer already serve the site. Wichita Transit serves the site with bus stops at the southeast and northeast corners of East Central Avenue and North New York Avenue, approximately 1,100 feet to the northwest and on the southwest corner of East Central Avenue and North Hydraulic Avenue, approximately 1,100 feet to the northeast.

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

Community Investments Plan: The requested zone change is not in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for "Residential" uses. The *Plan* defines "Residential" 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.*" Although the Future Growth Concept Map identifies the subject site to be appropriate for Residential, the abutting properties to the north are identified as appropriate for Commercial and Industrial uses. Staff believes that, based on nearby land uses and zoning districts, changing the zoning to OW is appropriate for the subject site.

The proposed zone change is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan.* Under the heading "*Land Use Compatibility*," Guideline 1.a states, "*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.*" The subject site is located in an area that has both high density residential zoning as well as Office Warehouse and General Commercial zoning. The Central Business District (CBD) is located just south of East 2nd Street North.

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 6: *Encourage infill and redevelopment that contextual to the environment in which it is occurring.* There are several properties zoned GC in the area, including abutting the subject site. The OW zone also abuts the site and CBD zoning is established south of East 2nd Street North. The environment is an established commercial area with some residential as well.

Central Northeast Area Plan Update: The proposed zone change is in partial conformance to the *Central Northeast Area Plan Update.* One of the priorities of the *Plan* is to retain and attract new businesses and jobs. However, another priority promotes new home construction, especially on vacant lots.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: Property to the north is zoned OW Office Warehouse District (OW), is owned by the applicant, and is developed with a single-family dwelling. Property to the east is zoned GC, is owned by the applicant, and is developed with a Warehouse/Office combination. Property to the south is zoned B and is developed with a single-family dwelling. Property to the west is zoned GC and is developed with and Warehouse/Office combination.

2. **The suitability of the subject property for the uses to which it has been restricted**: The property is presently zoned B, which is suitable for a single-family, duplex, and high-density multi-family residential, along with limited public and civic uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: Staff does not anticipate the removal of restrictions to have detrimental impacts on nearby property. There are multiple OW and GC-zoned properties within the immediate vicinity of the subject site.

4. **Length of time subject property has remained vacant as zoned**: The site was developed with what appears to be a single-family dwelling as recently as 2003, but has been undeveloped since at least 2006, according to historic aerial photography.

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 allow an increased number of commercial uses on the site that is contextual to the site given established nearby uses and zoning districts. 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 would continue to allow the property to be in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, and in partial conformance with the *Central Northeast Area Plan Update*, 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 impact on community facilities.

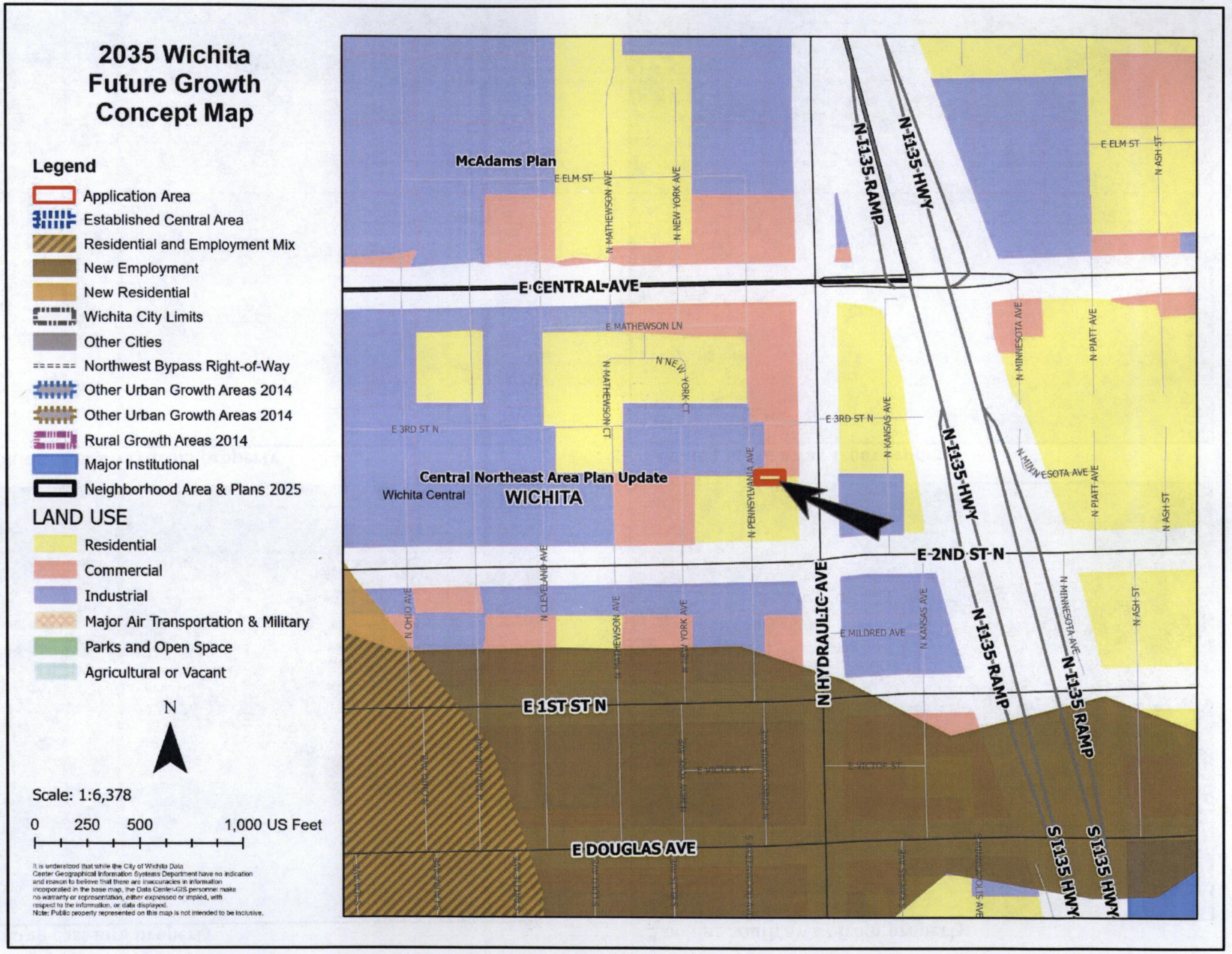
8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff has received no comments in regard to the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Photos


N NEW YORK CT
E 3RD ST N
E 3RD ST N
WICHITA
N PENNSYLVANIA AVE
N HYDRAULIC AVE
N KANSAS AVE
N NEW YORK AVE
E 2ND ST N
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E MATHEWSON LN
N MATHEWSON CT
N NEW YORK CT
E 3RD ST N
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TF-3
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CBD
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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: 1:6,378
0 250 500 1,000 US Feet
It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.
Note: Public property represented on this map is not intended to be inclusive.
McAdams Plan
E ELM ST
N MATHEWSON AVE
N NEW YORK AVE
N-I135-RAMP
N-I135-HWY
E CENTRAL AVE
E MATHEWSON LN
N NEW YORK CT
N MATHEWSON CT
E 3RD ST N
N KANSAS AVE
N MINNESOTA AVE
N PLATT AVE
N ASH ST
Central Northeast Area Plan Update
Wichita Central
WICHITA
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N CLEVELAND AVE
N OHIO AVE
E MILDRED AVE
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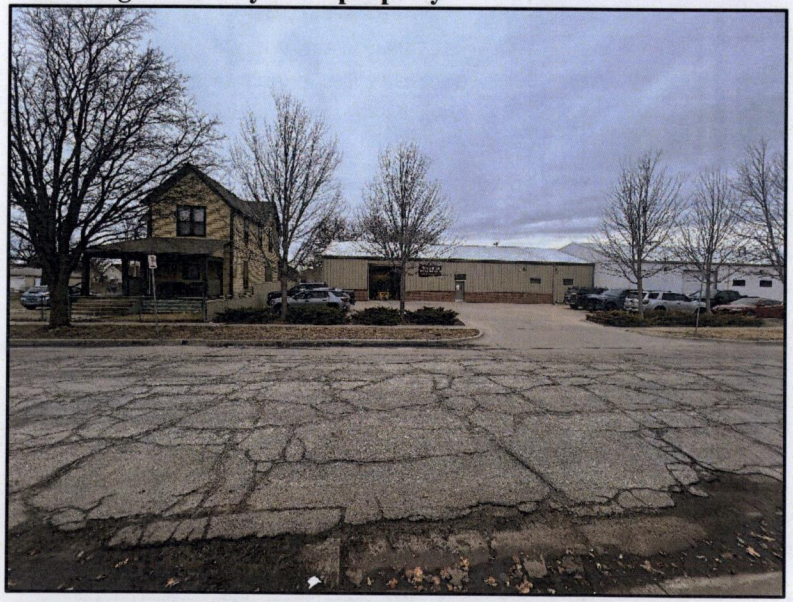
Looking east into property



Looking south away from property



Looking west away from property



Looking north away from property

