



Wichita-Sedgwick County Metropolitan Area Planning Department

Kevin D. Andrews
4804 N. Hobby Street
Wichita, KS 67219

January 19, 2023

Bernard Knowles
2420 Clubhouse Ct.
Wichita, KS 67226

Re: BZA2022-00059: City Administrative Adjustment to adjust Condition #4 in Protective Overlay #314 to include Group Residence, Limited use

Legal Description: Lots 2-16 (even), Block 2 and ½ vacated alley adjacent on the west, Post and Christy's College Crest Addition, Wichita, Sedgwick County, Kansas; generally located on the east side of North Hillside Avenue and one block north of East 25th Street North (3254, 3256, and 3258 E. 26th Street N.)

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to adjust Condition #4 in PO #314 to include Group Residence, Limited as permitted use at the additional address as listed above. In 2021, an Administrative Adjustment was approved to permit this for 3260 and 3262 East 26th Street North.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying Condition # 4 to allow include Group Residence, Limited meets the conditions required by Sec. V.I.6 of the UZC.

Our signatures below indicate that the modifications for P.O. #314 on the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The site shall conform to all codes including but not limited to building, health and fire.
- 2) The adjustment applies only to Condition #4 as it pertains to Lots 2-16 (even), Block 2 and ½ vacated alley adjacent on the west, Post and Christy's College Crest Addition.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

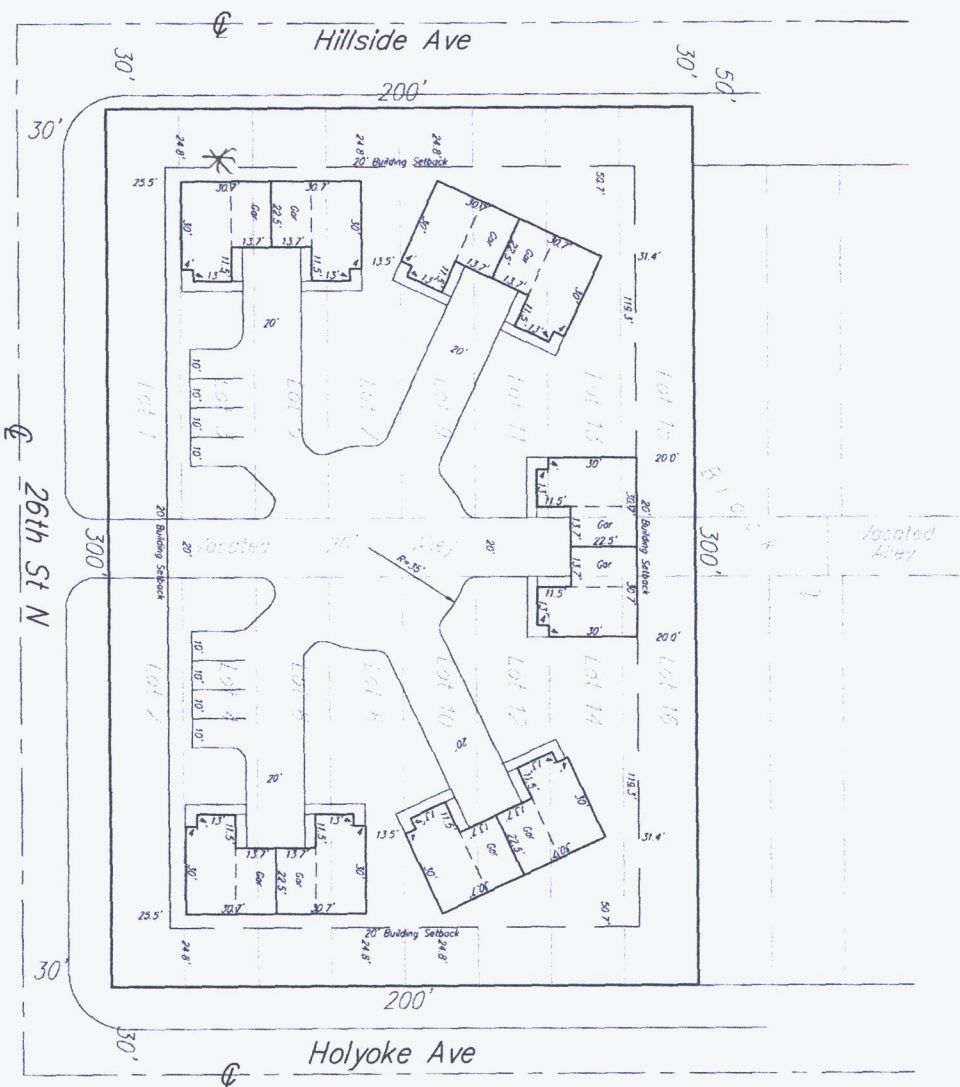
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Brandon Johnston, Council Member District I
Tasha Hayes, CSR District I

PROPOSED APARTMENT SITE

2717 N Holyoke, Wichita, Kansas

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14 15 and 16, Block 2,
Post and Christy's College Crest
Addition to Wichita, Sedgwick County,
Kansas and the Vacated Alley.



SITE PLAN



1" = 40'

APPROVED 1/23/23 BY *[Signature]*



Savoy Company, P.A.
Land Surveys

433 S. Hydraulic, Wichita, KS 67211-1911

(716) 265-0405
FAX (716) 265-0275
www.savoyco.com 7 January 2020

PROJECT NO. 16L16687 SP

ORDINANCE NO. 50-556

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. ZON2017-00016

City zone change from SF-5 Single-Family Residential to LC Limited Commercial zoning with Protective Overlay #314 as follows;

1. Dedication of complete access control to North Hillside Avenue and North Holyoke Avenue.
2. Elevations of the proposed three story building indicating exterior materials shall be submitted for approval by Metropolitan Area Planning Department (MAPD) staff.
3. Landscape and/or screening plan for the north property line, west property line and east property line and parking lot screening shall be submitted for approval by MAPD staff.
4. Limited Commercial shall be restricted to multi-family residential and a general retail use located within the main structure not to exceed 2,100 square feet. Liquor stores, offices that accept title to personal property and nightclubs are prohibited.

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and the 20-foot vacated north-south alley abutting said lots; all as platted and dedicated in Post & Christy's College Crest Addition, Wichita, Sedgwick County, Kansas.

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.

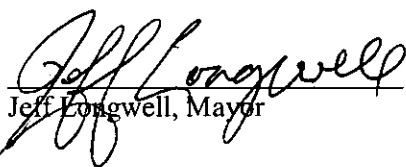
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

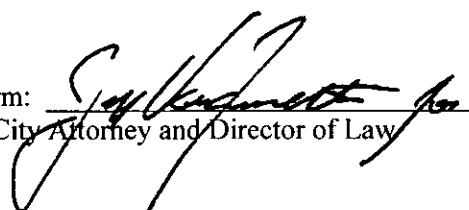
ATTEST:



Karen Sublett, City Clerk




Jeff Longwell, Mayor

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





STAFF REPORT

MAPC May 18, 2017
DAB I June 5, 2017

CASE NUMBER: ZON2017-00016

APPLICANT/AGENT: Bernard Knowles (owner/applicant)

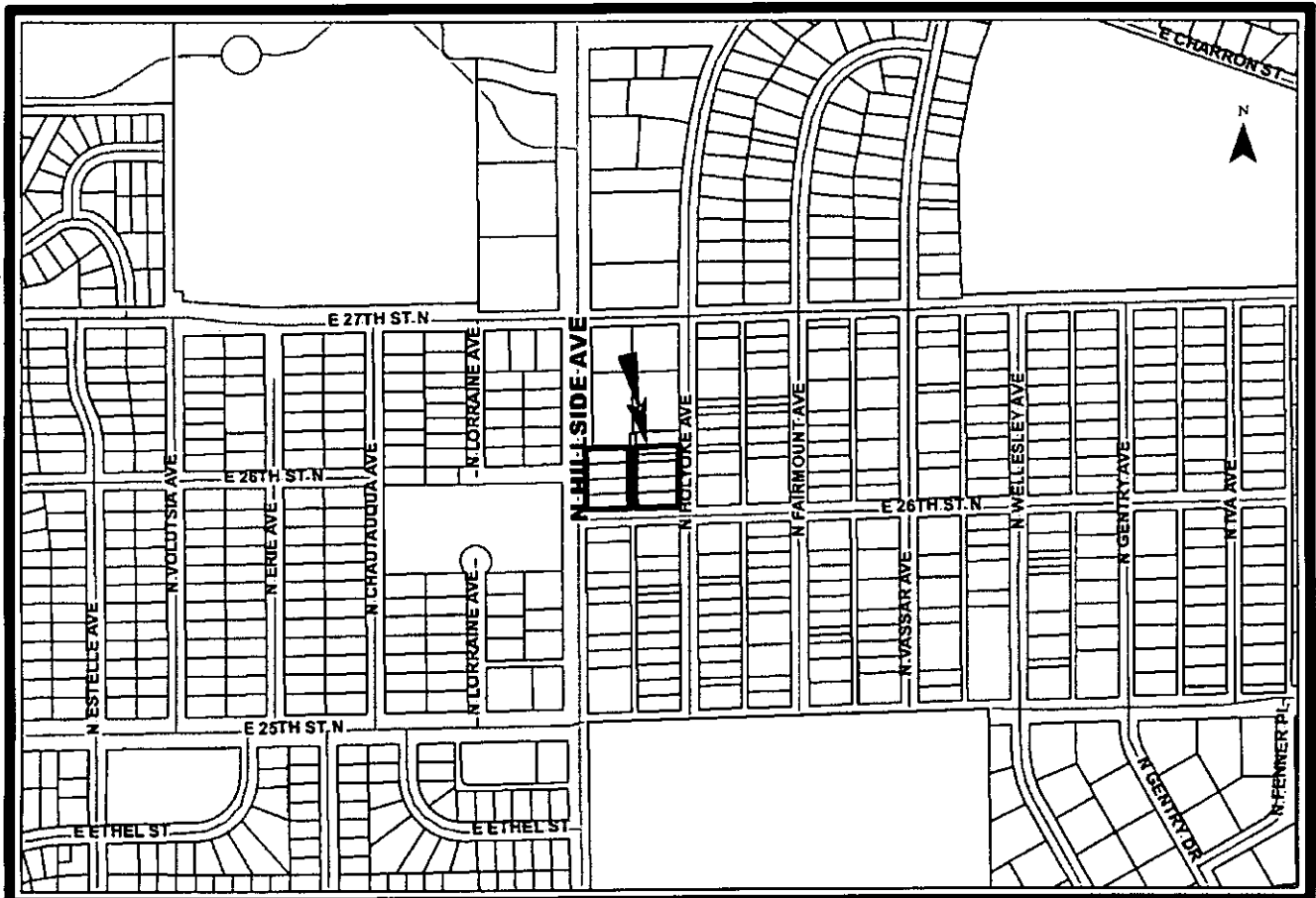
REQUEST: LC Limited Commercial (LC) zoning with Protective Overlay #314

CURRENT ZONING: SF-5 Single-Family Residential (SF-5) zoning

SITE SIZE: 1.3 acres

LOCATION: Generally located on the northeast corner of North Hillside and East 26th Street North (2717 N. Holyoke)

PROPOSED USE: Senior Apartment Building with potential retail space



BACKGROUND: The applicant requests LC Limited Commercial (LC) zoning on 1.3 platted acres. The SF-5 Single-family Residential (SF-5) zoned site is developed with a single-family residence built in 1930. The site is 200 feet by 300 feet with access from North Holyoke Avenue. The site is currently developed with a residential structure and three outbuildings. The applicant proposes to demolish the existing structures and build a three story apartment building along the north property line with a 69-space parking lot with access from East 26th Street North. The three-story building will be developed with 37 two-bedroom units. The development will also include a tenant community room with the potential of developing a small retail store. The existing driveway access to North Holyoke will be removed.

The applicant has submitted preliminary building elevations and material perspective. Staff recommends that the building elevation be separated into vertical bays to mitigate the horizontal aspect of the building; gabled or hipped roof with projecting eaves; and a mix of masonry and stucco or siding for the exterior.

Grant Chapel AME Church owns 2.5 acres immediately north of the subject site and is zoned SF-5. The parcel is developed with a church building and hard surface parking lot. West of the site, along North Hillside Avenue, is B Multi-Family Residential (B) zoned lot developed with a church and parking lot and a SF-5 zoned lot developed with a church and parking lot. South of the site is SF-5 zoned properties developed with single-family residences. East of the site, across North Holyoke Avenue, is SF-5 zoned properties developed with single-family residences. LC zoning districts are located at North Hillside Avenue and East 25th Street North and at North Hillside Avenue and East 27th Street North.

CASE HISTORY: The site was platted as Block 1 of Post & Christy's College Crest Addition in 1910. The existing 20-foot alley is being vacated for this project (VAC2017-00014).

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Church
SOUTH:	SF-5	Single-family residences
EAST:	SF-5	Single-family residences
WEST:	SF-5, B	Churches

PUBLIC SERVICES: North Hillside Avenue is a paved, four-lane arterial street at this location with a 75-foot right-of-way. East 26th Street North is a paved local street with a 60-foot right-of-way. North Holyoke Avenue is a paved local street with a 60-foot right-of-way. The site currently has driveway access to North Holyoke, which will be relocated to East 26th Street. All public services are available to the site.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area "Residential."

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject Protective Overlay #314:

Protective Overlay #314:

1. Dedication of complete access control to North Hillside Avenue and North Holyoke Avenue.
2. Elevations of the proposed three story building indicating exterior materials shall be submitted for approval by Metropolitan Area Planning Department (MAPD) staff.
3. Landscape and/or screening plan for the north property line, west property line and east property line and parking lot screening shall be submitted for approval by MAPD staff.

4. Limited Commercial shall be restricted general retail not to exceed 2,100 square feet.

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** Grant Chapel AME Church owns 2.5 acres immediately north of the subject site and is zoned SF-5. The parcel is developed with a church building and hard surface parking lot. West of the site, along North Hillside Avenue, is B Multi-Family Residential (B) zoned lot developed with a church and parking lot and a SF-5 zoned lot developed with a church and parking lot. South of the site is SF-5 zoned properties developed with single-family residences. East of the site, across North Holyoke Avenue, is SF-5 zoned properties developed with single-family residences. LC zoning districts are located at North Hillside Avenue and East 25th Street North and at North Hillside Avenue and East 27th Street North.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned SF-5 and could continue to be used as a single-family residence.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The bordering SF-5 zoned lot to the north is vacant adjacent to the north property line, which could be developed at a future date. Code required screening, landscaping and compatibility standards should mitigate impact of the project on surrounding residences.
- (4) **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval will make the property more marketable by providing a wider range of housing opportunity. Denial would presumably represent a loss of economic opportunity to the applicant/property owner.
- (5) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area "Residential."
- (6) **Impact of the proposed development on community facilities:** All services are in place. Any increased demand on community facilities can be handled by existing infrastructure. Requiring shared access with the commercial property to the south will mitigate traffic conflicts caused by commercial development on the site.

Staff Report Attachments:

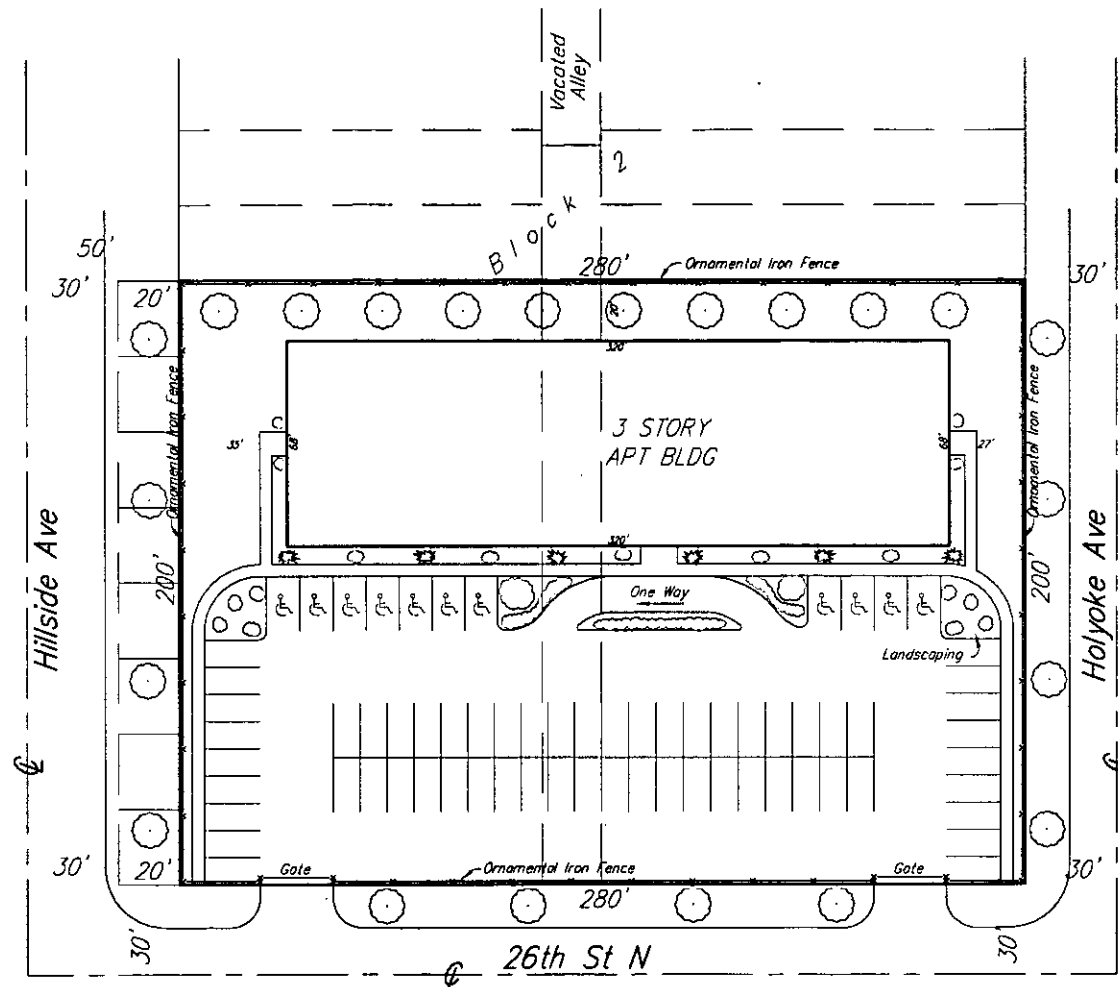
1. Site Plan
2. Proposed elevations and floor plan

PROPOSED APARTMENT SITE

2717 N Holyoke, Wichita, Kansas

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15 and 16, Block 2,
Post and Christy's College Crest
Addition to Wichita, Sedgwick County,
Kansas and the Vacated Alley.

Landscaping shall comply with the Landscape Ordinance
of the City of Wichita. A Landscape Plan prepared by a
Kansas Landscape Architect shall be submitted by the
applicant and approved by the Director of Planning prior
to the issuing of any building permits.



1" = 40'

58 Regular Parking Spaces
11 Handicap Parking Spaces
69 Total Parking Spaces



Savoy Company, P.A.
Land Surveyors

PH (316) 265-0005
FAX (316) 265-0278

PROJECT NO. 16L16687 SP

431 S. Hydraulic, Wichita, KS 67211-1911

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3 May 2017