



Wichita-Sedgwick County Metropolitan Area Planning Department

October 27, 2021

Freedom Rentals, LLC
Atten: Dereck Granfield
8918 W 21st Street North
Suite 200
Wichita, KS, 67205-1880

Ref: ZON021-00039: Request in the City for a zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property generally located south of West Maple Street, on the east side of South Sycamore Street

Mr. Granfield,

At the **Tuesday, October 26, 2021**, meeting of the City Council, the above-referenced zoning request was approved. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William Longnecker', written over the typed name.

William Longnecker
Senior Planner



Wichita-Sedgwick County Metropolitan Area Planning Department

September 24, 2021

Freedom Rentals, LLC
Atten: Dereck Granfield
8918 W 21st Street North
Suite 200
Wichita, KS, 67205-1880

Ref: ZON021-00039: Request in the City for a zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property generally located south of West Maple Street, on the east side of South Sycamore Street

Mr. Granfield,

At the **Thursday, September 23, 2021**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced zoning request was approved. There is a two-week protest period that ends at the end of the business day October 7, 2021. At the end of the protest period this case will proceed to City Council final action at the closest available date.

This letter also serves as a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

William Longnecker
Senior Planner

OCA 150004

Published in the Wichita Eagle on 11/15/2021

ORDINANCE NO. 51-661

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, SEDGWICK COUNTY, 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:

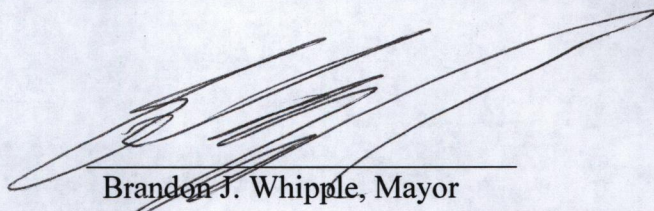
Case No. ZON2021-00039

Zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential, on an approximately 6,250-square foot property generally located south of West Maple Street, on the west side of South Sycamore Street and described as:

Lots 14 and 15, Kaeisers 2nd Addition

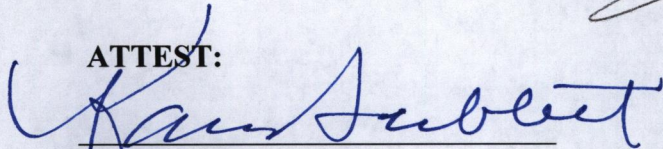
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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

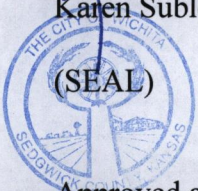


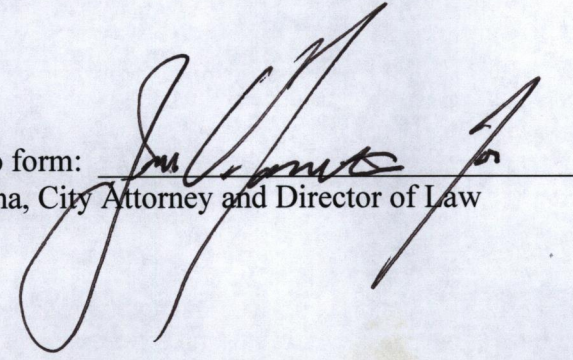
Brandon J. Whipple, Mayor

ATTEST:

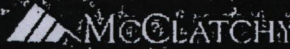


Karen Sublett, City Clerk



Approved as to form: 

Jennifer Magana, City Attorney and Director of Law



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

El Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News-Tribune - Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	166758	Print Legal Ad - IPL0047986		\$50.29	1	60 L

Attention: Jamie Buster
 CITY OF WICHITA/CLERKS OFFICE
 455 N MAIN ST FL 13
 WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004 Published in the
 Wichita Eagle on November 5,
 2021

ORDINANCE NO. 51-661
 AN ORDINANCE CHANGING THE
 ZONING CLASSIFICATIONS OR DIS-
 TRICTS OF CERTAIN LANDS LOCAT-
 ED IN THE CITY OF WICHITA, SEDG-
 WICK COUNTY, KANSAS, UNDER
 THE AUTHORITY GRANTED BY THE
 WICHITA-SEDGWICK COUNTY UNIF-
 IED 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 hav-
 ing 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. ZON2021-00039

Zone change from SF-5 Single-Fam-
 ily Residential to TF-3 Two-Family
 Residential, on an approximately
 6,250-square foot property generally
 located south of West Maple Street,
 on the west side of South Sycamore
 Street and described as:

Lots 14 and 15, Kaesers 2nd Addition

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 Wich-
 ita -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.

Brandon J. Whipple, Mayor
 ATTEST: Karen Sublett, City Clerk
 (SEAL)

Approved as to form: Jennifer Maga-
 na, City Attorney and Director of Law
 IPL0047986
 Nov 5 2021

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

No. of Insertions: 1
 Beginning Issue of: 11/05/2021
 Ending Issue of: 11/05/2021

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn,
 depose 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
 uninterrupted 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 from 11/05/2021
 to 11/05/2021.

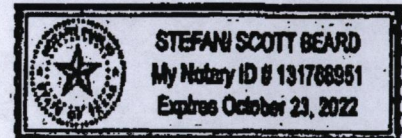
M. Hayley

I certify (or declare) under penalty of perjury that the
 foregoing is true and correct.

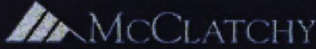
DATED: 11/12/2021

Stefani Beard

Notary Public in and for the state of Texas, residing in
 Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	126786	WIC-9-2-2021	OCA 150004	\$100.80	1	12.00 in

Attention: Betsy Pagán
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

Copy of ad content
 is on the next page

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

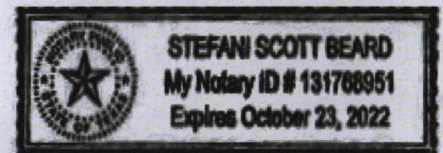
No. of Insertions: 1
 Beginning Issue of: 09/02/2021
 Ending Issue of: 09/02/2021

STATE OF KANSAS)
 SS
 County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose 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 from 09/02/2021 to 09/02/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 04/27/2022

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE ON
SEPTEMBER 2, 2021 (290971)
(One Time Only)

MAPC/PA September 23, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 23, 2021 no earlier than 1:30 p.m.**, the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2021-00039: City request to amend Conditional Use CON2019-05 to allow a bar, outdoor entertainment venue, event center, high definition digital screens, increase height, LED lighting strips, later hours of operation on LI Limited Industrial zoned property located on the southeast corner of East 29th Street North & North Greenwich Road

PUD2021-00012: City zone change from LC Limited Commercial and SF-5 Single-Family Residential to PUD Planned Unit Development for multi-family residential on property generally located one quarter mile east of South 135th Street West, on the south side of West Kellogg Drive.

VAC2021-00037: City request to vacate a portion of a platted front yard setback on SF-5 zoned property generally located west of North Mclean Boulevard on the south side of West 13th Street North.

VAC2021-00038: City request to vacate a portion of platted complete access control on LC Limited Commercial zoned property generally located a quarter mile north of West 37th Street North on the west side of North Maize Road.

ZON2021-00015: City zone change from SF-5 Single-Family Residential to B Multi-Family Residential located 750 feet south of East 10th Street North, 1000 feet west of North Hydraulic Avenue (1239 North Mathewson).

ZON2021-00033: City Zone Change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located southwest of West Maple Street and South Sycamore Street (419 South Sycamore Street).

ZON2021-00041: City request to amend provision #5 of Protective Overlay PO-74 to allow an increase in height & adjust provisions #1 & #2 on LI Limited Industrial zoned property generally located on the southeast corner of North Greenwich Rd & East 29th St North.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).
Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the WichitaSedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. 3 rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.
United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or Inroomlink.goto.com
Meeting ID: 651 544 141 Or dial directly:
651544141@67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitchihall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on September 2, 2021
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission



STAFF REPORT
MAPC September 23, 2021
DAB IV September 13, 2021

CASE NUMBER: ZON2021-00039

APPLICANT/AGENT: DJ Freedom Rentals, LLC, c/o Derek Granfield (owner/applicant)

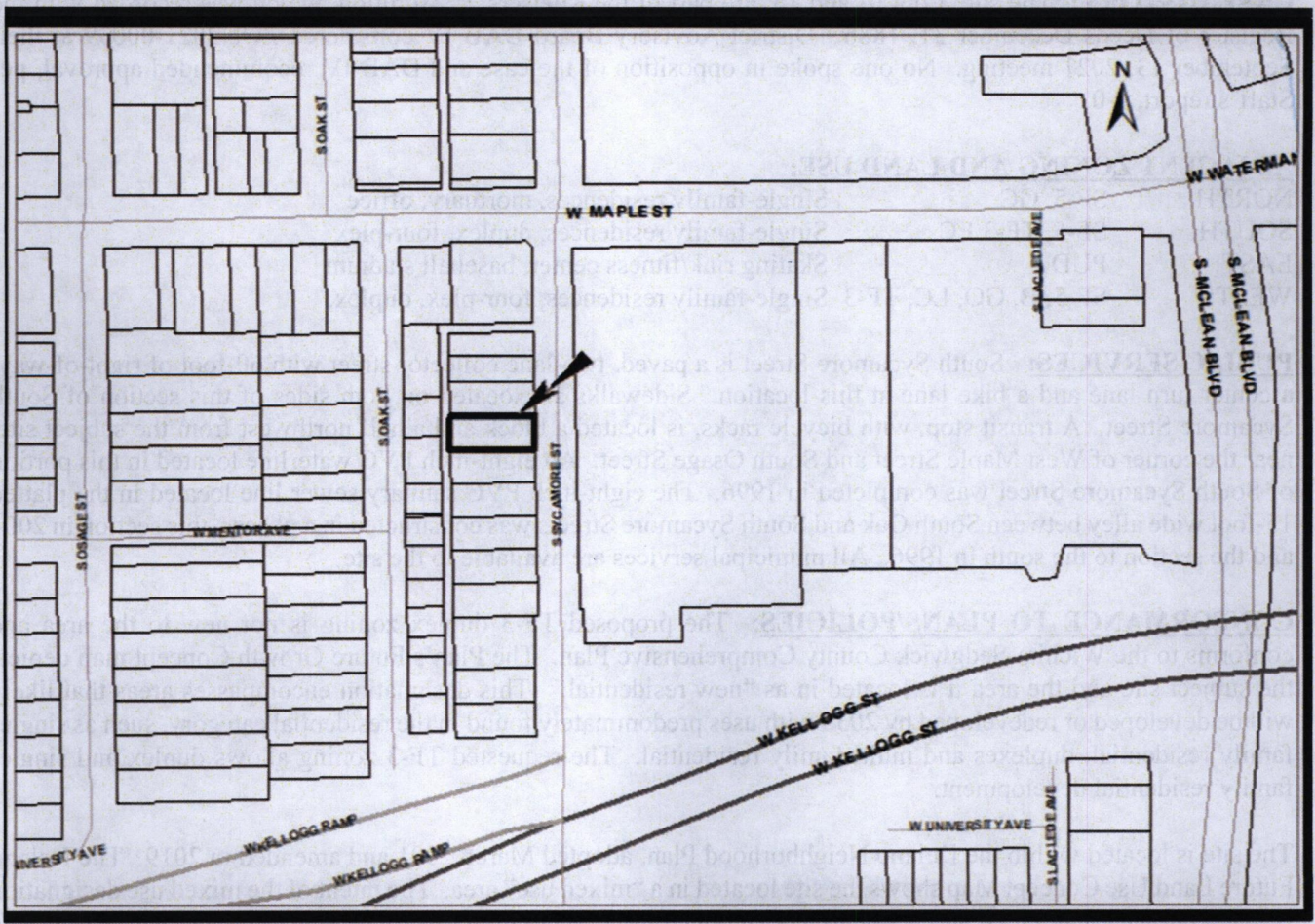
REQUEST: TF-3 Two-Family Residential

CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: Approximately 6,250-square feet

LOCATION: Generally located approximately 250 feet south of the West Maple Street on the west side of South Sycamore Street

PROPOSED USE: A duplex



BACKGROUND: The applicant is requesting the rezoning of the 6,250-square foot (50-feet by 125-feet) Single-Family Residential "SF-5" zoned subject property to Two-Family Residential "TF-3". The subject property, Lots 14 and 15, Kaeisers 2nd Addition, is located approximately 250 feet south of West Maple Street on the west side of South Sycamore Street; 419 South Sycamore Street. The subject property's size and configuration is in conformance with the Unified Zoning Code's "UZC" minimum lot size (6,000-sqaure feet, 35-feet wide) standard for TF-3 development. A fire destroyed the original single-family residence (built 1917) and the applicant wishes to replace it with a duplex. The applicant has provided a floor plan, a front elevation and a conceptual photograph of the proposed duplex. The applicant has not indicated if the subject property will have a garage.

The site is located in a predominately single-family residential neighborhood, with commercial development mostly located along West Maple Street, a four lane arterial street. Properties abutting and adjacent to the north side of the subject site are zoned SF-5 and General Commercial "GC" and are developed as single-family residences (generally built early 1900s and mid 1950s), a mortuary (built 1985) and a single-story office (built 1969). Property abutting and adjacent to the south of the subject site are zoned SF-5, TF-3 and "LC" Limited Commercial and are developed with single-family residences (built early 1900s, mid 1930s and 2016), a duplex (built 1950) and a four-plex (built 1890). Properties located west of the subject site are zoned predominately SF-5, a General Office "GO" zoned property, a few LC zoned properties and a Multi-Family Residential "B" zoned property. These properties are developed with single-family residences (built early 1900s and mid 1930s), a duplex (built 1988), and a four-plex (built 1974). There is a platted 15-foot wide overgrown, barely functioning alley separating the subject property from the adjacent west properties located along South Oak Street. Property located east of the site, across South Sycamore Street, is zoned "PUD" Planned Unite Development, PUD-48, and is developed as the Wichita Ice Center; built 1996. The Wichita Ice Center and the north, adjacent recently constructed PUD-61 zoned Riverfront Baseball Stadium (built 2019,) are signature features of this neighborhood, which are part of the larger Delano District, as defined in the Delano Neighborhood Plan.

CASE HISTORY: The site, Lots 14 and 15, are part of the Kaeisers 2nd Addition, which was recorded with the Register of Deeds December 31, 1886. District Advisory Board DAB IV considered ZON2021-00039 at their September 13, 2021 meeting. No one spoke in opposition of the case and DAB IV recommended approval, per Staff's report, 9-0.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5, GC	Single-family residences, mortuary, office
SOUTH:	SF-5, TF-3 LC	Single-family residences, duplex, four-plex
EAST:	PUD	Skating rink/fitness center, baseball stadium
WEST:	SF-5, B, GO, LC, TF-3	Single-family residences, four-plex, duplex,

PUBLIC SERVICES: South Sycamore Street is a paved, two-lane collector street with 60-foot of right-of-way, a center turn lane and a bike lane at this location. Sidewalks are located on both sides of this section of South Sycamore Street. A transit stop, with bicycle racks, is located a block and a half northwest from the subject site, near the corner of West Maple Street and South Osage Street. An eight-inch PVC waterline located in this portion of South Sycamore Street was completed in 1996. The eight-inch PVC sanitary sewer line located in the platted 15-foot wide alley between South Oak and South Sycamore Streets was constructed in a phases, this section in 2004 and the section to the south in 1996. All municipal services are available to the site.

CONFORMANCE TO PLANS/POLICIES: The proposed TF-3 duplex zoning is not new to the area and conforms to the Wichita-Sedgwick County Comprehensive Plan. The Plan's Future Growth Concept map depicts the subject site and the area it is located in as "new residential." This designation encompasses areas that likely will be developed or redeveloped by 2035 with uses predominately found in the residential category, such as single-family residential, duplexes and multi-family residential. The requested TF-3 zoning allows duplex and single-family residential development.

The site is located within the Delano Neighborhood Plan, adopted March 2001 and amended in 2019. The Delano Future Land Use Concept Map shows the site located in a "mixed use" area. The intent of the mixed use designation is to encourage commercial and residential development in one building or side by side allowing people to live in

the business core of Delano, which in turn promotes a more active street life by increasing pedestrian traffic. South Sycamore Street's sidewalks, its bicycle lane, its close proximity to Riverfront Stadium, the Wichita's Ice Center and its direct connection to West Douglas Avenue, the historic heart of Delano, promotes pedestrian activity. The proposed TF-3 duplex zoning does not negatively impact pedestrian activity, including walking and bicycling, in the immediate area or in the greater Delano District. The proposed TF-3 zoning is in conformance with the Delano Neighborhood Plan.

The site is located along a portion of South Sycamore Street that provides pedestrian and vehicular access into the Delano District while also providing a transition between Delano's residential areas into the development anchored by the Delano Plan's Ball Park Village centered around Riverfront Stadium. South Sycamore continues north past Riverfront Stadium intersecting with West Douglas Avenue at a roundabout defined by a landscaped clock tower and continues north to the recently constructed, 2016, Advanced Learning Public Library.

The Delano District is located within the Established Central Area of Wichita (Places for People Plan, 2019) which identifies the site being in an Area of Stability. Improvements to this area should strengthen its established uses and facilities. The proposed TF-3 zoning is in agreement with this plan. An eight-inch PVC waterline in this portion of South Sycamore Street was completed in 1996. The eight-inch PVC sanitary sewer line located in the platted 15-foot wide alley between South Oak and South Sycamore Streets was constructed in a phases, this section in 2004 and the section to the south in 1996. The proposed TF-3 duplex zoning does not weaken the areas established uses, of single family residential, duplex, multi-family residential, and commercial development or the needed facilities required to support the area's uses.

The Delano Plan promotes architectural compatibility for residential and commercial development. The applicant's proposed duplex is unlike the other residences in the immediate area. There is a somewhat similar style (20th Century mid-century modern style?) in a recently constructed, 2019, single-family residence located at 908 West Maple Street. The Delano Design Review will review the applicant's proposed duplex because of its unique design for the area.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request.

1. **The zoning, uses and character of the neighborhood:** The area where the subject property is located is mostly zoned SF-5 with some scattered TF-3, GO, B and LC zoned properties. Development on these properties is mostly single-family residential with a few duplexes and four-plexes. Residential development range from the 1890, through the early 1900s, the mid-1900s, the 1960s, the 1970s to the present. This wide range of development presents several different styles of housing for the area. GC zoned commercial development is mostly located along West Maple Street, with the PUD zoned Wichita Ice Center (built 1996) and Riverfront Baseball Stadium (built 2019) being the signature features of this immediate neighborhood and the greater Delano District.
2. **The suitability of the subject property for the uses to which it has been restricted:** A burnt out single-family residence was recently demolished on the SF-5 zoned subject property. The current SF-5 zoning would allow another single-family residence to be built. The site is located in a predominately single-family residential neighborhood, with some duplexes and fewer small multi-family residences. Commercial development in the immediate area is located mostly along West Maple Street, although the PUD zoned Wichita Ice Center and Riverfront Stadium are located along this portion of South Sycamore directly east and northeast of the subject site across South Sycamore Street.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed TF-3 duplex zoning is not new to the area and it offers an opportunity for re-investment in the neighborhood in the form of urban infill. Objections to TF-3 zoning and duplexes may be summarized in that they are perceived to be not owner occupied. This perception could mean that there will be a lack of maintenance and repair of the duplex, which could lower the value of the neighboring properties. Owner occupation of a residence does not guarantee that there will be the needed maintenance and repair of the residence and

the property. Any property owner's inclination and ability, financially and perhaps physically, to maintain and repair their property over time is uncertain. Denial of the proposed TF-3 zoning could have a negative financial impact on the applicant/property owner.

4. **Length of time the property has been vacant as currently zoned:** The most recent 2020 aerials of the site show a single-family residence on the subject site. Demolition of the fire damaged single-family residence has been sometime this year, 2021.

5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The proposed TF-3 duplex zoning is not new to the area and conforms to the Wichita-Sedgwick County Comprehensive Plan. The Plan's Future Growth Concept map depicts the subject site and the area it is located in as "new residential." This designation encompasses areas that likely will be developed or redeveloped by 2035 with uses predominately found in the residential category, such as single-family residential, duplexes and multi-family residential. The requested TF-3 zoning allows duplex and single-family residential development.

The site is located within the Delano Neighborhood Plan, adopted March 2001 and amended in 2019. The Delano Future Land Use Concept Map shows the site located in a "mixed use" area. The intent of the mixed use designation is to encourage commercial and residential development in one building or side by side allowing people to live in the business core of Delano, which in turn promotes a more active street life by increasing pedestrian traffic. South Sycamore Street's sidewalks, its bicycle lane, its close proximity to Riverfront Stadium, the Wichita's Ice Center and its direct connection to West Douglas Avenue, the historic heart of Delano, promotes pedestrian activity. The proposed TF-3 duplex zoning does not negatively impact pedestrian activity, including walking and bicycling, in the immediate area or in the greater Delano District. The proposed TF-3 zoning is in conformance with the Delano Neighborhood Plan.

The site is located along a portion of South Sycamore Street that provides pedestrian and vehicular access into the Delano District while also providing a transition between Delano's residential areas into the development anchored by the Delano Plan's Ball Park Village centered around Riverfront Stadium. South Sycamore continues north past Riverfront Stadium intersecting with West Douglas Avenue at a roundabout defined by a landscaped clock tower and continues north to the recently constructed, 2016, Advanced Learning Public Library.

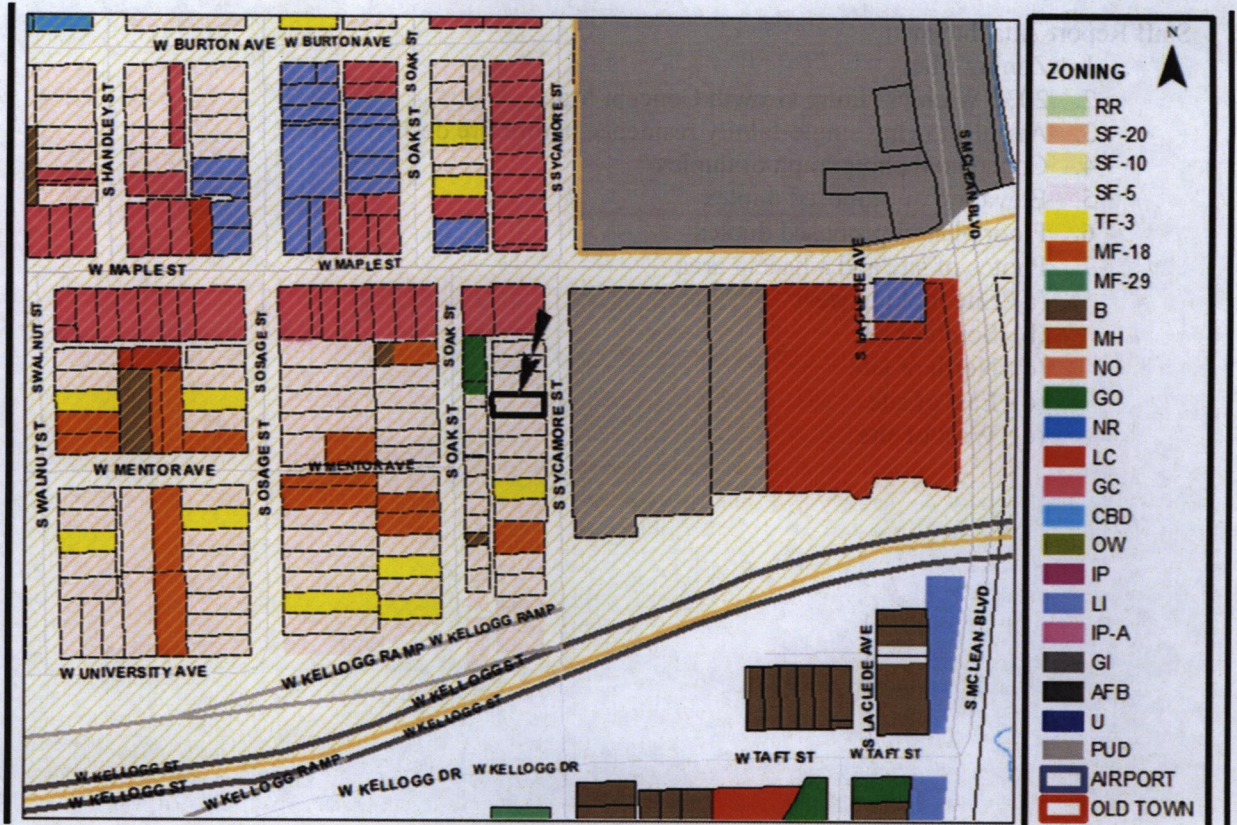
The Delano District is located within the Established Central Area of Wichita (Places for People Plan, 2019) which identifies the site being in an Area of Stability. Improvements to this area should strengthen its established uses and facilities. The proposed TF-3 zoning is in agreement with this plan. An eight-inch PVC waterline in South Sycamore Street was completed in 1996. The eight-inch PVC sanitary sewer line in the alley between South Oak and South Sycamore Streets was constructed in a few phases, the section serving the subject site in 2004 and the section to the south in 1996. The proposed TF-3 duplex zoning does not weaken the areas established uses, of single family residential, duplex, multi-family residential, and commercial development or the needed facilities required to support the area's uses.

The Delano Plan promotes architectural compatibility for residential and commercial development. The applicant's proposed duplex is unlike the other residences in the immediate area. There is a somewhat similar style (20th Century mid-century modern style?) in a recently constructed, 2019, single-family residence located at 908 West Maple Street. The Delano Design Review will review the applicant's proposed duplex because of its unique design for the area.

6. **Impact of the proposed development on community facilities:** An eight-inch PVC waterline in South Sycamore Street was completed in 1996. An eight-inch PVC sanitary sewer line in the platted 15-foot wide alley between South Oak and South Sycamore Streets was constructed in phases, the section servicing the subject property in 2004 and the section to the south in 1996. All municipal services are available to the site. The proposed TF-3 zoning does not negatively impact municipal services.








Staff Report Attachments:

1. Zoning Map
2. 2035 Wichita Future Growth Concept Map
3. Aerial showing single-family residence before fire destroyed it
4. Conceptual photograph of duplex
5. Elevation of proposed duplex
6. Floor plan of proposed duplex
7. Photos of site and adjacent area
 - (a) Site looking west
 - (b) South of site
 - (c) North of site
 - (d) East of site
 - (e) West of site






**2035 Wichita
Future Growth
Concept Map**









Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

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

N



Wichita, Kansas, is a city in the state of Kansas, United States. It is the largest city in the state and is the county seat of Sedgewick County. The city is located in the central part of the state, about 100 miles north of the Texas border. It is a major center of commerce and industry in the region. The city is home to several major employers, including the University of Kansas, the Kansas State Fair, and the Wichita Falls Army Airfield. The city is also a major transportation hub, with several major highways and airports. The city is known for its rich history and its many cultural attractions. It is a diverse and vibrant community that is proud of its heritage and its future.

