



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 8, 2022

Will Hayes  
901 Partners, LLC  
555 W. Douglas Ave. Suite 201  
Wichita, KS 67213

Mr. Russ Ewy  
Baughman Company, P.A.  
315 Ellis St.  
Wichita, KS 67211

**RE: ZON2022-00047:** City zone change from LC Limited Commercial to CBD Central Business District; generally located on the southwest corner of West Douglas Avenue and South Handley Street (901 W. Douglas Ave.).

Dear Applicant:

At its regular meeting on **November 8, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

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

Sincerely,

A handwritten signature in cursive script that reads 'Mary M. Hunt'.

Mary M. Hunt, AICP  
Principal Planner

Copies to: MABCD  
Jeff Blubaugh, City Council District IV  
Rebecca Fields, CSR District IV



**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 14, 2022,

Will Hayes  
901 Partners, LLC  
555 W. Douglas Ave. Suite 201  
Wichita, KS 67213

Russ Ewy  
Baughman Company, P. A.  
315 Ellis St.  
Wichita, KS 67211 Brent Miller

**RE: ZON2022-00047:** Zone Change request in the City from LC-Limited Commercial to CBD-Central Business District to develop property consistent with surrounding properties; located at the southwest corner of the W. Douglas Ave. and S. Handley St. (approximately two blocks east of S. Seneca).

Dear Applicant;

At its regular meeting on **October 6, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the 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 October 20, 2022. 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 **October 20, 2022 at 5:00 p.m.**

District Advisory Board IV (DAB) considered this case at their meeting held at **6:30 p.m., Monday, October 3, 2022**. The District Advisory Board voted unanimously to recommend the rezoning request.

This application is scheduled for consideration by the Wichita City Council on **Tuesday, November 8, 2022 beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

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 268 4421.

Sincerely,

A handwritten signature in blue ink that reads 'Mary M. Hunt'.

Mary M. Hunt, AICP  
Principal Planner

Copies to:

MABCD

Jeff Blubaugh, City Council District IV

Rebecca Fields, CSR District IV

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON

Nov. 25, 2022

ORDINANCE NO.

51-98.3

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. ZON2022-00047**

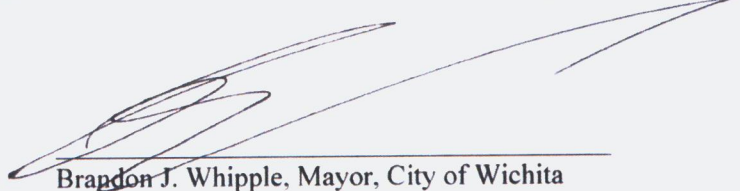
City zone change from LC-Limited Commercial District to CBD-Central Business District zoning on property described as:

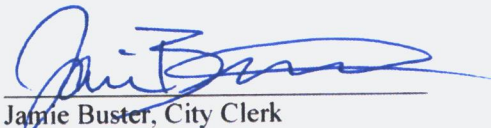
The east 30 feet of Lots 21, 23, 25, 27 and 29, on Wichita Avenue, now Handley Street, in West Wichita, Sedgwick County, Kansas; together with the west 10 feet of vacated Wichita Avenue, now Handley Street adjoining said lots on the East.

**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.

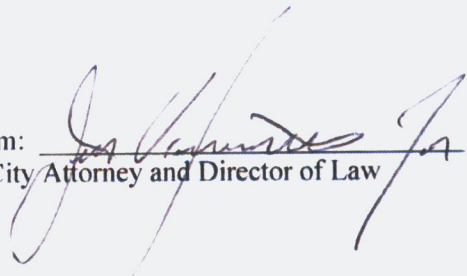
ATTEST:

  
Brandon J. Whipple, Mayor, City of Wichita

  
Jamie Buster, City Clerk

(SEAL)



Approved as to form:   
Jennifer Magaña, 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     | 350661       | Print Legal Ad-IPL00993480 - IPL0099348 |          | \$53.65 | 1    | 64 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 25, 2022  
ORDINANCE NO. 51-983

AN ORDINANCE CHANGING THE  
ZONING CLASSIFICATIONS OR DIS-  
TRICTS OF CERTAIN LANDS LOCAT-  
ED IN THE CITY OF WICHITA, KANSAS,  
UNDER THE AUTHORITY GRANTED  
BY THE WICHITA-SEDGWICK COUN-  
TY UNIFIED ZONING CODE, SEC-  
TION V-C, AS ADOPTED BY SECTION  
28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERN-  
ING 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. ZON2022-00047

City zone change from LC-Limited  
Commercial District to CBD-Central  
Business District zoning on property  
described as:

The east 30 feet of Lots 21, 23, 25, 27  
and 29, on Wichita Avenue, now Han-  
dley Street, in West Wichita, Sedgwick  
County, Kansas; together with the west  
10 feet of vacated Wichita Avenue,  
now Handley Street adjoining said lots  
on the East.

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.

ATTEST:

Brandon J. Whipple, Mayor, City of  
Wichita

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magan a. City Attorney and  
Director of Law

IPL0099348

Nov 25 2022

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

No. of Insertions: 1

Beginning Issue of: 11/25/2022

Ending Issue of: 11/25/2022

STATE OF KANSAS)

SS

County of Sedgwick)

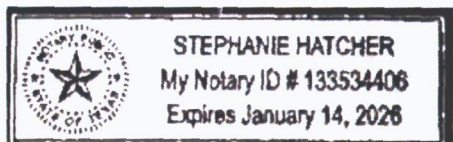
Hayley Martin, of lawful age, being first duly sworn,  
deposeth and saith: That he is Record Clerk of The  
Wichita Eagle, a daily newspaper published in the City of  
Wichita, County of Sedgwick, State of Kansas, and having  
a general paid circulation on a daily basis in said County,  
which said 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 from 11/25/2022  
to 11/25/2022.

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

DATED: 11/25/2022

Stephanie Hatcher

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     | 316357       | Print Legal Ad - IPL0089366 |          | \$335.58 | 4    | 100 L |

Attention: MANDY HEBERT

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

### LEGAL PUBLICATION

Published in The Wichita Eagle on September 15, 2022  
(One Time Only)  
MAPO/BA October 6, 2022  
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 6, 2022, 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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, 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)268-4421.

BAZ022-00038: Variance request in the City to permit a sign area increase from 32 sq. ft. to 42 sq. ft. to increase visibility of sign and to permit an LED sign on property zoned GO General Office, located on the west side of South Hillside Ave and within one-half mile south of East Douglas Ave (311 S Hillside).  
BAZ022-00041: Variance request in the City to increase the height of an off-site sign to 60 feet on property zoned LI Limited Industrial, generally located on the west side of Hydraulic Avenue, within one-quarter mile north of East 37th Street North (4035 North Hydraulic Avenue).  
BAZ022-00042: Variance request in the City to increase the permitted height of a screening wall from 9 to 10 feet on property zoned SF-5 Single-Family Residential, generally located a quarter-mile east of the intersection of North Ridge Road and West 13th Street North.  
CON022-00032: Conditional Use request in the City for Day Care, General, located in SF-5 Single-Family zoning district, approximately one-quarter mile east of the intersection of East Central Avenue and North Woodlawn Blvd (7011 East Central Avenue).  
CON022-00033: Conditional Use request in the City to amend CON022-21 to allow outdoor music and dancing and amend CU-523 to modify hours of operation on property zoned LC Limited Commercial, generally located on the north side of West 21st Street North and within one block east of North Tyler Road (8550 & 8558 W 21st Street).  
CON022-00034: Conditional Use Request in the City to permit an off-site sign within 300 feet of residential property, on property zoned GI General Industrial, located between North Hydraulic and I-135 Highway and within one-quarter mile north of East 37th Street North (4035 N Hydraulic).  
CON022-00035: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor (associated with ZON022-00046) for a used car dealership on property zoned LC Limited Commercial, located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 N Hillside Ave).  
CUP022-00041: Request in the City to Amend the Hanley Community Unit Plan DP-154 to permit a carwash on Parcel 7, zoned LC Limited Commercial, located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Rd).  
CUP022-00042: Community Unit Plan Amendment request in the City to DP-126 to increase the height of an existing cell tower from 120 feet to 137 feet on property zoned GO General Commercial, located within one-quarter mile north of East Central Avenue and within one-quarter mile east or North Edgemoor.  
CUP022-00043: Request in the City to Amend Parcel 5 of the Tallgrass East Business Park CUP DP-192 to convert a medical office into a general office use (with ZON022-00048), located within one-block east of North Webb Road and one-half mile south of K-96 Highway (9727 E Shannon Woods Cir).  
CUP022-00044: Request in the City to amend the LC Limited Commercial zoned Community Unit Plan DP-275 to align all Parcels and Reserves with the replat of Crose Pointe 2nd Addition, and revise provisions for signage, lot area, access drives, landscaping, height of buildings and architectural control on certain parcels, generally located on the southeast side of East 21st Street North and North Greenwood Road.  
VAC022-00026: Request in the City to Vacate a portion of a plat of a parcel on LC limited Industrial zoned property, generally located on the southwest corner of East 39th Street North and North Webb Road.  
VAC022-00029: Request in the City to Vacate plat of sanitary sewer easements on property zoned LI Limited Industrial, generally located 1200 feet south of the K-96 Highway and North Hoover Road, on the east side of North Hoover Road.  
VAC022-00030: Request in the City to Vacate utility easements in Limited Commercial (LC) zoning in CUP DP-250 for site development, generally located on the west side of North Ridge Road and on the north side of West 37th Street North.  
ZON022-00040: Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family Residential on property located on the west side of South 16th Street West and within one-quarter mile north of West Maple Street.  
ZON022-00045: Zone Change request in the City from LC Limited Commercial District with PO #175 to GO General Commercial District with PO #397 to allow development of vacant parcels, generally located east of South Seneca Street within one-half mile of West Harry Street.  
ZON022-00046: Zone Change request in the City from MF-29 Multi-Family Residential to LC Limited Commercial (with CON022-00035) for Vehicle and Equipment Sales, Outdoor, located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 North Hillside).  
ZON022-00047: Zone Change request in the City from LC Limited Commercial to CBD Central Business District to redevelop the site in a consistent manner with surrounding properties, generally located on the south side of West Douglas Avenue, within two-block east of South Seneca Street (901 W Douglas).  
ZON022-00048: Zone change request in the City from B Multi-Family Residential to GO General Office associated with CUP022-00043 a minor amendment to Community Unit Plan DP-192 to allow general office uses on Parcel 5, generally located within one-block east of North Webb Road and one-half mile south of K-96 Highway (9727 E Shannon Woods Cir).  
ZON022-00050: Zoning change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build duplexes, generally located on the east side of South Greenwood Road, within one-quarter mile south of East Harry Street.  
ZON022-00051: Zone change request in the City from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District, generally located on the southwest corner of West Burton Avenue and South Meridian Avenue (201 South Meridian).  
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 Ronald Reagan Building (see below).  
Submit Comments Ahead of Time  
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick 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 Wade  
271 W. 3rd Street - Suite 201  
Wichita, KS 67202  
Phone - 316.268.4421  
Fax - 316.268.7764  
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 (671) 317-3112  
Access Code: 651-544-141  
Join from a video-conferencing room or system.  
Dial in by type: 67.217.95.2 or Inroomlink.gotomeeting.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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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 15, 2022  
Scott Wade, Secretary  
WichitaSedgwick County  
Metropolitan Area Planning Commission  
IPL0089366  
Sep 15 2022

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

No. of Insertions: 1  
Beginning Issue of: 09/15/2022  
Ending Issue of: 09/15/2022

STATE OF KANSAS)

SS

County of Sedgwick)

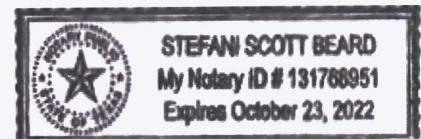
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 09/15/2022 to 09/15/2022.

*M. Hayley*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
DATED: 09/15/2022

*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!



AGENDA ITEM NO. 4.11

**STAFF REPORT**  
MAPC October 6, 2022  
DAB IV October 3, 2022

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CASE NUMBER: ZON2022-00047 (City)

APPLICANT/AGENT: 901 Partners, LLC (owner) (Will Hayes); Baughman Company, P.A. (agent)

REQUEST: CBD Central Business District

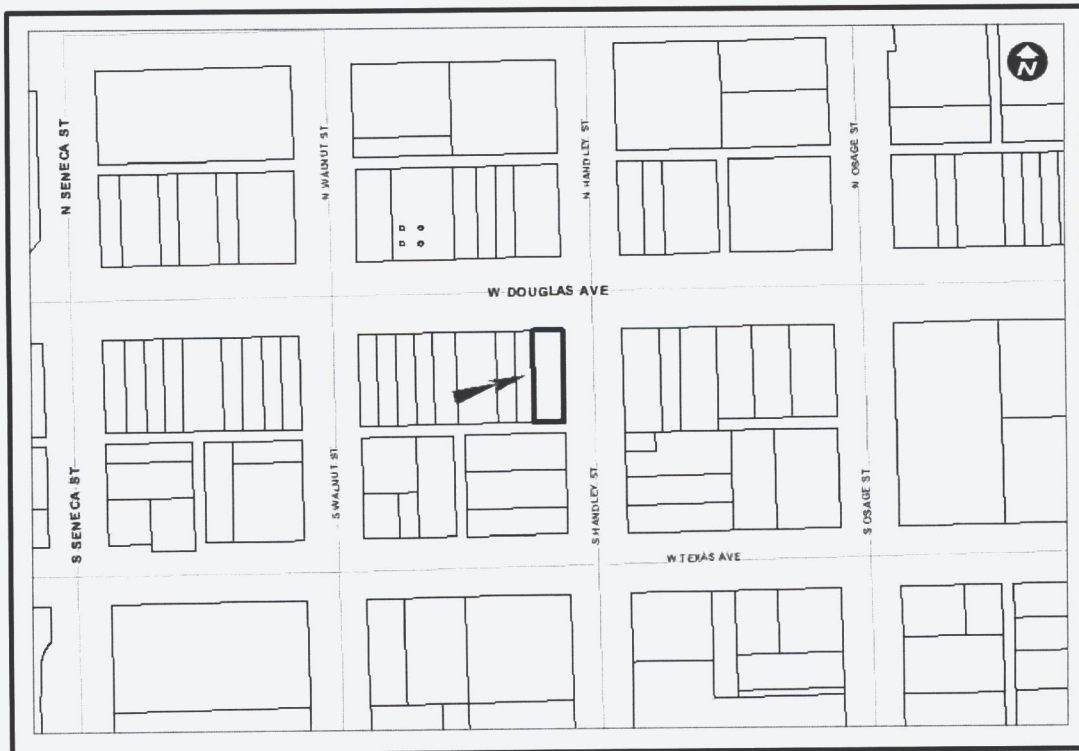
CURRENT ZONING: LC Limited Commercial District

SITE SIZE: 0.1145 acres

LOCATION: Generally located on the south side of West Douglas Avenue and with two blocks east of South Seneca Street. (901 W. Douglas Avenue)

PROPOSED USE: To redevelop the subject property in a consistent manner with surrounding properties.

RECOMMENDATION: Approve



**BACKGROUND:** The applicant is requesting a zone change from LC Limited Commercial District to CBD Central Business District zoning on 0.1145 platted acres located on the south side of West Douglas Avenue and within two blocks east of South Seneca Street (901 South Douglas Avenue). The subject site is currently developed with a two-story brick building with a health care non-profit using the building at this time. The applicant does not specify how the property might be redeveloped, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. The site is within the Delano Neighborhood Plan area and the Delano Overlay Zoning District (D-O).

The Delano District was initially developed in the 1870's and then redeveloped in the early 1900's when off-street parking requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the LC district vary from zero to 20 feet). Public on-street parking is available throughout the Delano area. Within the past eight years, more than a dozen zone changes to CBD have been approved in the Delano area.

Properties north of the site, across West Douglas Avenue, are zoned a mixture of LC Limited Commercial District, CBD Central Business District, and GC General Commercial District. Other zoning districts surrounding the site include LI Limited Industrial District, GC General Commercial District, LC Limited Commercial District. The properties are developed with a range of commercial uses including retail stores, restaurants, used car sales, clothing stores and offices. Property south of the site is zoned GC General Commercial District and developed with a commercial use. Property east of the site is zoned LI Limited Industrial District and is developed with a commercial use.

**CASE HISTORY:** On November 23, 1912, the property was platted as a portion of Lots 21, 23, 25, 27 and 29 on Wichita Avenue, now Handley Avenue in the West Wichita Addition, Sedgwick County. This property includes the east 30 feet of said blocks. The property was included in the Delano Neighborhood Revitalization Plan in 2001 and 2019.

**ADJACENT ZONING AND LAND USE:**

|                     |                     |
|---------------------|---------------------|
| North: LC; GC; CBD; | Commercial Building |
| South: GC           | Commercial Building |
| East: LI            | Used car lot        |
| West: LC            | Commercial Building |

**PUBLIC SERVICES:** The site has access to West Douglas Avenue, a two-lane paved arterial with sidewalks and on-street parking, and South Handley Street, a two-lane local street with sidewalks on both side with on-street parking. The site is served by all municipal services. In addition to the on-street parking, the City is planning a multimodal transit center two blocks east and one block south at West Texas Avenue and South Oak Street. The proposed multimodal facility to be constructed on the site bounded by Sycamore, Oak, Burton, and Texas streets is beyond 30 percent design. The multimodal facility will include: 12 bus bays, office space, security office, ticket windows, and public and staff restrooms. In addition, the proposed parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes and includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Two transit routes serve Douglas Avenue with service every 45 minutes, in each direction per route.

**CONFORMANCE TO PLANS/POLICIES:** The requested CBD zoning would continue to allow the

property to be in conformance with existing plans and policies.

Community Investments Plan: The requested CBD zoning aligns with the goals of the Community Investment Plan. The Community Investment Plan (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for “New Employment.” This category “encompasses areas of land that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment.” The category also states, “In certain area, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed.”

Wichita: Places for People Plan: The requested CBD zoning aligns with the goals of the Wichita: Places for People Plan by allowing for development momentum in the area. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area. The subject site is located within the Established Central Area in an area identified as an “area of stability.” The Places for People Plan defines Areas of Stability as those “locations within the ECA that exhibit less stress, or fewer economic, connectivity and accessibility issues than the Areas of Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community. Furthermore, this commercial district is identified as a Community Core node as identified in the Wichita: Places for People Plan (2019). A Community Core node is intended to serve multiple neighborhoods and is designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services. While accommodating the retail and service market for multiple neighborhoods, the integration of civic or office uses will enhance the economic sustainability of these places. Ample on-street parking is available as well as surface parking lots nearby the subject parcel. This zoning action encourages walkability throughout the Delano Commercial District and beyond. Improvements should be targeted to support and continue this development momentum and strengthen the established physical context.

Delano Neighborhood Plan: The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.” The site also falls within the boundaries of the Delano Overlay. Any future modifications to the design of the building must comply with the Delano Overlay Design Guidelines.

The Unified Zoning Code (UZY) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

**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:** Properties north of the site, across West Douglas Avenue, are zoned a mix of LC Limited Commercial District, CBD Central Business District, and GC General Commercial District. Other zoning districts surrounding the site include LI Limited Industrial District, GC General Commercial District, LC Limited Commercial District. The properties are developed with a range of commercial uses including retail stores, restaurants, used car sales, clothing stores and offices. Property south of the site is zoned GC General

Commercial District and developed with a commercial use. Property east of the site is zoned LI Limited Industrial District and is developed with a commercial use.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned LC Limited Commercial District which permits a range of commercial uses but requires the provision of off-street parking per the UZC. The site has economic value as currently zoned. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking and modify building setback requirements and make the site more attractive to potential redevelopment.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request should have little if any significant adverse impact to nearby property owners.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested CBD zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.
6. **Impact of the proposed development on community facilities:** Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Delano Plan's Future Land Use Map
5. Photos







Fig. 17 Future Land Use Concept

- Legend**
-  District Neighborhood Boundary
  - Future Land Use**
  -  Residential
  -  Commercial
  -  Mixed Use
  -  Major Institutional
  -  Recreation/Entertainment
  -  Parks and Open Space
  -  Bishop's Village





*East side of building at 901 W. Douglas*



*Front of 901 W. Douglas and viewing west*



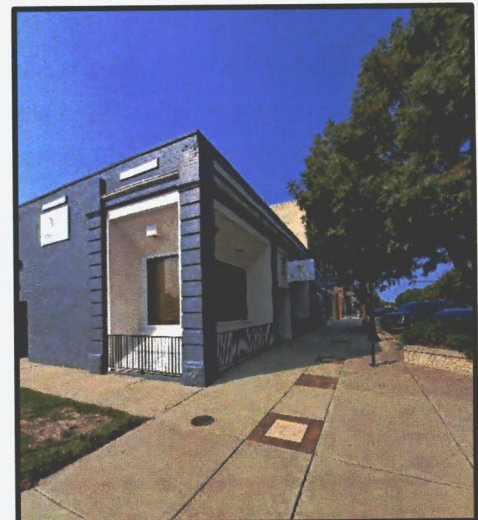
*View to south across W. Douglas – Bike Shop*



*Northeast corner of Handley & Douglas -BBQ shop*



*Southeast corner – Used car sales*



*Subject site front and side corner*