



Wichita-Sedgwick County Metropolitan Area Planning Department

Bibleway Baptist Church
Attn: Bishop Jeffrey Enslow, Sr.
2105 N. Jackson Ave.
Wichita, KS 67203

November 24, 2022

RE: ZON2022-00053 and CON2022-00038: Zone change request in the City from TF-3 Two-Family Residential to B Multi-Family (with CON2022-00038 for Group Residence, General); on property generally located one-block south of West 21st Street North and one-block west of North Waco Avenue (South of 2041 N Jackson).

Dear Applicant;

At its regular meeting on **Tuesday, November 22, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request with the following conditions:

1. The site shall be developed in compliance with the approved site plan.
2. The applicant shall record a document with the Register of Deeds that dedicates the required number of parking spaces from their abutting property to the north. The applicant shall provide a copy of the recorded document to the Planning Department prior to the issuance of building permits.
3. The architecture of the structure shall have residential character in exterior appearance similar to the surrounding residential structures. Elevations shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.
4. The Conditional Use approval is limited to a maximum of 15 persons excluding staff.
5. No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

If you have any questions concerning this application, please contact our office at 268 44221

E. Ebach

Eryn Ebach
Associate Planner

Copies to: MABCD
Maggie Ballard, Council Member District VI

Steve Coleman
10401 Mariah Court
Sedgwick, KS 67132

Historic Midtown Citizens Association
Attn: Jason Karber
PO Box 3243
Wichita, KS 67201



Wichita-Sedgwick County Metropolitan Area Planning Department

October 24, 2022

Bibleway Baptist Church
Attn: Bishop Jeffrey Enslow, Sr.
2105 N. Jackson Ave.
Wichita, KS 67203

RE: ZON2022-00053 and CON2022-00038: Zone change request in the City from TF-3 Two-Family Residential to B Multi-Family (with CON2022-00038 for Group Residence, General); on property generally located one-block south of West 21st Street North and one-block west of North Waco Avenue (South of 2041 N Jackson).

Dear Applicant;

At its regular meeting on **October 20, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. The site shall be developed in compliance with the approved site plan.
2. The applicant shall record a document with the Register of Deeds that dedicates the required number of parking spaces from their abutting property to the north. The applicant shall provide a copy of the recorded document to the Planning Department prior to the issuance of building permits.
3. The architecture of the structure shall have residential character in exterior appearance similar to the surrounding residential structures. Elevations shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.
4. The Conditional Use approval is limited to a maximum of 15 persons excluding staff.
5. No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

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 November 3, 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 **November 3, 2022 at 5:00 p.m.**

NOTE: District Advisory Board VI (DAB) will consider this case at their meeting to be held at **6:30 p.m., Monday, November 7, 2022.** Additional information regarding the DAB meeting may be obtained by calling the Community Services Representative, Ana Lopez at 303-8043, or alopez@wichita.gov (www.wichita.gov/council).

This application is scheduled for consideration by the Wichita City Council on **Tuesday, November 22, 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 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,



Eryn Ebach Freund
Associate Planner

Copies to: MABCD
Maggie Ballard, Council Member District VI
Ana Lopez, CSR District VI
S. Mellies, City Engineering

Steve Coleman
10401 Mariah Court
Sedgwick, KS 67132

Historic Midtown Citizens Association
Attn: Jason Karber
PO Box 3243
Wichita, KS 67201

Dec. 9, 2022ORDINANCE NO. 51-990

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. ZON2022-00053 with CON2022-00038

Zone Change request in the City from TF-3 Two-Family Residential District to B Multi-Family Residential District (with CON2022-00038) for Group Residence, General on property described as:


Lots 15 and 17 with 7.6 feet surplus on the North side of Lot 17, Forrest Home Addition to the City of Wichita, Sedgwick County, Kansas.

The described property above is subject to the following conditions of approval of Conditional Use CON2022-00038 to permit a Group Residence, General in the B Multi-Family Residential District:

1. The site shall be developed in compliance with the approved site plan.
2. The applicant shall record a document with the Register of Deeds that dedicates the required number of parking spaces from their abutting property to the north. The applicant shall provide a copy of the recorded document to the Planning Department prior to the issuance of building permits.
3. The architecture of the structure shall have residential character in exterior appearance similar to the surrounding residential structures. Elevations shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.
4. The Conditional Use approval is limited to a maximum of 15 persons excluding staff.
5. No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

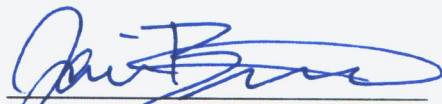
SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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, City of Wichita

ATTEST:



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	357091	Print Legal Ad-IPL01013330 - IPL01013333		\$98.91	2	59 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 December 9, 2022
 ORDINANCE NO. 51-990

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. ZON2022-00053 with CON2022-00038

Zone Change request in the City from TF-3 Two-Family Residential District to B Multi-Family Residential District (with CON2022-00038) for Group Residence, General on property described as:

Lots 15 and 17 with 7.6 feet surplus on the North side of Lot 17, Forrest Home Addition to the City of Wichita, Sedgwick County, Kansas.

The described property above is subject to the following conditions of approval of Conditional Use CON2022-00038 to permit a Group Residence, General in the B Multi-Family Residential District:

1. The site shall be developed in compliance with the approved site plan.
2. The applicant shall record a document with the Registrar of Deeds that dedicates the required number of parking spaces from their abutting property to the north. The applicant shall provide a copy of the recorded document to the Planning Department prior to the issuance of building permits.
3. The architecture of the structure shall have residential character in exterior appearance similar to the surrounding residential structures. Elevations shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.
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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, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0101333

Dec 9 2022

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

1 insertion(s) published on:

12/09/22

STATE OF KANSAS)

SS

County of Sedgwick)

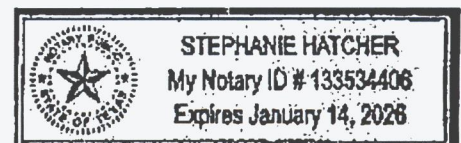
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 12/09/2022 to 12/09/2022.

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

DATED: 12/09/2022

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	323434	Print Legal Ad - IPL0091495		\$154.35	2	92 L

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

LEGAL PUBLICATION

OCA 180004
 Published in The Wichita Eagle on September 29, 2022
 (One Time Only)
 MAPC/BZA October 20, 2022
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 20, 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) 2684421.

BZA2022-00045: Variance request in the City to increase the height of an off-site sign to 55 feet; generally located on the south side of East 37th Street North, within one block west of North Hydraulic Avenue (1441 E 37th Street North).

CON2022-00037: Conditional Use in the City to allow Multi-Family on property zoned TF-3 Two-Family Residential District, generally located on the west side of North Fairview Avenue, within one block north of West 13th Street North (1419 North Fairview).

CON2022-00038: Conditional Use request in the City to permit Group Residence, General on property zoned TF-3 Two-Family Residential (with ZON2022-00053 for B Multi-Family Residential); generally located one block south of West 21st Street North and one block west of North Waco Avenue (2041 N Jackson).

ZON2022-00052: Zone change request in the City from SF-5 Single-Family Residential District to MH Manufactured Housing District; generally located on the south side of U.S. Highway 54, within one-quarter mile east of South 167th Street West (16315 W. US Hwy 54).

ZON2022-00053: Zone change request in the City from TF-3 Two-Family Residential to B Multi-Family (with CON2022-00038 for Group Residence, General); on property generally located one-block south of West 21st Street North and one-block west of North Waco Avenue (South of 2041 N Jackson).

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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

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 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 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.

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 316.858.7764

WITNESS MY HAND on September 29, 2022

Scott Wade, Secretary
 WichitaSedgwick County
 Metropolitan Area Planning Commission
 IPL0091495
 Sep 29 2022

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

No. of Insertions: 1
 Beginning Issue of: 09/29/2022
 Ending Issue of: 09/29/2022

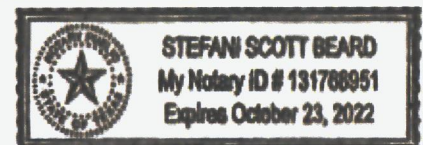
STATE OF KANSAS)
 SS
 County of Sedgwick)

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 09/29/2022 to 09/29/2022.

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

DATED: 09/29/2022

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!



STAFF REPORT
MAPC October 20, 2022
DAB VI November 7, 2022

CASE NUMBER: CON2022-00038 and ZON2022-00053 (City)

APPLICANT/AGENT: Bibleway Baptist Church (owner)

REQUEST: Request to rezone a portion of the subject property to B Multi-Family Residential with a Conditional Use request for Group Residence, General

CURRENT ZONING: TF-3 Two-Family Residential

SITE SIZE: 0.24 acres

LOCATION: Generally located one-block south of West 21st Street North and one-block west of North Waco Avenue (South of 2041 North Jackson Avenue).

PROPOSED USE: Group Residence, General

RECOMMENDATION: Approval with conditions



BACKGROUND: The applicant is requesting:

1. a zone change from TF-3 Two-Family Residential District to B Multi-Family Residential District, and
2. a Conditional Use to permit a Group Residence, General on the subject site.

The subject property is a 0.24-acre parcel zoned TF-3 Two-Family Residential, generally located one-block south of West 21st Street North and one block west of North Waco Avenue (South of 2041 North Jackson Avenue). Currently, the subject site and the two properties abutting it to the north are surfaced and used as an ancillary parking lot for the Bibleway Baptist Church, located across from the subject site on the north side of West 20th Street North. The requested zone change and Conditional Use would only apply to the southmost parcel of the parking lot.

The subject area is a residential neighborhood generally developed with bungalow-style single-family residences constructed before 1930. Like the subject site, the two properties developed as the north portion of the ancillary parking lot are zoned TF-3 Two-Family Residential District. All other abutting properties are also zoned TF-3 Two-Family Residential District and are developed with Single-Family Residences.

Should the requested zone change and Conditional Use be approved, the Bibleway Baptist Church plans to expand its ministry by developing a shelter to house fifteen individuals plus staff, consistent with the Unified Zoning Code (U.Z.C.) definition of Group Residence, General. A Group Residence is defined by the U.Z.C. as a "residential facility providing cooking, sleeping and sanitary accommodations for a group of people, not defined as a Family, on a weekly or longer basis. Typical uses include fraternity or sorority houses, dormitories, residence halls, boarding or lodging houses, children's homes, and emergency shelters for the homeless and for victims of crime, abuse or neglect. The term Group Residence does not include Group Homes or Correctional Placement Residences." The B Multi-Family Residential District permits Group Residence, General as a Conditional Use, if approved per the procedures and standards of Article V-D of the U.Z.C.

A Group Residence, General is permitted to house more than fifteen individuals. However, the applicant has stated they plan to have eight to ten bedrooms for their clients and will have no more than fifteen residents at any time. The Group Residence, General is required because more than fifteen persons could be residing at the facility when staff is included, whereas a Group Residence, Limited would only permit fifteen persons including staff.

The applicant has provided a conceptual layout and an exhibit showing the front façade of a similar facility (See attachments #6 Conceptual Layout and #7 Applicant's Exhibit). If approved, the Residence will generally serve single, adult women with an average stay of one to six months. Staff will be on-site 24/7, and security will be provided for the facility.

Currently, the site is accessible via two drives on the west side of North Jackson Avenue and one on the south side of West 20th Street North. Off-street parking is required at a rate of one stall per bedroom in the Group Residence per the Off-street Parking Schedule in Article IV-A of the U.Z.C. While the two parcels abutting the subject site to its north are not included in the request for Conditional Use, a portion of the remaining parking lot will be designated for the Group Residence. This area will be improved with new surfacing and striping with stalls facing south toward the proposed facility. Should the MAPC approve these requests, staff recommends documentation dedicating the required parking for the Conditional Use be recorded by the applicant with the Sedgewick County Register of Deeds prior to the issuance of building permits. This prevents the property on which the facility is on from being sold separate from the parking lot and no longer having the parking spaces required.

The subject site and surrounding neighborhood are located within the Established Central Area (E.C.A.) on the edge of the North Arkansas Avenue and West 21st Street North Neighborhood Hub. This area is situated between those covered by the *21st Street North Corridor Revitalization Plan* and the *Historic Midtown Neighborhood Plan*, though it is not included in either.

CASE HISTORY: In 1887, the subject site was platted as Lots 17 and 15 of Forest Home Addition to the City of Wichita, Kansas. In 1961, the Board of Zoning Appeal approved a variance to the front yard setback requirement for the properties north of the subject site to allow the parking lot to end fifteen feet from the east property line. There have been no other zoning actions on this sit

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Ancillary Parking
SOUTH:	TF-3	Single-family residence
EAST:	TF-3	Single-family residence
WEST:	TF-3	Single-family residences

PUBLIC SERVICES: West 20th Street North and North Jackson Avenue are paved local streets with sidewalks on all sides. Wichita Transit serves the site, with multiple bus stops near West 21st Street North and North Arkansas Avenue. City water is located east of the property in the North Jackson Avenue right-of-way. Stormwater is located in West 20th Street North right-of-way. Sanitary sewer is to the rear of the property, in the abutting alley to the west.

CONFORMANCE TO PLANS/POLICIES: The requested zone change and Conditional Use are found to be in conformance with the following adopted plans:

The Community Investments Plan: The requested zone change and Conditional Use conform to the *Community Investments Plan* (The Wichita-Sedgwick County Comprehensive Plan).

The *Plan* includes the 2035 Wichita Future Growth Concept Map, which illustrates the preferred growth concepts for the *Plan* area. The subject site is labeled as appropriate for "Commercial" land use, a category encompassing various locations that "reflect the full diversity of commercial development intensities and types." These include retail, restaurants, small offices, and personal uses "located in close proximity to, and potentially mixed with, Residential Uses."

Locational guidelines outlined in the *Plan* serve as a framework for future land use decisions in the City and unincorporated Sedgwick County. These are provided generally and for specific geographic areas and address development patterns, land use compatibility, and design. The subject site is located within the Established Central Area (ECA), described by the *Plan* as "the downtown core and the mature neighborhoods surrounding it."

The development pattern recommended in the Established Central Area should "encourage infill development that maximizes public investment in existing and planned infrastructure and services." Regarding land use compatibility, the *Plan* states that "high-density residential uses can be appropriate along arterial streets on small infill sites near residential uses or through conversions of residential structures" if design features are in place to mitigate potential adverse impacts and "the scale of development is appropriate for its context."

Wichita: Places for People Plan: *The Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (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." Ensuring development follows a nodal pattern "which creates a critical mass of activity at the center and transitions in scale and intensity" is key to realizing this vision.

The subject site is located on the edge of the Neighborhood Hub centered at the intersection of North Arkansas Avenue and West 21st Street North as designated by the *Places for People Plan*. The center of the node is characterized by concentrations of amenities and services that can "satisfy the daily needs of the surrounding neighborhoods." Moving away from the center of the node, uses should transition in scale and intensity. A Group

Residence at this site would provide services to meet the daily needs of the community, at a scale appropriate for the edge of the Neighborhood Hub.

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

1. The site shall be developed in compliance with the approved site plan.
2. The applicant shall record a document with the Register of Deeds that dedicates the required number of parking spaces from their abutting property to the north. The applicant shall provide a copy of the recorded document to the Planning Department prior to the issuance of building permits.
3. The architecture of the structure shall have residential character in exterior appearance similar to the surrounding residential structures. Elevations shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.
4. The Conditional Use approval is limited to a maximum of 15 persons excluding staff.
5. No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The subject area is a residential neighborhood generally developed with bungalow-style single-family residences constructed before 1930. Like the subject site, the two properties developed as the north portion of the ancillary parking lot are zoned TF-3 Two-Family Residential District. All other abutting properties are also zoned TF-3 Two-Family Residential District and are developed with Single-Family Residences. The subject site and surrounding neighborhood are located within the Established Central Area (ECA).
2. The suitability of the subject property for the uses to which it has been restricted: The subject property is zoned TF-3 Two-Family Residential District, which accommodates single-family and duplex development as well as various public and civic uses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: A change of zoning to B Multi-Family Residential District would allow all uses permitted in the B District on this site. Approval of this request should not detrimentally impact nearby property owners.
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 of this request could provide shelter and supportive services to individuals in need, which is generally considered a gain to the public welfare. However, any gain must be considered in light of the possible negative impacts to the public welfare, including the effects of future

development on neighboring properties. Denial could be regarded as a loss of supportive services to the community.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested Conditional Use is in conformance with adopted plans and policies as discussed in the staff report.
6. Impact of the proposed development on community facilities: It is not anticipated that approval of this request should generate any additional impact on community facilities. Existing infrastructure at the site will accommodate the proposed use.

Attachments:

1. Applicant Letter
2. Aerial Map
3. Zoning Map
4. 2035 Future Growth Concept Map
5. Conceptual Site Plan
6. Conceptual Layout
7. Exhibit
8. Site Photos

Attachment 1. Applicant Letter

**Office of Bishop
J. L. Enlow Sr.**



To : City of Wichita,

The proposed building structure will serve as an extension of our 29-year ministry to the Community of Wichita. "Hope Center" will serve as an incubator for women in need of temporary habitation as they seek to rebuild their lives and restore relationships that will assist in propelling their future. Collaborating with Federal, State, and City agencies along with the public and private sector; undergirded by the church community, will create and provide ongoing emotional, physical, and spiritual support. Currently there are several systems of support for men and women in crises (domestic abuse) in Sedgwick County, however, there is no facility designated for homeless/hurting women. Our program will be facilitated by professionals who can identify, support, and enable women to live wholesome healthy lives.

It is not our goal to create conflicts or commotion in our community or to its residents. This secured and monitored facility will assist women who are employable and ready for recovery.

It is our prayer that this committee will agree with our vision and mission and grant approval for this community facility.

Existing to Serve,

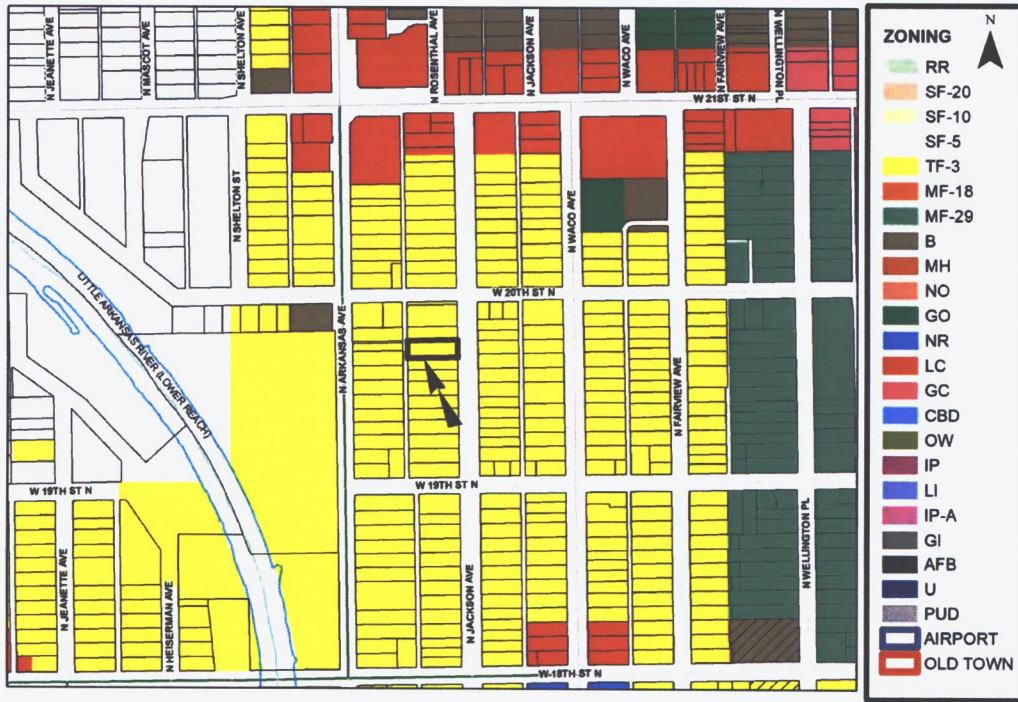
Bishop Jeffrey Enlow, Sr.



Attachment 2. Aerial map



Attachment 3. Zoning map

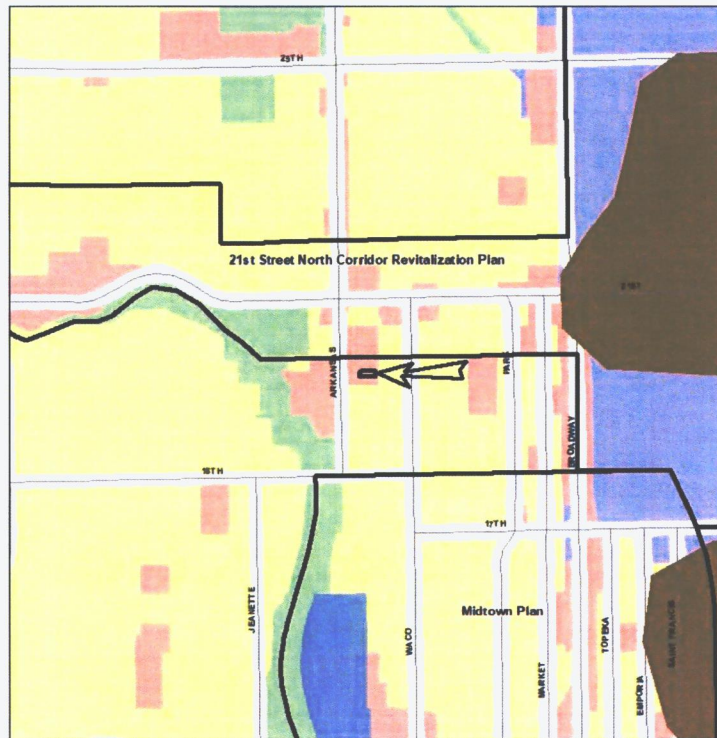


Attachment 4. Future Growth Concept Map

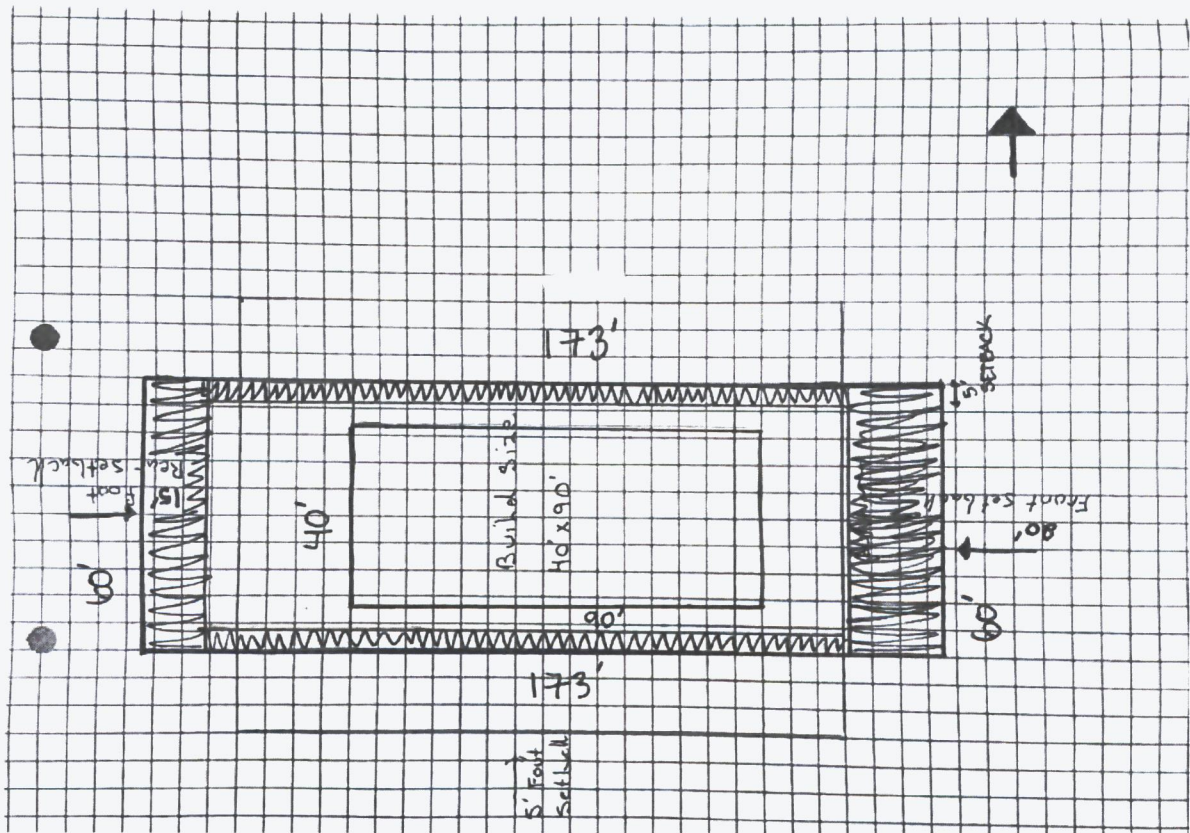
2035 Wichita
Future Growth
Concept Map

Legend

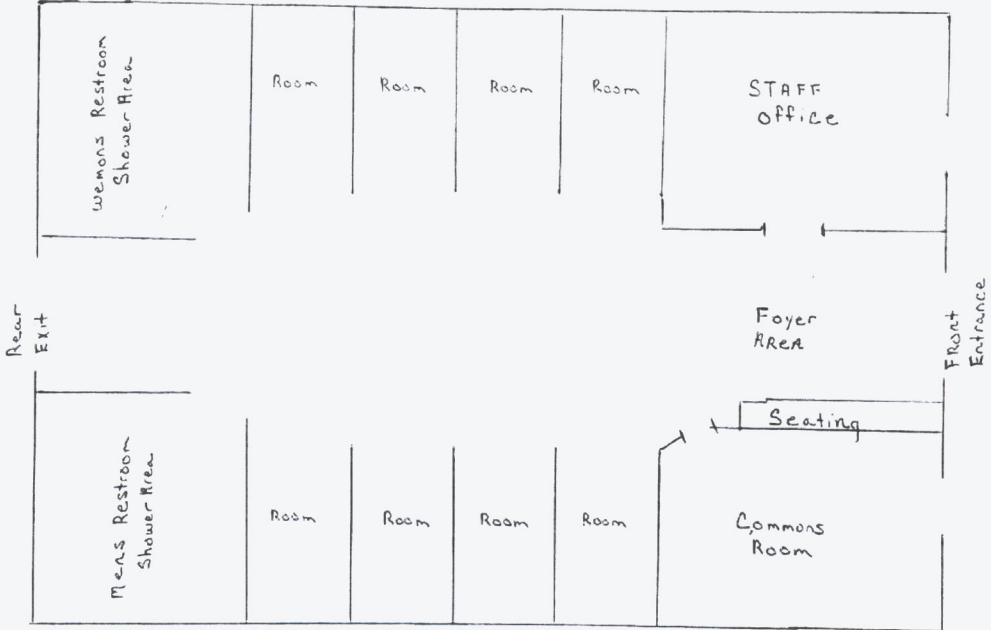
-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way
- Statistical Development Areas**
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014
- LAND USE**
-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



Attachment 5. Conceptual Site Plan



Attachment 6. Conceptual Layout



Attachment 7. Applicant's Exhibit



Attachment 8. Site photos



The subject site and abutting properties.



The subject site and residence to the south



Bibleway Baptist Church, north of the subject site



Northeast of the subject site



Residence at the northeast corner of West 20th Street North and North Jackson



Residences northeast of the site on the east site of North Jackson



East of the subject site



Residences east of the subject site.

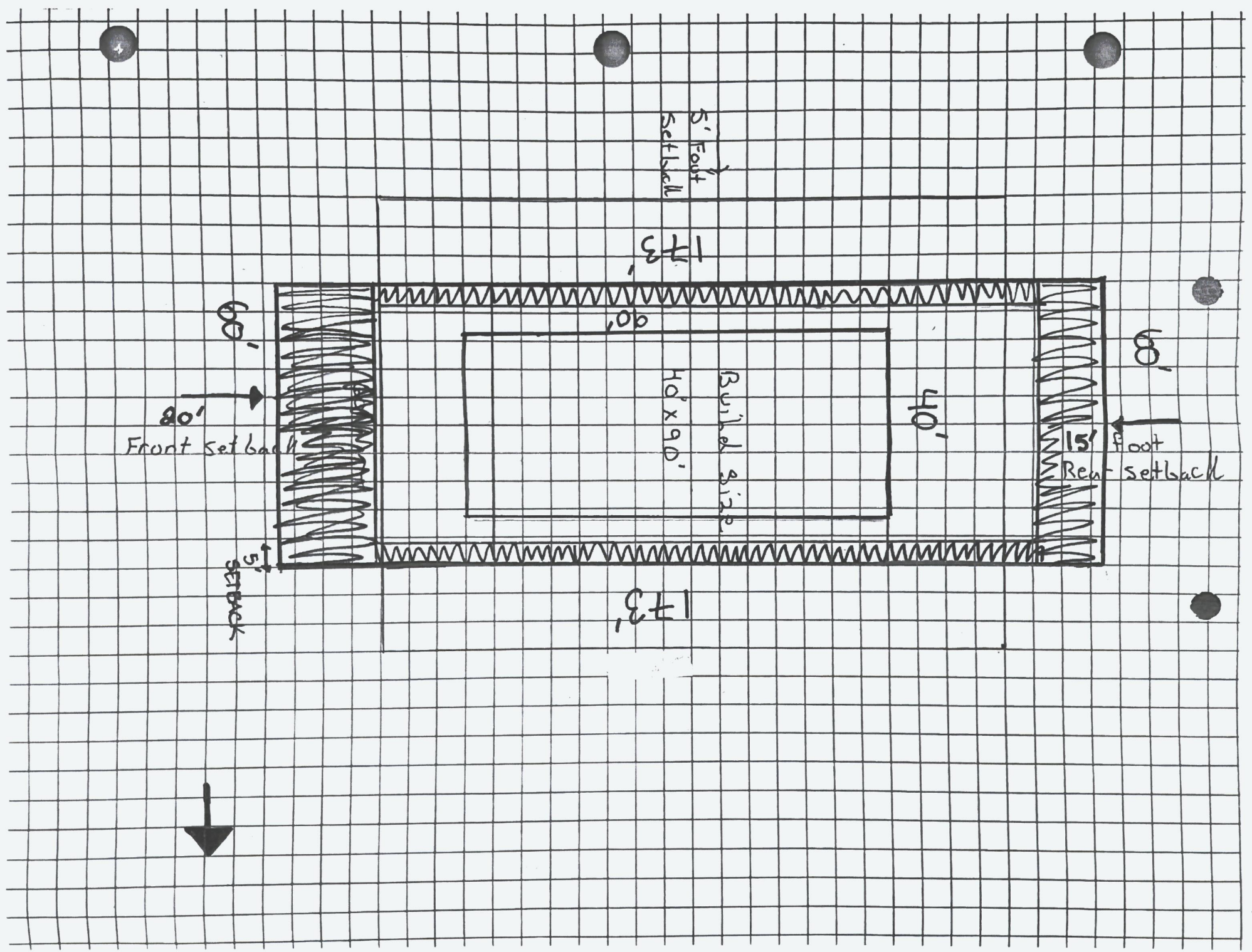


Residences east of the subject site (facing southeast)



West of the subject site

APPROVED 11/23/22 22
SITE PLAN



APPROVED 11/23/08 W & C
SITE PLAN

