



Wichita-Sedgwick County Metropolitan Area Planning Department

August 15, 2023

160, LLC
Attn: Jery Cohlma
151 Whittier Street
Wichita, KS 67207

Double Down Developers, LLC
Attn: Philip Ruffo
1627 South Hillside
Wichita, KS 67211

Garver, LLC
Attn: Will Clevenger
1995 Midfield Rd.
Wichita, KS 67206

RE: ZON2023-00036: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Town-Family Residential and LC Limited Commercial; Generally located on the southeast corner of East Pawnee Road and South 127th Street East.

Dear Applicants;

At its regular meeting on **August 15, 2023**, 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 blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans, Division Manager

Copies to: Becky Tuttle, Council Member District II
Teresa Veazey, CSR, District II
MABCD



Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2023

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Attn: Jerry Cohlma
151 Whittier Street
Wichita, KS 67207

Double Down Developers, LLC
Attn: Philip Ruffo
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RE: ZON2023-00036: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Town-Family Residential and LC Limited Commercial; Generally located on the southeast corner of East Pawnee Road and South 127th Street East.

Dear Applicants;

At its regular meeting on **July 13, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** 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 July 27, 2023.** 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 **July 27, 2023, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, August 15, 2023**, beginning at 9:00 a.m. This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans, Division Manager

Copies to: Becky Tuttle, Council Member District II
 Teresa Veazey, CSR, District II
 MABCD

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. ZON2023-00036

Zone change in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, on property legally described as:

The NW1/4 of Section 2, T28S, R2E of the 6th P.M., Sedgwick County, Kansas; EXCEPT that part of the NW1/4 of Section 2, T28S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of said NW1/4; thence N88°57'18"E along the north line of said NW1/4, 724.90 feet; thence S00°16'06"E, 682.72 feet; thence S89°43'06"W, 724.71 feet to the west line of said NW1/4; thence N00°16'44"W along said west line, 673.06 feet to the place of beginning; AND EXCEPT that part described as beginning at the Center of said Section 2; thence S89°05'28"W along the south line of said NW1/4, 1248.00 feet; thence N09°09'21"W, 186.89 feet; thence N00°16'54"W, 155.24 feet; thence N26°01'45"E, 88.69 feet; thence N06°09'34"W, 282.58 feet; thence N83°50'26"E, 116.75 feet; thence N06°09'34"W, 257.16 feet; thence N03°11'42"W, 199.14 feet; thence N84°12'46"W, 126.46 feet; thence N14°41'26"E, 161.59 feet; thence N03°43'34"W, 140.27 feet; thence N20°12'26"E, 373.65 feet; thence N30°34'04"E, 89.27 feet; thence N47°16'42"E, 91.90 feet; thence N70°25'04"E, 113.03 feet; thence N85°46'45"E, 305.32 feet; thence S71°02'27"E, 298.33 feet; thence N73°52'00"E, 334.23 feet to the east line of said NW1/4; thence S00°13'38"E along said east line, 2002.85 feet to the place of beginning; AND EXCEPT the north 40.00 feet thereof; AND EXCEPT the West 30.00 feet thereof.

Zone Change in the city from SF-5 Single-Family Residential District to LC Limited Commercial District on property legally described as:

That part of the NW1/4 of Section 2, T28S, R2E of the 6th P.M., Sedgwick County Kansas, described as beginning at the Northwest corner of said NW1/4; thence N88°57'18"E along the north line of said NW1/4, 724.90 feet; thence S00°16'06"E, 682.72 feet; thence S89°43'06"W, 724.71 feet to the west line of said NW1/4; thence N00°16'44"W along said west line, 673.06 feet to the place of beginning; EXCEPT the North 600.00 feet of the West 600.00 feet thereof; AND EXCEPT the north 40.00 feet thereof; AND EXCEPT the West 30.00 feet thereof.

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.

Adopted this 22nd day of August, 2023.



Brandon J. Whipple, Mayor, City of Wichita

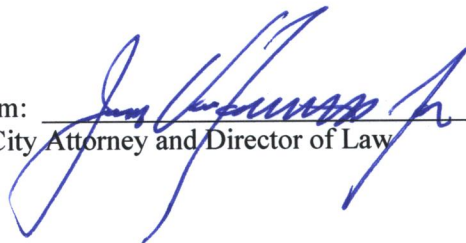
ATTEST:



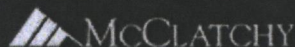
Jamie Buster, City Clerk

(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	459154	Print Legal Ad-IPL01367250 - IPL0136725	52-252	\$102.27	2	61L

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

LAlvarez@wichita.gov

LEGAL PUBLICATION

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON
August 25, 2023
ORDINANCE NO. 52-252

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 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. ZON2023-00036

Zone change in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, on property legally described as:

The NW1/4 of Section 2, T28S, R2E of the 6th PM., Sedgwick County, Kansas; EXCEPT that part of the NW1/4 of Section 2, T28S, R2E of the 6th PM., Sedgwick County, Kansas, described as beginning at the Northwest corner of said NW1/4; thence N88°57'18"E along the north line of said NW1/4, 724.90 feet; thence S00°16'06"E, 682.72 feet; thence S89°43'06"W, 724.71 feet to the west line of said NW1/4; thence N00°16'44"W along said west line, 673.06 feet to the place of beginning; AND EXCEPT that part described as beginning at the Center of said Section 2; thence S89°05'28"W along the south line of said NW1/4, 1248.00 feet; thence N09°09'21"W, 186.89 feet; thence N00°16'54"W, 155.24 feet; thence N26°01'45"E, 88.69 feet; thence N06°09'34"W, 282.58 feet; thence N83°50'26"E, 116.75 feet; thence N06°09'34"W, 257.16 feet; thence N03°11'42"W, 199.14 feet; thence N84°12'46"W, 126.46 feet; thence N14°41'26"E, 161.59 feet; thence N03°43'34"W, 140.27 feet; thence N20°12'26"E, 373.65 feet; thence N30°34'04"E, 89.27 feet; thence N47°16'42"E, 91.90 feet; thence N70°25'04"E, 113.03 feet; thence N85°46'45"E, 305.32 feet; thence S71°02'27"E, 298.33 feet; thence N73°52'00"E, 334.23 feet to the east line of said NW1/4; thence S00°13'38"E along said east line, 2002.85 feet to the place of beginning; AND EXCEPT the north 40.00 feet thereof; AND EXCEPT the West 30.00 feet thereof. Zone Change in the city from SF-5 Single-Family Residential District to LC Limited Commercial District on property legally described as:

That part of the NW1/4 of Section 2, T28S, R2E of the 6th PM., Sedgwick County Kansas, described as beginning at the Northwest corner of said NW1/4; thence N88°57'18"E along the north line of said NW1/4, 724.90 feet; thence S00°16'06"E, 682.72 feet; thence S89°43'06"W, 724.71 feet to the west line of said NW1/4; thence N00°16'44"W along said west line, 673.06 feet to the place of beginning; EXCEPT the North 600.00 feet of the West 600.00 feet thereof; AND EXCEPT the north 40.00 feet thereof; AND EXCEPT the West 30.00 feet thereof.

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.

Adopted this 22nd day of August, 2023.

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

IPL0136725

Aug 25 2023

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

1 insertion(s) published on:

08/25/23

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 08/25/2023 to 08/25/2023.

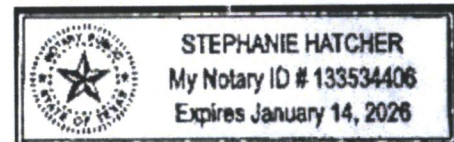
M. Hayley

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

DATED: 08/25/2023

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	435823	Print Legal Ad-IPL01281040 - IPL0128104		\$167.79	2	100 L

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

kgonzalez@wichita.gov

LEGAL PUBLICATION

Published in The Wichita Eagle on June 22, 2023
(One Time Only)

MAPC/EZA July 13, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, July 13, 2023, 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 at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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.

CON2023-00026: Conditional Use request in the City to allow multi-family density on property zoned TF-3 Two-Family; generally located west of N Erie Street and 68 feet north of E 3rd Street N (405 N Erie St).
CUP2023-00020: CUP Amendment in the City to CUP DP-155 to allow Vehicle and Equipment Sales for car rentals; generally located on the east side of North Woodlawn, within one-quarter mile south of East 37th Street North (3550 North Woodlawn).

VAC2023-00023: Request in the City to vacate a portion of a platted utility easement and a waterline easement dedicated by separate instrument for building expansion; generally located north of East 34th Street North and approximately 700 feet west of North Webb Road (8400 E. 34th St. N).

VAC2023-00024: Vacation request in the City to vacate a portion of an unused, platted utility easement; generally located south of W 37th Street N and 518 ft. west of North Ridge Road (Lot 7, Block A, Hoskinson 2nd Addition).

CON2023-00036: Zone change in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential and LC Limited Commercial; generally located at the southeast corner of East Pawnee Road and South 127th Street East.

CON2023-00037: Zone change request in the City from LC Limited Commercial and GC General Commercial to CBD Central Business District for redevelopment in a manner like nearby properties; located on the south side of W. Douglas and on the west side of S. Handley (805 W Douglas, 115, 119, 121 S Handley).

CON2023-00038: Zone change request in the City from LC Limited Commercial and SF-5 Single-Family Residential to MF-18 Multi-Family Residential (17.7 acres) and TF-3 Two-Family Residential (61.6 acres); generally located on the east side of South Webb Road, within one-half mile south of East Pawnee Road.

CON2023-00039: Zone change request in the City from NO Neighborhood Office and LC Limited Commercial to GC General Commercial to increase buildable area; generally located on the east side of North Broadway within one-quarter mile south of East 13th Street North (1150 North Broadway).

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
Join Zoom Meeting
<https://us06web.zoom.us/j/4089868967?pwd=a0k3bW0ySENbfjJ0TFYvO0p-VDRKUT09>

Meeting ID: 408 986 8967

Passcode: 094136

One tap mobile

+16699006833,4089868967#,,*094136# US (San Jose)

+17193594530,4089868967#,,*094136# US

Meeting ID: 408 986 8967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089868967>

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 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 WichitaSedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle

271 W. 3rd Street - Suite 201

Wichita, KS 67202

Phone 316.268.4421

Fax 316.268.7764

WITNESS MY HAND on June 22, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0128104

Jun 22 2023

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

1 insertion(s) published on:

06/22/23

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 06/22/2023 to 06/22/2023.

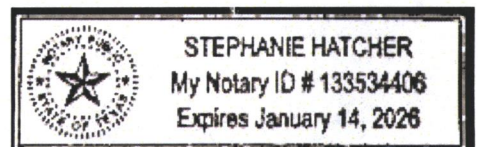
M. Hayley

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

DATED: 06/22/2023

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!

BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to LC Limited Commercial District and TF-3 Two-Family Residential District on an unplatted lot totaling approximately 92 acres in size. The property is generally located on the southeast corner of East Pawnee Road and South 127th Street East. The subject site is currently used for agricultural purposes. The 7.2 acres in the northwest corner is zoned LC. The remainder of the site is zoned SF-5. The applicant is proposed to enlarge the existing LC-zoned area by 2.8 acres to support future commercial development at the corner and rezone the remainder of the property to TF-3 for a mixture of single-family and duplex development.

With the request to enlarge the existing LC Limited Commercial District at the corner, the total area of commercial zoning will exceed six acres. Section III-C.2.b of the Unified Zoning Code (UZC) requires that any land zoned LC Limited Commercial District or GC General Commercial District over six acres requires the establishment of a Community Unit Plan prior to any development on the site. The applicant is required to submit a future Community Unit Plan application for review and approval prior to any development on this portion of the site.

Section III-2.b of the UZC also requires a minimum of a six-foot masonry wall to be constructed along the properties lines of a Community Unit Plan where it abuts residential zoning. At the time of commercial development, the property owner of the commercial section of the property is required to construct said masonry wall to screen the commercial property from the proposed residential properties.

The Wichita Landscape Ordinance requires a landscape buffer along the shared properties lines between commercial development and residential zoning. A minimum of one shade tree per 40 linear feet is required along the east and south lines of the commercial zoning at the time of commercial development. Additionally, the Landscape Ordinance requires a landscaped street yard, parking lot screening along East Pawnee Road and South 127th Street East.

Properties to the north are zoned Planned Unit Development PUD #83 for multi-family residential and commercial development, SF-5 Single-Family Residential District (golf course), and NR Neighborhood Retail (golf course club house). Properties to the west are zoned LC Limited Commercial with CUP DP-322 (undeveloped) and SF-5, which is developed with Wichita Southeast High School. Properties to the east are zoned MF-18 Multi-Family Residential District (developed with duplexes) and SF-20 Single-Family Residential District (undeveloped land with a floodway and floodplain). Property to the south is zoned SF-20 and is developed with large lot single-family residential development.

CASE HISTORY: The property is unplatted. The northwest seven acres of the site was up-zoned to LC Limited Commercial in 1958 when Sedgwick County rezoned the corners of arterial intersections to Limited Commercial within a three-mile ring around Wichita. In 2023, the applicant has submitted a preliminary plat for review by the Subdivision and Utility Advisory Committee.

ADJACENT ZONING AND LAND USE:

NORTH:	PUD, SF-5, NR	Multi-family and golf course
SOUTH:	SF-20	Single-family residences
EAST:	SF-20, MF-18	Undeveloped and duplexes
WEST:	LC with DP-322 and SF-5	Undeveloped and a high school

PUBLIC SERVICES: East Pawnee Road is a paved, two-lane arterial street with open ditches. South 127th Street is a paved, two-lane arterial road with open ditches. The intersection of the two is controlled as a four-way stop with stop signs. As development continues to occur, the intersection will most likely be improved with a signal when Traffic Engineering deems it appropriate. Public water and sewer are available nearby, but they will need to be extended as development occurs. Wichita Transit provides regular bus service to Southeast High School.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan)

recommends the subject site as primarily appropriate for "New Employment," New Employment/Residential Mix," and "Agricultural or Vacant." The first two categories support a mixture of commercial and residential development. The assignment of the "Agricultural or Vacant" category is likely due to the presence of the adjacent floodway and floodplain. Drainage and floodplain management must both be reviewed and approved during the platting process.

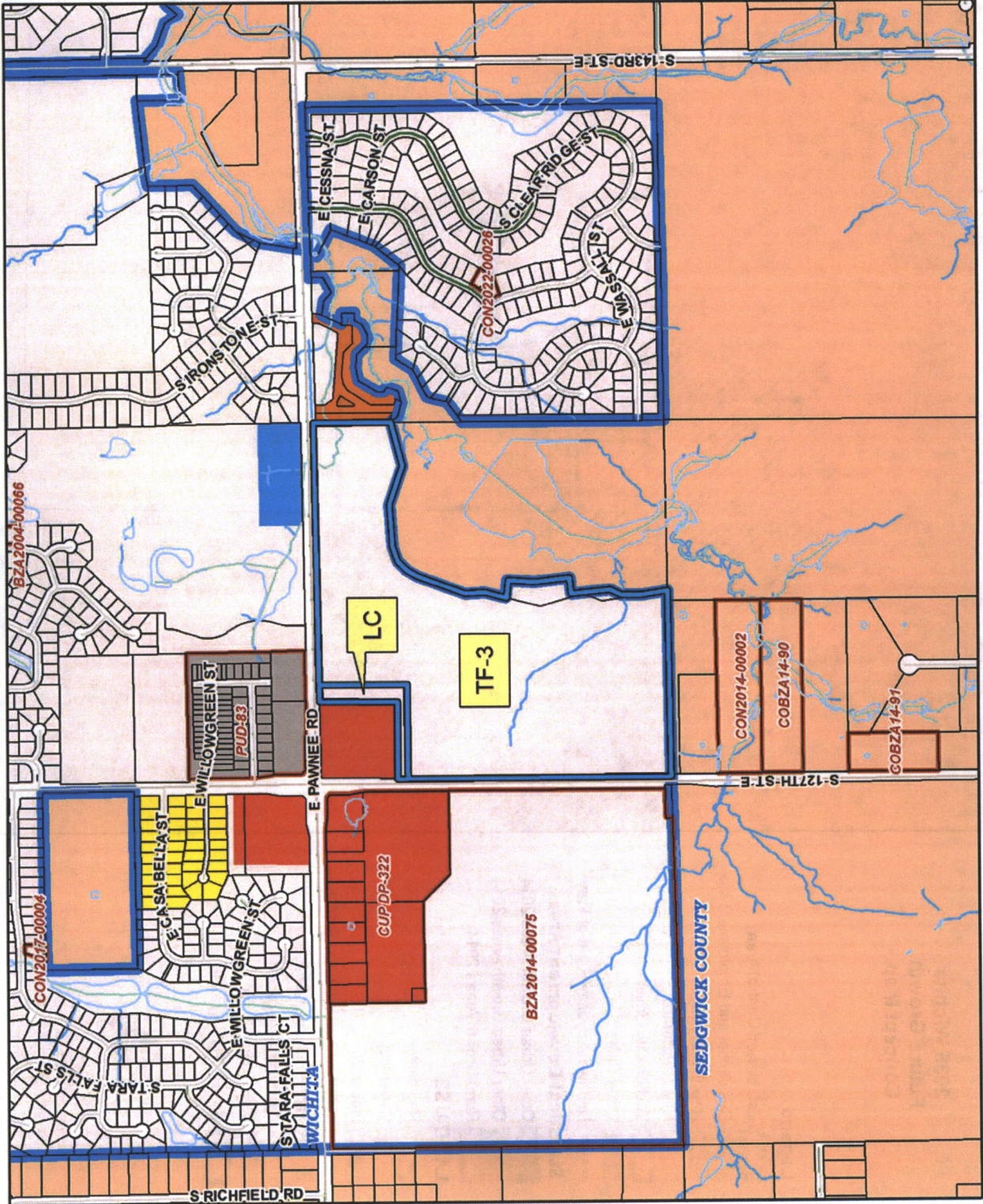
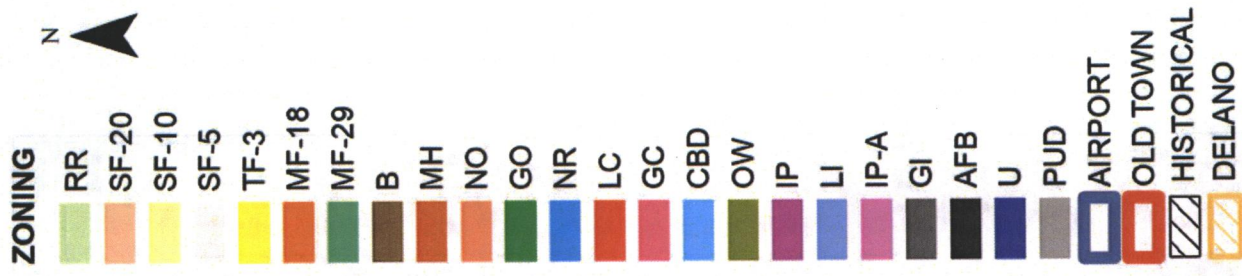
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north are zoned Planned Unit Development PUD #83 for multi-family residential and commercial development, SF-5 Single-Family Residential District (golf course), and NR Neighborhood Retail (golf course club house). Properties to the west are zoned LC Limited Commercial with CUP DP-322 (undeveloped) and SF-5, which is developed with Wichita Southeast High School. Properties to the east are zoned MF-18 Multi-Family Residential District (developed with duplexes) and SF-20 Single-Family Residential District (undeveloped land with a floodway and floodplain). Property to the south is zoned SF-20 and is developed with large lot single-family residential development.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District with land at the corner zoned LC District, which is suitable for a limited number residential, public, civic, and commercial uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The property will bring more development to an underdeveloped lot. Properties to the north, northwest, and east have duplex development. The comprehensive plan deems commercial development at the corner of arterial streets appropriate. Staff does not anticipate significant detrimental effects to nearby properties.
4. **Length of time subject property has remained vacant as zoned:** The property has historically been used for agricultural purposes.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new development in an area on an undeveloped parcel that is also appropriate for such development. Denial may represent a loss of economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** A development of this size will bring an increase in traffic to the area. The current Wichita Capital Improvements Program identifies funding in 2028 for the expansion of East Pawnee Road from South Greenwich Road to South 127th Street East including the intersection of East Pawnee and South 127th Street.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has not received any comments from the public on the requested zone change.

Staff Report Attachments:

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



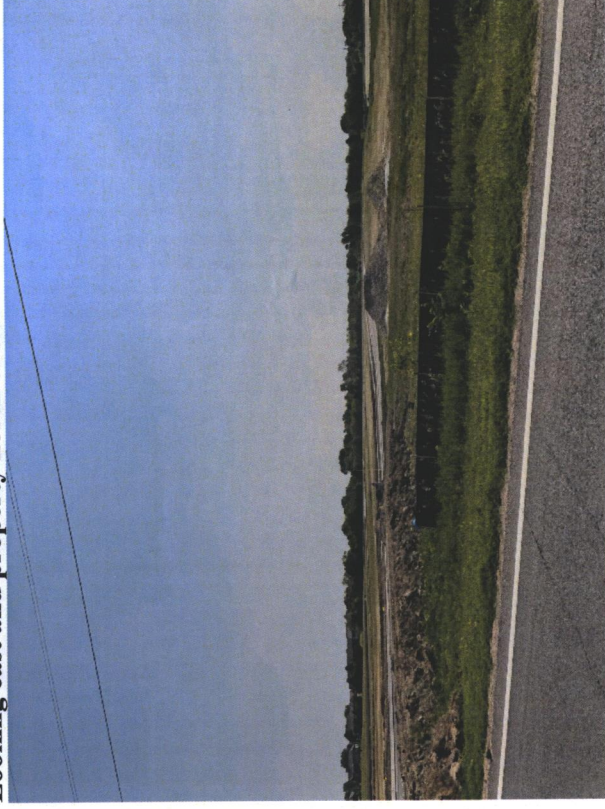
1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Lichtenthaler and Whistler (1973). The total chlorophyll content was determined by the method of Arar and Cook (1980). The carotenoid content was determined by the method of Lichtenthaler and Whistler (1973). The total carotenoid content was determined by the method of Lichtenthaler and Whistler (1973). The total carotenoid content was determined by the method of Lichtenthaler and Whistler (1973).



Looking south at site



Looking east and property north of site



Looking southwest away from site

