



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

Chelsea Dobbins LLC
5818 West 49th Street
Mission, KS 66202

March 15, 2024

RE: ZON2023-00066 – Zone change request in the City from TF-3 Two-Family Residential District to MF-29 Multi-Family Residential District to redevelop existing church into a multifamily dwelling, generally located on the southeast corner of South Osie Street and South Santa Fe Avenue (1704 South Santa Fe Avenue).

Dear applicant,

On February 6, 2024, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request, subject to Protective Overlay #429, which states:

1. The site is restricted to a maximum of four (4) dwelling units.

If you have any questions concerning this matter, please contact our office.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

Cc: Michael Hoheisel, Councilmember District III
Becca Johnson, CSR District III
MABCD



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

Chelsea Dobbins LLC
5518 West 49th Street
Mission, KS 66202

December 14, 2023

RE: ZON2023-00066 – Zone change request in the City from TF-3 Two-Family Residential District to MF-29 Multi-Family Residential District to redevelop existing church into a multifamily dwelling, generally located on the southeast corner of South Osie Street and South Santa Fe Avenue (1704 South Santa Fe Avenue).

Dear applicant,

At its regular meeting on **December 14, 2023**, the Wichita-Sedgwick County Metropolitan Area Planning Commission 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 December 28, 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 **December 28, 2023, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, January 16, 2024**, beginning at 9:00 a.m. Meetings occur at Wichita City Hall, 455 North Main Street, Wichita, KS 67202.

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 316-268-4421.

Sincerely,

Christina Rieth
Current Plans
Associate Planner

CC: Michael Hoheisel, Council Member District III
Becca Johnson, CSR, District III
MABCD

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON February 16, 2024

ORDINANCE NO. 52-335

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. ZON2023-00066

Zone change in the City from TF-3 Two-Family Residential District to MF-29 Multi-Family Residential District, subject to the provisions of Protective Overlay #429, on property legally described as:

Lots 2, 4, 6, and 8, Block 4, Allen & Smith's Addition to the City of Wichita, Sedgwick County, Kansas, EXCEPT the East 51 feet of said Lots 2, 4, 6, and the East 51 feet of the North 5 feet of said Lot 8.

AND

The East 51 feet of Lots 2, 4, 6, and the East 51 feet of the North 5 feet of Lot 8, Block 4, Allen & Smith's Addition to the City of Wichita, Sedgwick County, Kansas.

Protective Overlay #429

- 1. The site is restricted to a maximum of four (4) dwelling units.

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 13th day of February, 2024.

Lily Wu
Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster
Jamie Buster, City Clerk

(SEAL)



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



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	520911	Print Legal Ad-IPL01598280 - IPL0159828	ORD#52-335	\$61.41	1	73 L

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

JMBuster@wichita.gov

**OCA 150004 PUBLISHED
 IN THE WICHITA EAGLE ON
 February 16, 2024
 ORDINANCE NO. 52-335**

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. ZON2023-00066
 Zone change in the City from TF-3 Two-Family Residential District to MF-29 Multi-Family Residential District, subject to the provisions of Protective Overlay #429, on property legally described as:

Lots 2, 4, 6, and 8, Block 4, Allen & Smith's Addition to the City of Wichita, Sedgwick County, Kansas, EXCEPT the East 51 feet of said Lots 2, 4, 6, and the East 51 feet of the North 5 feet of said Lot 8.

AND
 The East 51 feet of Lots 2, 4, 6, and the East 51 feet of the North 5 feet of Lot 8, Block 4, Allen & Smith's Addition to the City of Wichita, Sedgwick County, Kansas.

Protective Overlay #429
 The site is restricted to a maximum of four (4) dwelling units.

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 13th day of February, 2024.

Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk
 (SEAL) Approved as to form:
 Jennifer Magana, City Attorney and Director of Law
 IPL0159828
 Feb 16 2024

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

1 insertion(s) published on:
 02/16/24

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, 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 02/16/2024 to 02/16/2024.

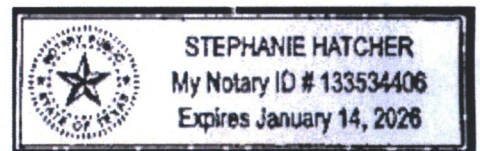
Stefani Beard

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

DATED: 02/16/2024

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!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
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 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	492203	Print Legal Ad-IPL01488550 - IPL0148855		\$206.32	3	82 L

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

MHEBERT@wichita.gov

LEGAL PUBLICATION
 MAPC/BZA December 14, 2023
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 2684421.**

CON2023-00057: Conditional Use to replace a previously constructed 499-foot wireless radio tower, generally located on the west side of North Salina Avenue and approximately 650 feet south of West 29th Street North (2829 North Salina Avenue).

CON2023-00058: Conditional Use request in the City for Warehouse/Self-Storage on property zoned LC Limited Commercial, located 300 feet north of 13th Street North, on the east side of North Broadway (1451 North Broadway).

CON2023-00059: Conditional Use request in the City to permit live entertainment and alcohol with an Event Center (defined as Night Club in the City) on property zoned LC Limited Commercial located on the north side of West 21 Street and within one-quarter mile west of North Broadway Ave (320 W 21st).

CON2023-00061: Conditional Use request in the City for Group Residence, General, on property zoned B Multi-Family District, generally located on the east side of North Emporia Avenue, within 100 feet north of East 10th Street North (1110 North Emporia Avenue).

CUP2023-00040: Minor Amendment in the City to CUP DP-195 to allow a car wash on property zoned LC Limited Commercial, generally located on the west side of North Rock Road, within 750 feet north of K-96 (3505 North Rock Road).

CUP2023-00041: CUP Minor Amendment in the City to remove portions of land from CUP DP-116, generally located north of East Kellogg Drive and west of North Webb Road (associated with ZON2023-00067).

CUP2023-00042: CUP Major Amendment in the City to remove land from CUP DP-48, generally located north of East Kellogg Drive and east of North Webb Road (associated with ZON2023-00067).

CUP2023-00043: CUP Major Amendment in the City to add land to, and amend General Provisions of CUP DP-15, generally located on the north side of East Kellogg Drive and west of South Webb Road (associated with ZON2023-00067).

PUD2023-00014: Zone change request in the City from CBD Central Business District to PUD Planned Unit Development to create Century II PUD to allow the addition of temporary special events to the "CBD" uses, located southwest corner of West Douglas Avenue and South Main Street.

VAC2023-00044: Vacation request in the City to vacate 30 feet of the 40-foot drainage easement at the east property line for future development on property zoned LC Limited Commercial District, generally located on the north side of West MacArthur Road, within 350 feet east of South West Street (3920 W. MacArthur).

VAC2023-00046: Vacation of platted front yard setback line to allow window well to be built, generally located on the NE corner of North Brownthras Lane and West Frazier Lane (7442 West Frazier).

VAC2023-00047: Request in the City to vacate a portion of a platted alley located on the north side of East Waterman Street, between South Broadway and South Topeka Avenues.

ZON2023-00065: Zone Change request in the City from SF-5 Single-Family Residential to GO General Office for a funeral home, generally located on the east side of Tyler Road and within one-quarter mile north of West 29th Street North (3224 North Tyler Road).

ZON2023-00066: Zone change request in the City from TF-3 Two-Family Residential District to MF-29 Multi-Family Residential District to redevelop existing home into a multifamily dwelling, generally located on the southeast corner of South Osie Street and South Santa Fe Avenue (1704 South Santa Fe Avenue).

ZON2023-00067: Zone change from LC Limited Commercial District to GC General Commercial District (associated with CUP2023-00041, CUP2023-00042, CUP2023-00043), generally located north of East Kellogg Drive and west of South Webb Road.

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 Wichita-Sedgwick 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:

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – 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. Planning Department staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

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

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on November 22, 2023
 Scott Wadle, Secretary
 Wichita-Sedgwick County
 Metropolitan Area Planning Commission
 IPL0148855
 Nov 22 2023

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

1 insertion(s) published on:

11/22/23

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, 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 11/22/2023 to 11/22/2023.

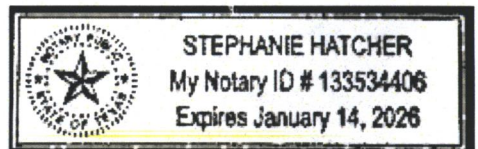
Stefani Beard

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

DATED: 11/22/2023

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!



STAFF REPORT
MAPC: December 14, 2023
DAB III: December 6, 2023

CASE NUMBER: ZON2023-00066 (City)

APPLICANT/AGENT: Chelsea Dobbins LLC (Applicant)/Armstrong Land Survey (Agent)

REQUEST: MF-29 Multi-Family Residential District

CURRENT ZONING: TF-3 Two-Family Residential District

SITE SIZE: 0.35 acres

LOCATION: Located on the southeast corner of East Osie Street and South Santa Fe Avenue (1704 South Santa Fe Avenue).

PROPOSED USE: Multi-family development

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from TF-3 Two-Family Residential District to MF-29 Multi-Family Residential District for multi-family development. The subject site is 0.35 acres in size and is generally located on the southeast corner of East Osie Street and South Santa Fe Avenue (1704 South Santa Fe Avenue). The parcel is developed with a 1,075-square-foot vacant building that was historically used as a place of worship. The applicant proposes converting the existing building into multi-family housing.

The MF-29 Multi-Family Residential District accommodates moderate-density residential development, including single-family, two-family, and multi-family residences at a maximum density of 29 dwelling units per acre. The applicant does not specify how many units will be on site. At 0.35 acres, the site is allowed up to ten dwelling units.

The preliminary site plan provided by the applicant does not specify the number nor location of required parking spaces. The off-street parking schedule in Article IV-A of the UZC requires 1.25 parking stalls per efficiency and one bedroom dwelling unit and 1.75 parking stalls per two bedroom or larger unit. The applicant will be required to submit a parking plan prior to the issuance of a building permit. The number of dwelling units will be limited by the number of parking spaces they can provide on-site. The parking requirement may be reduced by Administrative Adjustment.

The preliminary site plan does not illustrate the required landscaping. The applicant will be required to submit a landscape plan prior to the issuance of building permits. The property abuts single-family residential zoning to the north, south, and west as well as two-family residential zoning to the east and west. The applicant shall be required to plant one shade tree (or two ornamental trees) per 40 lineal feet of property per the Wichita Landscape Ordinance. Additionally, because the property adjacent on the east side of South Santa Fe Avenue is zoned SF-5 Single-Family Residential District, the site is required to have a landscaped street yard with parking lot screening.

Section IV-B.2 of the UZC requires screening of multi-family uses when abutting or across a street or alley from property zoned TF-3 or more restrictive. Should this request be approved, applicable screening and landscape buffering will be required along all property lines. Additionally, the compatibility height standards limit the proposed development to 35 feet.

The character of the neighborhood is residential and industrial. Properties to the north and south are zoned SF-5 Single-Family Residential District and are developed with single-family residences. Properties to the east are zoned TF-3 Two-Family Residential District and LI Limited Industrial District and are developed with a single-family residence and a microbrewery, respectively. Properties to the west are zoned TF-3 Two-Family Residential District and SF-5 Single-Family Residential District and are developed with single-family residences.

CASE HISTORY: On February 2, 1886, the subject site was platted within the Allen and Smiths Addition subdivision. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling
SOUTH:	SF-5	Single-family dwelling
EAST:	TF-3, LI	Single-family dwelling, Microbrewery
WEST:	TF-3	Single-family dwelling

PUBLIC SERVICES: This site has access to South Santa Fe Avenue and East Osie Street, which are paved, two-way local streets. South Santa Fe Avenue has sidewalks on both sides, and East Osie Street does not have any sidewalks. Municipal services, such as water, stormwater, and sewer are currently

servicing the subject site. Wichita Transit provides service at the corner of South Broadway Avenue and East Harry Street, which is one-half-mile northwest of the subject site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the following plans and policies:

Community Investments Plan: The requested zone change is in conformance with the *Community Investments Plan*. The *Plan*'s 2035 Wichita Future Growth Concept Map, which outlines the preferred development pattern and land uses within the *Plan* area, identifies the subject site as appropriate for "Residential" development and use. "Residential" areas should "reflect the full diversity of residential development densities and types typically found in a large urban municipality." Adding multi-family development would increase the diversity of residential types and densities in the area, adhering to this component of the *Plan*.

The subject site and surrounding area are located within the Established Central Area (ECA) of the City. Locational guidelines for the ECA encourage infill development where public investment in existing and planned infrastructure can be maximized. Additionally, the *Plan* recommends infill development occur when the scale and intensity is compatible with existing uses. While there is no multi-family zoning in the immediate vicinity of the subject site, the developer is converting an existing structure into multi-family development, which is in character with the surrounding neighborhood.

South Central Neighborhood Plan: The requested zone change is in partial conformance with the *South Central Neighborhood Plan*. The *Plan* states that "As new development is proposed, the developer should consider the context and character of the neighborhood." The *Plan*'s Location Guidelines also state that "Changes in zoning classification and approval of Conditional Use permits should be accompanied by conditions of approval, if necessary, to mitigate any negative impacts of signage, traffic, lighting, and noise on adjacent properties; to encourage architectural compatibility with the surrounding area; and to establish landscaping, screening, and/or buffering to maintain compatibility among uses." The applicant is converting an existing structure into multi-family development, which continues the character of the neighborhood. Additionally, the property will be subject to screening, landscaping, and compatibility standards to mitigate potential negative impacts to surrounding residences. However, the *Plan*'s Future Land Use Map identifies the subject site as appropriate for "Institutional" uses abutting "Low-Density Residential" and "Industrial" uses, and the applicant is proposing medium-density residential uses.

Wichita: Places for People Plan: The subject area is identified as an "Area of Opportunity" by the *Wichita: Places for People Plan*. Areas of Opportunity are defined as "areas that generally exhibit economic challenges, a disconnected development pattern and a lack of walkable places and facilities. These areas need strategic investment, both public and private, to assist in redefining and reinvigorating the area." Small-scale infill development, like the requested multi-family residential use, can be supported by the current market of the area, and build market support for larger development projects in the future.

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:** The character of the neighborhood is residential and industrial. Properties to the north and south are zoned SF-5 Single-Family Residential District and are developed with single-family residences. Properties to the east are zoned TF-3 Two-Family Residential District and LI Limited Industrial District and are developed with a single-family residence and a microbrewery, respectively. Properties to the west are zoned TF-3 Two-Family Residential District and SF-5 Single-Family Residential District and are developed with single-family residences.

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 and is suitable to be developed with a single-family residence or a duplex.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request would allow all uses permitted in the MF-29 Multi-Family Residential District on the site. The applicant intends to redevelop an existing structure for multi-family development. Additionally, site development standards should minimize and mitigate any potential negative impacts to surrounding property by requiring screening and buffering.
4. Length of time subject property has remained vacant as zoned: The subject site has been developed with a place of worship since 1965.
5. 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 an economic gain to the applicant, 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 economic opportunity for the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, and in partial conformance with the *South Central Neighborhood Plan*, as discussed in the staff report.
7. Impact of the proposed development on community facilities: The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities. Existing public infrastructure at the site should accommodate uses under the proposed MF-29 District zoning.
8. Opposition or support of neighborhood residents: At the time of publication of the staff report, staff has not received any public comments regarding this case.

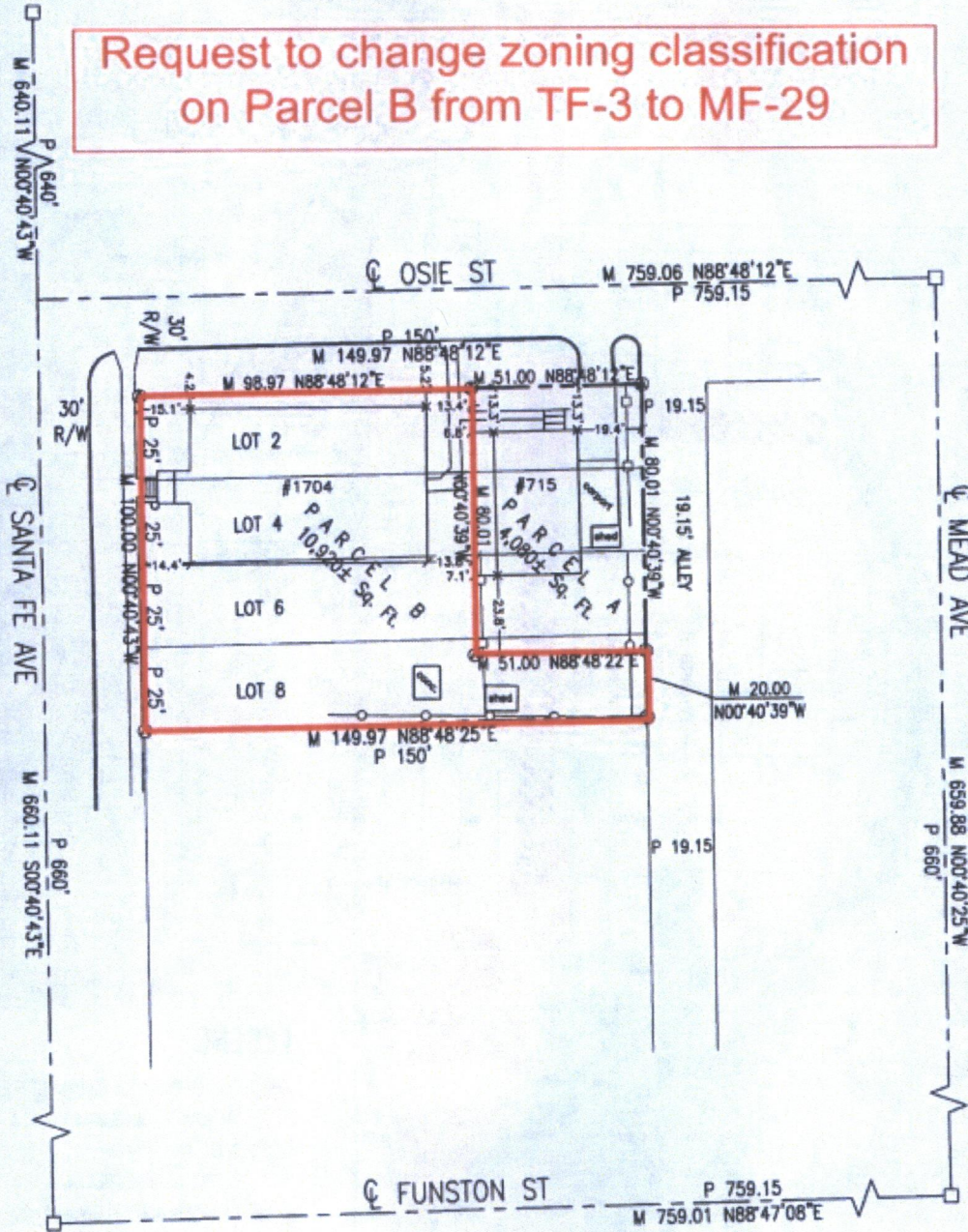
Attachments:

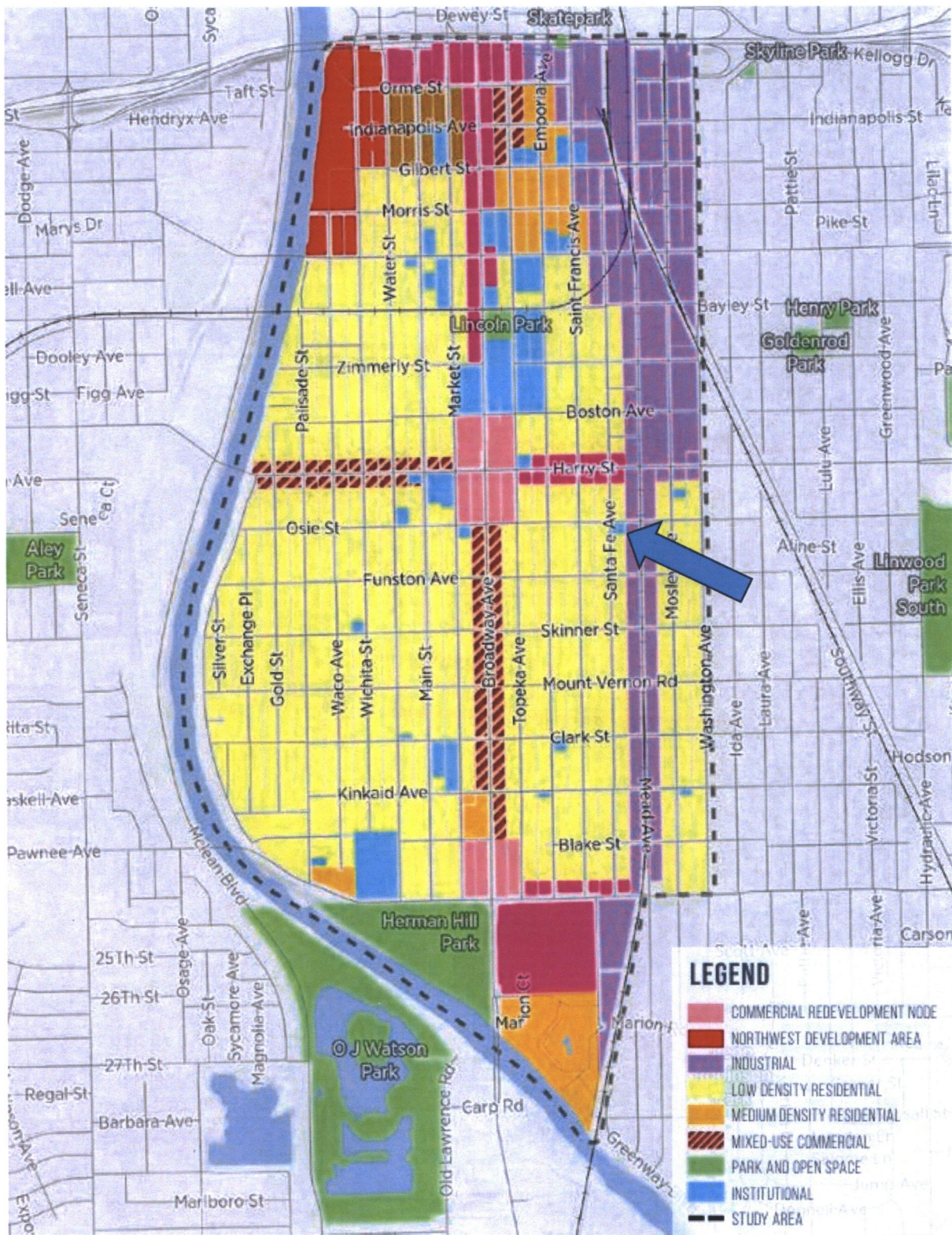
1. Applicant Submitted Site Plan
2. South Central Neighborhood Future Land Use Map
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Proposed Site Plan
7. Site Photos

LOT SPLIT

Lots 2, 4, 6, and 8, Block 4, Allen and Smith's Addition to the City of Wichita, Sedgwick County, Kansas.

Request to change zoning classification on Parcel B from TF-3 to MF-29







UNION PACIFIC RR
SIMOAD AVE

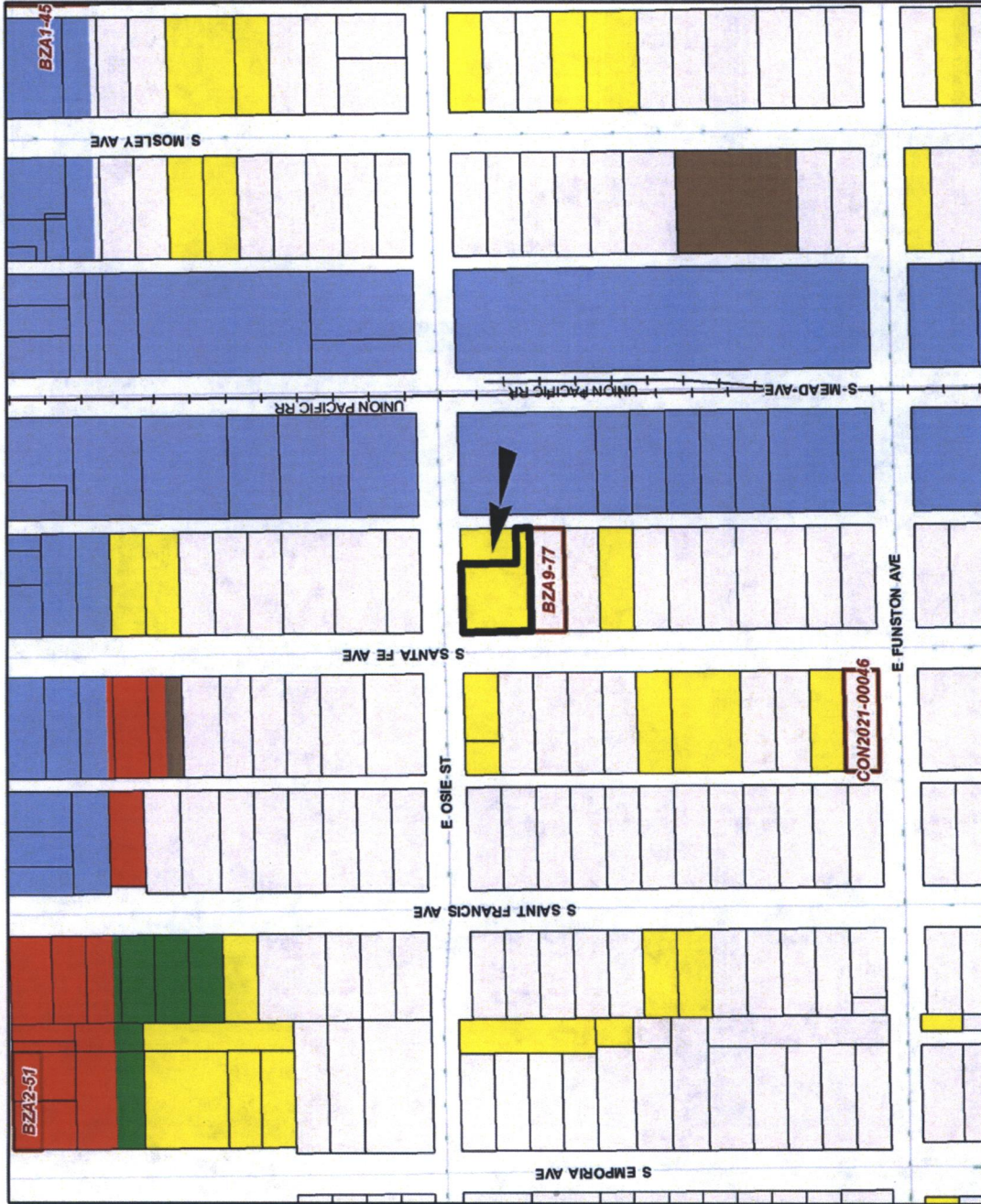
E OSIE ST

S SANTA FE AVE



ZONING

- RR
- SF-20
- SF-10
- SF-5
- TF-3
- MF-18
- MF-29
- B
- MH
- NO
- GO
- NR
- LC
- GC
- CBD
- OW
- IP
- LI
- IP-A
- GI
- AFB
- U
- PUD
- AIRPORT
- OLD TOWN
- HISTORICAL
- DELANO



**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**
- Small City Urban Growth Areas
 - Small City Urban Growth Areas
 - Rural Areas
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood/Area Plans



Looking east towards site



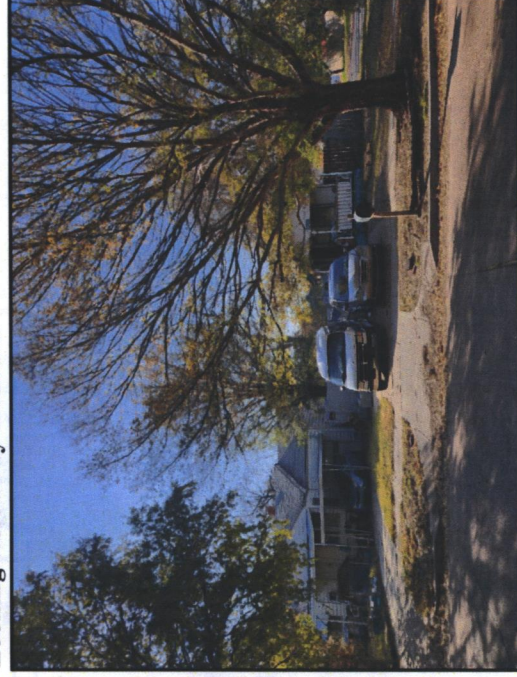
Looking south towards site



Looking east away from site



Looking west away from site



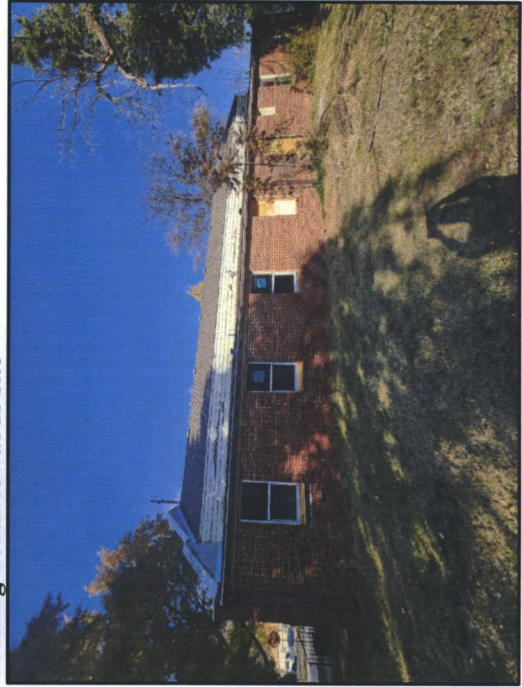
Looking south away from site



Looking west towards site



Looking north towards site



Looking north away from site

