



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

Joshua Belcher
14841 West 70th Court North
Colwich, KS 67030

October 1, 2024

RE: ZON2024-00037 – Zone change request in the City from SF-5 Single-Family Residential to LC Limited Commercial to for development of a new commercial building, located on the south side of West 21st Street North, within one-block east of North 135th Street West (13425 West 21st Street North).

Dear Applicant;

At its regular meeting on **October 1, 2024**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request.

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

Sincerely,

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

Christina Rieth
Associate Planner

CC: J.V. Johnston, Councilmember District V
Teresa Veazey, CSR District V
MABCD



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

Joshua Belcher
14841 West 70th Court North
Colwich, KS 67030

August 22, 2024

RE: ZON2024-00037 – Zone change request in the City from SF-5 Single-Family Residential to LC Limited Commercial to for development of a new commercial building, located on the south side of West 21st Street North, within one-block east of North 135th Street West (13425 West 21st Street North).

Dear Applicant;

At its regular meeting on **August 22, 2024**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned requests. 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 September 5, 2024. 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 **September 5, 2024, at 5:00 p.m.**

This application will be considered by the District Advisory Board (DAB) V on **Wednesday, September 4, 2024**, beginning at 6pm. Meetings take place at Wichita Water Works Building, 2120 North Hoover Road, Wichita, KS 67212. For more information, please contact Teresa Veazey, Community Services Representative for DAB V, at 316-352-4886 or TCVeazey@wichita.gov.

This application will be heard by the Wichita City Council on **Tuesday, September 24, 2024**, beginning at 9am, for final action. Meetings take place at 455 North Main Street, Wichita, KS 67202.

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

Sincerely,

Christina Rieth
Associate Planner

CC: J.V. Johnston, Councilmember District V
Teresa Veazey, CSR District V

ORDINANCE NO. 52-560

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. ZON2024-00037

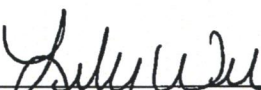
Zone change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District, on property legally described as:

A tract of land in the Northwest Quarter of Section 12, Township 27 South, Range 2 West of the 6th P.M., described as beginning 30 feet south and 25 feet east of the Northwest Corner of the Northwest Quarter of said Section 12, thence East 457.1 feet; thence South 15 feet; thence East 9.75 feet; thence South 451.85 feet; thence West 466.85 feet; thence North 466.85 feet to beginning. EXCEPT a tract of land described as beginning on the west line, 450 feet South of the Northwest Corner of the Northwest Quarter of Section 12, Township 27 South, Range 2 West; thence North along the west line of the Northwest Quarter a distance of 450 feet to the Northwest Corner of the Northwest Quarter; thence East along the north line of the Northwest Quarter a distance of 482.10 feet; thence South 45 feet; thence East 9.75 feet; thence South 20 feet to a point 491.85 feet east and 65 feet south of the Northwest Corner of the Northwest Quarter; thence West parallel to the north line of the Northwest Quarter to a point 65 feet south and 50.59 feet east of the Northwest Corner of the Northwest Quarter of Section 12; thence Southerly to a point 400 feet south and 40 feet east of the Northwest Corner of the Northwest Quarter; thence southerly to a point 400 feet south and 40 feet east of the Northwest Corner of the Northwest Quarter; thence southerly to a point 450 feet south and 25 feet east of the Northwest Corner of the Northwest Quarter of Section 12, thence West 25 feet to the point of beginning, now known as Reserve A, NW Main Pump Station Addition to Wichita, Sedgwick County, Kansas.

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 8th day of October, 2024.



Lily Wu, Mayor, City of Wichita

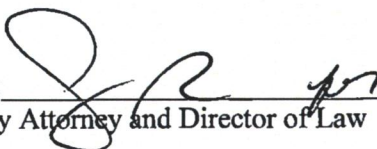
ATTEST:



Jamie Baster, City Clerk

(SEAL)



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



AFFIDAVIT OF PUBLICATION

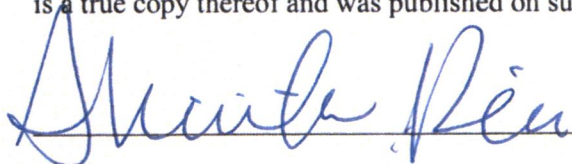
State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

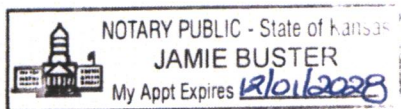
That I, Shinita Rice, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-500 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 11th day of October, 2024.

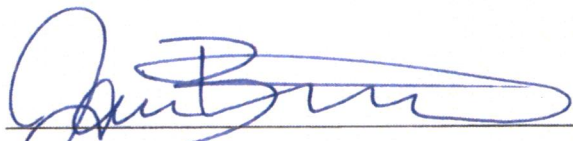


Signature

SUBSCRIBED AND SWORN to before me this 11th day of October, 2024.



(seal)


Notary Public

City Clerk's Office

Shinita Rice – City Clerk

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

www.wichita.gov



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	600921	Print Legal Ad-IPL01986060 - IPL0198606	ORD#52-560	\$90.90	2	54 L

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

JMBuster@wichita.gov

**OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES
 ON October 11, 2024
 ORDINANCE NO. 52-560**

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. ZON2024-00037

Zone change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District, on property legally described as: A tract of land in the Northwest Quarter of Section 12, Township 27 South, Range 2 West of the 6th PM., described as beginning 30 feet south and 25 feet east of the Northwest Corner of the Northwest Quarter of said Section 12, thence East 457.1 feet; thence South 15 feet; thence East 9.75 feet; thence South 451.85 feet; thence West 466.85 feet; thence North 466.85 feet to beginning. EXCEPT a tract of land described as beginning on the west line, 450 feet South of the Northwest Corner of the Northwest Quarter of Section 12, Township 27 South, Range 2 West; thence North along the west line of the Northwest Quarter a distance of 450 feet to the Northwest Corner of the Northwest Quarter; thence East along the north line of the Northwest Quarter a distance of 482.10 feet; thence South 45 feet; thence East 9.75 feet; thence South 20 feet to a point 491.85 feet east and 65 feet south of the Northwest Corner of the Northwest Quarter; thence West parallel to the north line of the Northwest Quarter to a point 65 feet south and 50.59 feet east of the Northwest Corner of the Northwest Quarter of Section 12; thence Southerly to a point 400 feet south and 40 feet east of the Northwest Corner of the Northwest Quarter; thence southerly to a point 400 feet south and 40 feet east of the Northwest Corner of the Northwest Quarter; thence southerly to a point 450 feet south and 25 feet east of the Northwest Corner of the Northwest Quarter of Section 12, thence West 25 feet to the point of beginning, now known as Reserve A, NW Main Pump Station Addition to Wichita, Sedgwick County, Kansas.

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 8th day of October, 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

IPL0198606

Oct 11 2024

In The STATE OF KANSAS

In and for the County of Sedgwick

1 insertion(s) published on:

10/11/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 10/11/2024 to 10/11/2024.

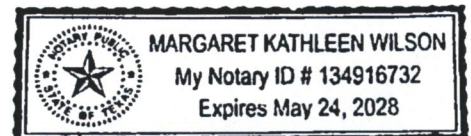
Mary Castro

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

DATED: 10/11/2024

Margaret K. Wilson

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
 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
16399	578567	Print Legal Ad-IPL01864400 - IPL0186440	MAPC	\$131.22	2	78 L

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

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on August 1, 2024
(One Time Only)
MAPC/BZA August 22, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, August 22, 2024, 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) 268-4421.

CON2024-00111: Conditional Use request in the City to allow for Accessory Dwelling Unit; generally located northeast of South Belmont Avenue and East Lewis Street (4316 East Lewis Street).

VAC2024-00034: Vacation request in the City to vacate a portion of a platted roadway easement on property zoned LC-Limited Commercial; located 375 feet north of East 21st Street North and one-quarter east of North Oliver Avenue (5110 East 21st Street North).

VAC2024-00035: Vacation request in the City to vacate a portion of a platted building setback on property zoned SF-5 Single-Family Residential District to build a detached garage, generally located on the northwest corner of West Sheriac Street and South Covington Street (11404 West Sheriac Street).

VAC2024-00036: Vacation request in the City to vacate a platted utility easement on property zoned TF-3 Two-Family Residential District, generally located west of South Clifton Avenue and north of East 63rd Street South.

VAC2024-00037: Vacation request in the City to reduce the platted setback from 30 feet to 15 feet to accommodate new retaining wall; located at the corner of North McLean Blvd and West 1st Street North (300 North McLean Blvd).

ZON2024-00037: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for development of a new commercial building, located on the south side of West 21st Street North, within one-block east of North 135th Street West (13425 West 21st Street North).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the 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 (316-268-4464) 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 Departments 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 August 1, 2024

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

IPL0186440

Aug 1 2024

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

1 insertion(s) published on:

08/01/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 08/01/2024 to 08/01/2024.

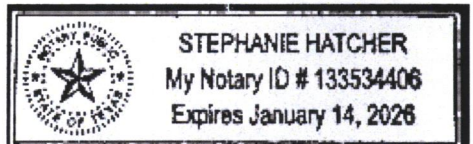
Mary Castro

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

DATED: 08/01/2024

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!



STAFF REPORT
MAPC: August 22, 2024
DAB V: September 4, 2024

CASE NUMBER: ZON2024-00037 (City)

APPLICANT: City of Wichita/Joshua Belcher (Applicants)

REQUEST: LC Limited Commercial District

CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.86 acres

LOCATION: Generally located on the south side of West 21st Street North, within 350 feet east of North 135th Street West (13425 West 21st Street North).

PROPOSED USE: Development of a new 2,300 square foot office building

RECOMMENDATION: Approve.



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-25) to LC Limited Commercial District (LC) on a 0.86-acre property. The subject site is located on the south side of West 21st Street North, within 350 feet east of North 135th Street West (13425 West 21st Street North).

The site is currently developed with a wireless communication tower that was approved by the MAPC in 2010. The City of Wichita, the current owner of the property, in contract to sell the property to the co-applicant. The co-applicant intends to construct a 2,300 square foot professional office building on site and create a new reserve for the existing tower. The proposed site plan and building elevation drawings are attached to the end of this report.

SF-5 allows for single-family housing and a limited number of civic and public uses, while LC allows for single-family, two-family, and multi-family housing, in addition to a limited number of civic, public, and commercial uses. table below compares the development standards of each zoning district.

Development Standards	SF-5 Single-Family Residential District	LC Limited Commercial District
Minimum lot area	5,000 square feet	2,500 square feet for single-family; 2,000 square feet per dwelling unit for duplex; 580 square feet per dwelling unit for multi-family (maximum 75.1 dwelling units per acre); no minimum for nonresidential uses
Minimum lot width	50 feet	No minimum
Rear setback	20 feet	Ten feet, subject to compatibility setback standards
Interior side setback	6 feet	Zero feet, but if an interior side setback is provided it shall be at least five feet in width
Maximum height	35 feet	80 feet, plus two feet of additional height for each foot of setback beyond the required minimum, subject to compatibility height standards

Should the zone change request be approved for LC, the property shall be subject to compatibility height and setback standards, which limit the intensity of commercial or multi-family development near existing low-density residential areas. No structure shall exceed 35 feet within 50 feet of the lot lines of properties zoned TF-3 Two-Family Residential District or more restrictive. The applicant intends to construct a one-story office building on a property directly east and south of single-family zoning. For side and rear lot lines adjacent to properties zoned TF-3 or more restrictive, the minimum building compatibility setback shall be 15 feet plus one foot for each five feet of (subject tract) lot width over 50 feet.

Additionally, the applicant is subject to screening requirements set forth by Section IV-B of the Unified Zoning Code. Should the property be developed with commercial or multi-family uses, a solid fence between six to eight feet in height must be installed along the south and east property lines, where it abuts single-family zoning. The applicant shall also adhere to the provisions of the Wichita Landscape Ordinance. The Wichita Landscape Ordinance requires a landscaped street yard with parking lot screening along West 21st Street North in addition to a landscape buffer of one shade tree (or two ornamental trees) per forty linear feet along properties that abut residential zoning. A landscape plan must be submitted to the Planning Department prior to the issuance of building permits.

The co-applicant proposes to construct a 2,300 square foot office building. Section IV of the Unified Zoning Code requires one parking space per 333 square feet of office buildings. The applicant proposes 13 parking spaces,

including one accessible space, which satisfies the off-street parking requirements.

The character of the neighborhood is a mix of low-density residential and commercial uses. Property to the north is zoned SF-20 Single-Family Residential District, is located within unincorporated Sedgwick County, and is developed with a single-family dwelling. Property to the northeast, across West 21st Street North, is zoned LC with CUP DP-335, and is currently vacant. Properties to the south and west are zoned SF-5 and LC with PO-80, respectively, and are owned by the applicant. They are respectively developed with an outbuilding and parking area ancillary to the safety service building southwest of the property. The Protective Overlay outlines architectural controls, landscaping requirements, maximum building coverage provisions, and sign regulations. Property to the east is zoned SF-20, is located in unincorporated Sedgwick County, and is in use as agricultural land.

CASE HISTORY: In 2000, the subject site was annexed into the City of Wichita. On August 29, 2001, the subject site was platted as Reserve A of the NW Main Pump Station Addition. In 2000, the Wichita City Council granted a zone change request from SF-6 (now SF-5) to LC with a Protective Overlay to permit Utility, Major on this site and the three other parcels within the NW Main Pump Station subdivision (CON2000-00040 with ZON2000-00046). The subject site did not meet the conditions of approval, so the request became null and void. In 2010, the applicant was granted a Conditional Use to allow a Wireless Communication Facility on site (CON2010-00029). In 2024, the Wichita City Council approved a Vacation request to vacate the plat's text so that the north 141.83 feet of said Reserve A shall now allow uses permitted in the underlying zoning district (VAC2024-00027).

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20 (SC)	Single-family dwelling
SOUTH:	SF-5	Safety services outbuilding
NORTHEAST:	LC with CUP DP-335	Vacant
EAST:	SF-20 (SC)	Undeveloped
WEST:	LC	Ancillary parking

PUBLIC SERVICES: The subject site can be accessed via West 21st Street North, which is a two-lane county arterial street with a middle turn lane and no sidewalks. The site has access to municipal services, which include sewer and water. Wichita Transit does not serve this site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the *Community Investments Plan*, which identifies the site as "Residential and Employment Mix" on the 2035 Future Growth Concept Map. This category is described as follows: "Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor." The intended use of the property is a one-story commercial office building, whose height is similar to that of other buildings in the immediate area. The requested zone change includes provisions on compatibility standards, screening, and landscaping requirements that mitigate other negative impacts, such as visual blight.

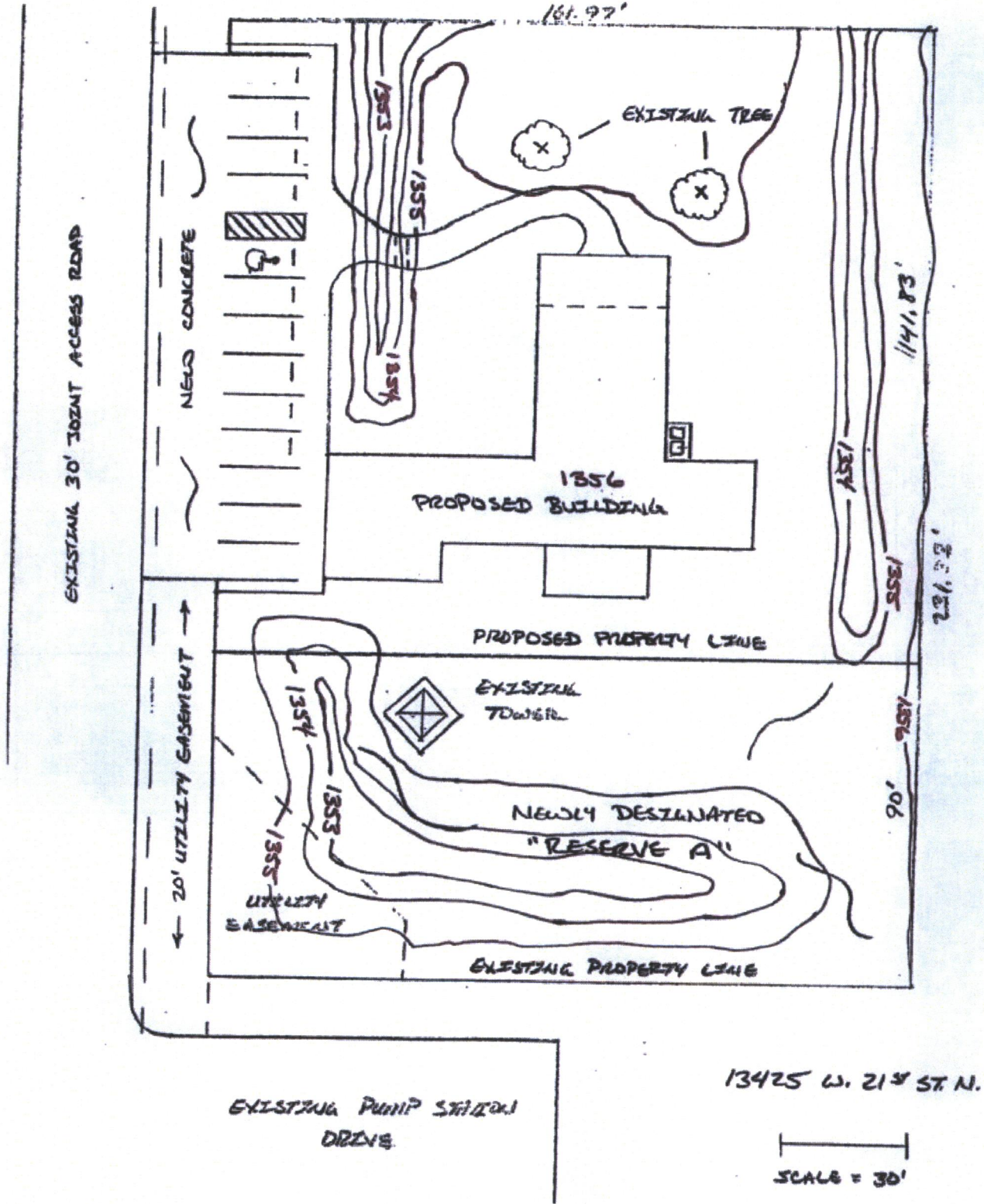
The *Community Investments Plan's* Locational Guidelines "encourage patterns of development that efficiently and effectively use land, public infrastructure, and services; strive for compatibility among land uses; and, promote quality of place through design." One of the *Plan's* general Guidelines states: "Higher-density residential uses and neighborhood-serving retail and office uses should buffer lower density residential uses from major commercial and employments centers and industrial uses." The requested one-story office building on site is an office use that, when developed in tandem with the required screening and landscaping, provides a sufficient buffer for the residential zoning immediately east of the subject site.

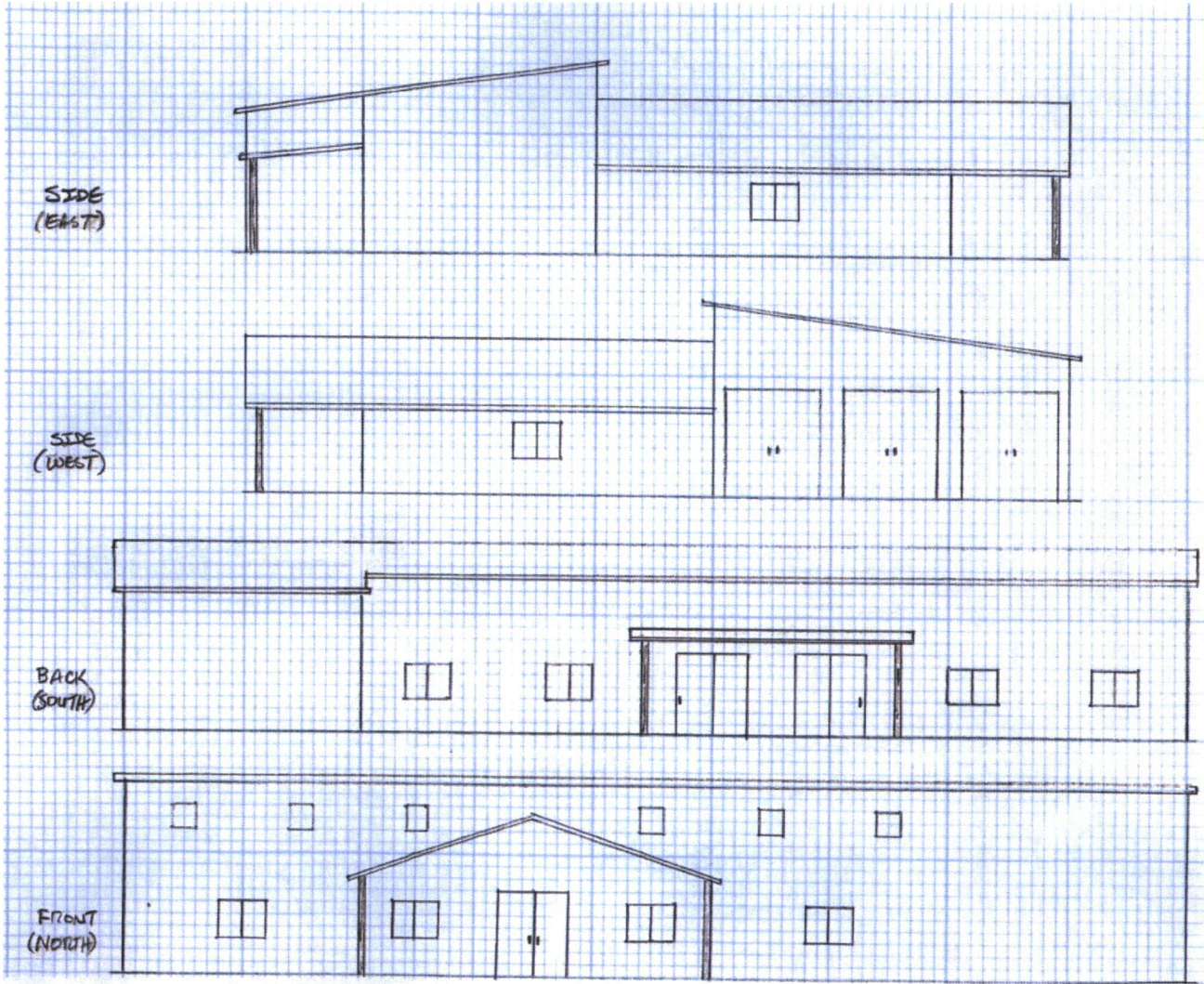
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for LC Limited Commercial District be **APPROVED**. This recommendation is based on the following findings:

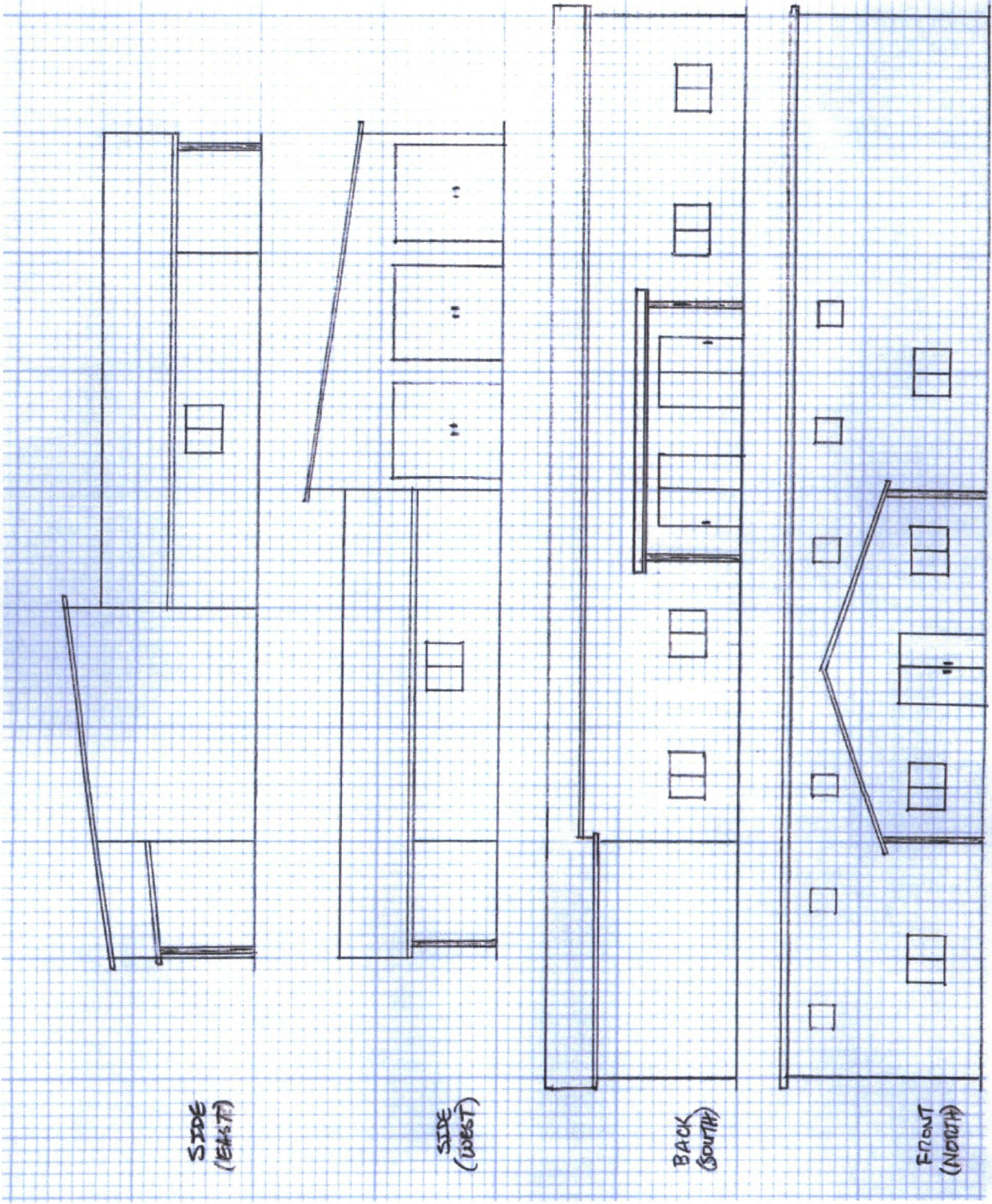
1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is a mix of low-density residential and commercial uses. Property to the north is zoned SF-20 Single-Family Residential District, is located within unincorporated Sedgwick County, and is developed with a single-family dwelling. Property to the northeast, across West 21st Street North, is zoned LC with CUP DP-335, and is currently vacant. Properties to the south and west are zoned SF-5 and LC with PO-80, respectively, and are owned by the applicant. They are respectively developed with an outbuilding and parking area ancillary to the safety service building southwest of the property. The Protective Overlay outlines architectural controls, landscaping requirements, maximum building coverage provisions, and sign regulations. Property to the east is zoned SF-20, is located in unincorporated Sedgwick County, and is in use as agricultural land.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5, which is mostly suitable for low-density residential use.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff anticipates that the required provisions in the requested zoning district, such as compatibility standards, screening, and landscaping, should mitigate potential detrimental impacts, such as a change of the visual character of the neighborhood.
4. **Length of time the property has been vacant as currently zoned:** The subject site has been developed with a telecommunications tower since 2010.
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 the request would allow limited commercial development on site, given its size and topography of the subject site and with regulations in place designed to mitigate potentially adverse impacts. Denial of the application may result in the loss of use and enjoyment of the property.
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*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the proposed development to have a negative impact on community facilities. However, permitted uses in the requested zoning may result in an increase in traffic that the current infrastructure may not support.
8. **Opposition or support of neighborhood residents:** At the time of the publication of the staff report, staff has not received any comments from the public.

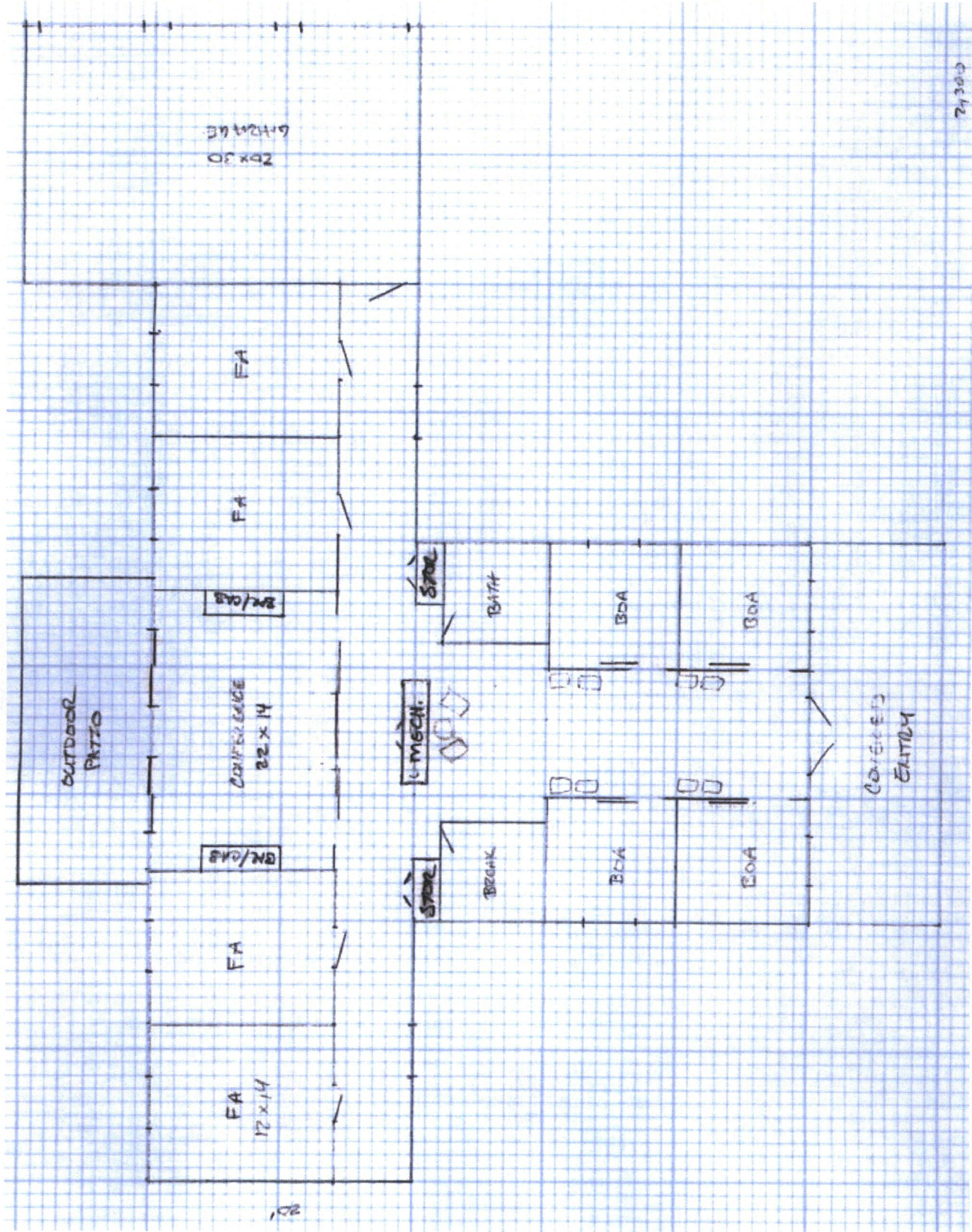
Attachments:

- 1) Applicant-Submitted Site Plan and Elevation Drawings
- 2) Aerial Map
- 3) Zoning Map
- 4) Land Use Map
- 5) Site Photos

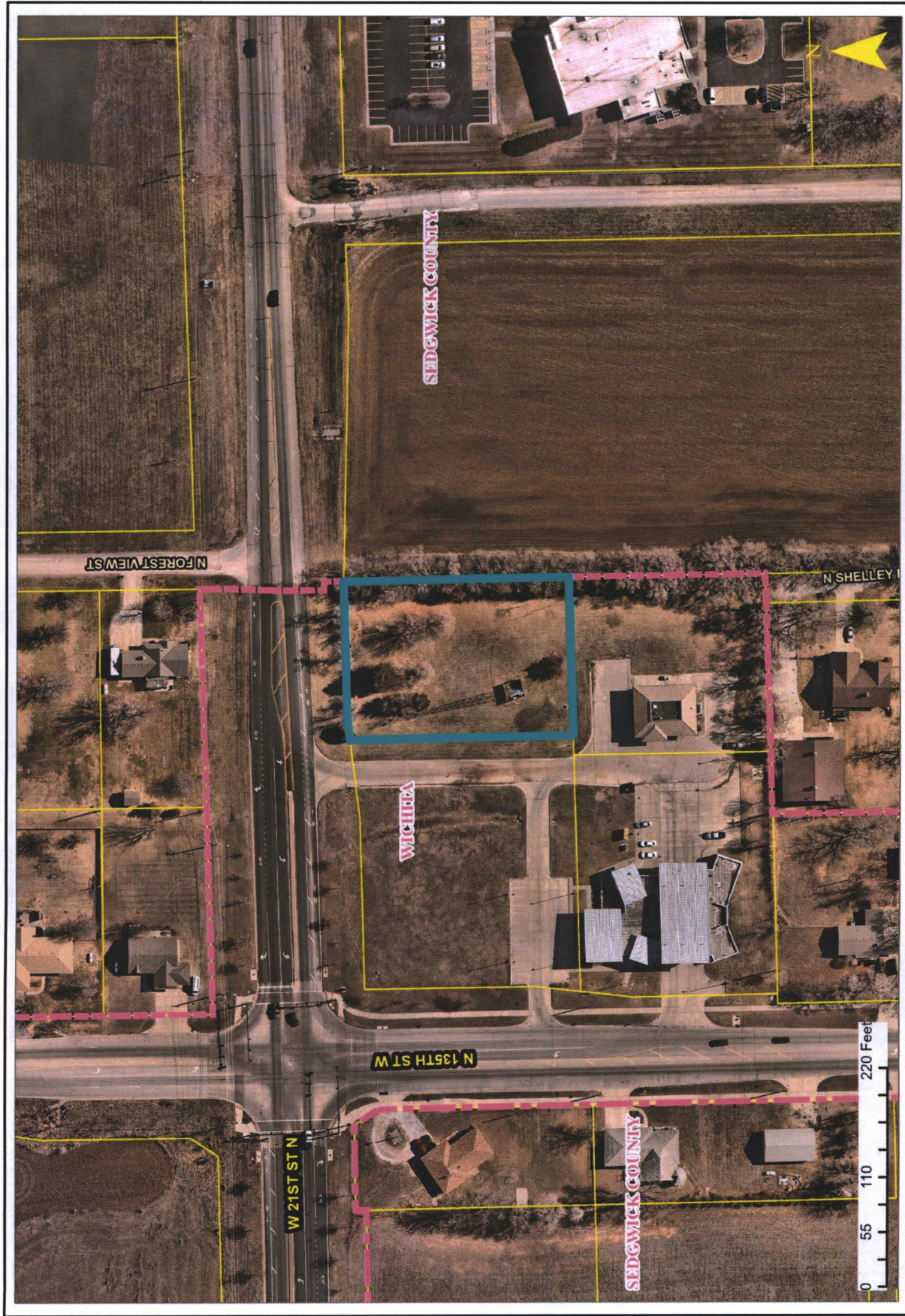


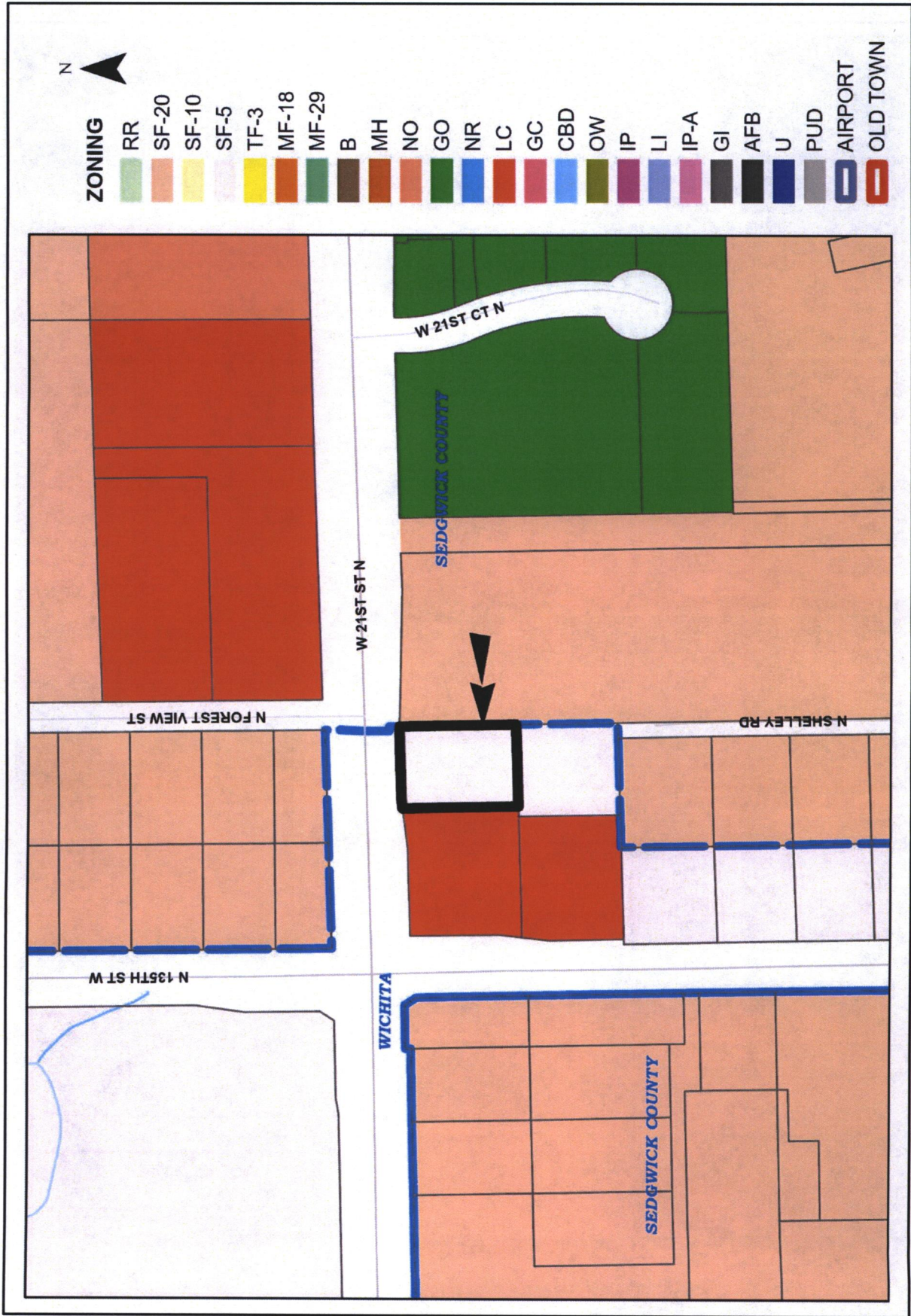













24303











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
-  Neighborhood & Area Plans
-  Mohamed
-  Parcel



Map prepared by the Metropolitan Area Planning Commission, 2024. All rights reserved. This map is for informational purposes only and does not constitute a contract or any other legal instrument. The Commission and its staff assume no liability for any errors or omissions in this map. For more information, please contact the Commission at (316) 261-1000.



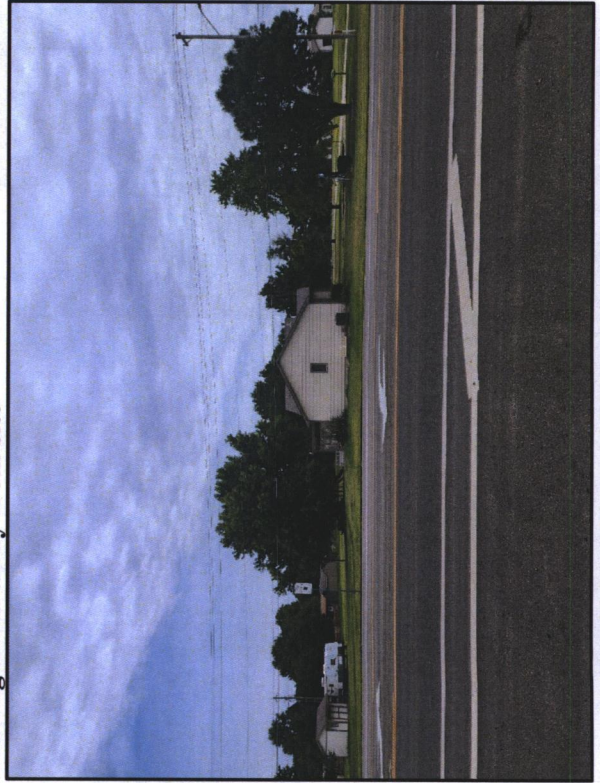
Looking south towards site



Looking west away from site



Looking north away from site



Looking east away from site

