



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

Delano2 LLC
565 West Douglas Avenue
Suite 201
Wichita, KS 67213

October 14, 2025

RE: ZON2025-00037 – Zone Change request in the City from LI Limited Industrial District to CBD Central Business District, generally located south of West Douglas Avenue and two blocks east of South Seneca Street (825 West Douglas Avenue).

Dear Applicant;

At its regular meeting on **October 14, 2025**, 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
Current Plans
Associate Planner

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
Baughman Company, attn: Phil Meyer, 315 South Ellis Street, Wichita, KS 67211



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

Delano2 LLC
565 West Douglas Avenue
Suite 201
Wichita, KS 67213

September 11, 2025

RE: ZON2025-00037 – Zone Change request in the City from LI Limited Industrial District to CBD Central Business District, generally located south of West Douglas Avenue and two blocks east of South Seneca Street (825 West Douglas Avenue).

Dear Applicant;

At its regular meeting on **September 11, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** 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 25, 2025. 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 25, 2025, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, October 14, 2025**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

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
Current Plans
Associate Planner

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
Baughman Company, attn: Phil Meyer, 315 South Ellis Street, Wichita, KS 67211

ORDINANCE NO. 52-825

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. ZON2025-00037

Zone change request in the City from LI Limited Industrial District to CBD Central Business District, on property legally described as:

Reserve B and Lot 44, on Chicago Avenue, Kelsch's Resurvey of the North half of Reserve E in West 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 21st day of October, 2025.

Lily Wu
Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice
Shinita Rice, Deputy City Clerk



(SEAL)

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49235	IPL0284275	Legal Ad - IPL0284275	RESOLUTION	2.0	136.0L

ATTENTION: CITY OF WICHITA/CLERKS OFFICE IP
 455 N MAIN ST FL 13
 WICHITA, KS 67202
 srice@wichita.gov, LAvarez@wichita.gov

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES OCTOBER 24, 2025
 RESOLUTION NO. 25-447

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding improvements to 13th Street from Gatewood to Webb Road.

RESOLUTION NO. 25-448

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding improvements to Pawnee from Greenwich Road to 127th Street East.

RESOLUTION NO. 25-449

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding improvements to Mosley Bridge at Chisholm Creek.

ORDINANCE NO. 52-823

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.

An ordinance regarding a zone change request at Pawnee and Hillside.

ORDINANCE NUMBER 52-824

CASE NUMBER ANX25-09 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS.

An ordinance regarding an annexation at 29th Street North and 143rd Street East.

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An ordinance regarding a zone change request at 825 West Douglas Avenue.

ORDINANCE NO. 52-826

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An ordinance regarding a zone change request at 212 North Hillside Avenue.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
 IPL0284275
 Oct 24 2025

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

the undersigned, 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 uninterrupted 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.

1.0 insertion(s) published on:
 10/24/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amy Robbins



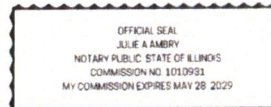
Amy Robbins

Julie A Ambry



Sworn to and subscribed before
 me on

Oct 24, 2025, 12:55 PM EDT



Online Notary Public This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*

**ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES OCTOBER
24, 2025
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THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
IPL0284275
Oct 24 2025



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, 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. 52825 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 24th day of October, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 24th day of October, 2025.



Korey Kneisley
Notary Public

(seal)

City Clerk's Office

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

316.268.4529

www.wichita.gov

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0264507	Legal Ad - IPL0264507	09/11/2025 MAPC WICHITA EAGLE SUMMARY	1.0	93.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202
 MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle
on August 20, 2025
(One Time Only)
MAPC/BZA
September 11, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 11, 2025, 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. Full notice can be found at www.wichita.gov/LegalNotices.

BZA2025-00054: Variance request in the City to eliminate the landscaped street yard requirements on property zoned LI Limited Industrial District, generally located on the southeast corner of East Elm Street and North Emporia Avenue (515 East Elm Street).

VAC2025-00033: Vacation request in the City to vacate a 30-foot access & utility easement on property located on the east side of South Byron Avenue and 260 feet south of West Douglas Avenue.

VAC2025-00035: Vacation request in the City to vacate 33 square feet of a street side building setback to construct a building addition and drive up ATM on property zoned LC Limited Commercial District, generally located on the southeast corner of East Kellogg Drive and South Rock Road (8003 East Kellogg Drive).

VAC2025-00036: Vacation request in the City to vacate a 15-foot interior building setback to allow for the development of a new building on property zoned LC Limited Commercial District within CUP DP-122, generally located on the northeast corner of E 37th Street N and N Inwood St (7271 E 37th St N).

VAC2025-00037: Vacation request in the City to vacate two portions of platted complete access control and a utility easement on property located on the northwest corner of East 21st Street North and North 159th Street East.

ZON2025-00037: Zone Change request in the City from LI Limited Industrial District to CBD Central Business District, generally located south of West Douglas Avenue and two blocks east of South Seneca Street (825 West Douglas Avenue).

ZON2025-00038: Zone Change request in the City from B Multi-Family Residential District to LC Limited Commercial District to allow for future commercial development, generally located on the east side of North Hillside Avenue, within 250 feet north of East 1st Street North (212 North Hillside Avenue).
 IPL0264507
 Aug 20 2025

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

the undersigned, 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.

1.0 insertion(s) published on:
 08/20/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



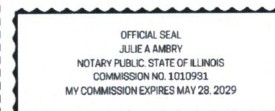
Mary Castro

Julie A Ambry



Sworn to and subscribed before
 me on

Aug 20, 2025, 9:59 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*



STAFF REPORT
MAPC: September 11, 2025
DAB IV: September 8, 2025

CASE NUMBER: ZON2025-00037 (City)

APPLICANT/AGENT: Delano2, LLC (Applicant)/Baughman Company, P.A. (Agent)

REQUEST: CBD Central Business District

CURRENT ZONING: LI Limited Industrial District

SITE SIZE: 0.25 acres

LOCATION: Located on the southeast corner of West Douglas Avenue and South Handley Street (825 West Douglas Avenue)

PROPOSED USE: Redevelop the property in a manner consistent with surrounding properties

RECOMMENDATION: Approve.



BACKGROUND: The applicant is requesting a zone change from LI Limited Industrial District (LI) to CBD Central Business District (CBD). The 0.25-acre property is located on the southeast corner of West Douglas Avenue and South Handley Street (825 West Douglas Avenue). The subject site is currently developed as a parking lot and small outbuilding. The parking lot was created in approximately 1974. The applicant is requesting the zone change to redevelop the site in a manner consistent with the surrounding properties.

The Delano neighborhood was initially developed in the 1870s and then redeveloped in the early 1900s when off-street parking and minimum setback requirements did not exist. Many of the adjacent buildings' period of construction predate modern development standards and have zero setbacks on all sides. Therefore, they rely upon public parking located in the street right-of-way. Redevelopment of the site within the existing LI zoning would require a rear setback and parking requirements, and it would not allow for any residential development. A zone change to CBD permits zero-foot setbacks and eliminates the off-street parking requirement.

Since the subject site is located within the D-O Delano Neighborhood Overlay District, any new construction on site must meet the Delano Neighborhood Design Guidelines. The applicant must adhere to design review standards and procedures outlined in the Unified Zoning Code (UZC), and certain uses are prohibited within the Overlay, regardless of the underlying zoning.

CBD zoning mitigates site development issues for older portions of the core area. The requested zone change would permit additional uses and reduce the setback requirements, as shown in the table below.

Development Standard	LI Limited Industrial District	CBD Central Business District
Minimum lot area	No minimum	2,500 square feet for single-family; 2,000 square feet per dwelling unit for duplex; 250 square feet per dwelling unit for multi-family (maximum 174.2 dwelling units per acre); no minimum for nonresidential uses
Minimum lot width	No minimum	No minimum
Front setback	20 feet	No minimum
Rear setback	No minimum	No minimum
Interior side setback	Zero feet, but if an interior side setback is provided, it shall be at least five feet in width	No minimum, but if an interior side setback is provided, it shall be at least five feet in width
Street side setback	No minimum	No minimum
Maximum height	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks	No minimum

The character of the neighborhood is commercial within the D-O Delano Overlay District. Property to the north is zoned CBD and is developed with a retail shop. Property to the south is zoned GC General Commercial District and is developed with a retail shop. Property to the east is listed on the National Register of Historic Places, is zoned LI, and is developed with a retail shop. Property to the west, across South Handley Street, is zoned CBD and is developed with a restaurant.

CASE HISTORY: In 1912, the subject site was platted as part of the Kelsch Resurvey of the West Wichita

ZON2025-00037

Addition. In 2003, the subject site was added to the D-O Delano Overlay (DR03-09).

ADJACENT ZONING AND LAND USE:

North: CBD (D-O)	Retail shop
South: GC (D-O)	Retail shop
East: LI (D-O, NRHP)	Retail shop
West: CBD (D-O)	Restaurant

PUBLIC SERVICES: The site has access to West Douglas Avenue, a two-lane arterial street with sidewalks on each side and on-street parking, and South Handley Street, a two-lane local street with sidewalks on each side and on-street parking. The City of Wichita is currently constructing a multimodal transit center two blocks southeast at West Texas Avenue and South Osage Street. The multimodal facility will include: 12 bus bays, office space, security office, ticket windows, and public and staff restrooms. In addition, the proposed parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes, and it includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Wichita Transit currently stops at this intersection of West Douglas Avenue and South Handley Street.

CONFORMANCE TO PLANS/POLICIES: The requested CBD zoning would continue to allow the property to be in conformance with existing plans and policies:

Community Investments Plan: The requested CBD zoning aligns with the goals of the *Community Investments Plan*. The 2035 Wichita Future Growth Concept Map within the *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for “Residential and Employment Mix.” This category includes “*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 subject site is part of the Delano Business District and historically has been developed with higher intensity commercial uses. The proposed zone change matches similar requests along West Douglas Avenue and matches the existing zoning of properties north and west of the subject site.

Wichita: Places for People Plan: The requested CBD zoning aligns with the goals of the *Wichita: Places for People Plan* by allowing for development momentum in the area. The *Plan* provides recommendations for urban infill development in the Established Central Area. This area is identified as a Community Core node as identified in the *Wichita: Places for People Plan*. A Community Core node is intended to serve multiple neighborhoods and is designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services. Ample on-street parking is available near the subject site and is located one block southeast of the future multi-modal transit center. This zoning action encourages walkability throughout the Delano Business District and beyond.

The *Plan* outlines several strategies “to help guide the community in their actions to create walkable places within Wichita.” Strategy 1 aims to “Create walkable destinations that support the various neighborhood environments in the ECA.” By eliminating the parking requirement for the subject site, it encourages pedestrian activity between different destinations in Delano. Strategy 3 aims to “Improve the economic feasibility of commercial/service uses and the markets necessary to support them.” By eliminating the site’s parking requirement, the applicant is able to use more space for its business rather than parking. Strategy 6 aims to “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” Should development occur on site, it would be subject to the Delano Neighborhood Design Guidelines,

which ensure the development is compatible with the surrounding architecture. Additionally, there are five properties zoned CBD within the immediate vicinity of the site, which ensures compatible redevelopment.

Delano Neighborhood Plan: The proposed zone change is in conformance to the Delano Neighborhood Plan. The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for "Mixed Use."

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 commercial within the D-O Delano Overlay District. Property to the north is zoned CBD and is developed with a retail shop. Property to the south is zoned GC General Commercial District and is developed with a retail shop. Property to the east is listed on the National Register of Historic Places, is zoned LI, and is developed with a retail shop. Property to the west, across South Handley Street, is zoned CBD and is developed with a restaurant.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned LI, which is suitable for a limited number of industrial and commercial uses but requires the provision of off-street parking and a rear setback per the UZC. In the current zoning, residential is currently prohibited. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking, modify building setback requirements in accordance with the UZC, and residential uses would be permitted.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request is not likely to have significant adverse impact to nearby property owners.
4. **Length of time property has remained vacant as zoned:** The subject site has been developed with a parking lot and outbuilding since at least 1974.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Staff does not anticipate the requested zone change will have a significant impact on the public health, safety, and welfare of the surrounding community. Denial may result in the loss of use and enjoyment of the property for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested CBD zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Approval of the request should not generate any additional impacts on community facilities. Existing public infrastructure at the site would accommodate uses under the proposed CBD zoning.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any public comment on the requested zone change.

Staff Report Attachments:

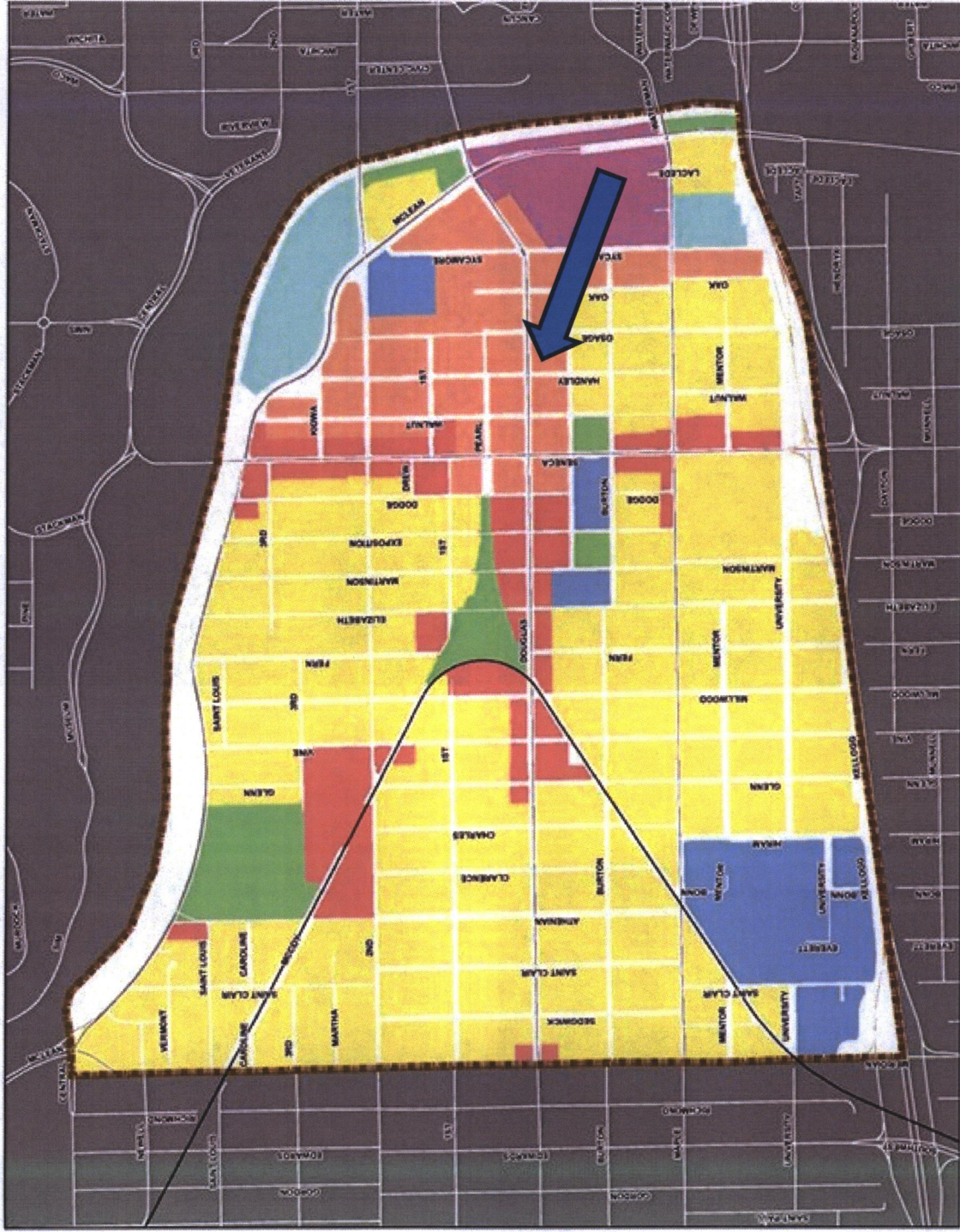
1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Delano Plan's Future Land Use Map
5. Site Photos

Aerial Map



Delano Future Land Use Map

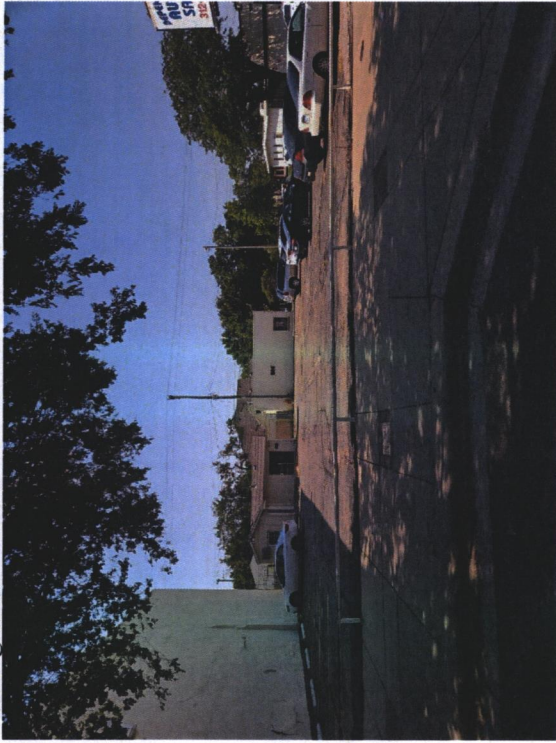
Fig. 17 Future Land Use Concept



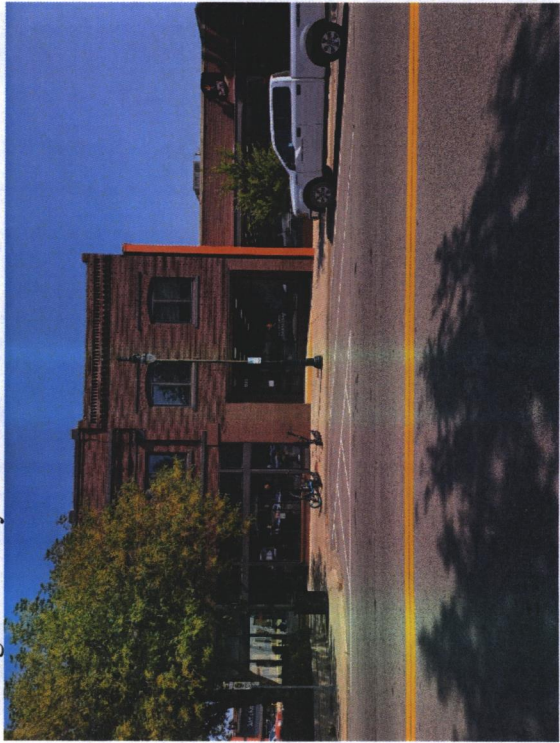
- Legend**
- Delano Neighborhood Boundary
 - Future Land Use**
 - Residential
 - Commercial
 - Mixed Use
 - Major Institutional
 - Recreation
 - Entertainment
 - Parks and Open Space
 - Ballpark Village



Looking south towards site



Looking north away from site



Looking west away from site



Looking east towards site

