

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:

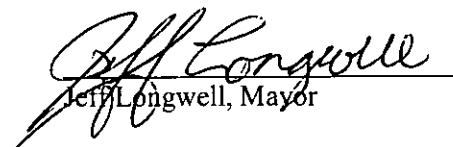
Case No. ZON2017-00011

City zone change from LC Limited Commercial to CBD Central Business zoning; described as:

All of Lots 2, 4, 6, 8, and 10 on Walnut Street, together with all of Lots 1, 3, 5, 7, and 9 on Wichita Avenue, now Handley Street, together with all of Lots 22, 24, 26, 28, 30, 32, 34, 36, 38, and 40 on Texas Avenue, together with all of the vacated east-west 15.00 foot alley lying east of and abutting the east line of said Walnut Street and lying west of and abutting the west line of said Wichita Avenue, now Handley Street, together with all of vacated north-south 15.00 foot alley lying north of and abutting the north line of Pine Street, now Burton Street, and lying south of and abutting the south line of said Texas Avenue, together with the vacated south 10.00 feet of said Texas Avenue, lying north of and abutting the north line of said Lots 22, 24, 26, 28, 30, 32, 34, 36, 38, and 40, on said Texas Avenue, together with the vacated west 10.00 feet of said Wichita Avenue, now Handley Street, lying east of and abutting the east line of said Lots 1, 3, 5, 7, and 9 on said Wichita Avenue, now Handley Street, and together with the vacated west 10.00 feet of said Wichita Avenue, now Handley Street, lying east of and abutting the east line of said Lot 40 on said Texas Avenue, all as platted and dedicated in West Wichita Addition, 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.

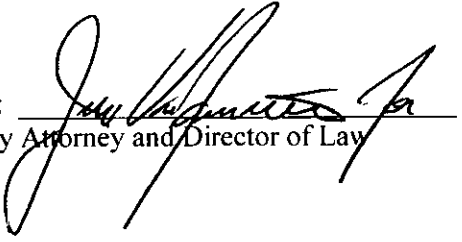
  
Jeff Longwell, Mayor

ATTEST:

  
Karen Sublett, City Clerk

(SEAL)



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

**STAFF REPORT**  
MAPC May 4, 2017  
DAB IV May 1, 2017

CASE NUMBER: ZON2017-11

APPLICANT/AGENT: Senior Service Inc. of Wichita, Laurel Alkire (owner/applicant),  
Baughman Company, Russ Ewy (agent)

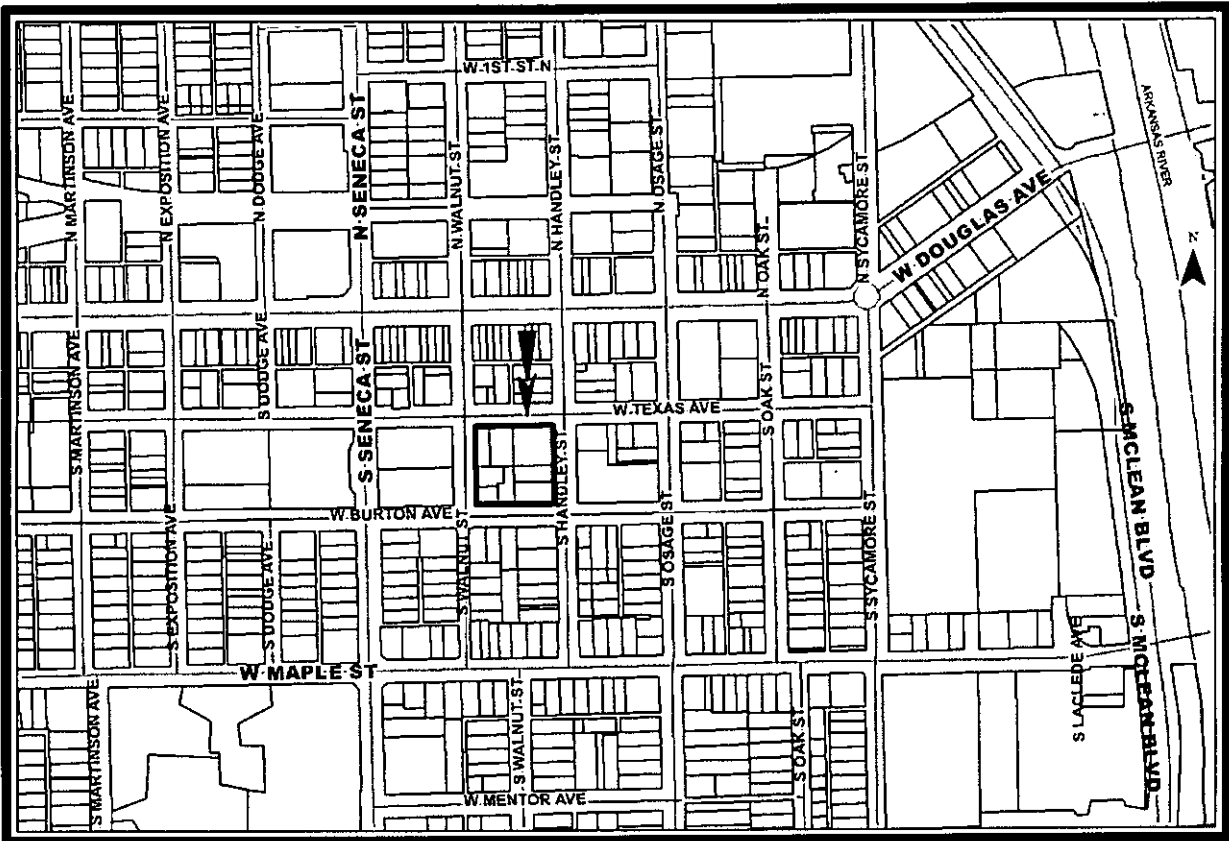
REQUEST: CBD Central Business District

CURRENT ZONING: LC Limited Commercial

SITE SIZE: 1.73 acres

LOCATION: Southeast corner of Texas and Walnut Street (200 S. Walnut)

PROPOSED USE: Expansion of existing Senior Center



**BACKGROUND:** The applicants request CBD Central Business District (CBD) zoning on 1.73 platted acres located at the southeast corner of Texas Street and Walnut Street. The subject site is currently zoned LC Limited Commercial (LC), and is developed with two-story masonry church building, a one-story activity center and a one-story meeting/classroom building. The buildings have undergone numerous rehabilitation projects over the last 50 years. The requested CBD zoning would give the applicants maximum flexibility with code required parking and building setback standards to develop a new building on the site. The site is located within the Delano District, a residential and commercial district serving West Wichita with a variety of residential, institutional, commercial, personal service and entertainment uses since the 1870's. The site is within the Delano Neighborhood Plan area, and the Delano Overlay Zoning District (D-O).

The Delano District was initially developed in the 1870's and then redeveloped in the early 1900's when off-street parking requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the LC district vary from zero to 20 feet). Public on-street parking is available throughout the Delano area.

A Metropolitan Area Planning Department (MAPD) parking study of West Douglas Avenue between Sycamore Street and Seneca Street reveals that most of the businesses fronting Douglas Avenue do not provide the current code required number of off-street parking spaces. The MAPD analysis estimates that 5,373 off-street spaces are required, but an estimated 3,989 spaces have been provided.

Properties north of the site are zoned GC General Commercial (GC) professional printing, residential and warehousing. Properties south of the site are zoned SF-5 Single-Family Residential (SF-5) and developed with single-family residences. The properties east of the site are owned by Calvary Bible Church, are developed with a church building and surface parking lot and are zoned SF-5. West of the site is Seneca Park, zoned SF-5.

**CASE HISTORY:** The property was platted in 1872 as the West Wichita Addition. The property was included in the Delano Neighborhood Revitalization Plan in 2001. Within the past three years, 10 zone changes to CBD have been approved in Delano.

**ADJACENT ZONING AND LAND USE:**

North: GC	Commercial Printing, warehouse/office, single-family detached dwelling
South: SF-5	Detached single-family residences
East: SF-5	church, vacant
West: SF-5	Seneca Park

**PUBLIC SERVICES:** The site has access to Walnut Street, a paved local street with sidewalks and an 80-foot right-of-way on the west; Burton Avenue, a paved local street with sidewalks an 80-foot right-of-way on the south; Handley Street, a paved local street with sidewalks an 80-foot right-of-way on the east; and Texas Street, a paved local street with sidewalks an 80-foot right-of-way on the north. The site is served by all municipal services.

**CONFORMANCE TO PLANS/POLICIES:** The Delano Neighborhood Plan map depicts the site as appropriate for "commercial mixed use." The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan

existing and planned infrastructure and services. The Plan promotes downtown as the region's preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential and employment mix," encompassing areas that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. The proposed rezoning is appropriate due to the proximity of higher intensity business uses.

The Unified Zoning Code (UZC) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

**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:

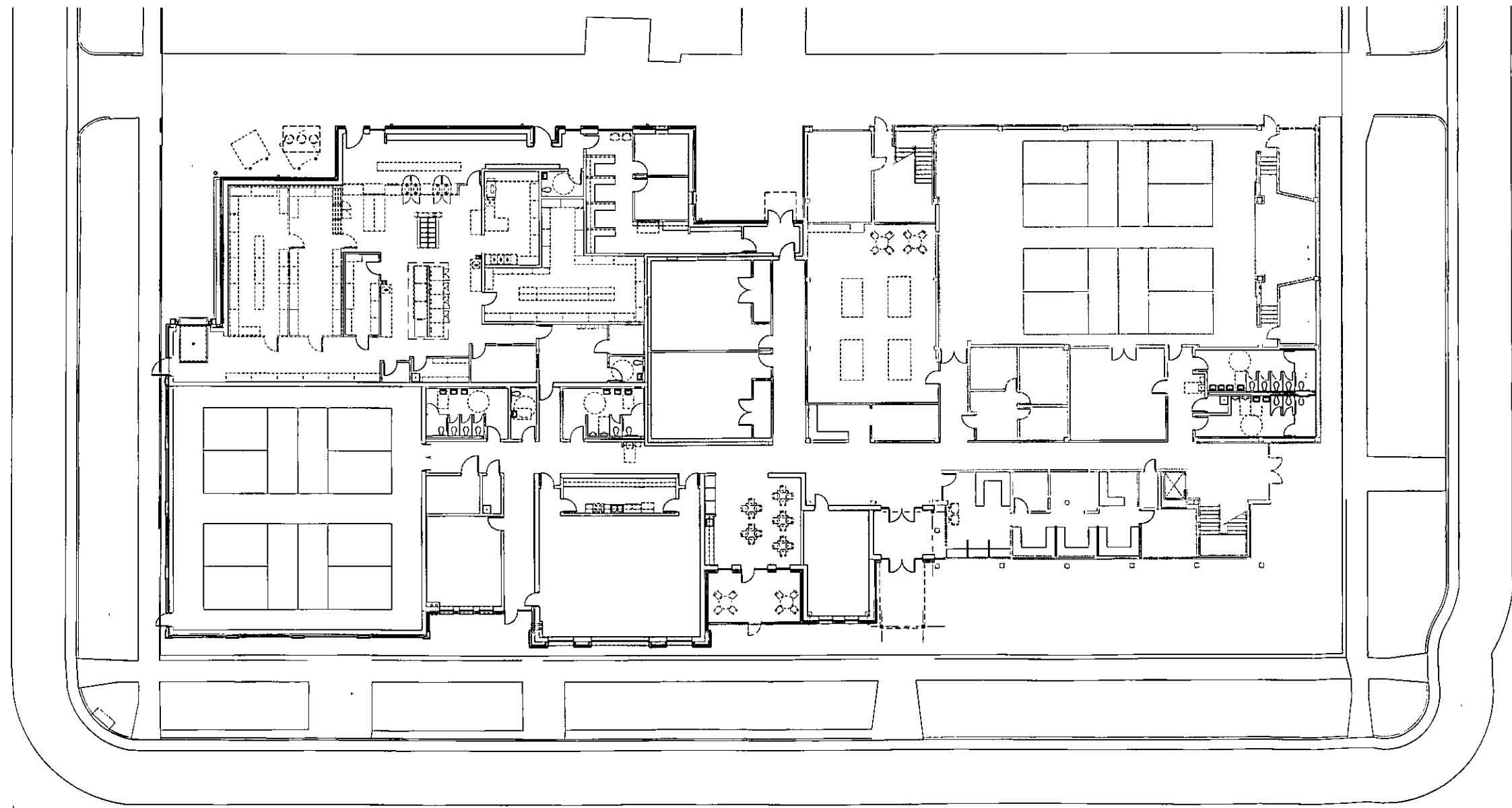
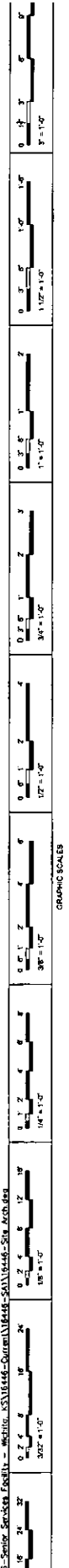
1. The zoning, uses and character of the neighborhood: The properties surrounding the subject site are zoned GC and SF-5 and permit a very wide range of land uses: civic, residential, office, personal service, entertainment and commercial. Property surrounding the site is subject to the Delano Overlay zoning district, which limits land uses and has design guidelines.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC which permits a wide range of commercial uses, but requires the provision of off-street parking per the UZC. The site has economic value as currently zoned. Approval of CBD zoning would eliminate the requirement for off-street parking and modify building setback requirements and make the site attractive to the redevelopment and expansion of the Senior Services Center.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request should have little if any impact nearby property owners. The site is currently developed and has on-site parking.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval will allow the Senior Services Center to expand their public programs.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Delano Neighborhood Plan map depicts the site as appropriate for "commercial mixed use." The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan promotes downtown as the region's preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, entertainment, cultural, civic facilities and activities.

6. Impact of the proposed development on community facilities: Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.

Staff Report Attachments:

1. Site Plan

2-450m - US29.bcd  
 5\_Senior Services Facility - Wichita, KS\161446-Documents\161446-2\161446-Site Arch.dwg



**REMODEL & EXPANSION to  
 Senior Services, Inc.  
 of Wichita**  
 200 South Walnut  
 Wichita, Kansas 67211



Architecture • Engineering • Planning • Interior Design • Landscape Architecture

**PROGRESS  
 PRINT**

NOT FOR CONSTRUCTION

DATE: 04/07/17  
 LKArchitecture, Inc. ©  
 345 Riverview Wichita KS 67203  
 T 316.268.0230 F 316.288.0205  
 CONTACT: DAVID L. HOFFMAN/FAIA  
 DRAWN: KMG  
 CHECKED: DJP  
 PROJECT NUMBER:  
**16446**  
 SHEET TITLE:  
 SITE ARCHITECTURAL