



Wichita-Sedgwick County Metropolitan Area Planning Department

March 18, 2022

Stephen Hecox
2826 E 31st Street South
Wichita KS 67216

RE: ZON2022-00013: City Amendment to P.O. #230 provision #1 to allow vehicle sales and service; generally located 800 feet west of South Hillside on the north side of East 31st Street South (2826 E. 31st Street S).

Dear Applicant;

At its regular meeting on **March 17, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request subject to the attached Protective Overlay.

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 March 31, 2022. 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 **March 31, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, April 19, 2022, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Senior Planner

Copies to: MABCD
Mike Hoheisel, City Council District III
Rebecca Johnson, CSR District III
Chan Nguyen, 2826 E 31st Street South, Wichita, KS 67216
Habib Nasiri, 847 S Edgmoor, Wichita, KS 67218

MAPC Recommended Amended Text to Protective Overlay #230

1. Permitted uses are those permitted by-right in the LC Limited Commercial (“LC”) zone district plus “vehicle repair, general” and “vehicle and equipment sales” as allowed in the GC General Commercial (“GC”) zone district.
2. No off-site or portable signs shall be permitted.
3. All vehicles parked or outside of a building in need of “vehicle repair, general” must be located behind the buildings on the west side of the property and screened from ground view from 31st Street South, and from adjoining and adjacent properties. “Vehicle repair, general” work is only permitted inside an enclosed building. The outside storage of parts is prohibited. Activities deemed by the Unified Zoning Code to be “wrecking or salvage” are not permitted.
4. “Vehicle and Equipment Sales” use shall conform to the following Supplementary Use Regulations of the Unified Zoning Code Section III-D.6.x:
 - a. Location shall be contiguous to a major Street as designated in the *Transportation Plan* adopted by the Governing Bodies, and as amended from time to time.
 - b. Visual Screening of areas Adjacent to residential zoning districts shall be provided to protect adjacent properties from light, debris and noise and to preserve adjacent property values even when the change in use to Vehicle and Equipment Sales replaces a previous use that is of equal or greater intensity. In no case shall the screening be less than that required by Sec. IV- B.1-3.
 - c. All Parking, Outdoor Storage and display areas shall be paved with concrete, asphalt or asphaltic concrete or any comparable hard surfacing material. Parking barriers shall be installed along all perimeter boundaries Abutting streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public street right-of-way.
 - d. The lighting shall be in compliance with the lighting requirements of Sec.IV-B.4. No string-type or search lighting shall be permitted.
 - e. The noise levels shall be in compliance with the compatibility noise standards of Sec. IV-C.6. Outdoor speakers and sound amplification systems shall not be permitted.
 - f. No repair work shall be conducted on site, except in an enclosed building, and further provided that no body or fender work is done.
 - g. Only those signs permitted in the LC District shall be permitted on this site, except that no portable, flashing, moving or off-site signs shall be permitted and no streamers, banners, pennants, pinwheels, commercial flags, bunting or similar devices shall be permitted.
 - h. There shall be no use of elevated platforms for the display of vehicles.
5. For Vehicle and Equipment Sale, the applicant shall submit a scaled site plan for review and approval by the Planning Department and all improvements to the property shall be finished prior to the selling of any vehicles or equipment. The site plan will include, but not be limited to, internal circulation that will remain open during hours of operation to allow access, area designated for display of cars, customer and employee parking, any existing or proposed signs, existing or proposed lighting, and the location of parking barriers. The site will be developed according to the revised site plan.
6. The site shall be developed in conformance with all applicable regulations.

April 29, 2022ORDINANCE NO. 51-748

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. ZON2022-00013

Amendment to Protective Overlay #230 on property zoned GC General Commercial, described as:

All of Lots 4 and 5, and that part of Lot 6, Edminster Gardens, Sedgwick County, Kansas, described as beginning at the Northwest corner of said Lot 6, thence South along the West line of said Lot 6, 90.30 feet; thence East with a deflection angle to the left of 90 degrees 18'56", a distance of 1.13 feet; thence Northerly 90.30 feet more or less to the place of beginning.

Protective Overlay #230 shall hereby read as follows:

1. Permitted uses are those permitted by-right in the LC Limited Commercial ("LC") zone district plus "vehicle repair, general" and "vehicle and equipment sales" as allowed in the GC General Commercial ("GC") zone district.
2. No off-site or portable signs shall be permitted.
3. All vehicles parked or outside of a building in need of "vehicle repair, general" must be located behind the buildings on the west side of the property and screened from ground view from 31st Street South, and from adjoining and adjacent properties. "Vehicle repair, general" work is only permitted inside an enclosed building. The outside storage of parts is prohibited. Activities deemed by the Unified Zoning Code to be "wrecking or salvage" are not permitted.
4. "Vehicle and Equipment Sales" use shall conform to the following Supplementary Use Regulations of the Unified Zoning Code Section III-D.6.x:
 - a. Location shall be contiguous to a major Street as designated in the *Transportation Plan* adopted by the Governing Bodies, and as amended from time to time.
 - b. Visual Screening of areas Adjacent to residential zoning districts shall be provided to protect adjacent properties from light, debris and noise and to preserve adjacent property values even when the change in use to Vehicle and Equipment Sales replaces a previous use that is of equal or greater intensity. In no case shall the screening be less than that required by Sec. IV- B.1-3.
 - c. All Parking, Outdoor Storage and display areas shall be paved with concrete, asphalt or asphaltic concrete or any comparable hard surfacing material. Parking barriers shall be installed along all perimeter boundaries abutting streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public street right-of-way.

- d. The lighting shall be in compliance with the lighting requirements of Sec.IV-B.4. No string-type or search lighting shall be permitted.
 - e. The noise levels shall be in compliance with the compatibility noise standards of Sec. IV-C.6. Outdoor speakers and sound amplification systems shall not be permitted.
 - f. No repair work shall be conducted on site, except in an enclosed building, and further provided that no body or fender work is done.
 - g. Only those signs permitted in the LC District shall be permitted on this site, except that no portable, flashing, moving or off-site signs shall be permitted and no streamers, banners, pennants, pinwheels, commercial flags, bunting or similar devices shall be permitted.
 - h. There shall be no use of elevated platforms for the display of vehicles.
5. For Vehicle and Equipment Sale, the applicant shall submit a scaled site plan for review and approval by the Planning Department and all improvements to the property shall be finished prior to the selling of any vehicles or equipment. The site plan will include, but not be limited to, internal circulation that will remain open during hours of operation to allow access, area designated for display of cars, customer and employee parking, any existing or proposed signs, existing or proposed lighting, and the location of parking barriers. The site will be developed according to the revised site plan.
6. The site shall be developed in conformance with all applicable regulations.


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.

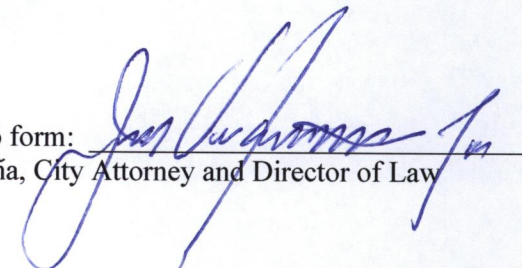
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:


 Karen Sublett, City Clerk




 Brandon J. Whipple, Mayor, City of Wichita

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

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON April 29, 2022
ORDINANCE NO. 51-749

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. ZON2022-00013

Amendment to Protective Overlay #230 on property zoned GC General Commercial, described as:

All of Lots 4 and 5, and that part of Lot 6, Edminster Gardens, Sedgwick County, Kansas, described as beginning at the Northwest corner of said Lot 6, thence South along the West line of said Lot 6, 90.30 feet; thence East with a deflection angle to the left of 90 degrees 18'56", a distance of 1.13 feet; thence Northerly 90.30 feet more or less to the place of beginning.

Protective Overlay #230 shall hereby read as follows:

1. Permitted uses are those permitted by-right in the LC Limited Commercial ("LC") zone district plus "vehicle repair, general" and "vehicle and equipment sales" as allowed in the GC General Commercial ("GC") zone district.
2. No off-site or portable signs shall be permitted.
3. All vehicles parked or outside of a building in need of "vehicle repair, general" must be located behind the buildings on the west side of the property and screened from ground view from 31st Street South, and from adjoining and adjacent properties. "Vehicle repair, general" work is only permitted inside an enclosed building. The outside storage of parts is prohibited. Activities deemed by the Unified Zoning Code to be "wrecking or salvage" are not permitted.
4. "Vehicle and Equipment Sales" use shall conform to the following Supplementary Use Regulations of the Unified Zoning Code Section III-D.6.x:
 - a. Location shall be contiguous to a major Street as designated in the Transportation Plan adopted by the Governing Bodies, and as amended from time to time.
 - b. Visual Screening of areas Adjacent to residential zoning districts shall be provided to protect adjacent properties from light, debris and noise and to preserve adjacent property values even when the change in use to Vehicle and Equipment Sales replaces a previous use that is of equal or greater intensity. In no case shall the screening be less than that required by Sec. IV- B.1-3.
 - c. All Parking, Outdoor Storage and display areas shall be paved with concrete, asphalt or asphaltic concrete or any comparable hard surfacing material. Parking barriers shall be installed along all perimeter boundaries abutting streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public street right-of-way.
 - d. The lighting shall be in compliance with the lighting requirements of Sec.IV-B.4. No string-type or search lighting shall be permitted.
 - e. The noise levels shall be in compliance with the compatibility noise standards of Sec. IV-C.6. Outdoor speakers and sound amplification systems shall not be permitted.
 - f. No repair work shall be conducted on site, except in an enclosed building, and further provided that no body or fender work is done.
 - g. Only those signs permitted in the LC District shall be permitted on this site, except that no portable, flashing, moving or off-site signs shall be permitted and no streamers, banners, pennants, pinwheels, commercial flags, bunting or similar devices shall be permitted.
 - h. There shall be no use of elevated platforms for the display of vehicles.
5. For Vehicle and Equipment Sale, the applicant shall submit a scaled site plan for review and approval by the Planning Department and all improvements to the property shall be finished prior to the selling of any vehicles or equipment. The site plan will include, but not be limited to, internal circulation that will remain open during hours of operation to allow access, area designated for display of cars, customer and employee parking, any existing or proposed signs, existing or proposed lighting, and the location of parking barriers. The site will be developed according to the revised site plan.
6. The site shall be developed in conformance with all applicable regulations.

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.

ATTEST:

Brandon J Whipple, Mayor, City of Wichita
Karen Solett, City Clerk
(SEAL) Approved as to form:
Jennifer Magana, City Attorney and Director of Law
JPL070681
Ap 29 2022



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	220209	WIC-2-24-2022	OCA 150004	\$100.80	1	12.00 in

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

Copy of ad content
 is on the next page

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

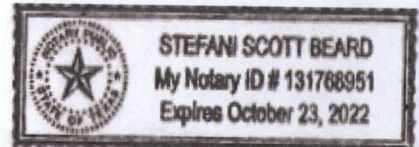
No. of Insertions: 1
 Beginning Issue of: 02/24/2022
 Ending Issue of: 02/24/2022

STATE OF KANSAS)
 SS
 County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 02/24/2022 to 02/24/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 02/24/2022

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!

LEGAL PUBLICATION

ISSUE 1000
PUBLISHED IN THE WICHITA EAGLE
FRIDAY, FEBRUARY 24, 1995
PAGE THREE ONLY
CITY OF WICHITA
CITY COMMISSIONERS

NOTICE IS HEREBY GIVEN that on Thursday, February 24, 1995, at 10:00 a.m., the City of Wichita, Kansas, will hold a public hearing on the proposed amendments to the City Charter. The amendments will be held at the City Administration Center, 1000 North Broadway, Wichita, Kansas 67202. The amendments will be held at 10:00 a.m. on Thursday, February 24, 1995, at the City Administration Center, 1000 North Broadway, Wichita, Kansas 67202. The amendments will be held at 10:00 a.m. on Thursday, February 24, 1995, at the City Administration Center, 1000 North Broadway, Wichita, Kansas 67202.

AMENDMENT NO. 1 - Amend Article I, Section 1, to read: "The City of Wichita shall be a municipal corporation of the State of Kansas, organized for the purpose of providing for the health, safety, and general welfare of the people thereof." Amend Article II, Section 1, to read: "The City of Wichita shall have the power to levy and collect taxes, to issue bonds, to sue and be sued, to contract, and to do all things which a municipal corporation may lawfully do." Amend Article III, Section 1, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation."

AMENDMENT NO. 2 - Amend Article III, Section 2, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 3, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 4, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation."

AMENDMENT NO. 3 - Amend Article III, Section 5, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 6, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 7, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation."

AMENDMENT NO. 4 - Amend Article III, Section 8, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 9, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 10, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation."

City	Wichita, Kansas
Address	1000 North Broadway, Wichita, Kansas 67202
Phone	316-261-1000
Fax	316-261-1000

AMENDMENT NO. 5 - Amend Article III, Section 11, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 12, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 13, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation."

AMENDMENT NO. 6 - Amend Article III, Section 14, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 15, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation." Amend Article III, Section 16, to read: "The City of Wichita shall have the power to create, alter, and abolish offices and positions, to appoint and remove officers and employees, and to fix their salaries and compensation."

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON
FEBRUARY 24, 2022 (519598)
(ONE TIME ONLY)

MAPC/BZA MARCH 17, 2022 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 17, 2022, 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 virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **Masks are required at City Hall at this time.** 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.

CUP2022-00004: Minor Amendment to DP-22 Eastgate Shopping Center Community Unit Plan to permit a truck dock located on the south side of East Kellogg, on the east side of South Rock Road (8013 East Kellogg).

ZON2022-00018: City zone change from OW Office Warehouse to TF-3 Two-Family Residential to build duplexes on property located on the west side of South Hydraulic and within one-quarter mile north of East 55th Street South.

ZON2022-00011: City zone change from TF-3 Two-Family Residential to B Multi-Family Residential for construction of two duplexes on property, generally located on the west side of North Grove Avenue and one-half mile north of East 13th Street (1701 North Grove).

ZON2022-00013: City Amendment to P.O. #230 provision #1 to allow vehicle sales and service, generally located 800 feet west of South Hillside on the north side of East 31st Street South (2826 E. 31st Street S).

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.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

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

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or

67.217.95.2#651544141

New to GoToMeeting? Get the app now and

be ready when your first meeting starts:

<https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. **Masks are required at City Hall at this time.** For more information please visit www.wichita.gov/virtualcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on February 24, 2022

Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission



Nurse Jordan Ledbetter performs a COVID-19 test in Hamilton, Alabama, on Feb. 15. The reality of the COVID-19 pandemic is colliding with the hope for a surge of new vaccinations in the county, a rural, mostly white area that trails much of the nation in immunizations.

US vaccination drive is bottoming out as omicron subsides

BY JAY REEVES AND MIKE STORBE
Associated Press

HAMILTON, Ala.

A handwritten log kept by nurses tells the story of the losing battle to get more people vaccinated against COVID-19 in this corner of Alabama. Just 14 people showed up at the Marion County Health Department for their initial shot during the first six weeks of the year.

That was true even as hospitals in and around the county of roughly 30,000 people filled with virus patients and the death toll climbed. On many days, no one got a first shot at all, while a Mexican restaurant up the street, Los Amigos, was full of unmasked diners at lunchtime.

The vaccination drive in the U.S. is grinding to a halt, and demand has all but collapsed in places like this deeply conservative manufacturing town where many weren't interested in the shots to begin with.

The average number of Americans getting their first shot is down to about 90,000 a day, the lowest point since the first few days of the U.S. vaccination campaign, in December 2020. And hopes of any substantial improvement in the immediate future have largely evaporated.

About 76% of the U.S. population has received at least one shot. Less than 65% of all Americans are fully vaccinated.

Vaccination incentive programs that gave away

cash, sports tickets, beer and other prizes have largely gone away. Government and employer vaccine mandates have faced court challenges.

And with COVID-19 cases, hospitalizations and deaths subsiding across the U.S., people who are against getting vaccinated don't see much reason to change their minds.

"People are just over it. They're tired of it," said Judy Smith, administrator for a 12-county public health district in northwestern Alabama.

The bottoming-out of demand for the first round of vaccinations is especially evident in conservative areas around the country. On most days in Idaho, the number of people statewide getting their first shot rarely surpasses 500.

In Wyoming, a total of about 280 people statewide got their first shot in the past week. The head of the department fondly recalled just a few months ago, when the lobby was bustling on Friday afternoons with children getting their doses. But they aren't showing up anymore either.

"People heard more stories about, well, the omicron's not that bad," Executive Director Kathy Emmons said. "I think a lot of people just kind of rolled the dice and decided, 'Well, if it's not that bad, I'm just going to kind of wait it out and see what happens.'"

Marion County, along the Mississippi line, is part of a band of Alabama

counties where most people aren't fully vaccinated more than a year after shots were rolled out. Just to the east, Winston County has the state's lowest share of fully vaccinated residents, at 26%, according to the Centers for Disease Control and Prevention.

Health officials expected to have a hard time persuading Black people to get government-sponsored vaccines in Alabama, home of the infamous Tuskegee syphilis study and a place where distrust of Washington runs deep. They started work on public education campaigns weeks early in mostly Black areas, which now have some of the state's highest vaccination rates, at 60% or more.

But they didn't expect the stiff resistance among rural whites that has kept vaccination numbers low in places like Marion County, which is 94% white. While rural transportation difficulties, confusion over vaccine costs — they're free — and a lack of health care access have also been factors, officials said.

"Rural white men who identify as conservative are just not interested in this. That caught us off guard," said Dr. Scott Harris, head of the Alabama Department of Public Health. "By the first or second month of the vaccine campaign, it became clear that those folks just weren't going to come in."

FROM PAGE 1A

TAX

more money than it did in the past," Dennis said. "So will there be an increase in the amount of money that is necessary to continue government? Absolutely."

The county is bracing for a deluge of comments from angry homeowners after the appraisal notices are mailed out on March 1.

"The majority of the e-mails and phone calls here after the first of March."

Residents who think they've wronged by the appraisal process have 30 days to appeal.

The appeal form is on the back of the appraisal notice.

To start an appeal, fill out that form and return it to the appraiser's office address in the mailing.

The agency will begin conducting informal appraisal reviews by telephone for complaining taxpayers, starting on March 15.

The appraisal picture was more stable for commercial property, where 47% of buildings saw increased tax appraisals, 36% stayed the same and 17% declined.

Three quarters of the agricultural land in the

county either stayed the same or declined.

Forty-five percent of agricultural land decreased in value, with the typical decrease being 4%; 30% was unchanged and 25% rose in value. The typical increase was 11%, Clark reported.

However, farmland taxes are deeply discounted in the assessment process from what homeowners or other types of business pay, so agricultural property taxes are a minuscule part of the county's revenue.

Agriculture accounts for 68% of the county's land, but represents less than 1% of the assessed tax valuation, Clark said.

Dion Leifer: 316-268-6527, @DionKansas

FROM PAGE 1A

THEATER

almost 20 years. He also used to publish the Wichita Magazine.

He said he "was always fascinated with the movies."

When the Starlite Drive-In sold a few years ago, the new owner hired him to rebrand the theater and help with management.

Cooper, who is the majority owner of Boulevard

Theatres, had looked into buying theaters in Oklahoma and Alabama before deciding to open something locally.

Larry Brooks, director of leasing for mall owner Kohan Retail Investment Group, handled the deal for the almost 16,000-square-foot theater space.

"The movie theater is a big, big deal for us because it creates critical

mass," Brooks said. "It brings people to the mall."

He said moviegoers will find other mall tenants to visit, including restaurants and retail shops.

Cooper is waiting on the last of his concession equipment to arrive before he can open, which most likely will be in March.

New projectors were installed last week. "Everything's moving in the right direction."

Carrie Rogers: 316-268-6340, @CarrieRogers

Social Security fixes could animate post-midterms agenda

BY PETER COHN
CQ-Roll Call

WASHINGTON

If Republicans take one or both chambers of Congress in November, don't be surprised if shoring up Social Security's finances becomes an area of bipartisan focus.

Pronouncements like that have been made before only to die on the next election campaign's vine. But the spirit of compromise that animated discussions around last year's bipartisan infrastructure package appears to be creeping into nascent talks about finally, really, this-time-we're-not-joking doing something to stave off Social Security insolvency.

The prospects look brighter now in the Senate, where veterans of previous bipartisan "gangs" have begun talking about the need for fixes.

That includes Republicans Mitt Romney of Utah and Bill Cassidy of Louisiana, as well as Richard J. Durbin of Illinois, the chamber's No. 2 Democrat; Joe Manchin III, D-W.Va., that ever-critical swing vote; and Maine's Angus King, an independent who caucuses with the Democrats.

King and Romney are lead sponsors of legislation that would create "rescue committees" tasked with coming up with proposals to fix Social Security and other trust funds in financial trouble.

King said in taped remarks for a Thursday discussion hosted by the Committee for a Responsible Federal Budget, an advocacy group, that the idea would be reminiscent of the Social Security commission led by former Federal Reserve Chairman Alan Greenspan that led to 1983 legislative fixes. That measure helped extend the program's solvency to 2030, King said, which "as we know, that's not far away now."

True to form, the latest Social Security trustees report predicts there'll only be enough money to pay 76% of scheduled benefits starting in 2033.

"The figures don't lie," King said. "It's a problem we have to address, the sooner the better."

Romney said at the same event that Cassidy's been quietly sounding out senators from both parties on some Social Security ideas, which he's not ready to discuss publicly. Like King and Romney, Cassidy is a veteran of the infrastructure bill talks, and he's a member of Senate Finance, which has jurisdiction over Social Security.

Cassidy's also a co-sponsor of the Romney-King trust fund overhaul bill, as are GOP Finance members Todd Young of Indiana and John Cornyn of Texas. Virginia's Mark Warner, a Finance Democrat, is on that bill too, along with Manchin and Arizona's Kyrsten Sinema — more members of the infrastructure negotiation gang.

Durbin's not on that bill, but Romney said he recently told him "I'm willing to work with you to save Social Security." Durbin's office couldn't confirm that conversation, but that's not unusual given how often senators informally interact with each other.

Durbin has been involved in bipartisan talks before about potential "grand bargains" to reduce deficits and debt. He was one of 11 members of the Simpson-Bowles fiscal commission in 2010 — ultimately not a big enough bipartisan majority to succeed — that backed a broad set of recommendations, including Social Security fixes that would have raised taxes and trimmed benefits while gradually increasing the retirement age.

One recommendation was to gradually increase the share of wages that are covered by Social Security payroll taxes, the program's chief funding source, which is indexed for inflation each year and currently sits at \$147,000 for 2022. Wages up to that limit are taxed at 6.2%, paid both by the employee and employer.

The tax already isn't keeping up with benefit payments and is falling

farther behind as the retiree population increases. So despite a \$2.8 trillion trust fund reserve, starting in about 11 years beneficiaries will need to take a substantial haircut without fixes.

Simpson-Bowles would have gradually boosted the wage threshold under which the Social Security tax is applied until it hit 90% of all "covered earnings" or U.S. wages and salaries.

That figure was specified in a 1977 set of legislative fixes, which it ultimately hit in 1982 before beginning a long, slow decline to around 83% today as income inequality widened and earnings at the top of the income scale continually outpaced inflationary increases in the Social Security tax cap.

Social Security benefits are tied to how much is earned and paid into the trust fund during working years, a link that's been critical to maintaining bipartisan support for the program. Simpson-Bowles and similar measures have sought to reduce benefits for higher earners, which is controversial. But the alternative is much higher benefits for wealthier retirees, which isn't politically palatable either.

LEGAL PUBLICATION

ISSUED BY THE WICHITA EAGLE ON
FEBRUARY 24, 2022 (10:00 AM)
COST: THREE DOLLARS

MADE IN WICHITA, KANSAS

POSTAL REGISTRATION NO. 383-240

POSTAL SERVICE PERMIT NO. 1000

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

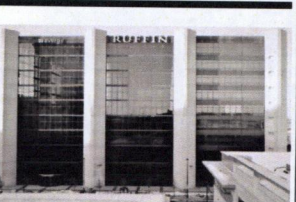
POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240

POSTAL SERVICE REGISTRATION NO. 383-240



Some Sedgwick County offices will move into the Ruffin Building at 100 N. Broadway.

FROM PAGE 1A

SEDGWICK

parking is available on Broadway, Douglas, Tople and First Street.

Commissioner David Dennis requested county staff bring the commission long-term options within 30 days. After three years, rent at the Ruffin Building would increase from \$16 a square foot to \$18 a square foot.

"I think that we have a responsibility to make some decisions on where we're going to go permanently," Dennis said. "This ARPA money is going to run out, and that's what we're using to be able to fund this."

Howell said the commission now has to decide whether to construct a

new building or buy one that fits its needs.

"I think that's one of our basic disagreements," Howell said. "I don't think we should build a new building. Personally, I think there are buildings that have sold in the downtown footprint over the last several years that have been very affordable and very adequate for what our needs would have been, but we did not consider those at the time."

Chance Swaim: 316-269-6752, @byChanceSwaim

Meeting Information
Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Thrift
1717 N. S Street - Suite 201
Wichita, KS 67202
Phone: 316-268-6741
Fax: 316-268-7741

Agenda Item

Please join my meeting from your computer, tablet or smartphone.

You can also dial in using your phone.

Meeting ID: 316-268-6741

Access Code: 661-661-111

Join before 6:00pm on the agenda item or earlier.

Call in or text: 316-268-6741 or 316-268-6741

Or dial in from: 316-268-6741

How to dial in: 316-268-6741

How to dial in: 316-268-6741

How to dial in: 316-268-6741

How to dial in: 316-268-6741

How to dial in: 316-268-6741

How to dial in: 316-268-6741

How to dial in: 316-268-6741

How to dial in: 316-268-6741

How to dial in: 316-268-6741

How to dial in: 316-268-6741

STAFF REPORT

MAPC: March 17, 2022
DAB III: March 2, 2022

CASE NUMBER: ZON2022-00013 (City)

OWNER/AGENT: Stephen Hecox, Chan Nguyen (Owners) / Habib Nasir (Agent)

REQUEST: Amend Protective Overlay #230

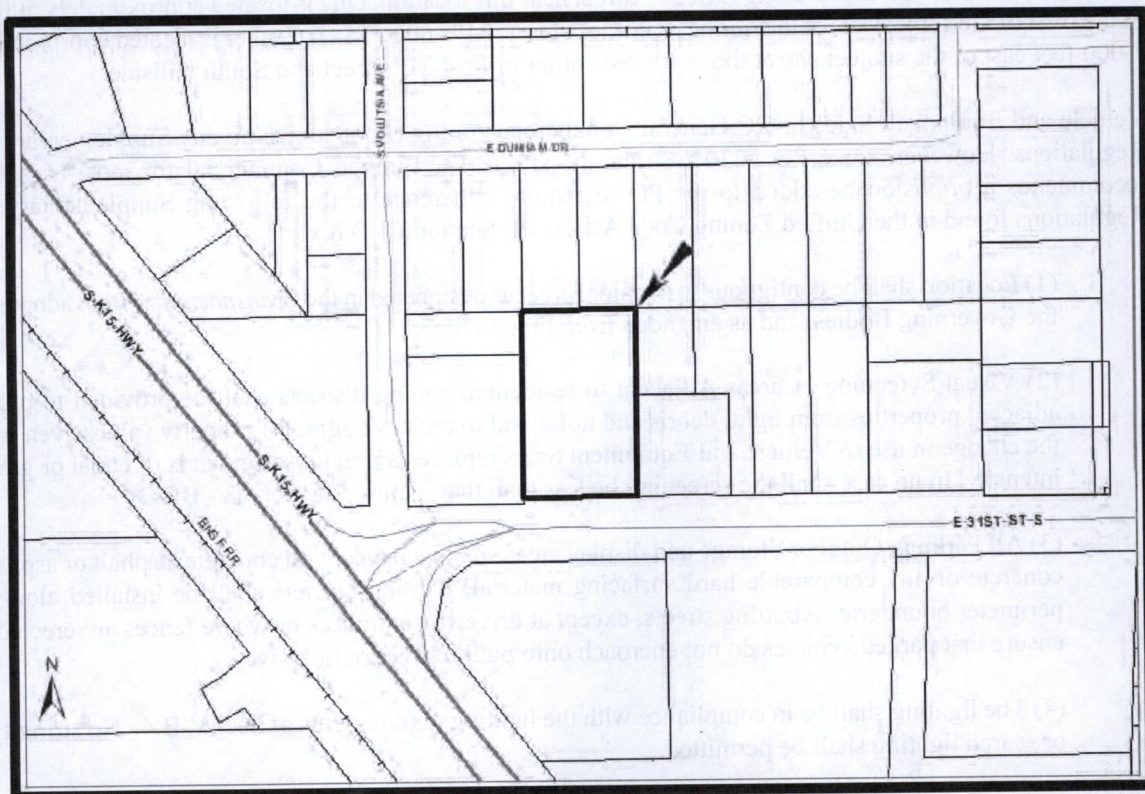
CURRENT ZONING: GC General Commercial

SITE SIZE: 0.5 acre

LOCATION: On the north side of East 31st Street South and east of K-15 Highway (2826 East 31st Street South).

PROPOSED USE: Vehicle and Equipment Sales

RECOMMENDATION: Approval with conditions.



BACKGROUND: The applicant is requesting an amendment to Provision #1 of Protective Overlay (PO) #230 to allow vehicle and equipment sales on property zoned GC General Commercial. The site is located on the north side of East 31st Street South and east of K-15 Highway (2826 East 31st Street South). The site has historically been used for Vehicle Repair, General in addition to an appliance retail store. Per the Unified Zoning Code (UZC), Vehicle and Equipment Sales is permitted by-right in GC zoning. However, Provision #1 of PO #230 restricts uses on the site to those permitted by-right in LC Limited Commercial in addition to Vehicle Repair, General as permitted in GC.

The applicant states that the primary use of the former vehicle repair shop will change to vehicle sales with incidental service and maintenance. The appliance retail store is under governance of PO #230 and owned by the same owner, but the use is not intended to change with this request. The applicant is not required to submit a site plan with their request, so it is unknown how they intend to use the site for vehicle sales. Staff is recommending that a provision be added to the PO to require a site plan to be reviewed and approved for this use prior to the sale of vehicles commencing.

Properties to the north are zoned SF-5 Single-Family Residential and developed with single-family dwellings. Properties to the east are zoned OW Office Warehouse and LC Limited Commercial and are developed with an event supply rental store, warehouse storage, and a veterinary clinic. Property to the west is zoned GC General Commercial with PO #230 and is developed with an appliance retail store. Farther west is zoned LC Limited Commercial and is undeveloped. Property to the south is zoned LC and is developed with a QuikTrip gas station/convenience store.

There are two existing car lots along East 31st Street near this location. One is located approximately 500 feet to the west of the subject site at the northeast corner of East 31st and K-15. The other is located approximately 1,000 feet east of the subject site at the northeast corner of East 31st Street and South Hillside.

Vehicle and Equipment Sales in GC General Commercial zoning is not subject to any Supplementary Use Regulations. However, since PO #230 restricts the site to LC Limited Commercial for most uses, staff recommends a provision be added to the PO to require adherence to the following Supplementary Use Regulations found in the Unified Zoning Code Article III, Section III-D.6.x:

- (1) Location shall be contiguous to a major Street as designated in the *Transportation Plan* adopted by the Governing Bodies, and as amended from time to time.
- (2) Visual Screening of areas Adjacent to residential zoning districts shall be provided to protect adjacent properties from light, debris and noise and to preserve adjacent property values even when the change in use to Vehicle and Equipment Sales replaces a previous use that is of equal or greater intensity. In no case shall the screening be less than that required by Sec. IV- B.1-3.
- (3) All Parking, Outdoor Storage and display areas shall be paved with concrete, asphalt or asphaltic concrete or any comparable hard surfacing material. Parking barriers shall be installed along all perimeter boundaries Abutting streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public street right-of-way.
- (4) The lighting shall be in compliance with the lighting requirements of Sec.IV-B.4. No string-type or search lighting shall be permitted.

(5) The noise levels shall be in compliance with the compatibility noise standards of Sec. IV-C.6. Outdoor speakers and sound amplification systems shall not be permitted.

(6) No repair work shall be conducted on site, except in an enclosed building, and further provided that no body or fender work is done.

(7) Only those signs permitted in the LC District shall be permitted on this site, except that no portable, flashing, moving or off-site signs shall be permitted and no streamers, banners, pennants, pinwheels, commercial flags, bunting or similar devices shall be permitted.

(8) There shall be no use of elevated platforms for the display of vehicles.

CASE HISTORY: The entire property under the governance of PO #230 was platted in 1951 as part of the Edminster Gardens Addition. In 2009, the property was rezoned from LC Limited Commercial to GC General Commercial and PO #230 was established.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residences
SOUTH:	LC	Gas station/ convenience store
EAST:	LC & OW	Supply rental, warehousing, veterinary clinic
WEST:	LC	Undeveloped

PUBLIC SERVICES: East 31st Street South is a paved, five-lane arterial with sidewalks on both sides. Within 500 feet to the west is the intersection with K-15 Highway. This intersection is signalized and has been improved with turn lanes. Wichita Transit does not provide bus service in the area. The site is currently served by municipal water and sewer.

CONFORMANCE TO PLANS/POLICIES: The proposed amendment to Protective Overlay #230 is in conformance with the following plans.

The Community Investments Plan: The requested Conditional Use is in conformance with the Future Growth Concept Map of the Community Investment Plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Industrial" uses. Vehicle and Equipment Sales is a permitted use with GC General Commercial zoning as permitted by the revised PO #230.

Wichita: Places for People Plan: The requested amendment to Protective Overlay #230 is in conformance with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles."

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 6, "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." The proposed car lot is not a new use in the immediate area and contextually aligns with existing uses in the area.
- **Current Condition:** The subject property is located within an area identified as an "area of opportunity." The Places for People Plan defines Areas of Opportunity as those "areas that generally exhibit economic challenges, a disconnected development pattern, and a lack of walkable places and facilities. These areas are in need of strategic reinvestment, both public and private, to assist in redefining and reinvigorating the area, physically and socially." The

amendment to the Protective Overlay would expand the opportunity for private investment in the area.

RECOMMENDATION: Based upon information available prior to the public hearings and evaluating the conditions and uses of the surrounding neighborhood, staff is recommending the request be **APPROVED, subject the revised language of Protective Overlay #230.**

Recommended Protective Overlay #230 Text

1. Permitted uses are those permitted by-right in the LC Limited Commercial (“LC”) zone district plus “vehicle repair, general” and “vehicle and equipment sales” as allowed in the GC General Commercial (“GC”) zone district.
2. No off-site or portable signs shall be permitted.
3. All vehicles parked or outside of a building in need of “vehicle repair, general” must be located behind the buildings on the west side of the property and screened from ground view from 31st Street South, and from adjoining and adjacent properties. “Vehicle repair, general” work is only permitted inside an enclosed building. The outside storage of parts is prohibited. Activities deemed by the Unified Zoning Code to be “wrecking or salvage” are not permitted.
4. “Vehicle and Equipment Sales” use shall conform to the following Supplementary Use Regulations of the Unified Zoning Code Section III-D.6.x:
 - a. Location shall be contiguous to a major Street as designated in the *Transportation Plan* adopted by the Governing Bodies, and as amended from time to time.
 - b. Visual Screening of areas Adjacent to residential zoning districts shall be provided to protect adjacent properties from light, debris and noise and to preserve adjacent property values even when the change in use to Vehicle and Equipment Sales replaces a previous use that is of equal or greater intensity. In no case shall the screening be less than that required by Sec. IV- B.1-3.
 - c. All Parking, Outdoor Storage and display areas shall be paved with concrete, asphalt or asphaltic concrete or any comparable hard surfacing material. Parking barriers shall be installed along all perimeter boundaries Abutting streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public street right-of-way.
 - d. The lighting shall be in compliance with the lighting requirements of Sec.IV-B.4. No string-type or search lighting shall be permitted.
 - e. The noise levels shall be in compliance with the compatibility noise standards of Sec. IV-C.6. Outdoor speakers and sound amplification systems shall not be permitted.
 - f. No repair work shall be conducted on site, except in an enclosed building, and further provided that no body or fender work is done.
 - g. Only those signs permitted in the LC District shall be permitted on this site, except that no portable, flashing, moving or off-site signs shall be permitted and no streamers, banners, pennants, pinwheels, commercial flags, bunting or similar devices shall be permitted.

- h. There shall be no use of elevated platforms for the display of vehicles.
- 5. For Vehicle and Equipment Sale, the applicant shall submit a scaled site plan for review and approval by the Planning Department and all improvements to the property shall be finished prior to the selling of any vehicles or equipment. The site plan will include, but not be limited to, internal circulation that will remain open during hours of operation to allow access, area designated for display of cars, customer and employee parking, any existing or proposed signs, existing or proposed lighting, and the location of parking barriers. The site will be developed according to the revised site plan.
- 6. The site shall be developed in conformance with all applicable regulations.

This recommendation of approval is based on the following findings:

- 1. **The zoning, uses and character of the neighborhood.** Properties to the north are zoned SF-5 Single-Family Residential and developed with single-family dwellings. Properties to the east are zoned OW Office Warehouse and LC Limited Commercial and are developed with an event supply rental store, warehouse storage, and a veterinary clinic. Property to the west is zoned GC General Commercial with PO #230 and is developed with an applicant retail store. Farther west is zoned LC Limited Commercial and is undeveloped. Property to the south is zoned LC and is developed with a QuikTrip gas station/convenience store.
- 2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned GC General Commercial with PO #230 but it is limited to uses permitted in LC Limited Commercial in addition to Vehicle Repair, General. The site was formerly a vehicle repair shop. The applicant intends to provide limited maintenance and service alongside the vehicle sales business.
- 3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Vehicle sales on a site this size when developed will not introduce a new use along the arterial corridor at this location. The intensity of use will likely not cause any new possible negative impacts to surrounding properties than what is already presenting with existing uses nearby.
- 4. **Conformance of the requested change to adopted or recognized Plans/Policies:** The proposed Conditional Use is in conformance with the *Community Investments Plan* and the *Wichita Places for People Plan* as discussed in the staff report.
- 5. **Impact of the proposed development on community facilities:** Development of the property would make use of existing community facilities and resources and is not expected to exceed their capacity. All public services are available to be extended to serve the property.

Staff Report Attachments:

- a. Original Protective Overlay #230 Text
- b. Aerial Map
- c. Zoning Map
- d. Land Use Map
- e. Photos

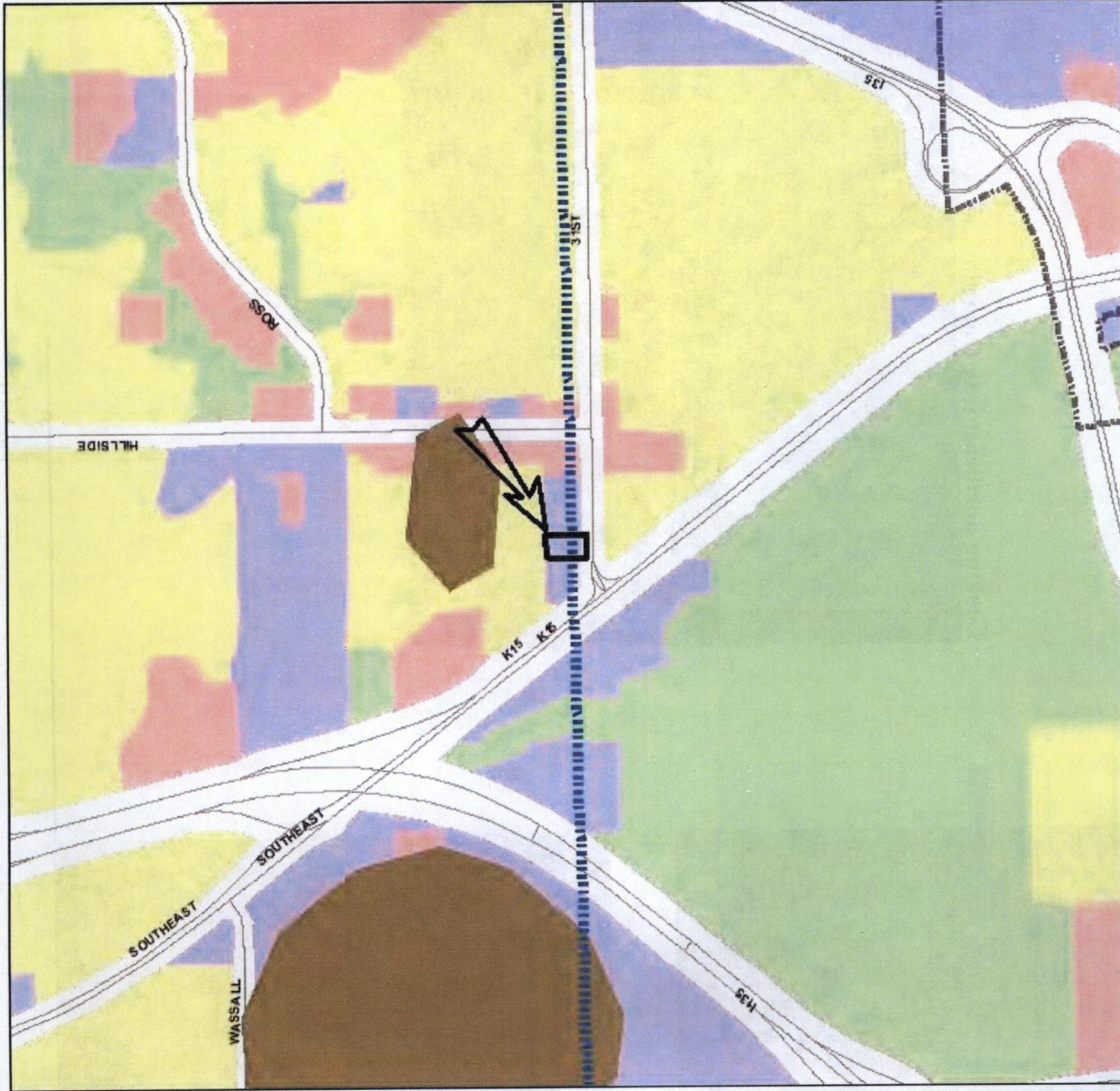
Original Protective Overlay #230 Text

1. Permitted uses are those permitted by-right in the LC Limited Commercial ("LC") zone district plus "vehicle repair, general" as allowed in the GC General Commercial ("GC") zone district.
2. No off-stie or portable signs shall be permitted
3. All vehicles parked or outside of a building in need of "vehicle repair, general" must be located behind the buildings on the west side of the property and screened from ground view from 31st Street South, and from adjoining and adjacent properties. "Vehicle repair, general" work is only permitted inside an enclosed building. The outside storage of parts is prohibited. Activities deemed by the Unified Zoning Code to be "wrecking or salvage" are not permitted.
4. The site shall be developed in conformance with all applicable regulations.



**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
 - Nghbd_Plan_Areas



Looking north at site



Looking northeast way from site



Looking northwest away from site



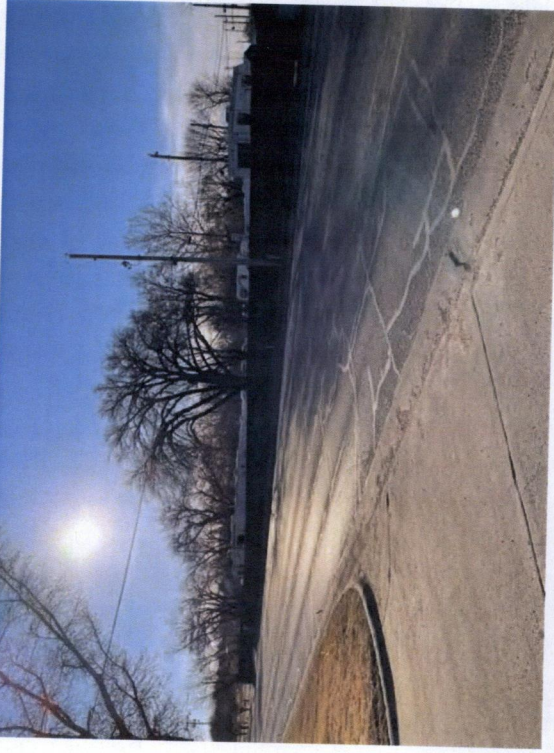
ZON2022-00013

Metropolitan Area Planning Commission

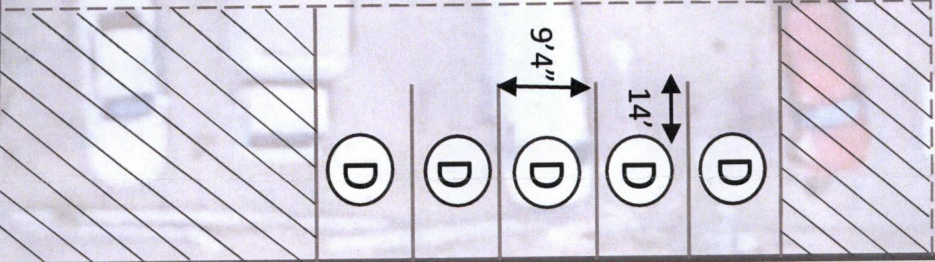
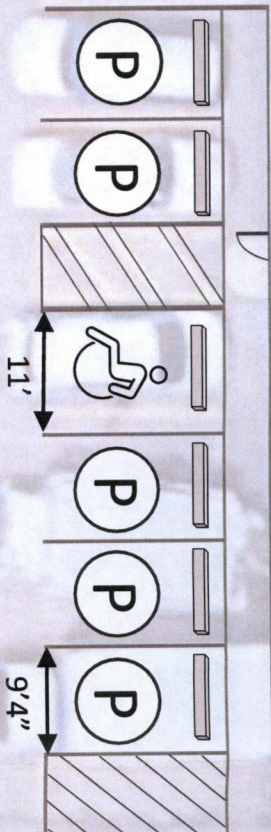
Looking south away from site





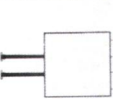


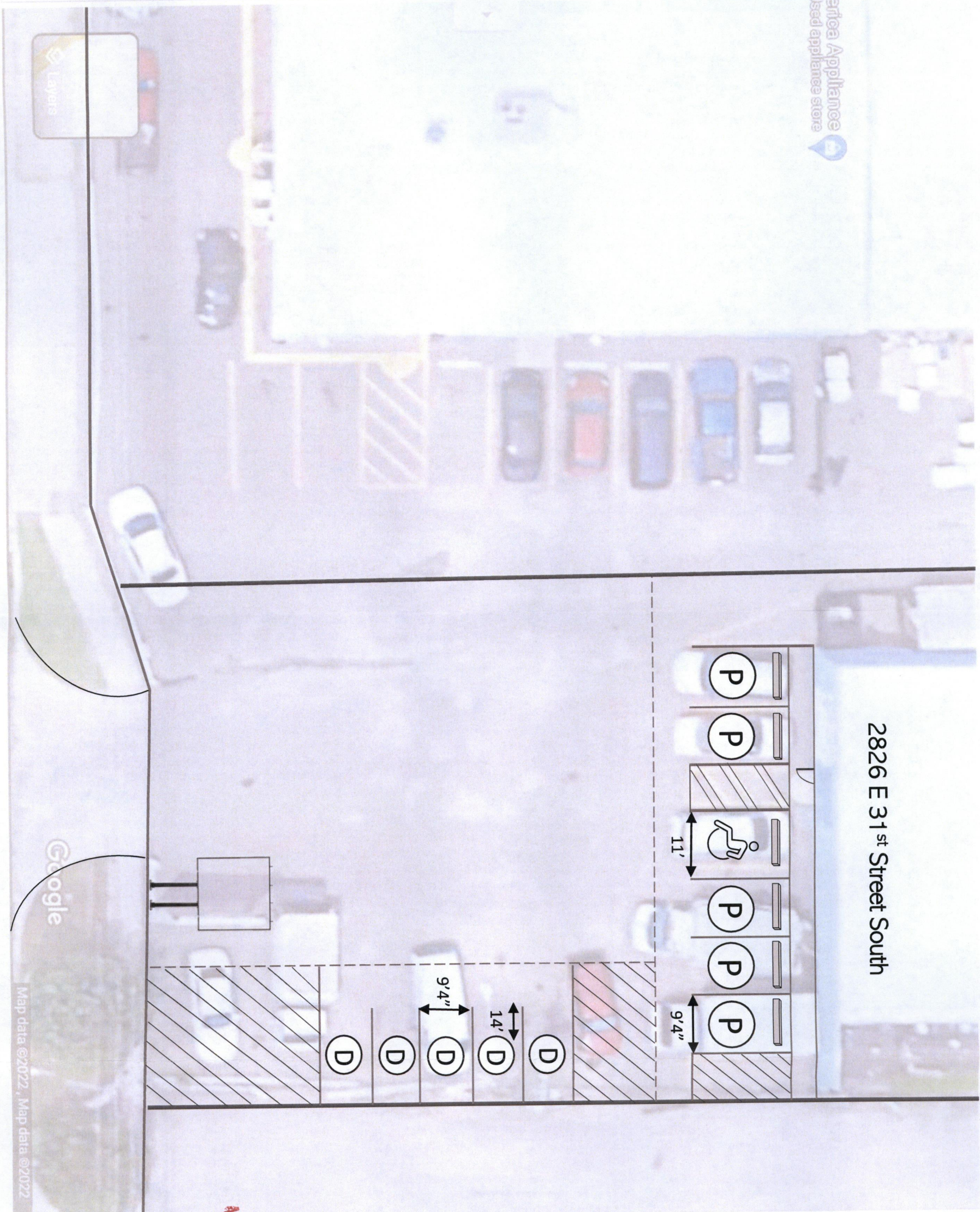
Looking southeast way from site



2826 E 31st Street South



-  No Parking Zone
-  Customer Parking
-  Display Cars
-  Parking Bumpers
-  Signpost



SITE PLAN
 APPROVED 4/13/22 BY *[Signature]*
 ZONING-00015