



Wichita-Sedgwick County Metropolitan Area Planning Department

March 3, 2022

Greenwich Investments, LLC
Atten: Jeff Mullins
8100 E. 22nd Street North
Building 1000
Wichita, KS, 67226

Ref: ZON021-00063: Request in the City for a zone change from LI Limited Industrial to SF-5 Single-Family Residential on property generally located approximately midway between East 29th Street North and East 37th Street North on the east side of North Greenwich Road.

Mr. Sheets,

At the Tuesday, March 1, 2022, meeting of the Wichita City Council, the above-referenced zoning request was approved.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'W Longnecker'.

William Longnecker
Senior Planner



Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, 2022

Greenwich Investments, LLC
Atten: Jeff Mullins
8100 E. 22nd Street North
Building 1000
Wichita, KS, 67226

Ref: ZON021-00063: Request in the City for a zone change from LI Limited Industrial to SF-5 Single-Family Residential to on property generally located approximately midway between East 29th Street North and East 37th Street North on the east side of North Greenwich Road.

Mr. Sheets,

At the Thursday, January 20, 2022, meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission, the above-referenced zoning request was approved. There is a 2-week protest period that ends February 3, 2022, after which ZON2021-00063 will proceed to City Council for final action at the earliest date.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'W Longnecker', written over the typed name.

William Longnecker
Senior Planner

CORRECTED ORDINANCE NO. 51-724

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. ZON2021-00063

Zone change from LI Limited Industrial to SF-5 Single-Family Residential, on an approximately 71-acre property generally located approximately midway between East 29th Street North and East 37th Street North, on the east side of North Greenwich Road and described as:

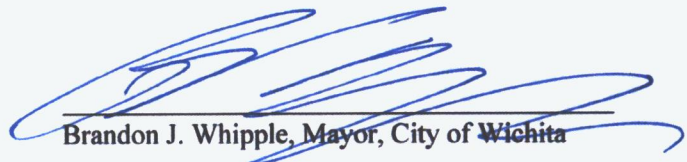
The North Half of the Southwest Quarter of Section 34, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the West 50 feet thereof for road and EXCEPT that part platted as "North Greenwich Addition," Wichita, Sedgwick County, Kansas, TOGETHER with the South 350 feet of the Northwest Quarter of said Section 34.

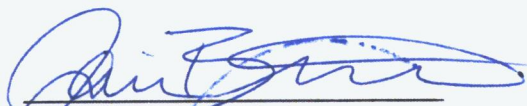
The publication of this Ordinance removes the above described property from Protective Overlay 313 and the provisions of said Protective Overlay shall no longer apply.

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.

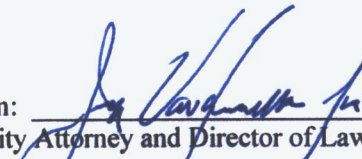
ATTEST:


Brandon J. Whipple, Mayor, City of Wichita


Jamie Buster, City Clerk

(SEAL)



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



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
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 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	385538	Print Legal Ad-IPL01106230 - IPL0110623		\$64.57	1	77 L

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

LEGAL PUBLICATION

OCA 150004
 Corrected and Republished in the
 Wichita Eagle on February 21, 2023
 CORRECTED ORDINANCE NO.
 51-724

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. ZON2021-00063
 Zone change from LI Limited Industrial to SF-5 Single-Family Residential, on an approximately 71-acre property generally located approximately midway between East 29 th Street North and East 37 th Street North, on the east side of North Greenwich Road and described as:

The North Half of the Southwest Quarter of Section 34, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the West 50 feet thereof for road and EXCEPT that part platted as "North Greenwich Addition," Wichita, Sedgwick County, Kansas, TOGETHER with the South 350 feet of the Northwest Quarter of said Section 34. The publication of this Ordinance removes the above described property from Protective Overlay 313 and the provisions of said Protective Overlay shall no longer apply.

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
 Jamie Buster, City Clerk
 (SEAL) Approved as to form:
 Jennifer Magan a, City Attorney and
 Director of Law
 IPL0110623
 Feb 21 2023

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

1 insertion(s) published on:
 02/21/23

STATE OF KANSAS)

SS

County of Sedgwick)

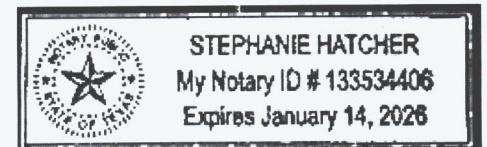
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 02/21/2023 to 02/21/2023.

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

DATED: 02/21/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
 Dallas County



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 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
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 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	191675	WIC-12-30-21	OCA 150004	\$109.20	1	13.00 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: 12/30/2021
 Ending Issue of: 12/30/2021

STATE OF KANSAS)

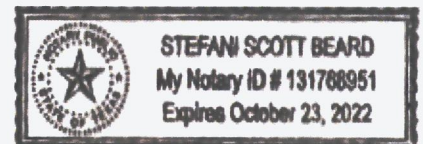
SS

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 12/30/2021 to 12/30/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 12/30/2021

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

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON DECEMBER 30, 2021 (445217)

(One Time Only)

MAPC/ZA January 20, 2022 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 20, 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). **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.**

- **BZA2021-00072:** City Variance for a parking reduction on property zoned TF-3 Two-Family Residential located 900 feet west of North Hillside Avenue, 450 feet South of East 21st Street North (2909 East Shadybrook).
- **CON2021-00042:** City Conditional Use for Group Residence, Limited on property zoned TF-3 Two-Family Residential located 900 feet west of North Hillside Avenue, 450 feet South of East 21st Street North (2909 East Shadybrook).
- **CON2021-00045:** City Conditional Use for Entertainment Establishment (defined as "Night Club in the City") on property zoned LC Limited Commercial, located one-half mile west of North Oliver Avenue, on the North side of East 13th Street North (3906 East 13th Street North).
- **CON2021-00046:** Conditional Use request in the City for Vehicle and Equipment Sales on property zoned LC Limited Commercial, located on the north side of West Maple Street and within a quarter mile west of South West Street (NE corner of W Maple and S Tracy St.).
- **CUP2021-00078:** City CUP amendment to Country Club Park DP-186 to Parcels 2 and 3, adjust parcel boundaries; merge general provision text, and modify signage requirements (1213 Webb Rd) associated with zone change GO to LC (ZON2021-00062).
- **VAC2021-00054:** Request in the City to vacate a portion of a platted street side yard setback on SF-5 Single-Family Residential zoned property generally located north of West 31st Street South, west of South Seneca Street, on the southwest corner of West 29th Street South & South Millwood Avenue.
- **ZON2021-00041:** City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property located one-block south of West Douglas Avenue and one-half mile east of South Seneca Street (127 S Millwood).
- **ZON2021-00042:** City zone change to Country Club Park DP-186 to Parcels 2 and 3, GO General Office to LC Limited Commercial associated with CUP amendment (CUP2021-00078), generally located at the southwest corner of E. 13th Street N and N. Webb Rd.
- **ZON2021-00043:** Zone Change request in the City from LI Limited Industrial to SF-5 Single-Family Residential for future development on property located on the east side of North Greenwich Road and within one-half mile north of East 29th Street North.
- **ZON2021-00044:** Zone Change request in the City from TF-3 Two-Family Residential to MF-18 Multi-Family Residential to permit 2 additional dwelling units (total of 8) on property located within one-block north of East 13th Street North and two-blocks east of North Hillside Avenue (1432, 1434, & 1436 N Fairmount).

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-Meetings. 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 Wade 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/65154414>

You can also dial in using your phone.

United States: +1 (317) 317-3177

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: 65154414@67.217.95.2 or

67.217.95.2#65154414

New to GoToMeeting? Get the app now and

be ready when your first meeting starts.

<https://global.gotomeeting.com/install/65154414>

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. For more information please visit: www.wichita.gov/visitcityhall. 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 December 30, 2021

Scott Wade, Secretary

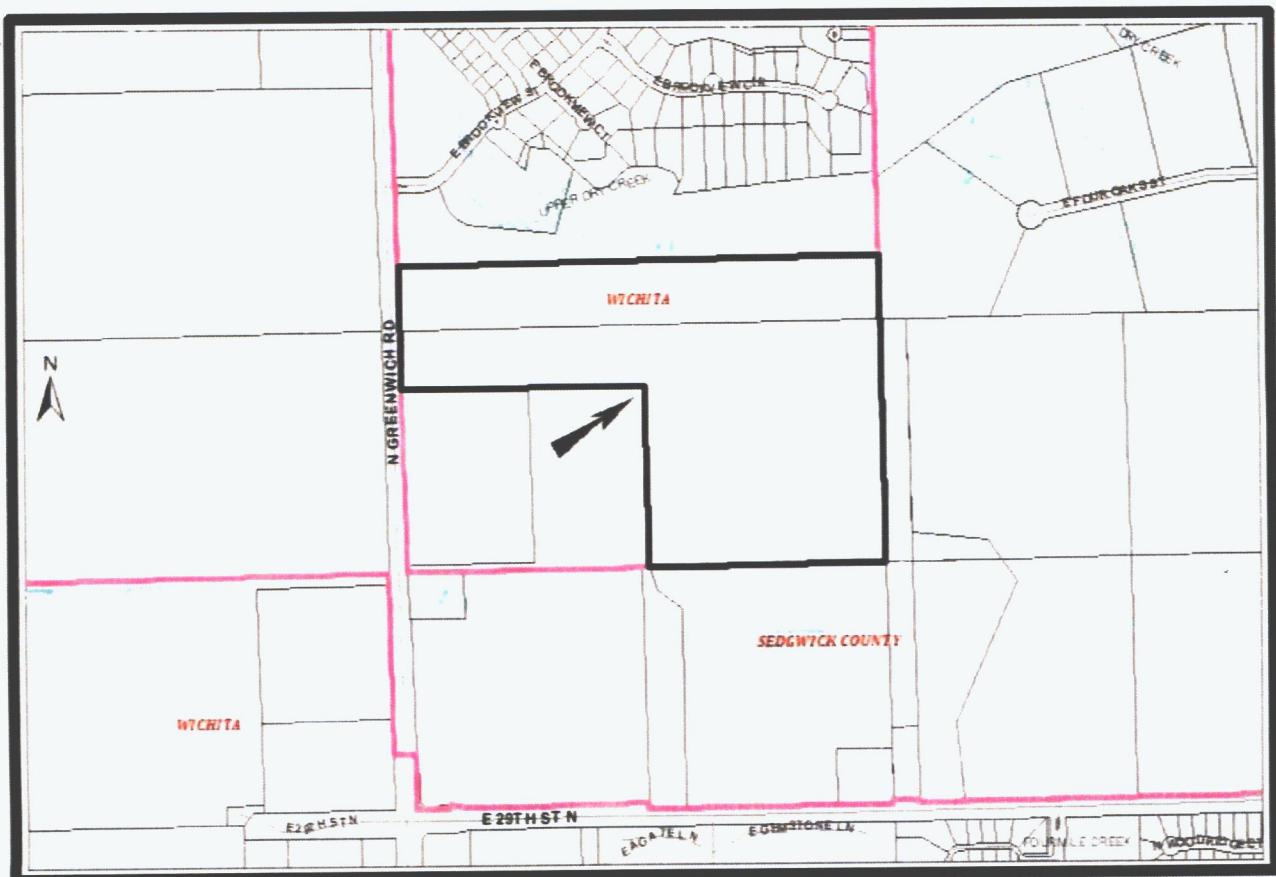
Wichita-Sedgwick County

Metropolitan Area Planning Commission



STAFF REPORT
MAPC January 20, 2022
DAB II January 12, 2022

- CASE NUMBER:** ZON2021-00063
- APPLICANT/AGENT:** Greenwich Investments, LLC., c/o Kevin Mullen (owner) Baughman Co., P.A., c/o Philip Meyer (agent)
- REQUEST:** SF-5 Single-Family Residential
- CURRENT ZONING:** LI Limited Industrial with Protective Overlay PO #313
- SITE SIZE:** Approximately 71-acres
- LOCATION:** Generally located approximately midway between East 29th Street North & East 37th Street North on the east side of North Greenwich Road (City District II)
- PROPOSED USE:** Single-family residential development



BACKGROUND: The applicant is requesting SF-5 Single-Family Residential zoning to allow single-family residential development on the approximately 71-acre, LI Limited Industrial zoned, unplatted tract. LI zoning does not allow residential development. Protective Overlay PO #313 is in effect with the current LI zoning; see case history. If the requested SF-5 zoning is approved PO #313 will no longer be in effect. The subject site is located in the City, approximately midway between East 29th Street North and East 37th Street North on the east side of North Greenwich Road.

The subject site is located at the northeast edge of the Wichita city limits where it abuts and is adjacent to properties located in the City and Sedgwick County. Single-family residences are currently being built on the SF-5 zoned Brookfield Addition (recorded 2017) that abuts the north side of the site and is located in Wichita. County RR Rural Residential zoned agricultural fields and large tracts/lots single-family residences (built, but not limited to, 1980 - 2009) abuts the east side of the subject site. The LC Limited Commercial and MF-18 Multi-Family Residential zoned Circle Greenwich Elementary Public School (USD #375, built 2010) abuts a south portion and the west side of the subject site. The school property is located in the City. County RR zoned agricultural fields abut the remaining south portion of the subject site. County RR and SF-20 Single-Family Residential zoned agricultural fields are located west of the site, across North Greenwich Road. Two older (built 1920, 1952) RR zoned large tract single-family residences are located northwest of the site, across North Greenwich Road. Undeveloped LI zoned property and the SF-5 zoned Northeast Sports Complex are located southwest of the subject site, across North Greenwich Road. Both of these properties are located in the City. The subject property lies within Area A and Area C of the Wichita-Sedgwick County Airport Hazard Map. Area A has a 25-foot height limit and Area C has a 150-foot height limit.

CASE HISTORY: ZON2017-00004 changed the zoning on the subject site from SF-5 to LI with Protective Overlay PO #313. PO #313 prohibited certain industrial uses, provided additional landscaping and screening requirements, increased the setback requirements, prohibited outdoor storage and work in those setbacks, restricted the height of structures, limited signage and provided cross lot circulation. ZON2017-00004 with PO #313 was approved by the MAPC April 6, 2017, by DAB II April 10, 2017, and by the City Council May 9, 2017. There were no objections filed against ZON2017-00004.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Currently developing single-family residential subdivision in the City
SOUTH:	LC, MF-18, RR, LI SF-5, SF-20	Elementary public school in the City, County single-family residence & agricultural fields, City undeveloped land and sports complex
EAST:	RR	County agricultural fields, County large tract/lot single-family residences
WEST:	RR, SF-20	County agricultural fields, County large tract single-family residences

PUBLIC SERVICES: The subject site has street frontage and direct access onto North Greenwich Road. This section of North Greenwich Road is a two-lane arterial with graded drainage ditches and 100-120 feet of right-of-way. City water is available to the subject site. Sewer service will have to be extended to the site.

CONFORMANCE TO PLANS/POLICIES: The Community Investment Plan (the Wichita-Sedgwick County Comprehensive Plan) recommends the subject site as appropriate for "Residential and Employment mix." This encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor. The requested SF-5 zoning allows single-family residential development. The requested SF-5 zoning returns the site to its original SF-5 zoning prior to ZON2017-00004 changing it to LI. The requested SF-5 zoning is following the current development of urban scale single-family residential development in the area. The SF-5 zoning request and the single-family residential development are consistent with the Residential and Employment mix recommendation and is in conformance with adopted plans and policies.

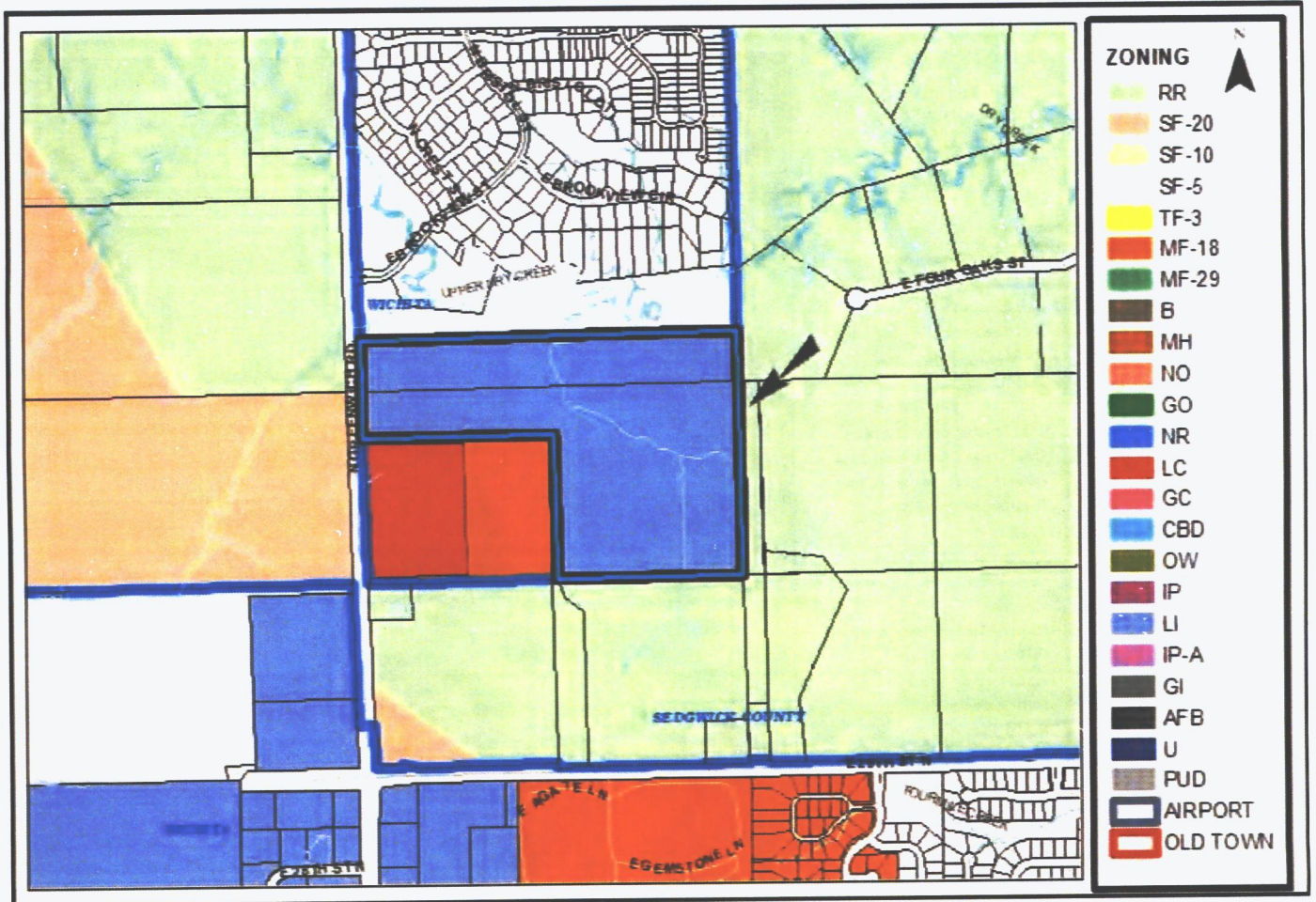
RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends the request **APPROVAL** of the requested SF-5 zoning.

1. **The zoning uses and character of the neighborhood:** The subject site is located in a northeast edge of the Wichita city limits where it abuts and is adjacent to properties located in the City and Sedgwick County. The most recent development in the area is the current construction of urban scale single-family residences in the Brookfield and the Courtyard at Brookfield Additions, both of which are located in the City and abut the north side of the subject site. This development and the LC and MF-18 zoned Circle Greenwich Elementary Public School extended the City limits, via City Water and Sewer, into this area of established County RR and SF-20 zoned agricultural fields and large tract and large lot single-family residences.
2. **The suitability of the subject property for the uses to which it has been restricted:** The site could be developed with its current LI zoning with PO #313. However, the recent development trend in the area is urban scale single-family residential development. The LI zoned site is somewhat out of character for this mile section of North Greenwich Road between East 29th Street North and East 37th Street North. It is located mid-mile and is surrounded by SF-5, SF-20 and RR zoned properties and the south abutting LC and MF-18 zoned Circle Greenwich Elementary Public School. There is undeveloped LI zoned property located approximately one-third mile southwest of the site on the northwest corner of North Greenwich Road and East 29th Street North.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested SF-5 zoning will have no detrimental impact on the abutting and adjacent RR, SF-20, SF-5, LC, and MF-18 properties. The SF-5 zoning will allow urban scale single-family residential development, which is the current development trend. The requested SF-5 zoning will have no detrimental impact on the undeveloped LI zoned property located approximately one-third mile southwest of the subject site on the northwest corner of North Greenwich Road and East 29th Street North.
4. **Length of time the property has been vacant as currently zoned:** Currently the site is undeveloped. ZON2017-00004 changed the zoning on the undeveloped subject site from SF-5 to LI with Protective Overlay PO #313. Prior to 2017 the subject site was undeveloped.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** It is staff's opinion that the proposed SF-5 zoning is in conformance with adopted plans and policies.
6. **Impact of the proposed development on community facilities:** Community facilities would not be noticeably impacted by this approval. City water is available to the subject site. Sewer service will have to be extended to the site.

Attachments:

- Aerial
- Zoning
- 2035 Wichita Future Growth Map





**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

