



Wichita-Sedgwick County Metropolitan Area Planning Department

December 7, 2022

Meysing Properties
35601 East 157th Court
Hudson, CO, 80642

Lange Real Estate
Attn: Ryan Mills
4852 South Broadway
Wichita, KS 67216

PEC Engineering
Attn: Rebecca Mellies
303 South Topeka
Wichita, KS 67202

RE: ZON2022-00056: Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family and B Multi-Family Residential on property located on the west side of South 167th Street West and within one-quarter mile north of West Maple Street.

Dear Applicants;

At its regular meeting on **December 6, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

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,

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Bryan Frye, Council Member District V
Cory Buchta, CSR, District V
MABCD



Wichita-Sedgwick County Metropolitan Area Planning Department

November 4, 2022

Meysing Properties
35601 East 157th Court
Hudson, CO, 80642

Lange Real Estate
Attn: Ryan Mills
4852 South Broadway
Wichita, KS 67216

PEC Engineering
Attn: Rebecca Mellies
303 South Topeka
Wichita, KS 67202

RE: ZON2022-00056: Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family and B Multi-Family Residential on property located on the west side of South 167th Street West and within one-quarter mile north of West Maple Street.

Dear Applicants;

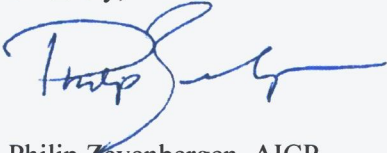
At its regular meeting on **November 3, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on November 17, 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 **November 17, 2022, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, December 6, 2022** beginning at 9:00 a.m.

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", with a long horizontal flourish extending to the right.

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Bryan Frye, Council Member District V
 Cory Buchta, CSR, District V
 MABCD

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. ZON2022-00056

Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family Residential and B Multi-Family Residential zoning, on property legally described as:

Zone Change from MH Manufactured Housing and SF-5 Single-Family Residential to B Multi-Family Residential:

Beginning at the Northeast corner of Lot 2, Block A, La Del Manor Addition, Sedgwick County, Kansas; the platted bearing S 00°11'02" E being the East line of the East Half of the Southeast Quarter of Section 21, Township 27 South, Range 2 West was used as the basis of bearing; thence S 00°11'02" E (platted), S 00°09'16" E (measured) along the East line of said Lot, a distance of 567.13 feet (measured); thence S 90°00'00" W (calculated), S 89°59'31" W (measured), a distance of 772.57 feet (measured), 772.67 feet (calculated); thence N 00°11'02" W (platted), N 00°11'05" W (measured), a distance of 126.00 feet (calculated), 126.04 feet (measured); thence S 90°00'00" W (calculated), S 89°59'07" W (measured), a distance of 482.68 feet to a point on the West line of said Lot 2; thence N 00°08'29" W (platted), N 00°08'32" W (measured) along said line, a distance of 436.61 feet (calculated), 436.63 feet (measured) to the Northwest corner of said Lot 2; thence N 89°47'15" E (platted), N 89°47'08" E (measured) along the North line of said Lot 2, a distance of 1,254.96 feet (platted), 1,255.22 feet (measured) to the point of beginning.

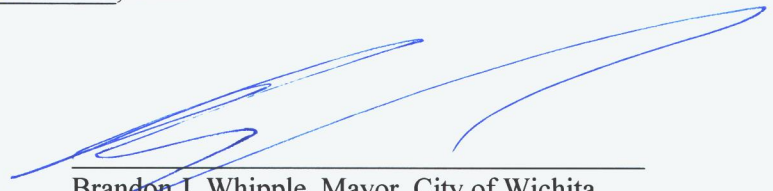
Zone Change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential:

The North Half of the East Half of the Southeast Quarter of Section 21, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

Adopted this 13th day of December, 2022.



Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

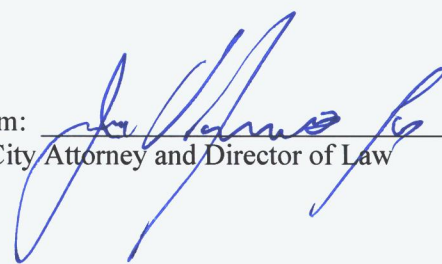


Jamie Buster, City Clerk

(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
 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
32522	360782	Print Legal Ad-IPL01024930 - IPL0102493		\$93.87	2	56 L

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

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON December 18, 2022
 ORDINANCE NO. 52-005

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. ZON2022-00056

Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family Residential and B Multi-Family Residential zoning, on property legally described as:

Zone Change from MH Manufactured Housing and SF-5 Single-Family Residential to B Multi-Family Residential:

Beginning at the Northeast corner of Lot 2, Block A, La Del Manor Addition, Sedgwick County, Kansas; the platted bearing S 00°11'02" E being the East line of the East Half of the Southeast Quarter of Section 21, Township 27 South, Range 2 West was used as the basis of bearing; thence S 00°11'02" E (platted), S 00°09'16" E (measured) along the East line of said Lot, a distance of 567.13 feet (measured); thence S 90°00'00" W (calculated), S 89°59'31" W (measured), a distance of 772.57 feet (measured), 772.67 feet (calculated); thence N 00°11'02" W (platted), N 00°11'05" W (measured), a distance of 126.00 feet (calculated), 126.04 feet (measured); thence S 90°00'00" W (calculated), S 89°59'07" W (measured), a distance of 482.68 feet to a point on the West line of said Lot 2; thence N 00°08'29" W (platted), N 00°08'32" W (measured) along said line, a distance of 436.61 feet (calculated), 436.63 feet (measured) to the Northwest corner of said Lot 2; thence N 89°47'15" E (platted), N 89°47'08" E (measured) along the North line of said Lot 2, a distance of 1,254.96 feet (platted), 1,255.22 feet (measured) to the point of beginning.

Zone Change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential:

The North Half of the East Half of the Southeast Quarter of Section 21, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

Adopted this 13th day of December, 2022.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0102493

Dec 18 2022

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

1 insertion(s) published on:
 12/18/22

STATE OF KANSAS)

SS

County of Sedgwick)

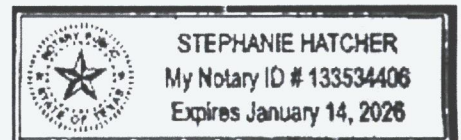
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 12/18/2022 to 12/18/2022.

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

DATED: 12/19/2022

Stephanie Hatcher

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



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



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	330442	Print Legal Ad-IPL00934800 - IPL0093480		\$216.40	3	86 L

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

LEGAL PUBLICATION

OCA 150004
 Published in The Wichita Eagle on October 13, 2022
 (One Time Only)
 MAPC/EZA November 3, 2022
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 3, 2022, no earlier than 1:30 p.m., the WichitaSedgwick 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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, 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 WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2022-00040: Conditional Use request in the City to permit Wrecking Salvage/ Towing on property (with ZON2022-00055, zone change from GC to LI); generally located on the east side of South Broadway Avenue, one half-mile north of East 47th Street South (4336 S Broadway).

CON2022-00041: Request in the City for a Conditional Use to permit live music and entertainment (defined as Night Club in the City) associated with a restaurant on property zoned LC Limited Commercial, located on the north side of West Central Avenue and on the east side of North Hoover Avenue (5536 West Central).

CON2022-00042: Request in the City to permit Mobile Food Unit in the City (Food Truck) as a principal use on property zoned LC Limited Commercial, located on the southwest corner of West 13th Street North and North Ridge Road (1337 North Ridge Road).

DER2022-00008: Community Investments Plan Update of population forecast, Wichita Future Growth Concept Map, and financial forecast.

PUD2022-00018: Request in the City to amend Planned Unit Development, PUD-78 to expand multi-family uses on surrounding properties; generally located one block south of East 17th Street North and two blocks east of North Hillside Avenue.

PUD2022-00019: Request in the City to Amend the Equestrian Estates PUD #12 to create a new parcel and permit Warehouse, Self-Storage use on new parcel, located on the southeast corner of East Harry Street and South 127th Street East.

WAC2022-00031: Request in the City to vacate a portion of a platted utility easement and an easement dedicated by separate instrument on property zoned LI Limited Industrial; generally located on the east side of North Webb road, within one-quarter mile north of East 13th Street North.

ZON2022-00055: Zone change request in the City from GC General Commercial to LI Limited Industrial (with CON2022-00040) to permit Wrecking Salvage/ Towing on property located on the east side of South Broadway Avenue, one half-mile north of East 47th Street South (4336 S Broadway).

ZON2022-00056: Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family Residential and B Multi-Family Residential on property located on the west side of South 167th Street West and within one-quarter mile north of West Maple Street.

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 WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

- Options to participate (see below):
 1) Participate virtually
 2) Attend in-person at the Ronald Reagan Building
 3) Submit comments ahead of time

Participate Virtually
 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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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.

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. 3rd Street - Suite 201

Wichita, KS 67202

Phone 316.268.4421

Fax 316.858.7764

WITNESS MY HAND on October 13, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0093480

Oct 13 2022

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

No. of Insertions: 1

Beginning Issue of: 10/13/2022

Ending Issue of: 10/13/2022

STATE OF KANSAS)

SS

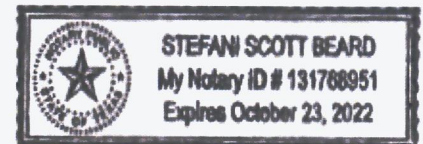
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 10/13/2022 to 10/13/2022.

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

DATED: 10/13/2022

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!



STAFF REPORT
MAPC November 3, 2022
DAB V November 7, 2022

CASE NUMBER: ZON2022-00056 (City)

APPLICANT/AGENT: Meysing Properties, LLC (Owner); Lange Real Estate, Ryan Mills (Contract Buyer)/ Professional Engineering Consultants, Charlie Brown (Agent)

REQUEST: MF-18 Multi-Family and B Multi-Family Residential District

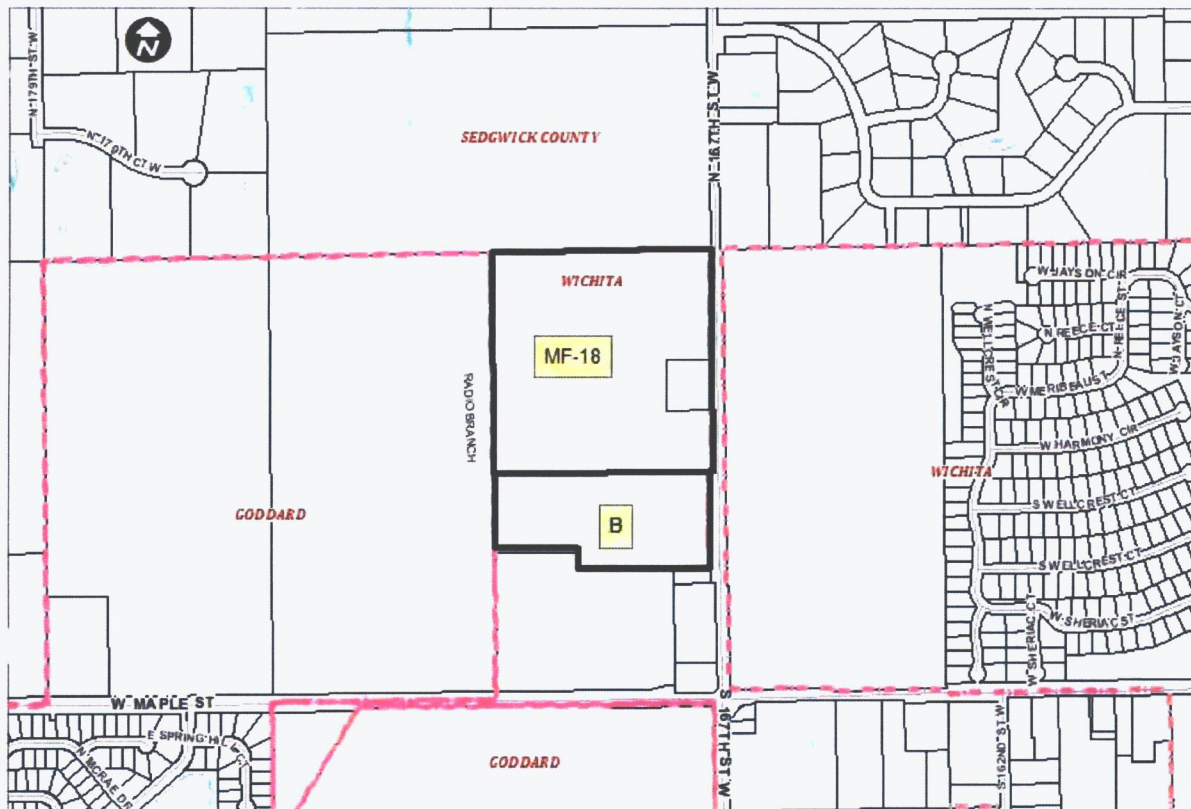
CURRENT ZONING: SF-5 Single-Family Residential and MH Manufactured Housing District

SITE SIZE: 54 acres

LOCATION: Generally located on the west side of South 167th Street West and within one-half mile north of West Maple Street.

PROPOSED USE: Duplex and multi-family development

RECOMMENDATION: Approval



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District and MH Manufactured Housing District to MF-18 Multi-Family and B Multi-Family Residential District on property located on the west side of South 167th Street West and within one-half mile north of West Maple Street. The site is 54 acres in area and currently an agricultural field. The south 15 acres are currently zoned MH District and the north 39 acres is currently zoned SF-5 Single-Family Residential District. The south 15 acres are intended to be rezoned to the B District and the north 39 acres are intended to be rezoned to the MF-18 District. The contract buyer intends to develop the property with a mixture of duplexes and multi-family residential units.

The contract buyer intends to develop 108 duplexes (216 dwelling units) within the proposed B Multi-Family Residential District and 90 multi-family apartments within the proposed MF-18 Multi-Family Residential District. A proposed layout was not submitted with the application. The final layout of lots and access will be determined at the time of platting.

The purpose of requesting the B District to construct duplexes instead of the TF-3 Two-Family Residential District is to take advantage of smaller setbacks to facility the layout of the structures. Below is a review of the Development Standards the TF-3, MF-18, and B Districts.

Development Standards	TF-3 District	MF-18 District	B District
Setbacks <ul style="list-style-type: none"> • Front • Rear • Interior Side • Street Side 	Setbacks <ul style="list-style-type: none"> • 25 feet • 20 feet • 6 feet, or 5 feet if the lot is under 5,000 square feet. • 15 feet 	Setbacks <ul style="list-style-type: none"> • 25 feet • 20 feet • 6 feet, or 5 feet if the lot is under 5,000 square feet. • 20 feet 	Setbacks <ul style="list-style-type: none"> • 20 feet • 15 feet • 5 feet • 5 feet
Min Lot Size <ul style="list-style-type: none"> • Duplex • Multi-Family 	Min Lot Size <ul style="list-style-type: none"> • 6,000 square feet • 3,000 square feet per dwelling unit 	Min Lot Size <ul style="list-style-type: none"> • 6,000 square feet • 2,500 square feet per dwelling unit 	Min Lot Size <ul style="list-style-type: none"> • 4,000 square feet • 580 square feet per dwelling unit
Max Density	14.5 Dwelling units / Acre	17.4 Dwelling units / Acre	75.1 Dwelling units / Acre
Max Building Height	35 Feet	45 Feet	55 Feet

The table below describes the required off-street parking based on the proposed development. This requirement may change depending on the final number of each type of dwelling and the number of bedrooms for the multi-family apartments.

Parking Requirement	Proposed Number of Dwellings	Number of Parking Spaces
Duplex: 1 space per dwelling	216 dwelling units	216 spaces
Multi-Family: 1.25 spaces per one-bedroom units, 1.75 spaces per two-bedroom or larger units	90 dwelling units	Between 113 and 158 spaces

Section IV-B.2 of the Unified Zoning Code (UZC) requires screening of multi-family properties when abutting or across a street or alley from residential zoning districts. A landscaped street yard per the Wichita Landscape Ordinance may act as screening in the front setback. The subject site is required to provide screening along the north, west, and south property lines and a landscaped street yard along South 167th Street West. In addition, the Wichita Landscape Ordinance requires a landscape buffer alongside and rear property lines when multi-family development abuts residential uses. Therefore, in addition to the screening fence along the north, west, and south property lines, a minimum landscape buffer of one shade tree per 40 linear feet shall be planted.

The property to the north is zoned RR Rural Residential District in Sedgwick County and is an agricultural field. Property to the east, across South 167th Street West, is zoned SF-5 Single-Family Residential District and TF-3

Two-Family Residential District in the City of Wichita. It is currently an agricultural field but is zoned for single-family and two-family development. Property to the south is zoned MH Manufactured Housing District in Sedgwick County and is developed with a manufactured home park. Property to the west is zoned R-1 Single-Family Residential District in the City of Goddard and is an agricultural field.

CASE HISTORY: In 2001, the south portion of the subject site was rezoned to MH Manufactured Housing District (ZON2001-00051). In 2004, the south portion of the subject site was platted as part of the La Del Manor Addition. The northing portion of the subject site is currently unplatted. On August 11, 2022, the Subdivision Committee of the Metropolitan Area Planning Commission approved the Cypress Glen Preliminary Plat that will encompass the entire subject site. On August 23, 2022, the Wichita City Council approved the annexation request, annexing the subject site into the City of Wichita.

ADJACENT ZONING AND LAND USE:

NORTH:	RR (Sedgwick County)	Agricultural field
SOUTH:	MH (Sedgwick County)	Manufactured Home Park
EAST:	SF-5 and TF-3 (Wichita)	Agricultural field
WEST:	R-1 (Goddard)	Agricultural field

PUBLIC SERVICES: The site will have access to South 167th Street West, a paved, two-lane County arterial with open ditches. The intersection of South 167th West and West Maple Street to the south has been improved with a traffic signal and left turn lanes. Municipal water is currently available at the intersection of South 167th Street and West Maple and will have to be extended north to serve the subject property. Municipal sewer services currently are extended near the south boundary of the southern parcel to serve the manufactured home park to the south. This main is not sized appropriately to serve the remainder of the subject site. Therefore, sewer will have to be extended north from the main in South 167th Street to serve the remainder of the subject site. There are no Wichita Transit route or bus stops in the vicinity. The intended type of development on the site requires municipal services and building permits will not be granted until the site is adequately served.

CONFORMANCE TO PLANS/POLICIES: The requested MF-18 zoning aligns with the goals of the Community Investments Plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for “New Residential.” This category “encompasses areas that reflect the full diversity of residential development intensities and types typically found in a large urban municipality.”

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request, as submitted.

- The zoning uses and character of the neighborhood:** The property to the north is zoned RR Rural Residential District in Sedgwick County and is an agricultural field. Property to the east, across South 167th Street West, is zoned SF-5 Single-Family Residential District and TF-3 Two-Family Residential District in the City of Wichita. It is currently an agricultural field but is zoned for single-family and two-family development. Property to the south is zoned MH Manufactured Housing District in Sedgwick County and is developed with a manufactured home park. Property to the west is zoned R-1 Single-Family Residential District in the City of Goddard and is an agricultural field.
- The suitability of the subject property for the uses to which it has been restricted:** The subject property is presently zoned MH Manufactured Housing District and SF-5 Single-Family Residential District. The portion of the property zoned MH District could support expansion of the existing manufactured home park to the south with a maximum density of eight dwelling units per acre. The portion of the property zoned SF-5 District could be redeveloped with single-family dwellings or a number of civic uses as defined by the UZC.
- Extent to which removal of the restrictions will detrimentally affect nearby property:** The re-zoning of the parcels to the MF-18 and B Districts are not expected to detrimentally affect nearby properties. The properties directly to the north, east, and west are currently undeveloped. The property to the south is

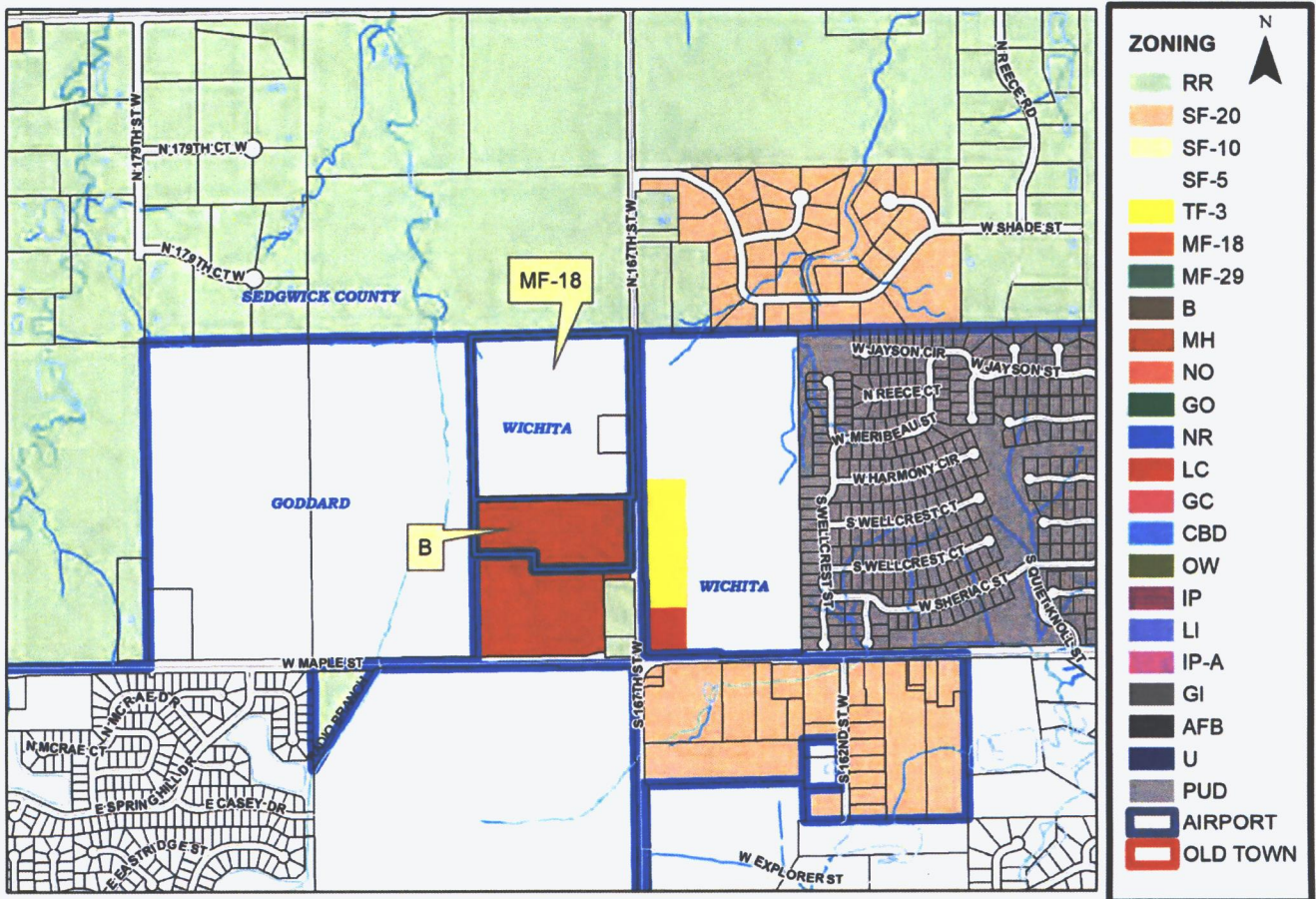
developed with a manufactured home park. The screening requirements of the UZC and the landscaping requirements of the Wichita Landscape Ordinance are designed to help mitigate possible negative impacts associated with multi-family residential near lower density residential uses.

4. **Length of time the property has been vacant as currently zoned:** The property has never been developed.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested MF-18 zoning aligns with the goals of the *Community Investments Plan* as discussed in the staff report.
6. **Impact of the proposed development on community facilities:** All municipal services are required to be extended in order to support the intended development. The impact of adding additional municipal infrastructure was reviewed by the Wichita Public Works Department during the annexation process. The City has Capital Improvement Program funding (CIP) available for this area to aid in the expansion of municipal infrastructure. What the CIP funds do not cover is the responsibility of the developer. Future development in this area will increase traffic on area roadways. The South 167th Street roadway is still under the jurisdiction of Sedgwick County. Funds have not been identified at this time for improvements to South 167th Street. The City of Wichita CIP has identified funding for improvements in 2030 for West Maple Street between South 151st and South 167th Streets.

Staff Report Attachments:







1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Photos





**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

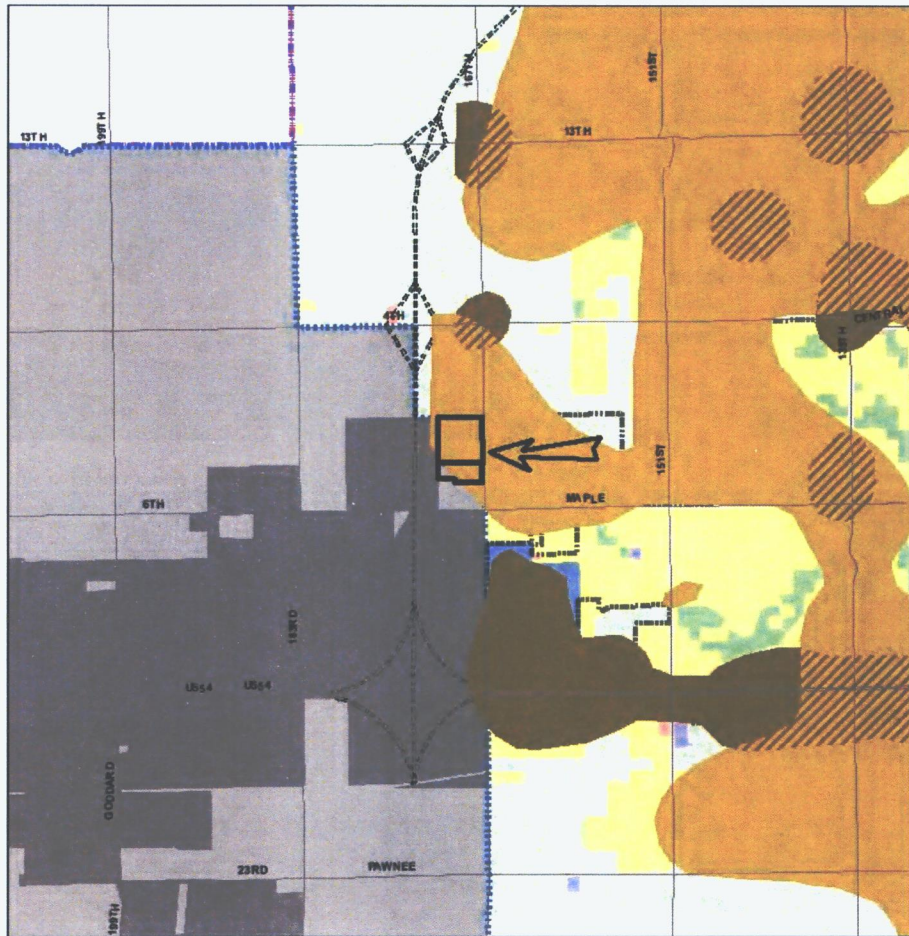
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



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Looking west at property south of site



Looking west at property north of site



Looking west at site



Looking east away from site

