



Wichita-Sedgwick County Metropolitan Area Planning Department

January 14, 2022

Adrian Cano
9530 W. Brookside Ct.
Wichita, KS 67205

RE: ZON2021-00044 - City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located within one-quarter mile east of Zoo Boulevard and two blocks south of West 9th Street North.

Dear Applicant;

At its regular meeting on **December 7, 2021**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request in accordance with the attached ordinance and **Protective Overlay**.

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 'Matt Williams'.

Matthew Williams, AICP
Associate Planner

Copies to: Chris Carney, 5331 W. Kollmeyer Ct., Wichita, KS 67205
MABCD



Wichita-Sedgwick County Metropolitan Area Planning Department

November 10, 2021

Adrian Cano
9530 W. Brookside Ct.
Wichita, KS 67205

RE: ZON2021-00044 - City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located within one-quarter mile east of Zoo Boulevard and two blocks south of West 9th Street North.

Dear Applicant;

At its regular meeting on **October 21, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the application.

This application will be forwarded to the City Council for review and final action **Tuesday, December 7, 2021**. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

Sincerely,

Matthew Williams, AICP
Associate Planner

Copies to: Chris Carney, 5331 W. Kollmeyer Ct., Wichita, KS 67205
MABCD
Cindy Claycomb, WCC District VI
Ana Lopez, CSR VI
Greg Boyajian, 3325 W. 9th Street, Wichita, KS 67205

OCA 150004 CORRECTED AND REPUBLISHED IN THE WICHITA EAGLE ON 12/27/2021

ORDINANCE NO. 51-683

THIS CORRECTIVE ORDINANCE IS TO CORRECT ORDINANCE NO. 51-683, PUBLISHED IN THE WICHITA EAGLE ON DECEMBER 17, 2021. ORDINANCE NO. 51-683 WAS MISSING LANGUAGE ABOUT A PROTECTIVE OVERLAY. THIS IS 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. ZON2021-00044

City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on zoning lot described as:

Lot 7, in Reeves Second Addition to Wichita, Sedgwick County, Kansas.

Subject to **Protective Overlay #385**.

1. **Garages.** The garage face shall occupy no more than 50 percent of the ground-level façade facing the street and may not project more than five feet in front of the main facade.
2. **Entrances.** Pedestrian scaled entry shall be a prominent feature of the front elevation. Front doors shall be oriented to the street in front of the units.
3. **Windows and Transparency.** Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the façade must be transparent. The façade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area. Garages facing the street shall count as part of the façade.
4. **Roof Design.** Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, gables, or changes in elevation. Roof forms and roof pitches of porches, dormers and garages shall be consistent and complement the building style within the neighborhood.
5. **Siding materials.** Siding materials shall be appropriate to the architectural style of the structure. Traditional materials consistent with the neighborhood architectural styles are encouraged such as wood, masonry and brick. Siding materials and window trim should be consistent on all sides of the structures.
6. **HVAC.** HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.

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.

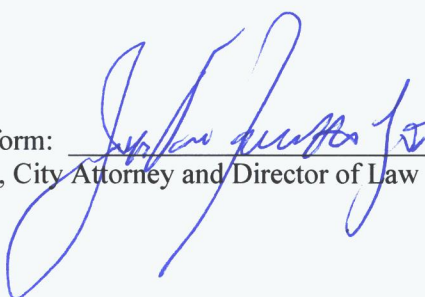
ATTEST:



Karen Sublett, City Clerk




for Brandon J. Whipple, Mayor, City of Wichita

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

MW



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	192086	WIC-12-27-21	OR. NO. 51-683	\$67.20	1	8.00 in

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

LEGAL PUBLICATION

NOTICE
CONTRACTED AND PUBLISHED IN
THE WICHITA EAGLE
ON DECEMBER 27, 2021
CITY OF WICHITA, KS

THE CITY OF WICHITA, KANSAS, HAS THE HONOR TO ANNOUNCE THAT IT HAS ENTERED INTO A CONTRACT WITH THE WICHITA EAGLE, A DAILY NEWSPAPER PUBLISHED IN THE CITY OF WICHITA, KANSAS, FOR THE PUBLICATION OF A NOTICE OF 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 AND PUBLISHED IN THE REGULAR AND ENTIRE MORNING ISSUE OF SAID THE WICHITA EAGLE FROM 12/27/2021 TO 12/27/2021.

THE CITY OF WICHITA, KANSAS, HAS THE HONOR TO ANNOUNCE THAT IT HAS ENTERED INTO A CONTRACT WITH THE WICHITA EAGLE, A DAILY NEWSPAPER PUBLISHED IN THE CITY OF WICHITA, KANSAS, FOR THE PUBLICATION OF A NOTICE OF 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 AND PUBLISHED IN THE REGULAR AND ENTIRE MORNING ISSUE OF SAID THE WICHITA EAGLE FROM 12/27/2021 TO 12/27/2021.

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

No. of Insertions: 1
Beginning Issue of: 12/27/2021
Ending Issue of: 12/27/2021

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 and published in the regular and entire Morning issue of said The Wichita Eagle from 12/27/2021 to 12/27/2021.

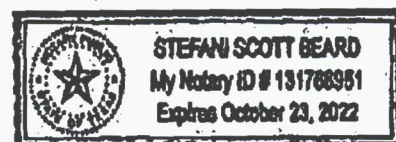
M. Hayley

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

DATED: 01/24/2022

Stefani Beard

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

CORRECTED AND REPUBLISHED
IN THE WICHITA EAGLE
ON DECEMBER 27, 2021 (446315)

ORDINANCE NO. 51-683

THIS CORRECTIVE ORDINANCE IS TO CORRECT ORDINANCE NO. 51-683, PUBLISHED IN THE WICHITA EAGLE ON DECEMBER 17, 2021. ORDINANCE NO. 51-683 WAS MISSING LANGUAGE ABOUT A PROTECTIVE OVERLAY. THIS IS 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. ZON2021-00044

City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on zoning lot described as:

Lot 7, in Reeves Second Addition to Wichita, Sedgwick County, Kansas.

Subject to Protective Overlay #385.

1. **Garages.** The garage face shall occupy no more than 50 percent of the ground-level fa'ade facing the street and may not project more than five feet in front of the main facade.
2. **Entrances.** Pedestrian scaled entry shall be a prominent feature of the front elevation. Front doors shall be oriented to the street in front of the units.
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6. **HVAC.** HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.

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 Sublett, 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
16399	142136	WIC-9-30-21	OCA 150004	\$117.60	1	14.00 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: 09/30/2021
Ending Issue of: 09/30/2021

STATE OF KANSAS)

SS

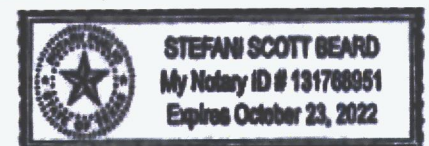
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Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on 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 09/30/2021 to 09/30/2021.

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

DATED: 06/14/2022

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

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON SEPTEMBER 30, 2021 (326978)
(One Time Only)

MAPC/BZA October 21, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, October 21, 2021 no earlier than 1:00 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 **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 **WichitaSedgwick County Metropolitan Area Planning Department** at (316) 268-4421.

COR2021-00043 - City Conditional Use to permit salvage yard for a low/impound lot on property zoned L1 Limited Industrial generally located on the west side of North Broadway and within one-half mile south of East 37th Street North (3527 N Broadway).

CUP2021-00050 - City Community Unit Plan amendment to allow restaurant/bar with entertainment (defined as Night Club in the City), generally located on the east side of North Arndon Avenue and within one-quarter mile south of West 21st Street North (2106 North Arndon).

CUP2021-00051 - City request for a mixed use Community Unit Plan on LC Limited Commercial zoned property generally located on the northeast corner of West 47th Street South and South Meridian Avenue (associated with ZON2021-45).

CUP2021-00052 - City request to amend Community Unit Plan CUP DP-19 to allow a restaurant/bar with entertainment (defined as Night Club in the City), on LC Limited Commercial zoned Parcel 1-A generally located southeast of North Tyler Road and West Central Avenue (602 N Tyler Rd).

VAC2021-00041 - City Vacation of a portion of platted setback on property zoned SF5 Single-Family Residential to allow for the construction of a porch; generally located northwest of North Arndon and West 25th Street North (2659 North Charles Avenue).

ZON2021-00049 - City zone change from SF-5 Single-Family Residential to GO General Office for multiple properties on North Edwards between W Elm and W Murdock; generally located within one-quarter mile north of West Central Avenue and one-block west of North McLean Blvd.

ZON2021-00044 - City zone change from SF-5 Single-Family Residential to TP-3 Two-Family Residential; generally located within one-quarter mile east of Zoo Boulevard and two blocks south of West 9th Street North.

ZON2021-00045 - City zone change from SF-5 Single-Family Residential to LC Limited Commercial (associated with CUP2021-00051) to form new CUP) generally located on the northeast corner of West 47th Street South and South Meridian Avenue.

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.

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 WichitaSedgwick 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.
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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/visitinfo. 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 September 30, 2021

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission



STAFF REPORT

MAPC October 21, 2021

DAB VI October 20, 2021

CASE NUMBER: ZON2021-00044 (City)

APPLICANT/AGENT: Chris Carney (owner); Adrian Cano (agent)

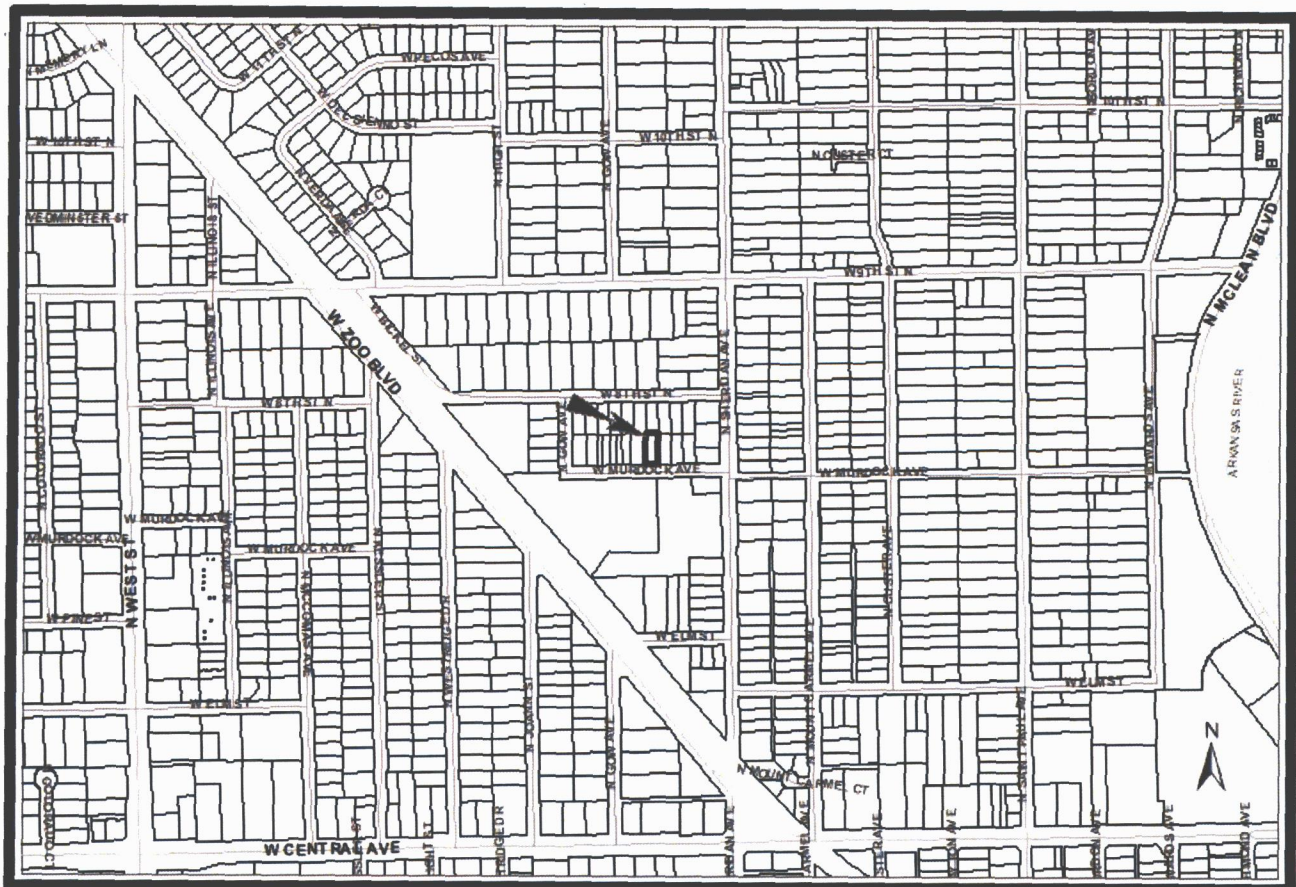
REQUEST: TF-3 Two-Family Residential

CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: 0.17 acre

LOCATION: Generally located within one-quarter mile east of Zoo Boulevard and two blocks south of West 9th Street North along West Murdoch Street.

PROPOSED USE: Duplex



BACKGROUND: The applicant/owner is requesting the rezoning of Lot 7, Reeves 2nd Addition from SF-5 Single-Family Residential to TF-3 Two Family Residential. The subject property is generally located within one-quarter mile east of Zoo Boulevard and two blocks south of West 9th Street North along West Murdoch Street. The subject site is currently undeveloped.

The applicant does not have a site plan or elevations for the future duplex at this time. The duplex will be required to meet the property development standards of the TF-3 zoning district in the zoning code.

Properties to the north and west of the subject site are zoned SF-5 Single-Family Residential and developed with single-family homes. The property to the east of the subject site is zoned SF-5 Single Family Residential and is currently undeveloped. Properties to the south of the subject site are zoned B Multi-Family and developed with multi-family units.

CASE HISTORY: On August 16, 1956, the property was platted as Lot 7, Reeves 2nd Addition. No other zoning cases are associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residences
SOUTH:	B	Multi-family residences
EAST:	SF-5	Undeveloped
WEST:	SF-5	Single-family residences

PUBLIC SERVICES: West Murdoch Street is a local, paved street with a 60-foot right-of-way and on-street parking. A sidewalk is located along the south side of West Murdoch Street. All municipal services are available to the property.

CONFORMANCE TO PLANS/POLICIES: The requested zoning would continue to allow the property to be in conformance with the Community Investments Plan and the Wichita: Places for People Plan.

The Community Investments Plan: The requested zoning aligns with the goals 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 primarily appropriate for residential uses and defines residential uses as a variety of housing types including duplexes.

Wichita: Places for People Plan: The requested zoning aligns 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 5, “Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.” The proposed duplex would provide a housing option that otherwise is limited in the area. The requested zoning also aligns with Strategy 6, “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The proposed rezoning would allow infill within the undeveloped zoning lot that is residential in nature and compatible with the surrounding area.
- **Current Condition:** The subject property is located within an area identified as an “area of stability.” The Places for People Plan defines Areas of Stability as those “areas that exhibit less stress, or fewer economic, connectivity and accessibility issues than the Areas of Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community.”

- **Nodal Development Pattern:** The Places for People Plan recommends a nodal development pattern that creates a critical mass at the center of a node and transitions in scale and intensity as uses shift from commercial to residential. The subject property does not fall within the node, transition, or edge areas of an identified node. The plan depicts Central and West as the nearest node and categorizes it as a “Community Core.”

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request. Staff also recommends that the duplex conform to the *Wichita: Places for People* design recommendations (not requirements) as follows:

1. **Garages.** The garage face shall occupy no more than 50 percent of the ground-level façade facing the street and may not project more than five feet in front of the main facade.
2. **Entrances.** Pedestrian scaled entry shall be a prominent feature of the front elevation. Front doors shall be oriented to the street in front of the units.
3. **Windows and Transparency.** Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the façade must be transparent. The façade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area. Garages facing the street shall count as part of the façade.
4. **Roof Design.** Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, gables, or changes in elevation. Roof forms and roof pitches of porches, dormers and garages shall be consistent and complement the building style within the neighborhood.
5. **Siding materials.** Siding materials shall be appropriate to the architectural style of the structure. Traditional materials consistent with the neighborhood architectural styles are encouraged such as wood, masonry and brick. Siding materials and window trim should be consistent on all sides of the structures.
6. **HVAC.** HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north and west of the subject site are zoned SF-5 Single-Family Residential and developed with single-family homes. The property to the east of the subject site is zoned SF-5 Single Family Residential and is currently undeveloped. Properties to the south of the subject site are zoned B Multi-Family and developed with multi-family units.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single Family Residential and could be redeveloped with a single-family home.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Most subdivisions platted and developed prior to the 1960s are in use as single-family residences and duplexes. Because of the similarity of residential use, the UZC does not require screening between SF-5 and TF-3 zoning districts.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the Community Investments Plan and the Wichita: Places for People Plan.

The Community Investments Plan: The requested zoning aligns with the goals of the Community

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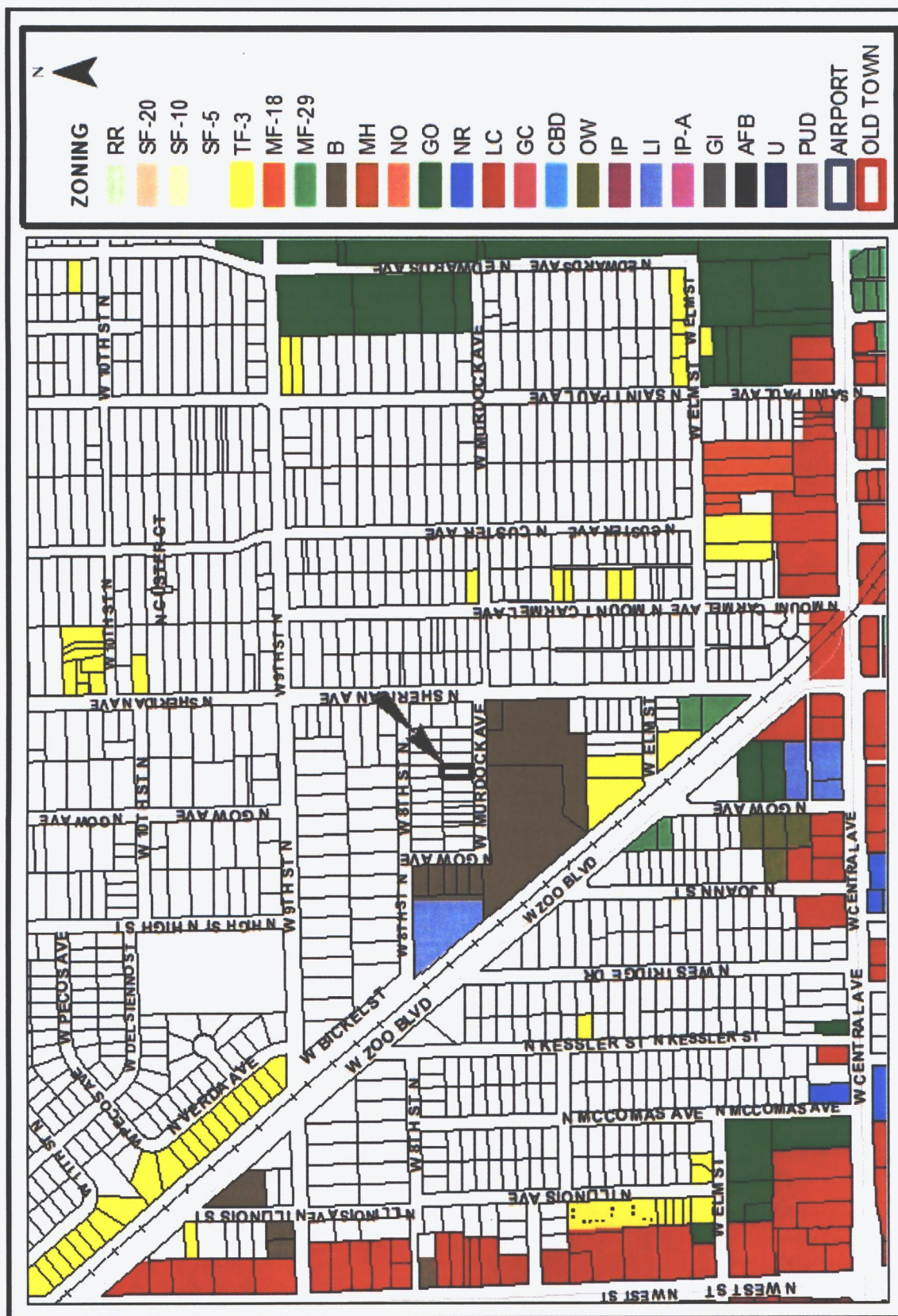
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5. **Impact of the proposed development on community facilities:** Development of the property with the requested zoning is not anticipated to have significant adverse impacts on community facilities or resources. All public improvements are available to serve the property.

Attachments:

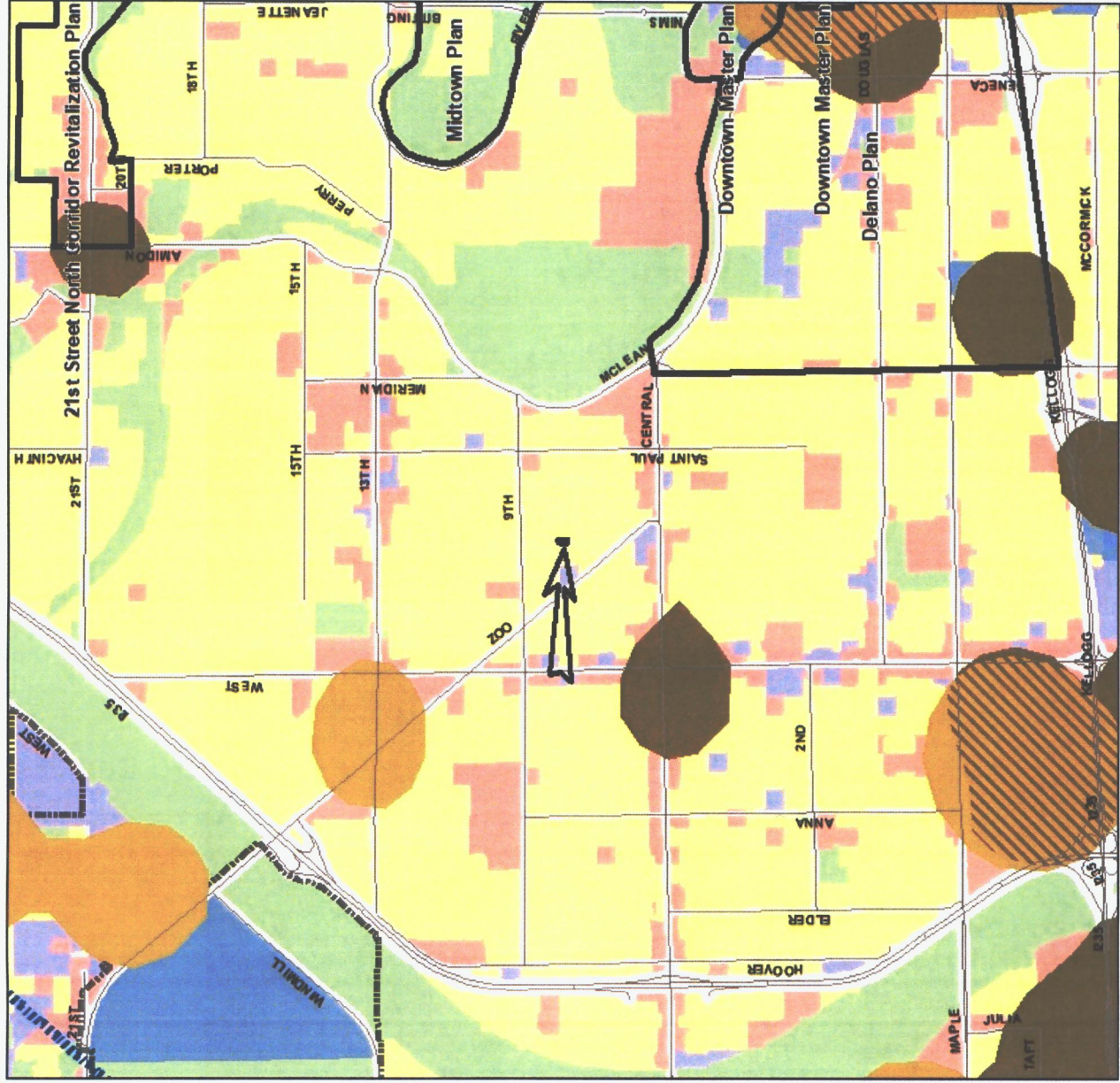
- Aerial Map
- Zoning Map
- Land Use
- Photos





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





Subject property looking north



Property west of subject property, looking north



Property east of subject property, looking northeast



Property south of subject property, looking south