



**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 21, 2023

Stiles Properties  
Attn: Corey Stiles  
331 N. Elizabeth, Unit #2  
Wichita, KS 67203

K.E. Miller Engineering  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE: PUD2022-00027:** Planned Unit Development request in the City to split lots to provide separate lots for each structure; generally located within one-half mile east of South Meridian Avenue and one-quarter mile south of West Harry Street (1801 South Glenn Street).

Dear Applicant;

At its regular meeting on **February 21, 2023**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request with the following conditions:

1. The text of the PUD shall be revised in accordance with the recommended text as approved by the Planning Commission.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #110 1801 South Glenn Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.
4. All other federal, state, and local laws and ordinances must be observed.

This is a reminder that the 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 'Eryn Ebach'.

Eryn Ebach  
Associate Planner

Copies to:

MABCD  
Jeff Blubaugh, Council Member District IV  
Rebecca Fields, CSR District IV  
S. Mellies, City Engineering

Southwest Neighborhood Association  
Attn: Joshua Blick  
2039 S. Everett  
Wichita, KS 67213



**Wichita-Sedgwick County Metropolitan Area Planning Department**

January 20, 2023

Stiles Properties  
Attn: Corey Stiles  
331 N. Elizabeth, Unit #2  
Wichita, KS 67203

K.E. Miller Engineering  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE: PUD2022-00027:** Planned Unit Development request in the City to split lots to provide separate lots for each structure; generally located within one-half mile east of South Meridian Avenue and one-quarter mile south of West Harry Street (1801 South Glenn Street).

Dear Applicant;

At its regular meeting on **January 19, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. The text of the PUD shall be revised in accordance with the recommended text as approved by the Planning Commission.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #110 1801 South Glenn Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.
4. All other federal, state, and local laws and ordinances must be observed.

Any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

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 February 2, 2023.** 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 **February 2, 2023 at 5:00 p.m.**

**NOTE:** District Advisory Board IV (DAB) will consider this case at their meeting to be held at **6:30 p.m., Monday, February 6, 2023**. Additional information regarding the DAB meeting may be obtained by calling the Community Services Representative, Rebecca Fields at 268-4197, or [rfields@wichita.gov](mailto:rfields@wichita.gov)

The Ronald Reagan Building • 2<sup>nd</sup> Floor • 271 West Third Street • Wichita, Kansas 67202  
316.268.4421 • [www.wichita.gov](http://www.wichita.gov)

([www.wichita.gov/council](http://www.wichita.gov/council)).

This application is scheduled for consideration by the Wichita City Council on **Tuesday, February 21, 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 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,



Eryn Ebach  
Associate Planner

Copies to: MABCD  
Jeff Blubaugh, Council Member District IV  
Rebecca Fields, CSR District IV  
S. Mellies, City Engineering

Southwest Neighborhood Association  
Attn: Joshua Blick  
2039 S. Everett  
Wichita, KS 67213

OCA 150004

(Corrected and Republished in the Wichita Eagle, July 18, 2023)

ORDINANCE NO. 52-041

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. PUD2022-00027**

City zone change from MF-29 Multi-Family Residential to PUD Planned Unit Development, subject to the general provisions of PUD #110, on property described as:

Lot 1 and Lot 3, Block 10 of the Whitlock's Replat of Orchard Grove Addition to Wichita, Sedgwick County, Kansas.


The 1801 South Glenn Planned Unit Development (PUD #110) shall be subject to the following conditions:

1. The site shall be developed in substantial conformance with the approved PUD #110 General Provisions as approved by City Council.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #110) 1801 South Glenn Planned Unit Development has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

**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 28<sup>th</sup> day of February 2023.



Brandon J. Whipple, Mayor, City of Wichita

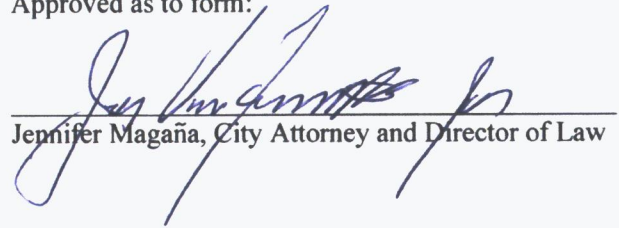
**ATTEST:**

  
\_\_\_\_\_  
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

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 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	445372	Print Legal Ad-IPL01318120 - IPL0131812		\$71.29	1	85 L

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

LAlvarez@wichita.gov

### LEGAL PUBLICATION

OCA 180064  
 (Corrected and Republished in the  
 Wichita Eagle, July 18, 2023)  
 ORDINANCE NO. 52-041

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. PUD2022-00027  
 City zone change from MF-29  
 Multi-Family Residential to PUD  
 Planned Unit Development, subject to  
 the general provisions of PUD #110,  
 on property described as:

Lots 1 and Lot 3, Block 10 of the  
 Whitlock's Replat of Orchard Grove  
 Addition to Wichita, Sedgwick County,  
 Kansas.

The 1801 South Glenn Planned Unit  
 Development (PUD #110) shall be subject  
 to the following conditions:

1. The site shall be developed in  
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 approved PUD #110 General Provisions  
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 indicating that this tract (referenced as  
 PUD #110) 1801 South Glenn Planned  
 Unit Development has special conditions  
 for development on the property.
3. A copy of the recorded certificate  
 along with four copies of the approved  
 PUD shall be submitted to the Metropolitan  
 Area Planning Department within 60 days  
 of governing body approval, or the request  
 shall be considered denied and closed.

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  
 re-incorporated 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 28th day of February,  
 2023.

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  
 IPL0131812  
 Jul 18 2023

In The STATE OF KANSAS  
 In and for the County of Sedgwick  
 1 insertion(s) published on:  
 07/18/23

STATE OF KANSAS)

SS

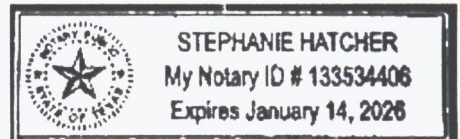
County of Sedgwick)

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 07/18/2023  
 to 07/18/2023.

I certify (or declare) under penalty of perjury that the  
 foregoing is true and correct.  
 DATED: 07/18/2023

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  
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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	363558	Print Legal Ad-IPL01031600 - IPL0103160		\$234.04	3	93 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 December 29, 2022  
 (One Time Only)  
 MAPC/BZA January 19, 2023  
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 19, 2023, 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 at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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) 2684421.

BZA2022-00057: Variance request in the City to reduce parking minimum from 10 to 2 spaces; generally located on the southwest corner of South Morningside Drive and South Woodlawn Blvd (441 South Morningside).

CON2022-00048: Conditional Use request in the City to allow a 155-foot monopole telecommunications facility with a 4-foot lightning rod; generally located on the north side of West Pawnee Avenue and south of Southwest Boulevard (380C West Pawnee Avenue).

CON2022-00052: Conditional Use request in the City to allow Group Residence, Limited on property zoned SF-5 Single-Family Residential District; generally located on the southwest corner of South Morningside Drive and South Woodlawn Blvd (441 South Morningside).

CON2022-00053: Conditional Use in the City to permit entertainment as an accessory use to a restaurant (defined as "nightclub in the City"); generally located on the south side of West 13th Street North, within one-block east of North West Street (3827 West 13th Street North).

CON2022-00054: Conditional Use request in the City to permit Wrecking/Salvage as use on property (with ZON2022-00074) to rezone from LC to LI Limited Industrial); located on the east side of South Seneca, within one-quarter mile south of West 55th Street South (5640 South Seneca).

CUF2022-00059: CUP Amendment in the City to DP-229 to allow for outdoor equipment and vehicle sales; generally located on the southeast corner of East Central Avenue and North Greenwich Road (310 North Greenwich Road).

PUD2022-00025: Zone Change request in the City from TF-3 Two-Family Residential to PUD Planned Unit Development to unify commonly owned parcels and create common amenity space on property; generally located between North Wacc and North Back Bay Blvd and on the south side of West 9th Street North.

PUD2022-00027: Planned Unit Development request in the City to split lots to provide separate lots for each structure; generally located within one-half mile east of South Meridian Avenue and one-quarter mile south of West Harry Street (1801 South Glenn Street).

ZON2022-00070: Zone Change request in the City from TF-3 Two-Family Residential District to NR Neighborhood Retail District for retail; generally located on the northeast corner of East 21st Street North and North Minneapolis Avenue (2202 North Minneapolis Avenue).

ZON2022-00071: Zone Change request in the City from SF-5 (Single Family) to OW (Office Warehouse); located on the northwest corner of North Arkansas Avenue and West 38th Street North (3825 N. Arkansas Avenue).

ZON2022-00072: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property; generally located one-quarter mile north of East Pawnee Avenue and 200 feet west of South Broadway Avenue (2152 South Market Street).

ZON2022-00074: Zone Change request in the City from LC Limited Commercial to LI Limited Industrial (with CON2022-00054) to permit Wrecking and Salvage use for a low-yard on property; located on the east side of South Seneca Street, within one-quarter mile south of East 55th Street South (5640 S Seneca).

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

Topic: Wichita-Sedgwick County Metropolitan Planning Commission

Time: 1:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=ae0k3bW0ySjBnbnJQTDJvOjVpVjVEXUJ0>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16699006833, 4089866967#...094136# US (San Jose)

+17193594580, 4089866967#...094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089866967>

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 (316-2684464) 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 or during the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email: [Planning@wichita.gov](mailto: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 December 29, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0103160

Dec 29 2022

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

1 insertion(s) published on:

12/29/22

STATE OF KANSAS)

SS

County of Sedgwick)

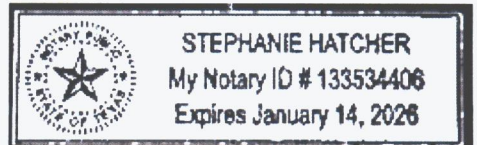
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 12/29/2022 to 12/29/2022.

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

DATED: 12/29/2022

*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!



**BACKGROUND:** The applicant is requesting a zone change from MF-29 Multi-Family Residential District to PUD Planned Unit Development to create the 1801 South Glenn Planned Unit Development PUD #110. The 0.16-acre property is generally located on the southwest corner of West Estner Avenue and South Glenn Street (1801 South Glenn). The lot has two single-family structures that were constructed in 1950. The applicant intends to split the lot into two separate parcels which currently cannot be approved because the lots created would not conform to some development standards within the MF-29 Multi-Family Residential District. A comparison between the MF-29 Multi-Family Residential District development standards and those requested by the application are outlined below.

Development Standards	MF-29 Standards	1801 S. Glenn Parcel 1	1801 S. Glenn Parcel 2
Minimum Lot area for Single-Family Dwelling	3,500 sq. ft.	3,664.88 sq. ft.	3,043.89 sq. ft.
Minimum Lot Width	35 feet	73.73 feet	49.95 feet
Front Setback	25 feet	15 feet	20 feet
Rear Setback	20 Feet	6 feet	5 feet
Interior Side Setback	6 Feet	5 feet	6 feet
Street Side Setback	15 Feet	6 Feet	5 feet

Upon approval, the PUD would permit the site to be split into two parcels under separate ownership while keeping the existing structures in compliance with the zoning code. The applicant has requested an underlying zoning of TF-3 Two-Family Residential District for any development standards not specified in the proposed PUD language or drawing. Additionally, the applicant’s proposed PUD language limits development on the parcels to single-family residential dwellings.

Section IV-A.4 of the Unified Zoning Code sets the minimum parking requirement for single-family residential as 1 space per Dwelling Unit. The two existing driveways off of West Esthner Avenue and South Glenn Street, respectively will satisfy the parking requirements for the two dwellings.

Property on all sides is zoned MF-29 Multi-Family Residential District and is developed with single-family residences.

**CASE HISTORY:** In 1910, the subject site was platted as Lot 3, Block 10 of the Whitlock’s Replat of Orchard Grove Addition to Wichita, Sedgwick County, Kansas. There are no zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

NORTH:	MF-29	Duplex
SOUTH:	MF-29	Single-family residential dwelling
EAST:	MF-29	Insurance agency
WEST:	MF-29	Single-family residential dwelling

**PUBLIC SERVICES:** The parcel is situated on the corner of West Estner Avenue and South Glenn Street, which are both paved, local, two-way roads without sidewalks. Municipal services already serve this site. Wichita Transit serves this area with a bus stop approximately three quarters of a mile away at West Estner Avenue and South Seneca Street.

**CONFORMANCE TO PLANS/POLICIES:**

The Community Investments Plan: The proposed rezoning to Planned Unit Development PUD #110 is in conformance with the *Community Investment Plan*. The *Community Investments Plan* (the Wichita-Sedgwick PUD2022-00015

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” land use. “Residential” areas should “reflect the full diversity of residential development densities and types typically found in a large urban municipality.” The approval of the proposed reduced setback development would increase the diversity of residence types and densities in the area, adhering to this component of the *Plan*.

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.” The *Plan* recommends strategies to create walkable places within Wichita, including “Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.”

**RECOMMENDATION:** Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to adherence to the recommended PUD text (attached) and the following conditions listed below.

#### Recommended Conditions of Approval

1. The text of the PUD shall be revised in accordance with the recommended text as approved by the Planning Commission.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #110 1801 South Glenn Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.
4. All other federal, state, and local laws and ordinances must be observed.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property on all sides is zoned MF-29 Multi-Family Residential District and is developed with a single-family residences.
2. **The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned MF-29 Multi-Family Residential District and can be developed with single-family residences, duplexes, or multi-family units. However, under the proposed provisions of the PUD, uses in Parcel 1 and Parcel 2 shall be limited to single-family residences.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The removal of restrictions will not detrimentally affect nearby properties.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change 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:** The proposed PUD should have minimal impacts on community facilities.

Attachments: 1. Staff Recommended PUD Language, 2. PUD #110 Drawing, 3. Aerial Map, 4. Zoning Map, 5. Land Use Map, 6. Site Pictures

**Attachment 1. Staff Recommended Language for 1801 South Glenn Planned Unit Development PUD #110**

LEGAL DESCRIPTION

Parcel 1

Lots 1 & 3, Block 10, Whitlock's Replat of Orchard Grove Addition to Wichita, Except the East 61.18 feet.

Parcel 2

The East 61.18 feet of Lots 1 & 3, Block 10, Whitlock's Replat of Orchard Grove Addition to Wichita.

General Provisions

1. Total Land Area           6708.76 sq. ft.  
  Or 0.15 acres
2. A drainage plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of plotting improvements.
3. Unless specified or shown on the drawing, the PUD will have an underlying zoning of TF-3.
4. Utilities shall be installed underground on all parcels.
5. Uses in Parcel 1 and Parcel 2 shall be a house for Single Family Residential.
6. Development of the site will not be permitted without connection to public water and sewer.
7. Relocation of any existing utilities and sidewalks will be the responsibility of the developer.
8. Amendments, adjustments, or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.
9. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
10. The planning of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
11. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

Parcel 1:

- |                   |                               |
|-------------------|-------------------------------|
| A. Net Area:      | 3,664.88 sq. ft. or 0.8 acres |
| B. Maximum Height | 35 feet                       |
| C. Setbacks       | See drawing                   |
| D. Access Points  | 1 on W. Estner Ave.           |

Parcel 2

- |                   |                                |
|-------------------|--------------------------------|
| A. Net Area:      | 3,043.89 sq. ft. or 0.07 acres |
| B. Maximum Height | 35 feet                        |
| C. Setbacks       | See drawing                    |
| D. Access Points  | 1 on S. Glenn St.              |

**Attachment 2. 1801 South Glenn Planned Unit Development PUD #110 Drawing**

**1801 S. Glenn  
PLANNED UNIT DEVELOPMENT  
PUD#XXXX**

**LEGAL DESCRIPTION:**

**Parcel 1**

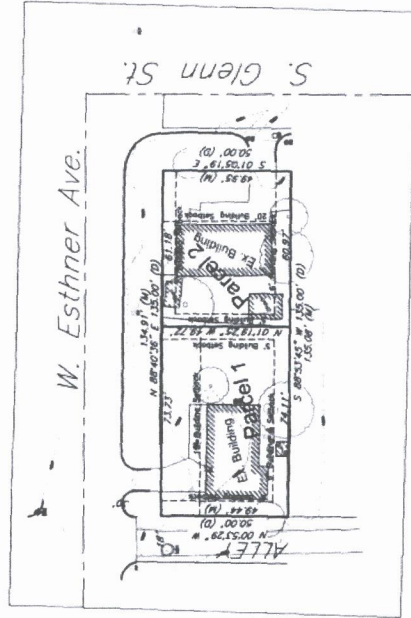
Lots 1 & 3, Block 10, Whitlock's Replat of Orchard Grove Addition to Wichita. Except the East 61.18 feet.

**Parcel 2**

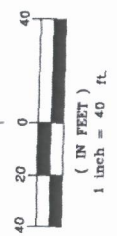
The East 61.18 feet of Lots 1 & 3, Block 10, Whitlock's Replat of Orchard Grove Addition to Wichita.

**GENERAL PROVISIONS:**

1. Total Land Area 6708.76 sq. ft. or 0.15 acres
2. A drainage plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of plotting improvements.
3. Unless specified or shown on the drawing, the PUD will have an underlying zoning of TF-3.
4. Utilities shall be installed underground on all parcels.
5. Uses in Parcel 1 and Parcel 2 shall be a house for Single Family Residential.
6. Development of the site will not be permitted without connection to public water and sewer.
7. Relocation of any existing utilities and sidewalks will be the responsibility of the developer.
8. Amendments, adjustments, or interpretations to this PUD shall be done in accordance with Unified Zoning Code.
9. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
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11. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.



<b>PARCEL 1</b>	3664.88 sq. ft. ± 0.08 acres ±	35 feet	See Drawing	1 on W. Esthner Ave.
<b>PARCEL 2</b>	3043.89 sq. ft. ± 0.07 acres ±	35 feet	See Drawing	1 on S. Glenn St.



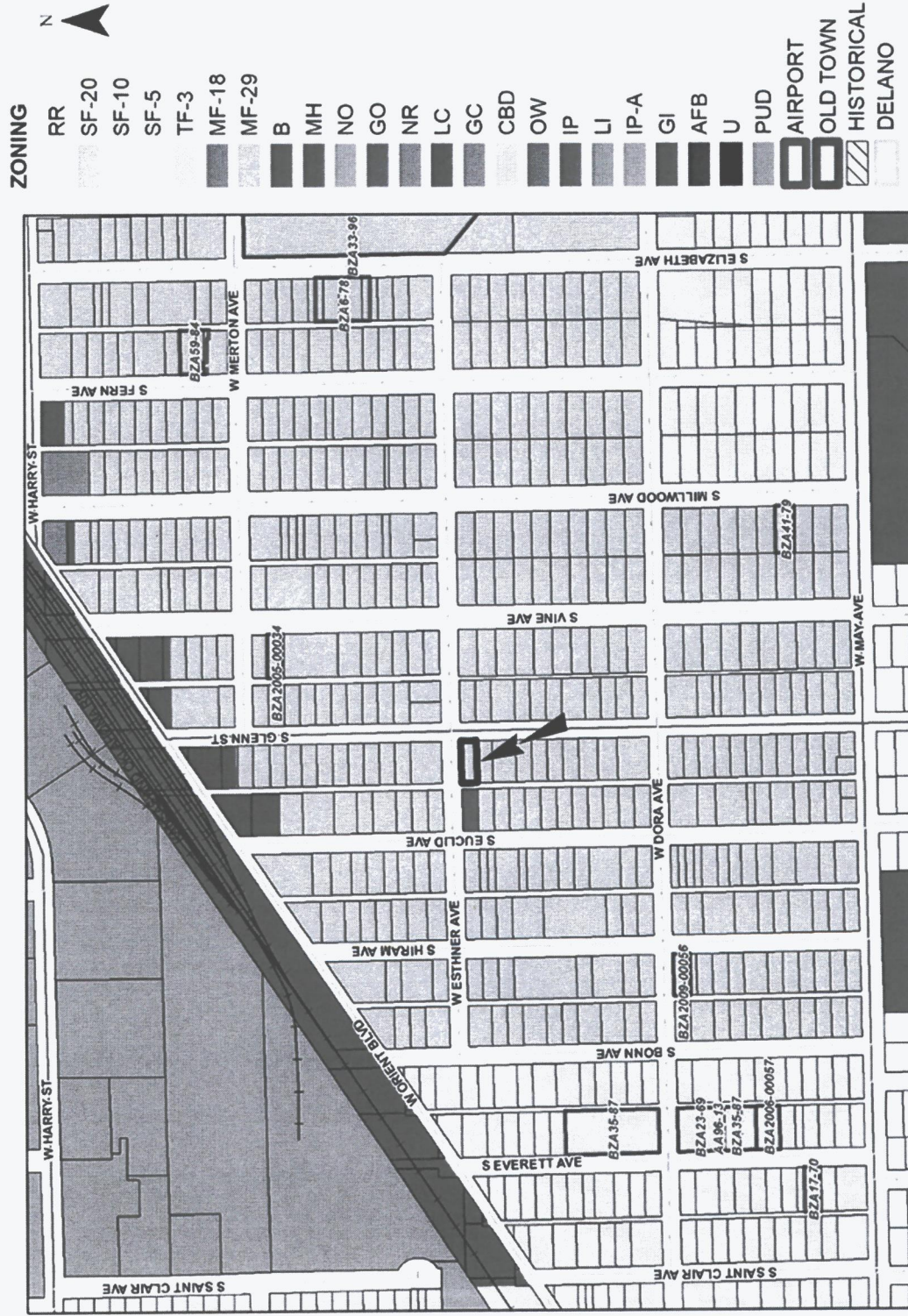
22144 / 1801 S. Glenn PUD Prepared: 10/24/2022

**KEMILLER**  
ENGINEERING PA  
117 E. Leach, Wichita, KS 67202 (316)284-0242

Attachment 3. Aerial Map



# Attachment 4. Zoning Map



# Attachment 5. Land Use Map



## 2035 Wichita Future Growth Concept Map

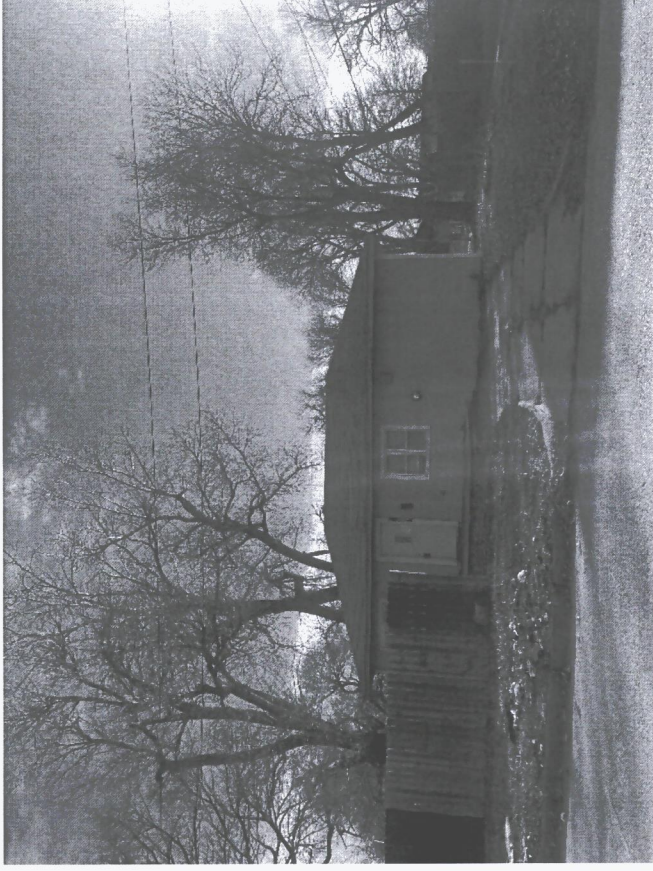
- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Nghbd\_Plan\_Areas



**Attachment 5. Site Photos**

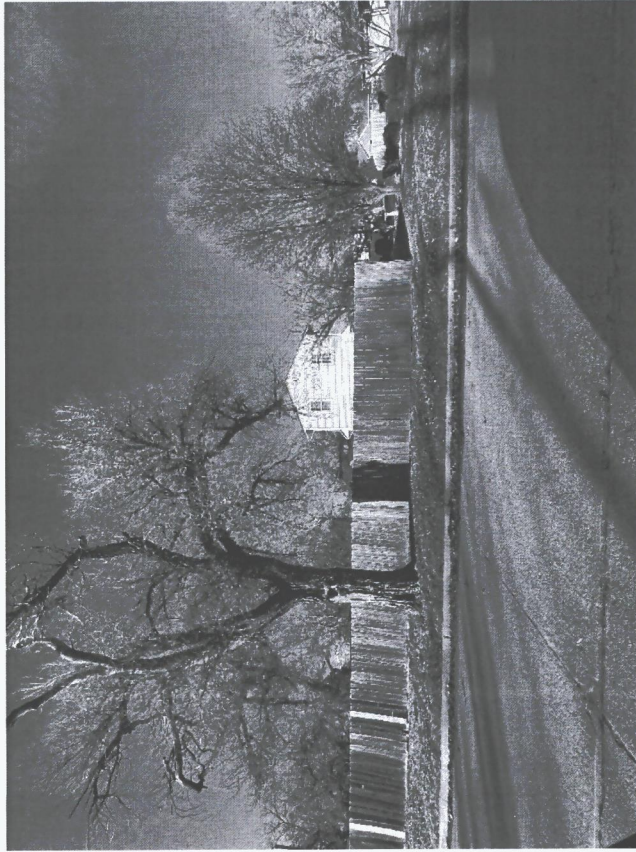


East portion of subject site (Parcel 2)

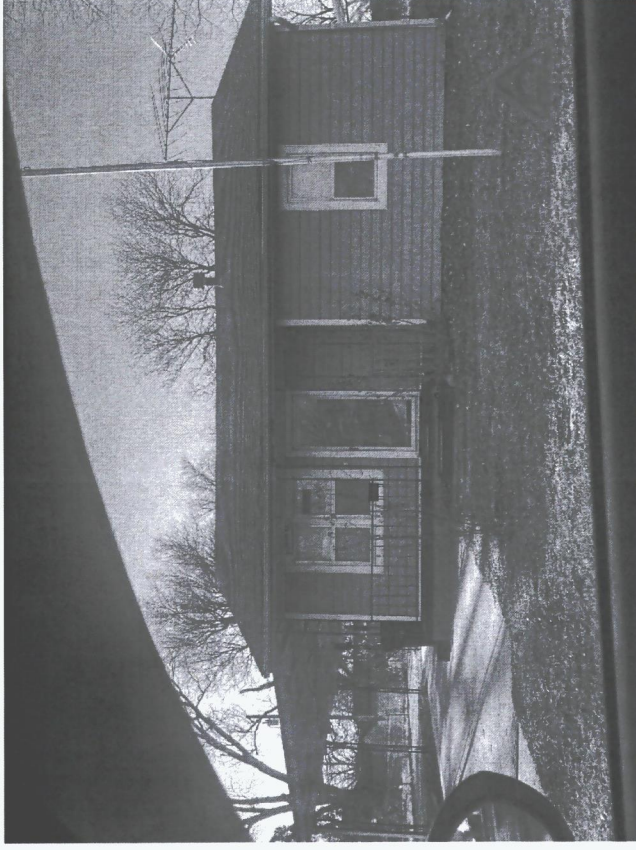


West portion of subject site (Parcel 1)

**Attachment 5. Site Photos**

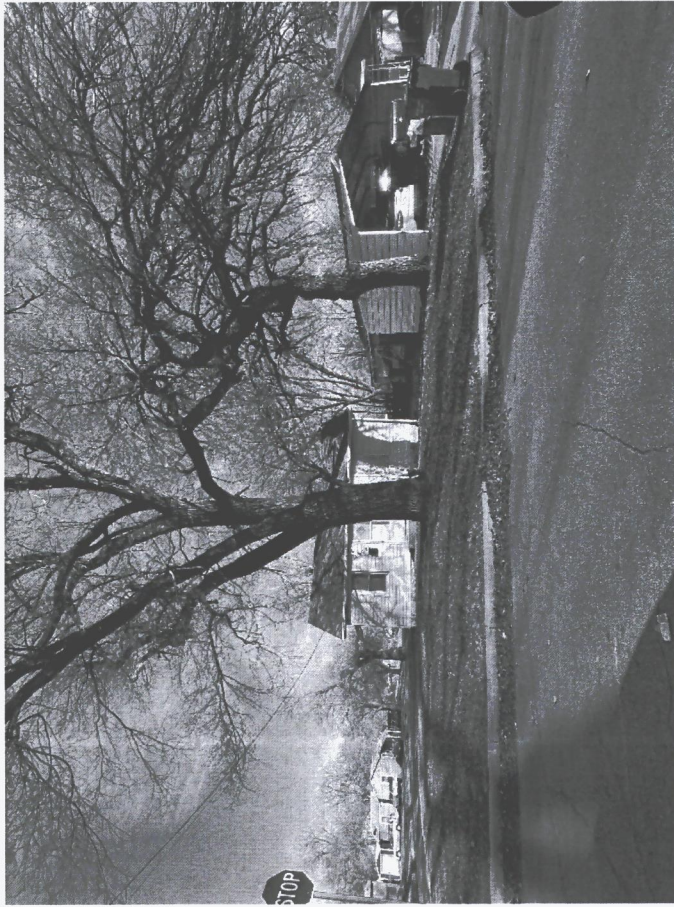


North of the subject site.

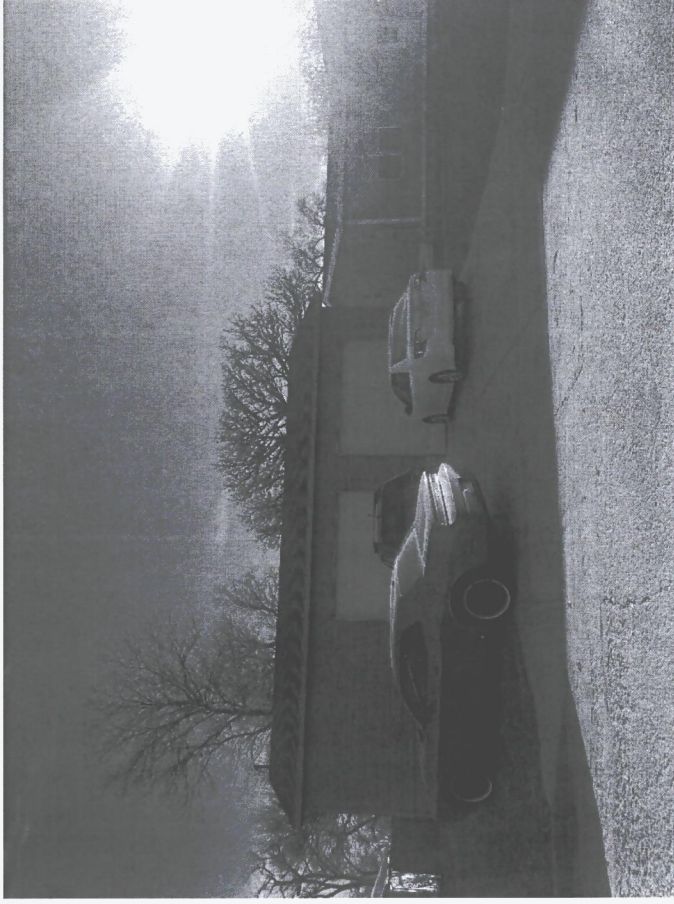


South of the subject site.

**Attachment 5. Site Photos**



East of the subject site.



West of the subject site.

# APPROVED PUD

MAP 1/17/23 REC 2/21/23  
PUD#110  
COPY 1/24

## 1801 S. Glenn PLANNED UNIT DEVELOPMENT PUD#110

### LEGAL DESCRIPTION:

#### Parcel 1

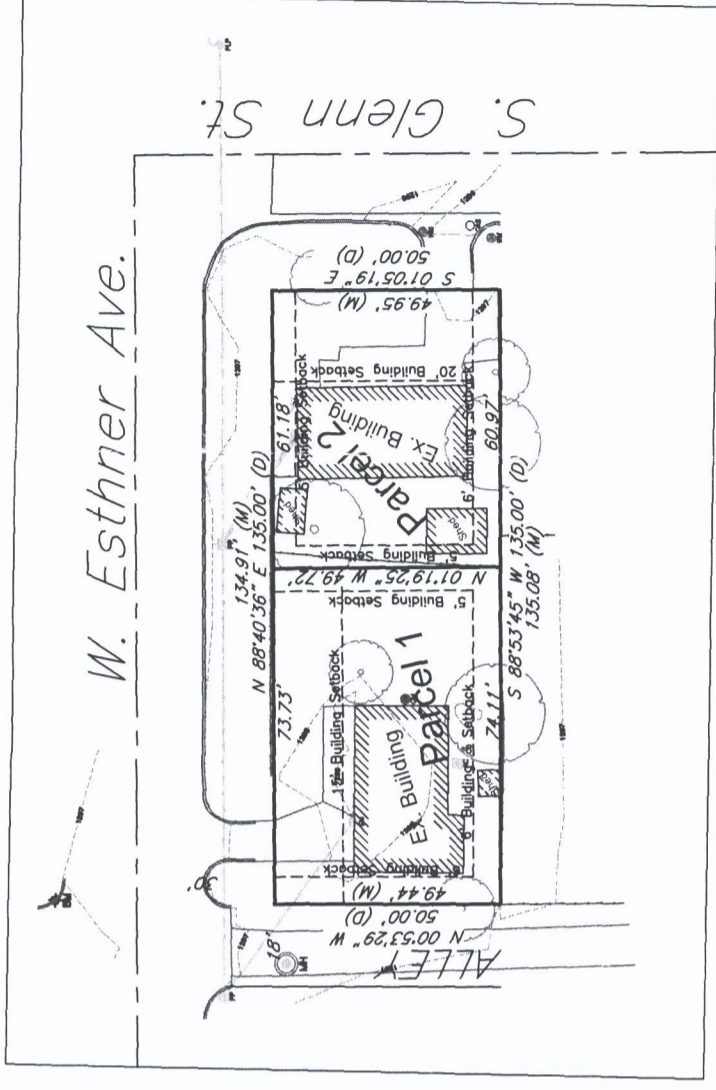
Lots 1 & 3, Block 10, Whitlock's Replat of Orchard Grove Addition to Wichita. Except the East 61.18 feet.

#### Parcel 2

The East 61.18 feet of Lots 1 & 3, Block 10, Whitlock's Replat of Orchard Grove Addition to Wichita.

### GENERAL PROVISIONS:

- Total Land Area 6708.76 sq ft. or 0.15 acres
- A drainage plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of plotting improvements.
- Unless specified or shown on the drawing, the PUD will have an underlying zoning of TF-3.
- Utilities shall be installed underground on all parcels.
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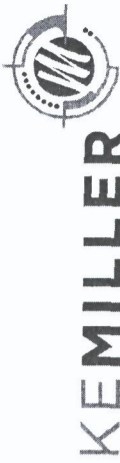
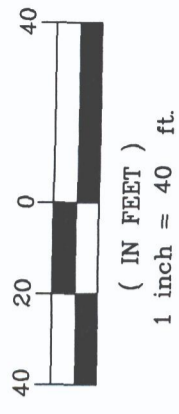


#### PARCEL 1:

- A. Net Area: 3664.88 sq. ft. ±  
0.08 acres ±
- B. Maximum Height: 35 feet
- C. Setbacks: See Drawing
- D. Access Points: 1 on W. Esthner Ave.

#### PARCEL 2:

- A. Net Area: 3043.89 sq. ft. ±  
0.07 acres ±
- B. Maximum Height: 35 feet
- C. Setbacks: See Drawing
- D. Access Points: 1 on S. Glenn St.



# APPROVED PUD

MAPS 1/19/23 WCC 2/21/23

*Philip J. ...* PUD#110-27  
Copy 2 of 4

## 1801 S. Glenn

PLANNED UNIT DEVELOPMENT  
PUD#110

LEGAL DESCRIPTION:

Parcel 1

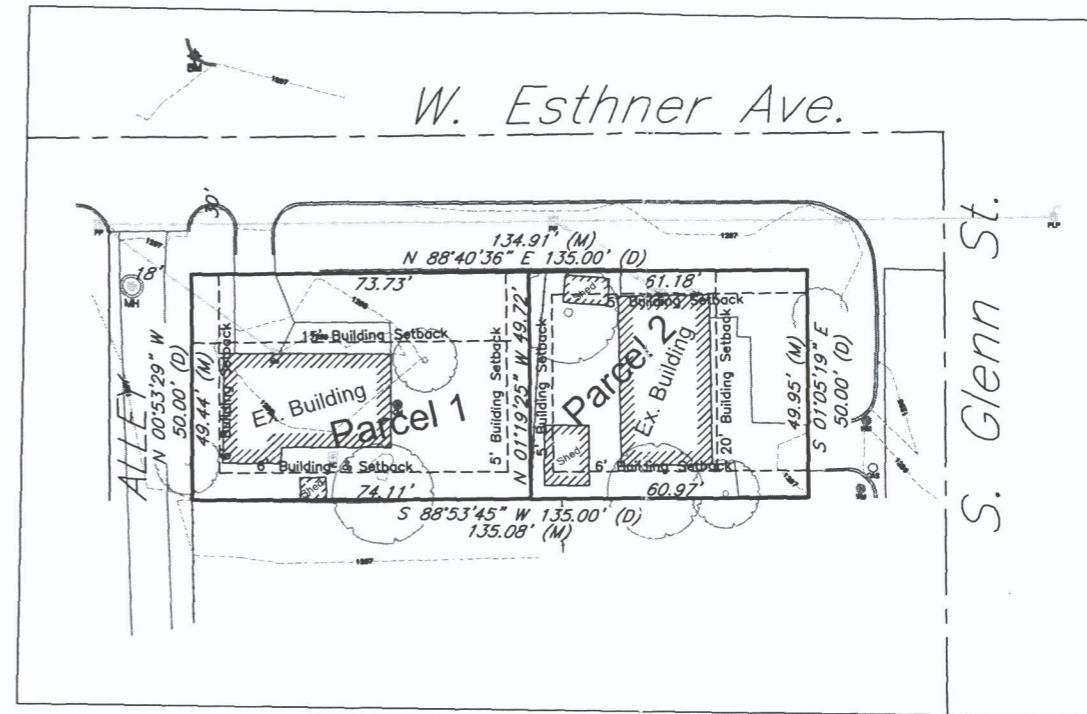
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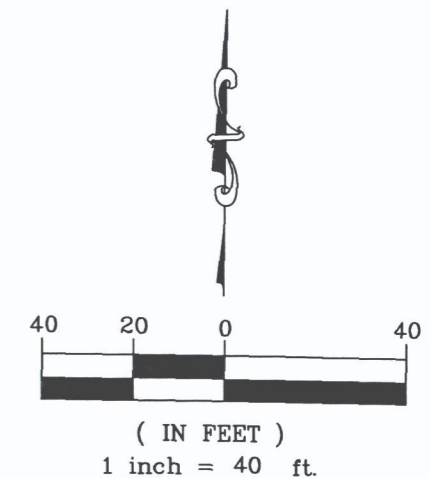


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0.07 acres ±
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- C. Setbacks: See Drawing
- D. Access Points: 1 on S. Glenn St.



22144 | 1801 S. Glenn PUD Prepared: 10/04/2022

**KEMILLER**  
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