



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

Walnut Stevens Tobacco Bldg, LC
741 West 2nd Street North
Wichita, KS 67203

December 4, 2023

Baughman Company, P.A.
315 Ellis Street
Wichita, KS 67211

RE: ZON2023-000062 – Zone Change request in the City from GC General Commercial District to CBD Central Business District to redevelop the property in a consistent manner with surrounding properties, generally located on the northeast corner of South Walnut Street and West Texas Avenue (110 & 112 South Walnut Street, 926 West Texas Avenue).

Dear applicant,

At its regular meeting on **November 30, 2023**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request to change zoning from GC General Commercial to CBD Central Business District to redevelop the subject property in a consistent manner with surrounding properties.

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 December 14, 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 **December 14, 2023, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) IV on **Monday, December 4, 2023** beginning at 6:30 p.m. at the Alford Branch Library (3447 S. Meridian). For more information on this meeting, please contact Community Services Representative for District IV, Brook Kauchak at (316) 268-4197 or bkauchak@wichita.gov. This application will be presented to the Wichita City Council on **Tuesday, January 2, 2024** 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 316-268-4421.

Sincerely,



Brad Eatherly
Current Plans
Senior Planner

CC: Jeff Blubaugh, Council Member District IV
 Brooke Kauchak, CSR, District IV
 MABCD

OCA 150004

(Published in the Wichita Eagle, January 12, 2024)

ORDINANCE NO. 52-322

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. ZON2023-00062

City zone change from GC General Commercial District to CBD Central Business District on property described as:

Lots 21, 23, and 25, EXCEPT the North 75 feet thereof, on Texas Avenue, West Wichita Addition, Sedgwick County, Kansas;

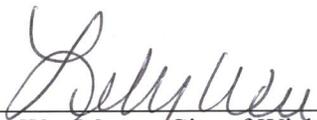
AND

The North 75 feet of Lots 21, 23, and 25 on Texas Avenue, West Wichita Addition, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this ordinance, the above zoning change 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.

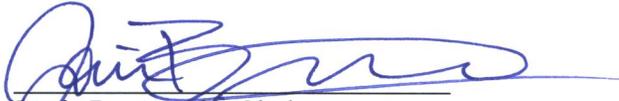
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 9th day of January, 2024.



Lily Wu, Mayor, City of Wichita

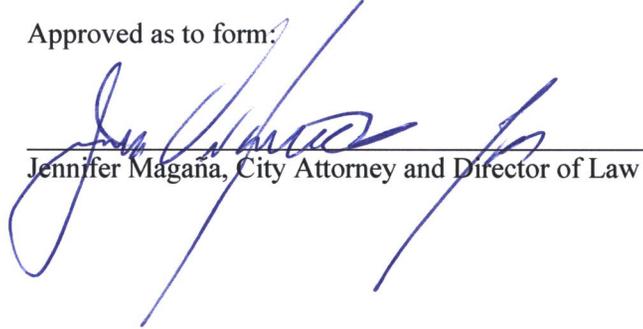
ATTEST:



Jamie Buster, City Clerk
(SEAL)



Approved as to form:



Jennifer Magana, City Attorney and Director of Law



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
3252	508419	Print Legal Ad-IPL01549520 - IPL0154952	ORD#52-322	\$53.01	1	63 L

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

JMBuster@wichita.gov

OCA 150004
 (Published in the Wichita Eagle,
 January 12, 2024)
ORDINANCE NO. 52-322

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. ZON2023-00062
 City zone change from GC General Commercial District to CBD Central Business District on property described as:
 Lots 21, 23, and 25, EXCEPT the North 75 feet thereof, on Texas Avenue, West Wichita Addition, Sedgwick County, Kansas;

AND
 The North 75 feet of Lots 21, 23, and 25 on Texas Avenue, West Wichita Addition, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this ordinance, the above zoning change 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 9th day of January, 2024.
 Lily Wu, Mayor, City of Wichita

ATTEST:
 Jamie Buster, City Clerk
 (SEAL) Approved as to form:
 Jennifer Magana, City Attorney and
 Director of Law
 IPL0154952
 Jan 12 2024

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

1 insertion(s) published on:
 01/12/24

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, 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 01/12/2024 to 01/12/2024.

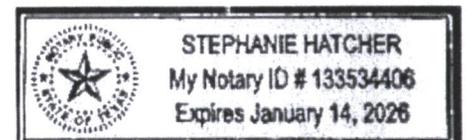
Stefani Beard

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

DATED: 01/12/2024

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!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	486952	Print Legal Ad-IPL01467920 - IPL0146792		\$198.76	3	79 L

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

MHEBERT@wichita.gov

LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on November 9, 2023
 (One Time Only)
 MAPC/BZA November 30, 2023
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 30, 2023, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2023-00056: Conditional Use request in the City for an Accessory Apartment; generally located on the northwest corner of West Central Avenue and North Clara Street (703 North Clara Street).

CUP2023-00036: CUP Amendment in the City to DP-327 to Parcel 8 to have a drive-thru and Parcel 8 to match architectural controls of Parcel 5, on property zoned LC Limited Commercial, located on the east side of North Maize Road, within one-quarter mile north of West 29th Street North (3220 N. Maize).

DER2023-00018: Unified Zoning Code amendment (City and County) to better define the term Entertainment Establishments, and Nightclubs in the City. Entertainment Establishments will now include alcohol and require a Conditional Use Permit in some cases. Nightclub in the City applies to uses with a capacity of 300 persons or more.

PUD2023-00012: Zone change request in the City from B Multi-Family to PUD (Planned Unit Development) to allow commercial uses for an existing building, generally located on the west side of South Minneapolis Avenue, within one block south of East Douglas Avenue, (104 South Kansas Avenue, 115 and 119 South Minneapolis Avenue).

PUD2023-00013: Zone change request in the City from SF-5 Single-Family Residential District to PUD #118 Planned Unit Development for multi-family development and custom parking standards, generally located on the northwest corner of West 9th Street North and North Saint Paul Avenue (1001 North Saint Paul).

VAC2023-00043: Vacation request in the City to vacate a portion of platted right-of-way (South Mosley Street) located one-quarter mile north of Highway 54 and 800-ft south of East Douglas Avenue.

ZON2023-00060: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for retail sales development; located south along West 21st Street North and within one-half mile east of North Tyler Road (8021 West 21st Street North).

ZON2023-00061: Zone change request in the City from SF-5 Single-Family Residential District and LC Limited Commercial District to LI Limited Industrial District to allow for industrial development, generally located on the southwest corner of 45th Street North and Hillside Avenue.

ZON2023-00062: Zone change request in the City from GC General Commercial to CBD Central Business District to redevelop the site in a consistent manner with the surrounding properties, located north-east corner of S Walnut Street and W Texas Avenue (110 S Walnut Street, 926 W Texas Avenue).

ZON2023-00063: Zone change in the City from GO General Office District to LC Limited Commercial District to allow a restaurant, generally located on the west side of South Webb Road, within 750 feet south of East Harry Street (1705 South Webb Road).

ZON2023-00064: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development, generally located on the west side of North Webb Rd, within one-quarter mile south of East 45th Street North (4439 North Webb Road).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) - 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. Planning Department staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

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

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)
 The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on November 9, 2023

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

IPL0146792

Nov 9 2023

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

1 insertion(s) published on:

11/09/23

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, 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 11/09/2023 to 11/09/2023.

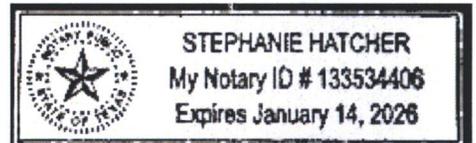
Stefani Beard

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

DATED: 11/09/2023

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!

STAFF REPORT
 MAPC: November 30, 2023
 DAB IV: December 4, 2023

CASE NUMBER: ZON2023-00062 (City)

APPLICANT/AGENT: Walnut Stevens Tobacco Bldg, LC (owner)
 Baughman Company, P.A. (agent)

REQUEST: CBD Central Business District

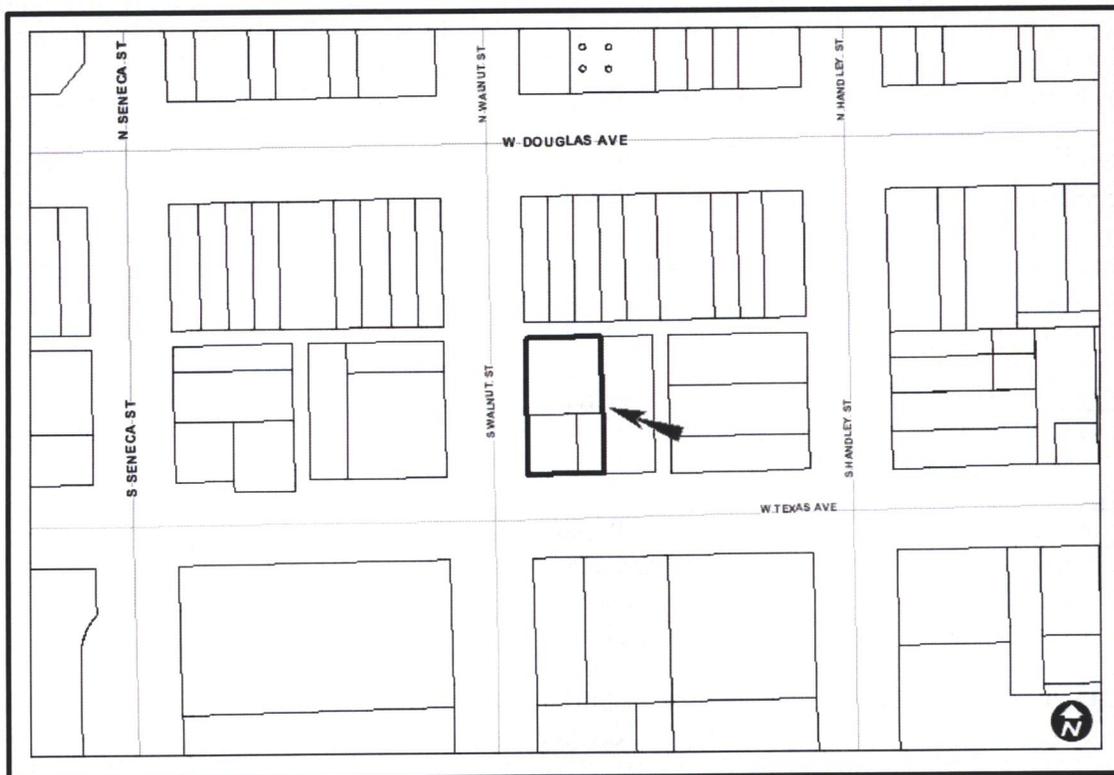
CURRENT ZONING: GC General Commercial District

SITE SIZE: 0.227 acres

LOCATION: Located on the northeast corner of South Walnut Street and West Texas Avenue (110 & 112 South Walnut Street, 926 West Texas Avenue).

PROPOSED USE: To redevelop the subject property in a consistent manner with surrounding properties.

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from GC General Commercial District to CBD Central Business District zoning. The platted properties, which total 0.227 acres in size, are located on the northeast corner of South Walnut Street and West Texas Avenue (110 & 112 South Walnut Street, 926 West Texas Avenue).

The subject site consists of three separate parcels. The parcels addressed as 110 and 112 South Walnut Street are currently developed with a two-story commercial building with a garage door on the first floor. The parcel addressed as 926 West Texas Avenue is developed with a single-family dwelling. The applicant did not specify how the property might be redeveloped, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. In August of 2023, the Wichita City Council approved a zone change request from LC to CBD at 905 West Douglas Avenue, and 115, 119, 121 South Handley Street (ZON2023-00037). These properties are on the same block as the current request. Within the past eight years, more than a dozen zone changes to CBD have been approved in the Delano area. There are a handful of uses that are permitted in the GC General Commercial District that are not permitted in the CBD Central Business District. Many of these uses are considered higher-intensity uses that do not adequately reflect the intent of the character of the CBD Central Business District. By changing to the CBD Central Business District, the parcels included in this request will be more in line with the character of the community.

The site is within the Delano Neighborhood Plan area and the Delano Overlay Zoning District (D-O). Any changes to the exterior or new construction on these properties must be reviewed and approved by the Planning Department, in accordance with the Delano Neighborhood Design Guidelines, before building permits are issued.

The Delano District was initially developed in the 1870s and then redeveloped in the early 1900s when off-street parking requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the GC District vary from zero to 20 feet). Public on-street parking is available throughout the Delano area.

Properties to the north are zoned CBD Central Business District and LI Limited Industrial District and are developed with offices, retail shops, and restaurants/bars. Property to the south, across West Texas Avenue, is zoned CBD Central Business District and is developed with the Downtown Senior Center. Property to the east is zoned GC General Commercial District and is developed with a warehouse. The property to the west, across South Seneca Street, is zoned GC General Commercial District and is developed with a parking lot.

CASE HISTORY: On August 4, 1872, the West Wichita Addition subdivision was created. There are no zoning cases associated with these properties.

ADJACENT ZONING AND LAND USE:

North: CBD, LI	Retail, Restaurant, Offices
South: CBD	Senior Center
East: GC	Warehouse
West: GC	Parking Lot

PUBLIC SERVICES: The site has access to South Walnut Street, a two-lane local street with sidewalks on both side with on-street parking and West Texas Avenue, a two-lane local street with sidewalks on both

sides with on-street parking. The site is served by all municipal services. In addition to the on-street parking, the City is planning a multimodal transit center two blocks east and one block south at West Texas Avenue and South Oak Street. The proposed multimodal facility is to be constructed on the site bounded by Sycamore, Oak, Burton, and Texas Streets and is beyond 30 percent design. The multimodal facility will include: 12 bus bays, office space, security office, ticket windows, and public and staff restrooms. In addition, the proposed parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes and includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Two transit routes serve Douglas Avenue with service every 45 minutes, in each direction per route.

CONFORMANCE TO PLANS/POLICIES: The requested CBD zoning would continue to allow the property to be in conformance with existing plans and policies.

Community Investments Plan: The requested CBD zoning aligns with the goals of the Community Investments Plan. The 2035 Wichita Future Growth Concept Map within the Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for “New Employment.” This category “encompasses areas of land that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment.” The category also states, “In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed.”

Wichita: Places for People Plan: The requested CBD zoning aligns with the goals of the Wichita: Places for People Plan by allowing for development momentum in the area. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area. The subject site is located within the Established Central Area in an area identified as an “area of stability.” The Places for People Plan defines Areas of Stability as those “locations within the ECA 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.” Furthermore, this commercial district is identified as a Community Core node as identified in the Wichita: Places for People Plan (2019). A Community Core node is intended to serve multiple neighborhoods and is designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services. While accommodating the retail and service market for multiple neighborhoods, the integration of civic or office uses will enhance the economic sustainability of these places. Ample on-street parking is available as well as surface parking lots nearby the subject parcel. This zoning action encourages walkability throughout the Delano Commercial District and beyond. Improvements should be targeted to support and continue this development momentum and strengthen the established physical context.

Delano Neighborhood Plan: The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.” The site also falls within the boundaries of the Delano Overlay. Any future modifications to the design of the building, or any new construction on site, must comply with the Delano Overlay Design Guidelines.

The Unified Zoning Code (UZC) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of

development and uses as the original core CBD area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED.**

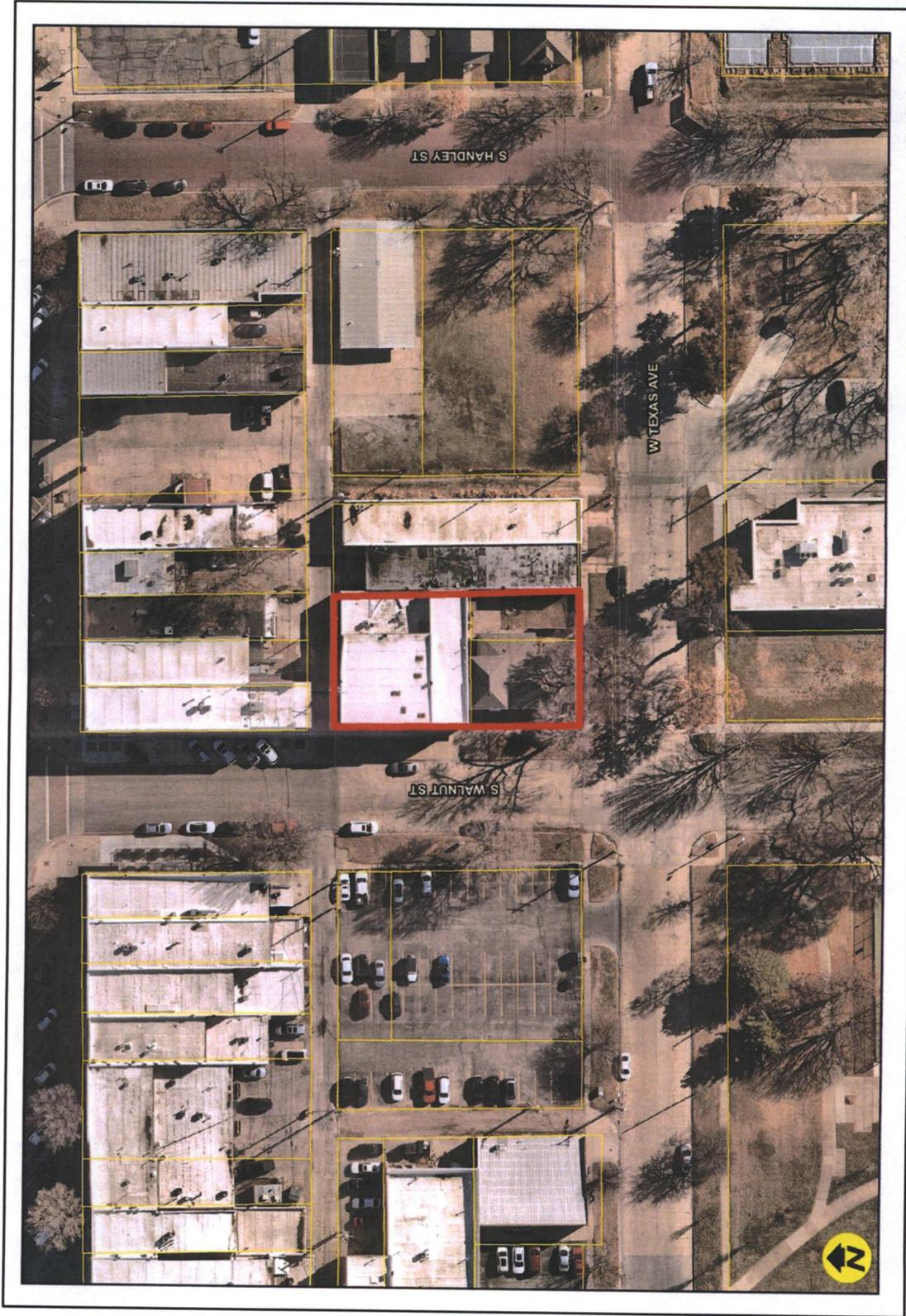
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mixed use. Properties to the north are zoned GC General Commercial District and are developed with commercial buildings, which includes offices and restaurants/bars. Property to the south, across West Texas Avenue, is zoned CBD Central Business District and is developed with a senior center. The property to the east is zoned GC General Commercial District and is developed with a warehouse. The property to the west is zoned GC General Commercial District and is developed with a parking lot.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned GC General Commercial District which is suitable for a range of commercial uses but requires the provision of off-street parking per the UZC. The site can be developed as currently zoned. Many of these uses would be of a higher intensity than those that would be permitted in the CBD Central Business District. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking and modify building setback requirements and make the site more attractive to potential redevelopment. Changing the zoning to CBD Central Business District would allow the parcels to be more in line with the intended character of the community.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request should have little if any significant adverse impact to nearby property owners. The current zoning would allow for a broad range of commercial uses, many of which would have higher intensities and could possibly impact the adjacent properties in a negative manner.
4. **Length of time property has remained vacant as zoned:** The property at 926 West Texas Avenue has been developed with a single-family residence since 1925. The property at 110 and 112 South Walnut Street has been developed with a warehouse/commercial building since 1936. It is unknown if the buildings are currently vacant or are being used.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Staff does not anticipate the requested zone change will have a significant impact on the public health, safety, and welfare of the surrounding community. Denial may result in the loss of use and enjoyment of the property for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested CBD zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff

has not received any comments regarding the proposed zone change.

Staff Report Attachments:

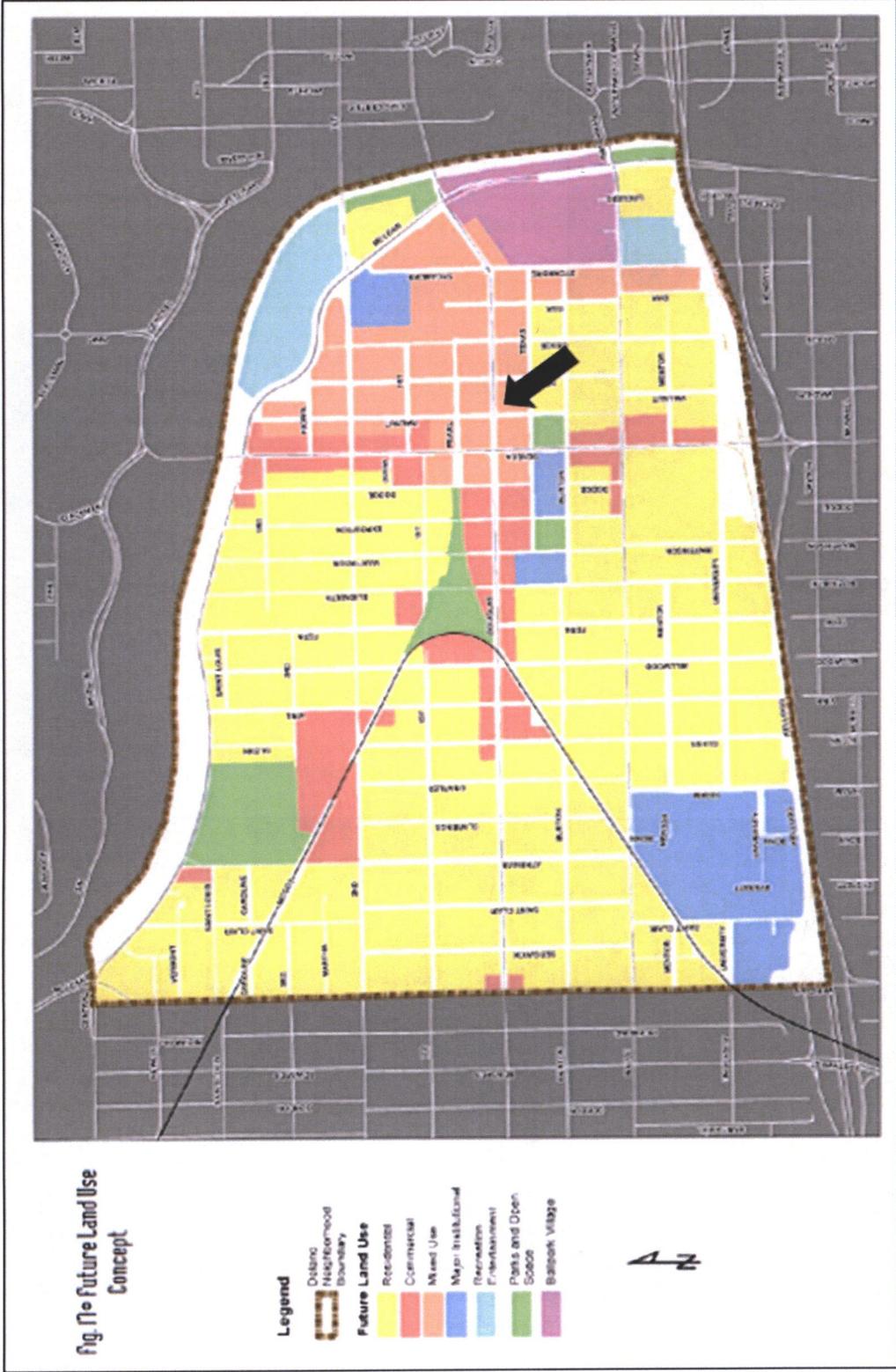
1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Delano Plan's Future Land Use Map
5. Photos



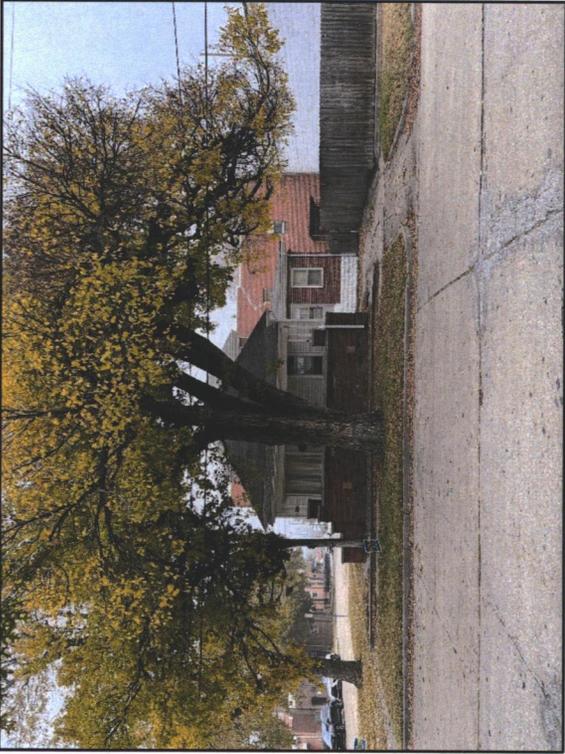
**2035 Wichita
Future Growth
Concept Map**

- 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**
 - Small City Urban Growth Areas
 - Small City Urban Growth Areas
 - Rural Areas
 - LAND USE**
 - Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood/Area Plans

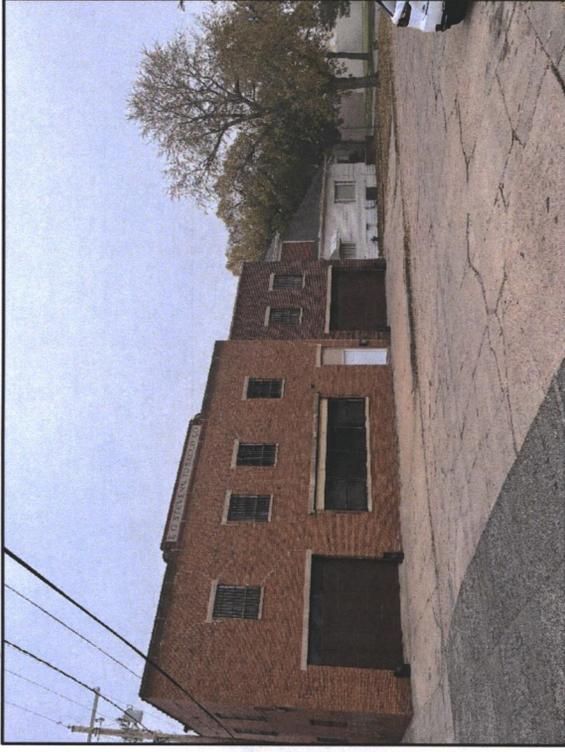




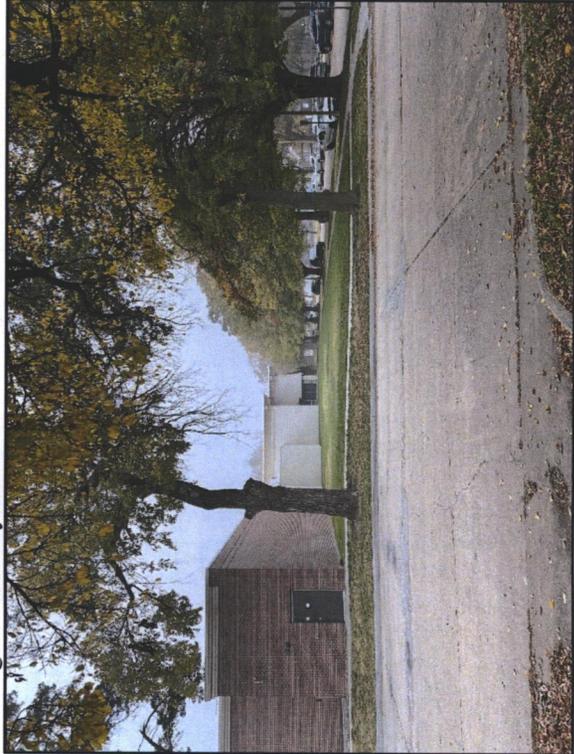
Looking north at 926 West Texas Ave



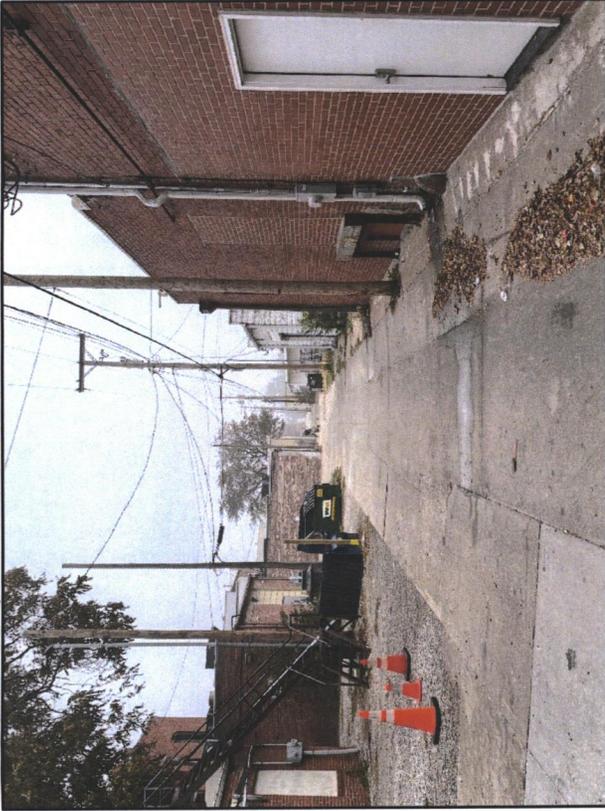
Looking southeast at 110 and 112 South Walnut Street



Looking south away from site



Looking east away from rear of site



Looking west from rear of site

