



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

F4 LLC
Attn: Nathan Farha
1330 East Douglas Avenue
Suite 300
Wichita, KS 67214

March 28, 2024

RE: ZON2024-00013 – Zone change request in the City from TF-3 Two-Family Residential District to B Multi-Family District to construct a multi-unit property, generally located on the east side of North Lorraine Avenue, within 550 feet north of East 2nd Street North.

Dear applicant,

On May 14, 2024, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request.

If you have any questions concerning this matter, please contact our office.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

Cc: Brandon Johnson, Councilmember District I



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

F4 LLC
Attn: Nathan Farha
1330 East Douglas Avenue
Suite 300
Wichita, KS 67214

March 28, 2024

RE: ZON2024-00013 – Zone change request in the City from TF-3 Two-Family Residential District to B Multi-Family District to construct a multi-unit property, generally located on the east side of North Lorraine Avenue, within 550 feet north of East 2nd Street North.

Dear Applicant;

At its regular meeting on **March 28, 2024**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on April 11, 2024. 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 **April 11, 2024, at 5:00 p.m.**

This application will be considered by the District I Advisory Board on **April 1, 2024**. The meeting shall take place at 6:00pm at the Atwater Neighborhood Resource Center, 2755 East 19th Street North, Wichita, KS 67214. For more information, please contact Maddy Campbell at mcampbell@wichita.gov or 268-4583.

This application will be considered by the Wichita City Council on **Tuesday, May 7, 2024**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202.

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

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

CC: Brandon Johnson, Councilmember District I
Gary Hastings, 317 North Lorraine Avenue, Wichita, KS 67214
Stormy Johnston and Catherine Rayes, *via email*
Keith Voyd, *via email*
Lori Lawrence, *via email*
Mark Seligh, *via email*
Corey Sandy, *via email*

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON May 24, 2024

ORDINANCE NO. 52-487

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. ZON2024-00013

Zone change request in the City from TF-3 Two-Family Residential District to B Multi-Family Residential District on property legally described as:

Lots 40 and 42, Moser, now Lorraine Avenue, Maple Grove Addition to the City of Wichita, Sedgwick County, Kansas.

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

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

Adopted this 21st day of May, 2024.

Lily Wu
Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster
Jamie Buster, City Clerk

(SEAL)



Approved as to form: Jennifer Magaña
Jennifer Magaña, 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
32522	555497	Print Legal Ad-IPL01745550 - IPL0174555	ORD-#52-487	\$50.49	1	60 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 ON
 May 24, 2024
 ORDINANCE NO. 52-487**

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. ZON2024-00013

Zone change request in the City from TF-3 Two-Family Residential District to B Multi-Family Residential District on property legally described as:

Lots 40 and 42, Moser, now Lorraine Avenue, Maple Grove Addition to the City of Wichita, Sedgwick County, Kansas.

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

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

Adopted this 21st day of May, 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

IPL0174555

May 24 2024

In The STATE OF KANSAS
 In and for the County of Sedgwick
 1 insertion(s) published on:
 05/24/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 05/24/2024 to 05/24/2024.

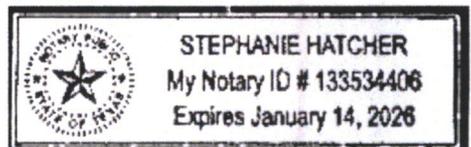
Mary Castro

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

DATED: 05/24/2024

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	527836	Print Legal Ad-IPL01628410 - IPL0162841		\$141.30	2	84 L

Attention: MANDY HEBERT

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

MHEBERT@wichita.gov

OCA 150004

Published in The Wichita Eagle on March 7, 2024

(One Time Only)
 MAPC/BZA March 28, 2024
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 28, 2024, 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.

CON2024-00010: Request in the City for a Conditional Use for Entertainment Establishment to bring existing Candle Club into conformance and permit new outdoor patio on property zoned LC Limited Commercial, located on the southwest corner of East 13th Street North and North Woodlawn Blvd (6135 E. 13th Street).

CUP2024-00004: CUP Amendment in the City to CUP DP-319 Providence Square Community Unit Plan to reduce the side setback of Parcel 1A for outdoor storage and increase area of outdoor storage, generally located on the northwest corner of East 13th Street North and North Oliver Avenue.

VAC2024-00009: Vacation request in the City to vacate the west half of Nelson Street Right-of-Way, generally located adjacent to property north of West Ponderosa Street and within one-quarter mile east of North West Street (3534 West Ponderosa Street).

VAC2024-00010: Vacation request in City to vacate a portion of a side yard setback on the south side of the property generally located at the northeast corner of E. Central Ave. and N. Armour Dr. (508 N. Armour Dr.).

VAC2024-00011: Request in the City to vacate a drainage right-of-way from 35 feet to 15 feet to allow for expansion of the existing structure on property zoned LI Limited Industrial District, generally located on the east side of South Hoover Road, within one-half mile north of K-42 (2550 South Hoover).

ZON2024-00012: Zone change request in the City from LI Limited Industrial District to CBD Central Business District to match zoning of nearby properties, generally located on the west side of North Oak Street, within 200 feet north of West Douglas Avenue (115 & 121 North Oak Street).

ZON2024-00013: Zone change request in the City from TF-3 Two-Family Residential District to B Multi-Family District to construct a multi-unit property, generally located on the east side of North Lorraine Avenue, within 550 feet north of East 2nd Street North.

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 Departments 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>

Planning:

WITNESS MY HAND on March 7, 2024

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

IPL0162841

Mar 7 2024

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

1 insertion(s) published on:

03/07/24

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 03/07/2024 to 03/07/2024.

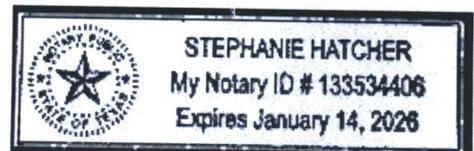
Stefani Beard

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

DATED: 03/07/2024

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!



STAFF REPORT
MAPC: March 28, 2024
DAB I: April 1, 2024

AGENDA ITEM NO. 4.8

-
- CASE NUMBER:** ZON2024-00013 (City)
- APPLICANT/AGENT:** F4 LLC (Applicant)
- REQUEST:** B Multi-Family Residential District
- CURRENT ZONING:** TF-3 Two-Family Residential District
- SITE SIZE:** 0.19 acres
- LOCATION:** Generally located on the east side of North Lorraine Avenue, within 550 feet north of East 2nd Street North.
- PROPOSED USE:** Multi-family development.
- RECOMMENDATION:** Approve.



BACKGROUND: The applicant is requesting a zone change from TF-3 Two-Family Residential District (TF-3) to B Multi-Family Residential District (B) to allow for multi-family development. The subject site is generally located on the east side of North Lorraine Avenue, within 550 feet north of East 2nd Street North and is currently vacant. Historic aerial maps show that the site has been vacant since approximately 1983, where a single-family residence previously stood.

The requested zone change would permit more uses on site than its current zoning. Additionally, it would allow changes to the minimum lot area, minimum lot width, and setback requirements, as demonstrated in the table below.

Development Standard	TF-3 Two-Family Residential District	B Multi-Family Residential District
Minimum lot area	3,500 square feet for single-family; 3,000 square feet per dwelling unit for duplex and multi-family (maximum 14.5 dwelling units per acre); 5,000 square feet for nonresidential uses	2,500 square feet for single-family; 2,000 square feet per dwelling unit for duplex; 580 square feet per dwelling unit for multi-family (maximum 75.1 dwelling units per acre); 5,000 square feet for nonresidential uses
Minimum lot width	35 feet	No minimum
Front setback	25 feet	20 feet
Rear setback	20 feet	15 feet, subject to compatibility standards
Interior side setback	Six feet	Five feet, subject to compatibility standards
Maximum height	35 feet	55 feet, plus one foot of additional height for each foot of setback beyond the minimum required setbacks for all property lines, subject to compatibility standards

The Unified Zoning Code (UZC) requires compatibility standards for side and rear lot lines of properties zoned MF-18 Multi-Family Residential District or less restrictive when they are within 500 feet of a property zoned TF-3 or more restrictive. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. The width of the subject site is 50 feet, so the side and rear setbacks shall be 15 feet. However, the compatibility setback standards shall not require more than a setback of 25 feet. For compatibility height standards, no structure shall exceed 35 feet in height within 50 feet of the lot line. Since the subject site is 50 feet wide, the maximum height is 35 feet.

Because the property abuts residential zoning on the east and west sides, it will need to provide screening and landscaping. Screening must be installed on the north and west sides of the property. The UZC requires screening fences or walls to be no less than six feet and no more than eight feet in height. The Wichita Landscape Ordinance requires one shade tree or two ornamental trees for every 500 square feet of required landscaped street yard. It also requires landscape buffer trees, which may be comprised of either one shade tree or two ornamental trees per 40 lineal feet. One shade tree or two ornamental trees are also required for every 20 parking spaces on site.

Parking requirements are mandated by Section IV-A of the UZC. The applicant shall provide 1.25 parking spaces per efficiency and one bedroom dwelling unit and 1.75 spaces per two-bedroom or larger dwelling unit.

The character of the neighborhood is mostly residential. Properties to the north and west are zoned TF-3 and are developed with single-family houses. Property to the south is zoned B and is developed with an apartment complex, which is also owned by the applicant. Property to the east is zoned GO General Office District (GO) and is developed with a medical office. In 1973, the Board of Zoning Appeals granted a Variance to the property to the east to reduce the rear setback from 15 feet to 10 feet (BZA22-73).

CASE HISTORY: On July 9, 1886, the subject site was platted as Lot 40, Moser now Lorraine, Maple Grove Addition. There are no zoning cases associated with these properties.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single-family residence
SOUTH:	B	Apartment complex
EAST:	GO	Medical office
WEST:	GO	Single-family dwellings

PUBLIC SERVICES: The subject site has access to North Lorraine Avenue, which is a two-way, brick, local street with sidewalks on each side. The site currently has access to sewer and water services. Wichita Transit stops two blocks northeast of the subject site at the intersection of North Hillside Avenue and East 3rd Street North.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for “New Residential” uses. The *Plan* defines “New Residential” as “*areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category.*” Multi-family development is considered an appropriate use within the New Residential category.

The *Community Investment Plan*’s Locational Guidelines provide a framework for decision-making regarding land use changes so as to: encourage patterns of development that efficiently and effectively use land, public infrastructure, and services; strive for compatibility among various land uses; and, promote quality of place through design. One of the Locational Guidelines for Development Pattern is to “support expansion of existing uses to adjacent areas.” There is an apartment complex directly south of the subject site. The requested zone change, along with the compatibility standards that restrict the development on site, should provide a gradual transition between the single-family housing to the north and west and the multi-family and commercial development to the south and east.

The requested zone change is in conformance with the *Wichita: Places for People Plan*. The subject site is located within an Area of Opportunity, which the *Plan* defines as “areas that generally exhibit economic challenges, a disconnected development pattern and a lack of walkable places and facilities. These areas need strategic investment, both public and private, to assist in redefining and reinvigorating the area. Areas of Opportunity also require capacity-building at the neighborhood level to accommodate redevelopment that is beneficial to the neighborhood and its residents.” In Areas of Opportunity, where the economic markets are typically limited, small-scale infill and redevelopment projects will define the initial improvements. The applicant is proposing an infill project on a vacant lot.

Strategy 5 of the *Wichita: Places for People Plan* seeks to “Provide a diversity of housing options to attract new residents and allow existing residents to remain in the Established Central Area (ECA).” Strategy 6 of the *Places for People Plan* seeks to “encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The applicant is requesting a zone change for small-scale infill. The multi-family development increases the diversity of housing in the ECA.

The requested zone change is in conformance with the *Central Northeast Area Plan*. One of the Priorities outlined in the *Plan* aims to “protect the neighborhood fabric by ensuring that the rate of new home construction exceeds the housing demolition rate.” The applicant is proposing to construct new dwelling units on a lot that has been vacant for over 40 years.

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 mostly residential. Properties to the north and west are zoned TF-3 and are developed with single-family houses. Property to the south is zoned B and is developed with an apartment complex, which is also owned by the applicant. Property to the east is zoned GO General Office District and is developed with a medical office. In 1973, the Board of Zoning Appeals granted a Variance to the property to the east to reduce the rear setback from 15 feet to 10 feet (BZA22-73).
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is presently zoned TF-3, which allows single-family and two-family residences by-right and multi-family residences with a Conditional Use. However, the multi-family density is permitted at 14.5 dwelling units per acre, as opposed to B, which allows 74.1 dwelling units per acre.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have a significant detrimental impact on nearby property. Screening, landscaping, and compatibility standards should mitigate any potential detrimental impacts to the adjacent residential properties.
4. **Length of time subject property has remained vacant as zoned:** The lot has been vacant since approximately 1983. Historic aerials show that a single-family dwelling previously stood on site and was demolished sometime between 1974 and 1983.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new development that is similar to that of the adjacent properties. Denial may represent a loss of economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Central Northeast Area Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested zone change to have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received three comments from the public with concerns regarding traffic and parking. Comments are attached to the end of this report.

Staff Report Attachments:

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

03/13/2024

MABCD

Attn: Christina Rieth

271 W 3rd Street-Suite 201

Wichita, KS 67202

RE: Case # ZON2024-00013

I own a duplex at the end of this street. This is a dead in street. Currently there is no street parking at the end of the street, and a car can barely turn around.

Second Street is a one-way street to the West. Cars already back up on Lorraine trying to get out to 2nd St to go west.

I'm curious has anyone done research on the traffic flow on this street. A few years ago, it wasn't bad when the apartments at 338 N Lorraine was a boy's home and this boy didn't drive. But since that was redone and now has residents with cars the street is very busy and back up at 2nd and Lorraine trying to get out.

The street has very limited street parking. If my tenants have guest over or if I stop by my property to do a repair, I must park two or three houses down. Adding more apartments will only make this all worse.

This street is already congested. If a fire was to happen, you would not be able to get more than one fire truck down the street to put out a fire with all the cars that already must park along the street. The west side of the street has no alley or alley access. So, we have very limited options on where to park.

Sincerely

Corey Sandy
BWM Holding LLC

Hi Scott and everyone!

I know you're out this week Scott, so I'm emailing the team.

I live across the street from this property. I'm at 321. Our block is a dead end and the homeowners on this block have concerns about this space now being requested to become multi-family.

I knew that Farha (didn't have a name until now because the management company wouldn't divulge) had purchased the property and owns the 40 room or more apartment building next to it at 338.

338 was remodeled from a hotel into one bedroom apartments after being transitional youth housing (and that was bad for us, a constant police presence on our block, but almost none of them could drive so traffic wasn't the concern). Now that it's a gated apartment building (though the gates often don't work), I have more than once in the last few months almost been hit getting out of my driveway because of all the traffic.

This new building will bring even more traffic! The lot has been vacant for more than 20 years and this block has always been relatively quiet.

QUESTIONS:

Is it possible for them to build their entrance in the back onto the paved alley?

The lot isn't big enough for parking and they must not park on our street because we and our guests already do.

How much parking is required for each housing unit (apartment)?

If they empty out onto Lorraine, can we put speed bumps on our brick street? Do I need to ask a traffic engineer that question? Who should I ask?

Will they have free rein with what they build?

Will the Places for People concept rule here or will they even have to get a design approved? It is a very small space so they will have to build UP not out to get more than 3 or 4 apartments there but no one can tell me what they are asking for other than "upscale apartments". Nothing here in Uptown Neighborhood Association (except as you know that monstrosity in the 100 block of N. Poplar) is more than 2 or 2 1/2 stories.

BTW, they took out a more than 5 foot diameter, likely 100 year old, tree to clear that lot.

Thanks for the help! We need some answers.

Lori Lawrence
321 N. Lorraine Ave.
316-516-3632

Hello Christina and Members of the Planning Department,

It's my understanding that the current owner of the Cobblestone Apartments has submitted a request to change the zoning for the vacant lot next to the apartments from single/duplex to multifamily. I am opposed to this change because Mr. Farha has already proven to be a very inconsiderate neighbor. The remodeling of the Cobblestone Apartments subjected our quiet residential street, one of the few remaining brick streets in Wichita, to weeks of heavy traffic and noise from construction employees at all hours of the day and night; it was not unusual to see and hear people in the apartments and the parking lot at midnight, two a.m., even three a.m. For weeks on end, the noise generated by the construction machinery, by the traffic, by the employees, and by the construction itself was audible inside my house with all the doors and windows shut. The construction trash had been dumped in the vacant lot and remained in plain sight for weeks. When construction was finally finished the apartments were "landscaped" with gravel, also a noisy process. The gravel will now be a source of increased summer heat and dust for our block, as will the influx of vehicles bringing excess car exhaust.

When construction was finished, the parking lot gates were installed. Now the residents of our formerly quiet street are subjected to repeated shrill beeping as the apartment residents come and go, again at all hours of the day and night, and again, loud enough to penetrate our houses with all the doors and windows shut. We're further subjected to people driving too fast on our street, to car alarms, random honking, loud music, and to an enclave of people we have no way to meet, no way to socialize with, and no way to bring into our neighborhood community. This might not be a problem in a different part of the city, but we have an active neighborhood association; having the people across the street fenced away from the rest of us as if we're somehow not good enough to meet them feels like the antithesis of a cohesive community.

The 300 block of N. Lorraine is visited regularly by very young children who play in the front yards and on the sidewalks. Mr. Farha's proposal to build multifamily apartments at the north end of the block near the cul-de-sac would repeatedly bring heavy construction machinery down this street, putting both the bricks and the children at risk of damage. There is no exit on N. Lorraine since we butt up against the channelized remains of Sleepy Hollow Creek. Just as there is no alternative way into or out of the Cobblestone Apartments, there would be no alternative way into or out of any new apartments. Unlike the remodeling of the Cobblestone Apartments, there

would be considerable heavy machinery involved in new construction, increasing wear and tear on our brick street, making parking difficult if not impossible for the residents on the north end of the block, and increasing the overall noise and odor levels exponentially.

The lot under consideration has been vacant for many years and had rewilded itself into a naturally cooling shelterbelt with extensive tree growth adapted to surviving Wichita's weather. The trees have been clearcut, again a process which took weeks and involved a great deal of noise which was clearly audible inside my house with the doors and windows shut. The slash was left in the lot and when it caught fire, it required taxpayer resources to contain. We were very lucky the fire truck was not out on another call, because that fire could have easily destroyed the house next door to the lot; indeed, we worried that it would also jump the street and catch in the oaks and maples which front our yards. The irresponsibility which led to this situation is as alarming as the destruction of the block's natural cooling resource.

I understand that Mr. Farha's lot is zoned for construction and that we were merely fortunate to have a peaceful part of nature for the years we had it, but I am categorically opposed to having the zoning changed. We don't need more traffic, more danger, more summer heat, more fenced-off strangers living in our friendly neighborhood. We don't need more constant noise and odors wearing away the peace of our block. Let Mr. Farha respect our neighborhood and build a single family home or a duplex, one which fits the existing gentle character of our residential homes. Let him bring us neighbors who will be part of our community.

Thank you,
Cathie Rayes
323 N Lorraine Ave



ZONING



- RR
- SF-20
- SF-10
- SF-5
- TF-3
- MF-18
- MF-29
- B
- MH
- NO
- GO
- NR
- LC
- GC
- CBD
- OW
- IP
- LI
- IP-A
- GI
- AFB
- U
- PUD
- AIRPORT
- OLD TOWN
- HISTORIC
- DELANO
- YES



2035 Wichita Future Growth Concept Map

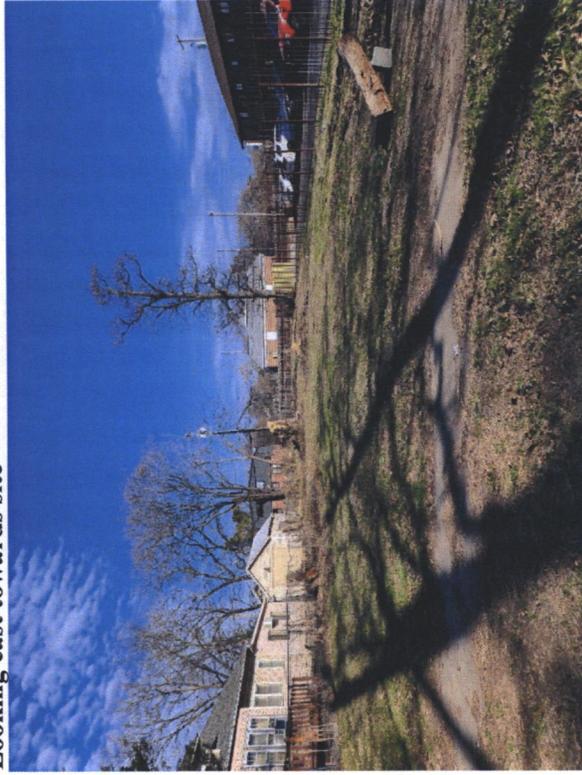
- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas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



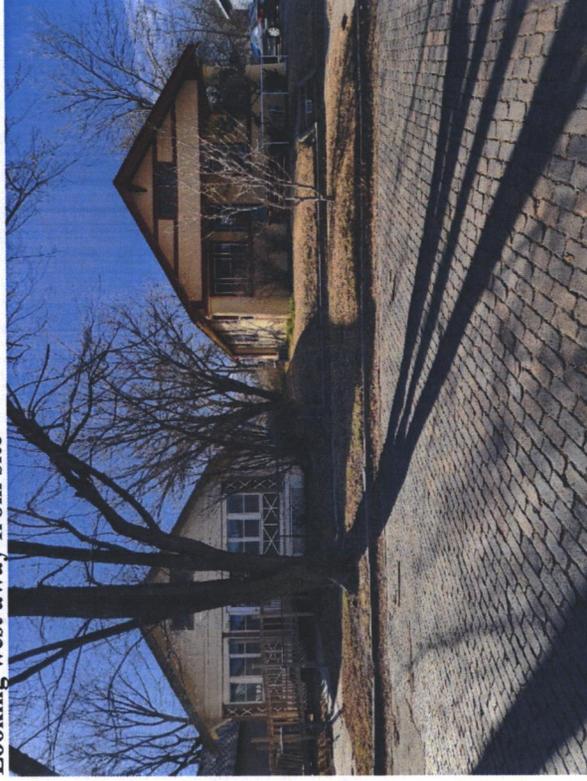
Map prepared by the Metropolitan Area Planning Commission, 2024. All rights reserved. This map is for informational purposes only and does not constitute a contract or warranty of any kind. The Commission and its staff assume no liability for any errors or omissions. For more information, please contact the Commission at (316) 241-1234.



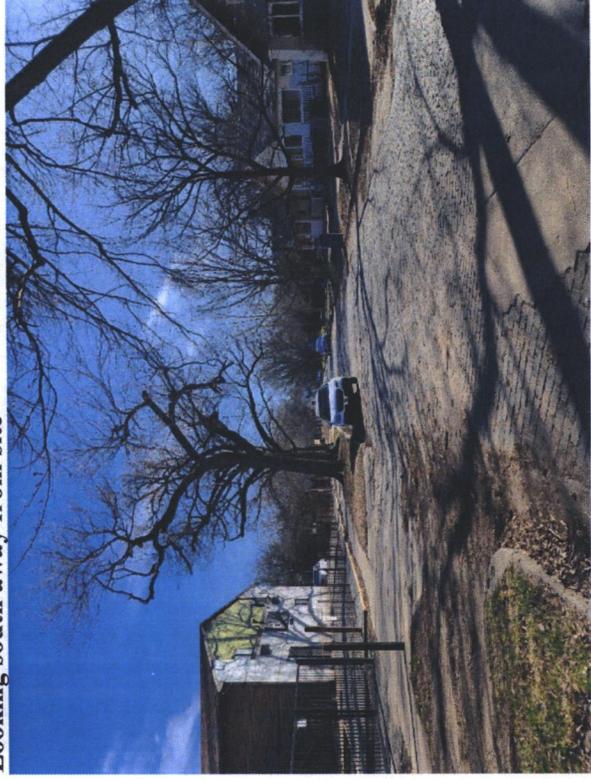
Looking east towards site



Looking west away from site



Looking south away from site



Looking north away from site

