



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

Sharp Holdings, LLC
Attn: Brandon Salisbury
2131 N. Collective Ln.
Wichita, KS 67206

August 21, 2024

Matt King
14415 E. Cambria
Wichita, KS 67230

RE: ZON2024-00027 – Zone Change request in the County from RR Rural Residential to LC Limited Commercial; generally located on the east side of North Greenwich Road and one-quarter mile north of East 53rd Street North (350 W. Central, Greenwich). (Bel Aire Area of Influence)

Dear Applicant;

At its regular meeting on **August 21, 2024**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BOCC was to **APPROVE** the request, subject to Protective Overlay #442.

Protective Overlay #442

1. Uses on the site shall be limited to those permitted by-right in the RR Rural Residential District in addition to Construction Sales and Service as permitted in the LC Limited Commercial District.
2. Signs shall adhere to the Sedgwick County Sign Code per the RR Rural Residential District.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Philip Zevenbergen
Current Plans
Division Manager

CC: Pete Meitzner, Commissioner, District I
MABCD



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

Sharp Holdings, LLC
Attn: Brandon Salisbury
2131 N. Collective Ln.
Wichita, KS 67206

July 11, 2024

Matt King
14415 E. Cambria
Wichita, KS 67230

RE: ZON2024-00027 – Zone Change request in the County from RR Rural Residential to LC Limited Commercial; generally located on the east side of North Greenwich Road and one-quarter mile north of East 53rd Street North (350 W. Central, Greenwich). (Bel Aire Area of Influence)

Dear Applicant;

At its regular meeting on **July 11, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request.

Property owners opposed to the application may file with the County 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 July 25, 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 1,000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **July 25, 2024, at 5:00 p.m.**

This application will be presented to the Board of County Commissioners on **Wednesday, August 21, 2024**, beginning at 9:00 a.m. The Board of County Commissioners meeting will be held 100 North Broadway, Lower Level, Wichita, Kansas.

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,

Philip Zevenbergen
Current Plans
Division Manager

CC: Pete Meitzner, Commissioner, District I
MABCD

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on June 26, 2024 and July 11, 2024, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2024-00027

Zone change request from RR Rural Residential District to LC Limited Commercial District, subject to Protective Overlay #442.

Legally described as:

Lots 1 and 2, McNeil Addition, Sedgwick County, Kansas.

Protective Overlay #442

1. Uses on the site shall be limited to those permitted by-right in the RR Rural Residential District in addition to Construction Sales and Service as permitted in the LC Limited Commercial District.
2. Signs shall adhere to the Sedgwick County Sign Code per the RR Rural Residential District.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

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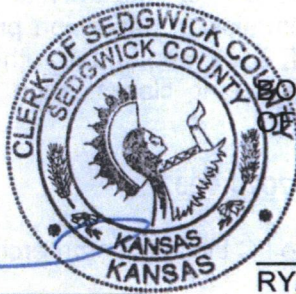
Commissioners present and voting were:

PETER F. MEITZNER
SARAH LOPEZ
DAVID T. DENNIS
RYAN K. BATY
JAMES M. HOWELL

aye
aye
aye
aye
aye

Dated this 21 day of August, 2024.

ATTEST:



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

Kelly B. Arnold

KELLY B. ARNOLD, County Clerk

Ryan K. Baty

RYAN K. BATY, Chairman
Commissioner, Fourth District

Sarah Lopez

SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

Peter F. Meitzner

PETER F. MEITZNER
Commissioner, First District

David T. Dennis

DAVID T. DENNIS
Commissioner, Third District

James M. Howell

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 8/21/24

SAMANTHA SEANG
Assistant County Counselor

Sedgwick Co. public notice

(Published in The Ark Valley News Sept. 5, 2024.)

RESOLUTION NO. 171-2024

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

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Case No. ZON2024-00027

Zone change request from RR Rural Residential District to LC Limited Commercial District, subject to Protective Overlay #442.

Legally described as:

Lots 1 and 2, McNeil Addition, Sedgwick County, Kansas.

Protective Overlay #442

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SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER
SARAH LOPEZ
DAVID T. DENNIS
RYAN K. BATY
JAMES M. HOWELL

ay
ay
ay
ay
ay

Dated this 21 day of August 2024

ATTEST



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

KELLY B. ARNOLD, County Clerk

RYAN K. BATY, Chairman
Commissioner, Fourth District

SARAH LOPEZ, Chair 2nd Term
Commissioner, Second District

PETER F. MEITZNER
Commissioner, First District

DAVID T. DENNIS
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM

Samantha Beatty 8/21/24
SAMANTHA BEATTY
Assistant County Counselor

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 5th day of September, 2024, with subsequent publications being made on the following dates:

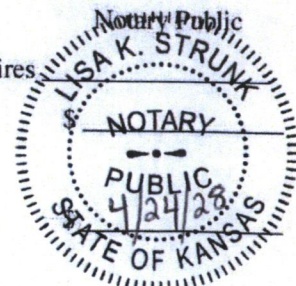
_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

Chris Strunk
Subscribed and sworn to before me this 5th day
of September, 2024.

My commission expires _____

Additional copies _____

Printer's fee _____



Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said

newspaper for 1 consecutive weeks, the

first publication thereof being made as aforesaid on the 6th day of June, 2024.

with subsequent publications being made on the following dates:

_____, 2024 _____, 2024

_____, 2024 _____, 2024

_____, 2024 _____, 2024

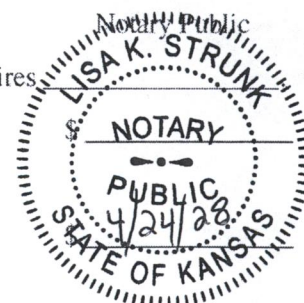
Subscribed and sworn to before me this 6th day of June, 2024.

[Signature]

My commission expires

Additional copies

Printer's fee



Sedgwick Co. public notice

(Published in The Ark Valley News June 6, 2024.)

MAPC June 27, 2024 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, June 27, 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.

ZON2024-00027: Zone Change request in the County from RR Rural Residential to LC Limited Commercial; generally located on the east side of North Greenwich Road and one-quarter mile north of East 53rd Street North (350 W. Central, Greenwich). (Bel Aire Area of Influence)

ZON2024-00030: Zone Change in the County from LC Limited Commercial to LI Limited Industrial to bring outdoor storage use into compliance; located on the east side of K-15 Highway and within one-half mile north of East 63rd Street South (5955 South Oliver Street). (Derby Influence Area)

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. 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>.

WITNESS MY HAND on June 6, 2024

Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission



STAFF REPORT

MAPC: June 27, 2024

CAB 1: June 17, 2024

Bel Aire Planning Commission: June 13, 2024

AGENDA ITEM NO. _____

CASE NUMBER: ZON2024-00027 (County)

APPLICANT/AGENT: Sharp Holdings, LLC (Applicant)

REQUEST: LC Limited Commercial District

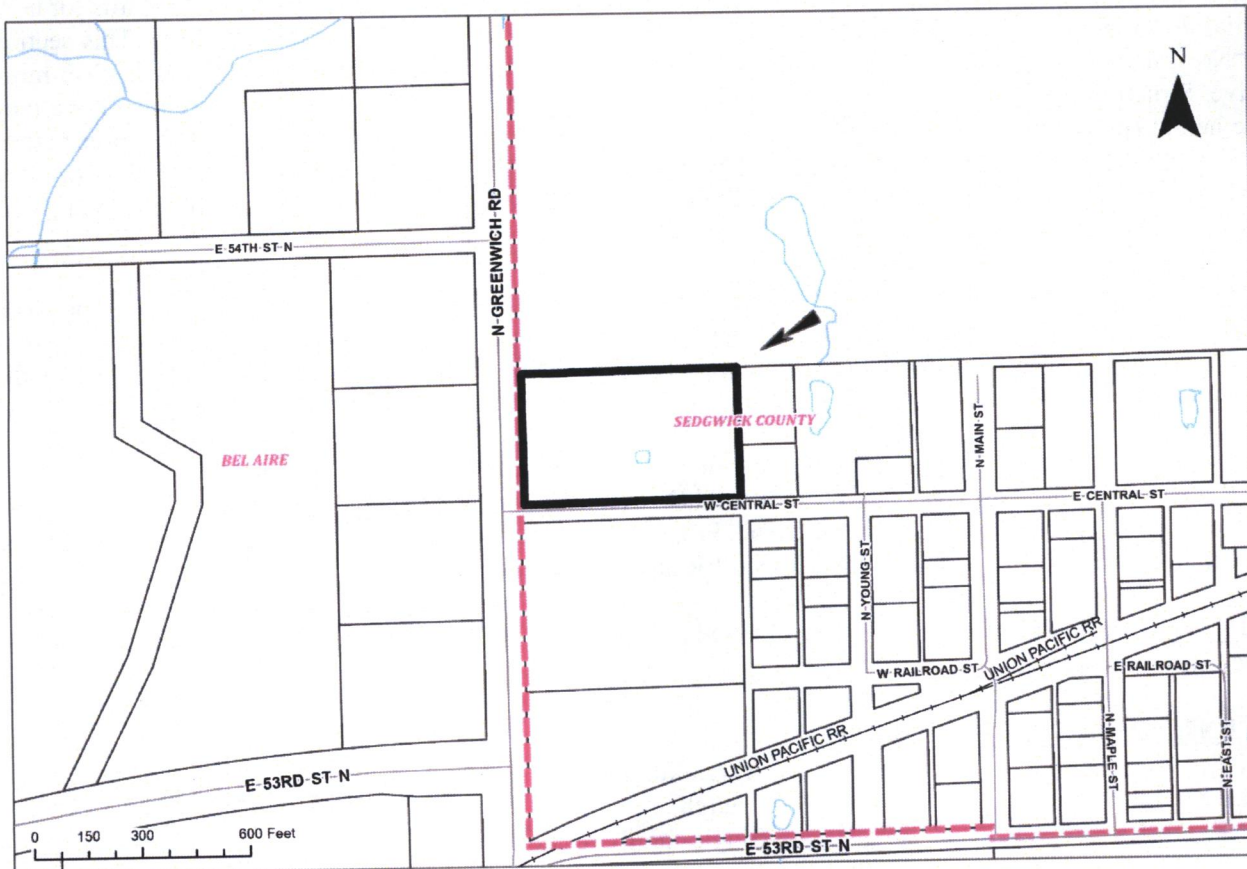
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 5.05 acres

LOCATION: Generally located on the east side of North Greenwich Road and one-quarter mile north of East 53rd Street North (350 West Central, Greenwich) (Bel Aire Area of Influence).

PROPOSED USE: Uses allowed by the LC zoning.

RECOMMENDATION: Approve.



BACKGROUND: The applicant is requesting a zone change from RR Rural Residential District (RR) to LC Limited Commercial District (LC). The 5.05-acre property is made of up two platted lots and is generally located on the east side of North Greenwich Road and one-quarter mile north of East 53rd Street North (350 West Central, Greenwich). On the west side of the subject site there are currently two warehouse-like buildings on the property. The east side of the site is developed with a single-family dwelling. The applicant is proposing to develop the property with uses permitted by-right in the LC District. They applicant did not specify a specific use.

The minimum lot size for RR is two acres (87,120 square feet), and there is no minimum lot size in the LC District. The requested zone change to LC would result in a reduction in minimum lot area, setbacks, maximum height, and minimum lot width, as represented in the table below:

Property Development Standards	RR Rural Residential	LC Limited Commercial
Minimum lot area	2 acres	0 square feet
Front setback	30 feet	20 feet
Rear setback	25 feet	10 feet*
Interior Side setback	20 feet	0 feet*
Maximum height	35 feet	80 feet*
Minimum lot width	200 feet	0 feet

*Subject to compatibility standards detailed below.

Section IV-C.4 of the UZC sets forth compatibility setback standards for rear and side lot lines for non-residential developments abutting zoning districts TF-3 Two-Family Residential District (TF-3) or more restrictive. Based on the width of the subject site, any commercial building would be required to be setback at least 25 feet from the north and east property lines. Additionally, Section IV-C.5 of the UZC sets forth compatibility height standards for non-residential development abutting or across the street from property zoned TF-3 or more restrictive. This section states: "No structure shall exceed 35 feet in height within 50 feet of the lot line of a property zoned TF-3 or more restrictive. Structures located more than 50 feet from the lot line of property zoned TF-3 or more restrictive may increase height (if permitted by the base District regulation) at a ratio of one foot in height for each three feet of setback beyond 50 feet." For example, a structure 53 feet away from the lot line of a property zoned TF-3 or more restrictive can be 36 feet tall. A structure 56 feet away from the same lot line can be 37 feet tall, and so on. This compatibility height standard applies to the north, east, and south property lines.

Section IV-B of the Unified Zoning Code (UZC) requires a minimum of a six-foot solid screening fence between non-residential developments and residential zoning district. If developed with non-residential uses, the subject site will have to provide a screening fence along the north, east, and south property lines where abutting or across the street from residential zoning.

★ The character of the neighborhood is rural and low-density residential. Properties to the north, south, and east are zoned RR. Property to the west is zoned M-1 Industrial District (Bel Aire, KS City Code). Property to the north and west of the subject site are in use as agricultural land. Property to the east is developed with a single-family residence and agricultural land. Property to the south is zoned RR and developed with a church.

CASE HISTORY: In 2003, the property was platted as part of the McNeil Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agricultural land
SOUTH:	RR	Church
EAST:	RR	Single-family residences

WEST:

M-1

Agricultural land

★ **PUBLIC SERVICES:** The subject site has access to West Central Street (Greenwich, KS) and North Greenwich Road. West Central Street is a gravel, two-lane local street with open ditches, and North Greenwich Road is a paved, two-lane arterial with open ditches. The property uses an on-site sewer system, and water is provided by the Sedgwick County Rural Water District 1.

★ **CONFORMANCE TO PLANS/POLICIES:** The requested zone change is in partial conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Small City Urban Growth Area", which the *Plan* defines as: "*Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors.*"

★ With the subject site being in the Bel Aire Urban Growth Area, staff reviewed the Bel Aire Comprehensive Plan to identify the proposed future land use of the subject site. The attached Preferred Balanced Growth Scenario Map from the City of Bel Aire's comprehensive plan does not specifically identify an appropriate future land use for the subject site. That being said, property adjacent to the west, in the city limits of Bel Aire, is zoned for industrial development. Commercial development with the LC District is less intense than what would be permitted in Bel Aire's industrial zoning and can be a buffer between those higher intensity uses to the west and the low density residential to the east. Additionally, commercial development along an arterial road is generally considered reasonable. Furthermore, the UZC permits a number of commercial home occupations by-right that are akin to some uses permitted in the requested zone change to LC. The compatibility standards and screening requirements of the UZC are designed to mitigate possible negative impacts with nearby residential uses.

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 rural and low-density residential. Properties to the north, south, and east are zoned RR. Property to the west is zoned M-1 Industrial District. Properties to the north and west are in use as agricultural land. Properties to the south and east are developed with single-family residences.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned RR, which is suitable for a limited number of residential, public, and civic uses, including single-family residences. Additionally, the UZC permits a number of commercial home occupations by-right that are akin to some uses permitted in the requested zone change to LC.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested zone change and proposed development may bring additional traffic to the area. However, it will be able to act as a buffer to the nearby residential properties from the M-1 Industrial zoning to the west. Furthermore, the compatibility standards and the screening requirements of the UZC are designed to mitigate possible negative impacts on nearby residential properties.
4. **Length of time subject property has remained vacant as zoned:** The site is currently developed with two warehouse-like structures and a single-family dwelling.
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 additional uses of the land. Approval should provide

appropriate screening and buffering to ensure compatibility among land uses. Denial may represent a loss of economic opportunity for the applicant.

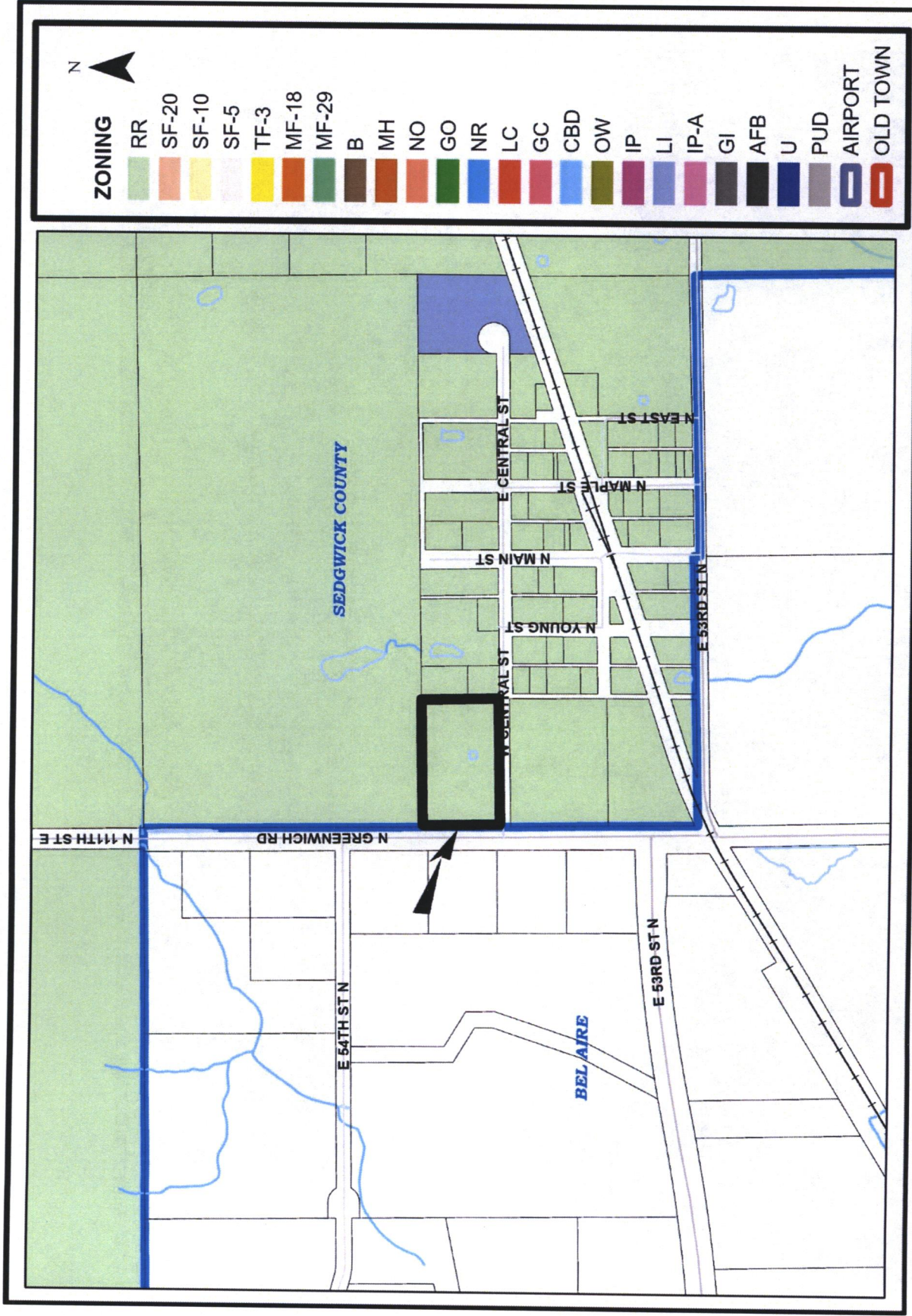
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in partial conformance with the *Community Investments Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The subject site is in Rural Water District
1. If approved, development is not likely to have significant detrimental impacts on community facilities.
- ✱ 8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has received two comments in opposition to this request.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. 2035 Future Land Use Map
4. Preferred Balanced Growth Scenario Map
5. Site Photos
6. Public Comments

Aerial Map





Zoning 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

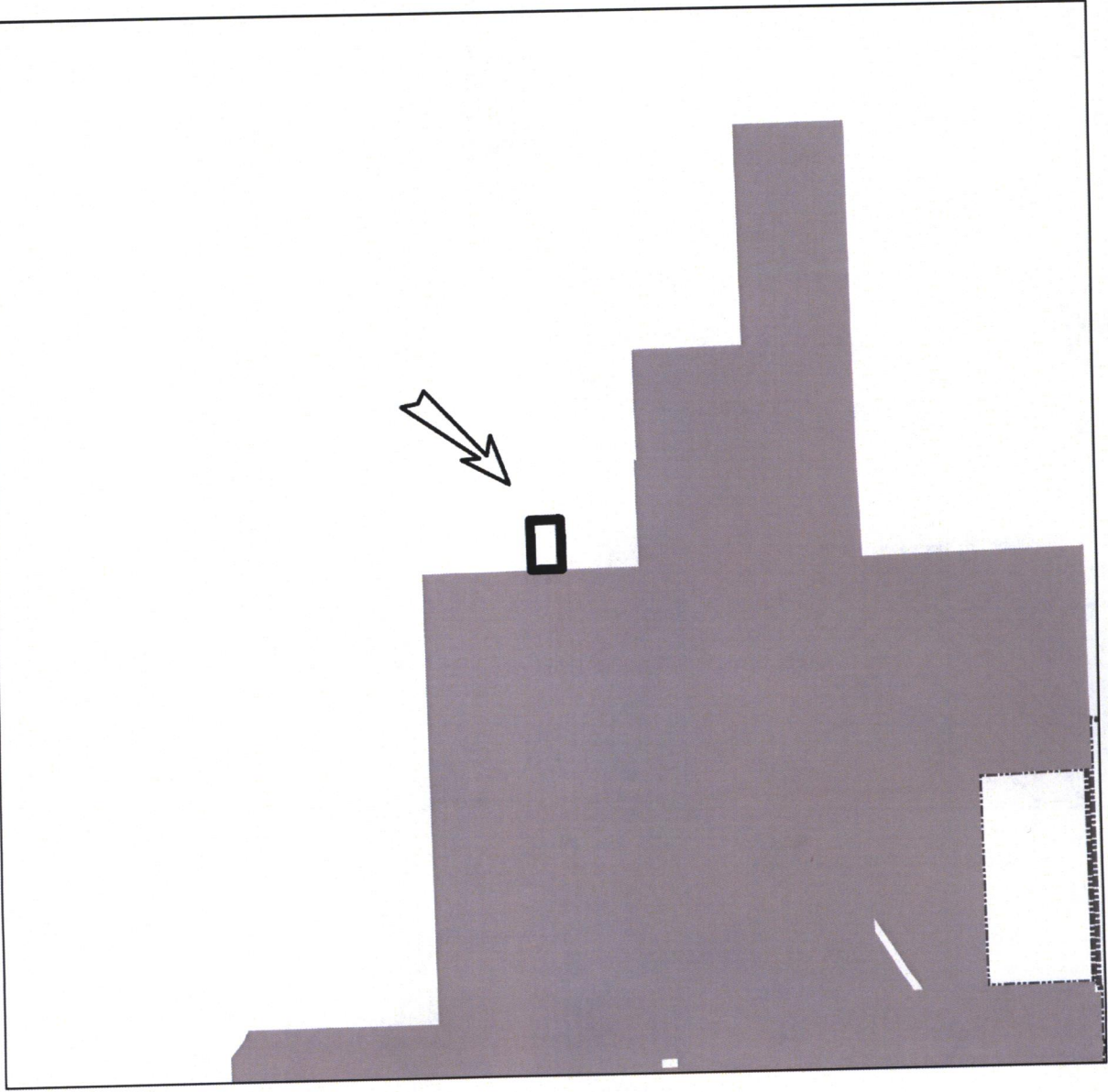
- ### Statistical Development Areas
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014

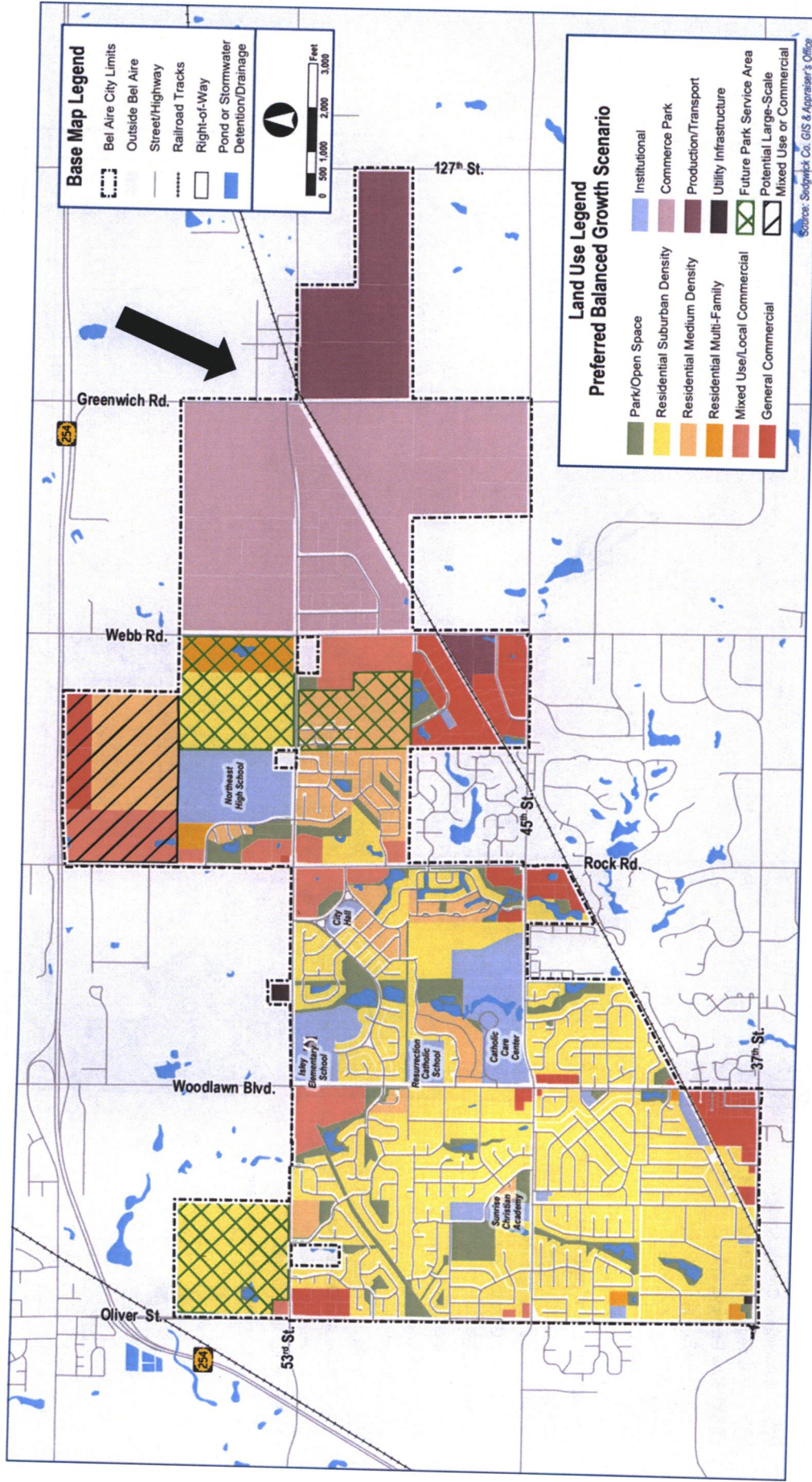
LAND USE

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



Copyright 2024 by the City of Wichita. All rights reserved. This map is a conceptual representation of future land use and is not intended to be used for legal purposes. The City of Wichita is not responsible for any errors or omissions in this map. The City of Wichita is not responsible for any damages or losses resulting from the use of this map. The City of Wichita is not responsible for any claims or liabilities resulting from the use of this map. The City of Wichita is not responsible for any claims or liabilities resulting from the use of this map.





Preferred Balanced Growth Scenario Map (Arrow pointing towards location subject site)

Looking north into property



Looking south away from property



Looking east away from the property



Looking east into property



Looking west away from property

