



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

Greenstein Properties LLC
PO Box 75092
Wichita, KS 67275

November 19, 2024

RE: ZON2024-00045 – Zone change request in the City from SF-5 Single-Family Residential District to GO General Office District, generally located on the southwest corner of West 9th Street North and North Tyler Road (996 North Tyler).

Dear Applicant;

At its regular meeting on **November 19, 2024**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request.

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
Associate Planner

CC: J.V. Johnston, Councilmember District V
Teresa Veazey, CSR District V
MABCD
Tamra Provines, *via email*



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

Greenstein Properties LLC
PO Box 75092
Wichita, KS 67275

October 10, 2024

RE: ZON2024-00045 – Zone change request in the City from SF-5 Single-Family Residential District to GO General Office District, generally located on the southwest corner of West 9th Street North and North Tyler Road (996 North Tyler).

Dear Applicant;

At its regular meeting on **October 10, 2024**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned requests. 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 October 24, 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 **October 24, 2024, at 5:00 p.m.**

This application will be heard by the Wichita City Council on **Tuesday, November 19, 2024**, beginning at **6:00pm**, for final action. Meetings take place at 455 North Main Street, Wichita, KS 67202.

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

Sincerely,

Christina Rieth
Associate Planner

CC: J.V. Johnston, Councilmember District V
Teresa Veazey, CSR District V
Tamra Provines, PO Box 48843, Wichita, KS 67201

OCA 150004

PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON November 29, 2024

ORDINANCE NO. 52-572

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. ZON2024-00045

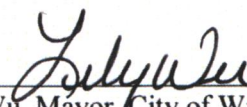
Zone change request in the City from SF-5 Single-Family Residential District to GO General Office District on property legally described as:

The West 248 feet of the North Half of the North Half of the Southwest Quarter of Section 16, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 252.5 feet thereof; and EXCEPT the South 319.8 feet thereof; and EXCEPT the West 40 feet thereof for road.

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 24th day of November, 2024.



Lily Wu, Mayor, City of Wichita

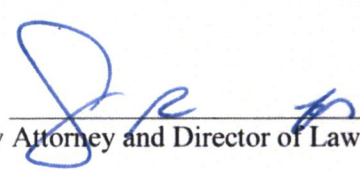
ATTEST:



Shanta Rice, Deputy City Clerk



(SEAL)

Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

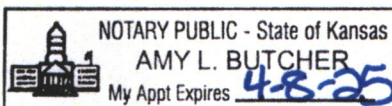
Being first duly sworn, deposes and says:

That I, Shinita Rice, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-512 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 29th day of November, 2024.

Signature

SUBSCRIBED AND SWORN to before me this 27th day of November, 2024.



Notary Public

(seal)

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov



AFFIDAVIT OF PUBLICATION

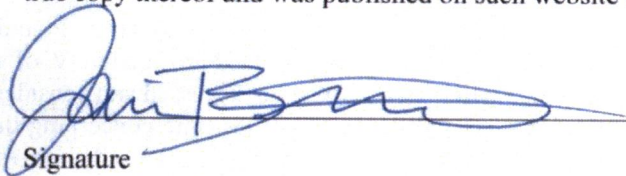
State of Kansas, Sedgwick County, ss:

Jamie Buster, City Clerk

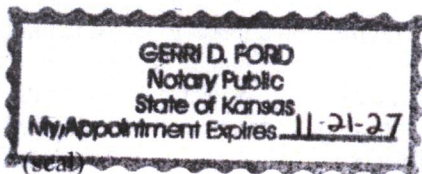
Being first duly sworn, deposes and says:

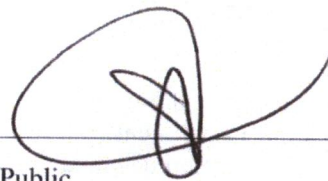
That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 19th day of September 2024.


Signature

SUBSCRIBED AND SWORN to before me this 19th day of September, 2024.




Notary Public
Gerri Ford

City Clerk's Office

Jamie Buster – City Clerk

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

www.wichita.gov

MAPC/BZA October 10, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, October 10, 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.**

BZA2024-00061: Variance request in the City to reduce and modify screening and landscaping requirements located approximately 700 feet east of North Tyler Road and 370 feet north of West 21st Street North (8558 West 21st Street North, Suite 100).

VAC2024-00043: Vacation request in the City to vacate a right-of-way to incorporate an existing drive into the owner's property, generally located at the northeast corner of North Riverside Boulevard and North Salina Avenue (2170 North Riverside Boulevard).

ZON2024-00044: Zone Change request in the City from SF-5 Single Family to MF-18 Multi-family for redevelopment to multi-family housing; generally located on the north side of West Maple Street and within one-half mile west of South Ridge Road (7722 West Maple Street).

ZON2024-00045: Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District, generally located on the southwest corner of West 9th Street North and North Tyler Road (996 North Tyler Road).

ZON2024-00046: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for future commercial development, located at the northwest corner of West Central Ave. and North 119th Street West (705 North 119th Street West).

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. 3 rd 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 September 19, 2024

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenon 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	615981	Print Legal Ad-IPL02063650 - IPL0206365	ORD#52-572	\$55.53	1	66 L

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

srice@wichita.gov

**OCA 150004 PUBLISHED AT
WICHITA.GOV/LEGALNOTICES
ON NOVEMBER 29, 2024
ORDINANCE NO. 52-572**

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. ZON2024-00045

Zone change request in the City from SF-5 Single-Family Residential District to GO General Office District on property legally described as:

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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 26th day of November, 2024.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, Deputy City Clerk

(SEAL)

Approved as to form:

Jennifer Magana, City Attorney and

Director of Law

IPL0206365

Nov 29 2024

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

1 insertion(s) published on:

11/29/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 11/29/2024 to 11/29/2024.

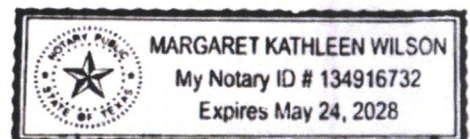
Mary Castro

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

DATED: 11/29/2024

Margaret K. Wilson

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	592711	Print Legal Ad-IPL01942930 - IPL0194293	MAPC/BZA October 10	\$53.85	1	64 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 September 18, 2024
(One Time Only)
MAPC/BZA October 10, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 10, 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. Full notice can be found at www.wichita.gov/LegalNotices.

BZA2024-00061: Variance request in the City to reduce and modify screening and landscaping requirements located approximately 700 feet east of North Tyler Road and 370 feet north of West 21st Street North (8558 West 21st Street North, Suite 100).

VAC2024-00043: Vacation request in the City to vacate a right-of-way to incorporate an existing drive into the owner's property, generally located at the northeast corner of North Riverside Boulevard and North Salina Avenue (2170 North Riverside Boulevard).

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IPL0194293

Sep 18 2024

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

1 insertion(s) published on:

09/18/24

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 09/18/2024 to 09/18/2024.

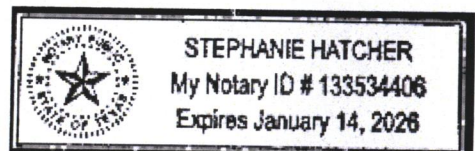
Mary Castro

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

DATED: 09/18/2024

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!



AGENDA ITEM NO. 4.3

STAFF REPORT

MAPC: October 10, 2024

DAB V: October 7, 2024

CASE NUMBER: ZON2024-00045 (City)

APPLICANT/AGENT: Greenstein Properties LLC (Applicant)/Tamra Provines (Contract Purchaser)

REQUEST: GO General Office District

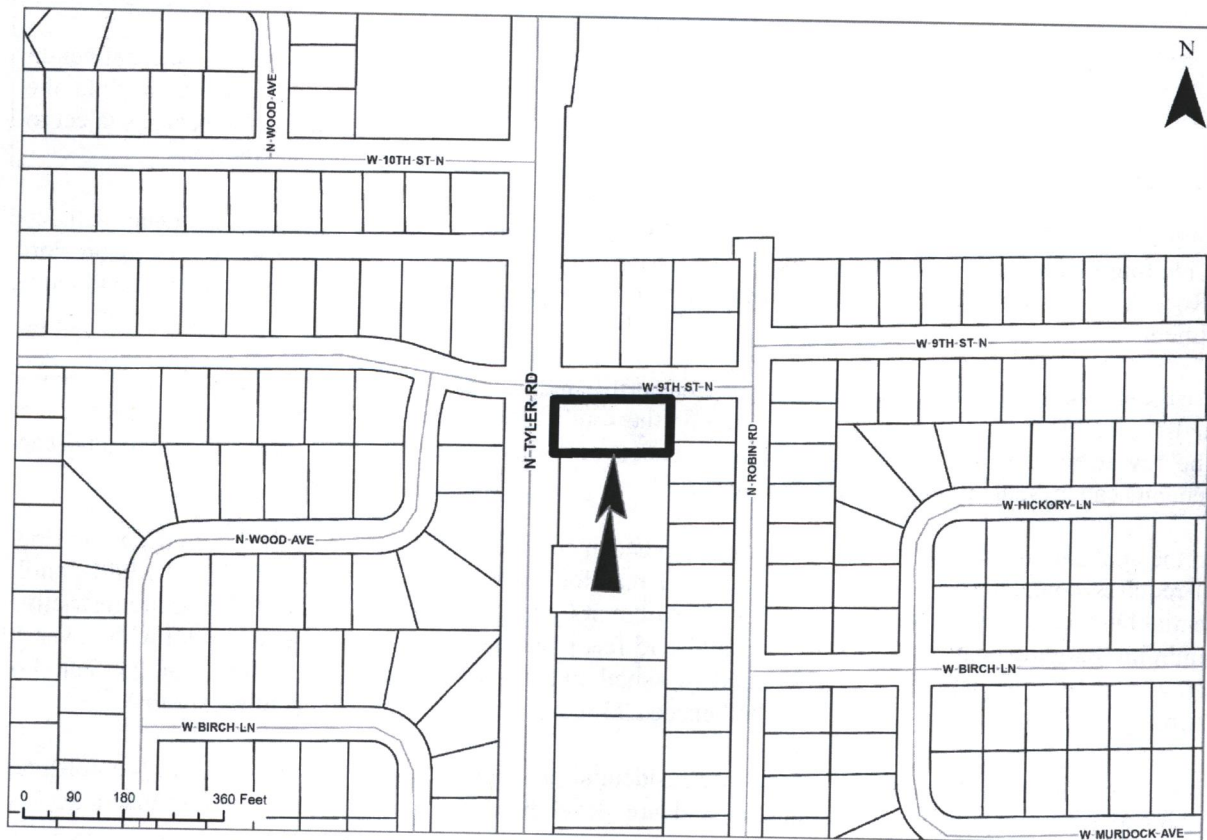
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.47 acres

LOCATION: Generally located on the southeast corner of West 9th Street North and North Tyler Road (996 North Tyler Road).

PROPOSED USE: Real estate office.

RECOMMENDATION: Approve.



ZON2024-00045

Metropolitan Area Planning Commission

BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to GO General Office District. The subject site is generally located on the southeast corner of West 9th Street North and North Tyler Road (996 North Tyler Road). The subject site is currently developed with a single-family residential dwelling. The applicant is requesting the zone change to operate a real estate agency on site.

The applicant proposes to utilize the existing single-family dwelling for the business. The current 1,460 square foot, one-story dwelling was constructed in 1954. SF-5 allows for a limited number of residential, public, and civic uses; SF-5 properties are predominantly developed with single-family residences. GO allows for a wide array of residential uses and a limited number of low-intensity commercial uses. The zone change request would also modify the property's development standards, as shown in the table below.

Development Standard	SF-5 Single-Family Residential District	GO General Office District
Minimum lot size	5,000 square feet	2,500 square feet for single-family 4,000 square feet for duplex 580 square feet per dwelling unit for multi-family (maximum 75.1 dwelling units per acre) 5,000 square feet for nonresidential
Minimum lot width	50 feet	No minimum
Front setback	25 feet	20 feet
Rear setback	20 feet	Ten feet, subject to compatibility standards.
Interior side setback	Six feet	Zero feet, but if an interior side setback is provided, it shall be at least five feet, subject to compatibility standards.
Street side setback	15 feet	15 feet
Maximum height	35 feet	60 feet plus a foot of additional height for each foot of setback beyond the minimum required setbacks, subject to compatibility standards.

Parking for the "Office, General" use is one parking space per 333 square feet. Therefore, the applicant will need to provide four parking spaces for the business. The lot is currently developed with a circular driveway on North Tyler Road. The parking requirement can be reduced through a separate administrative application to the Planning Department.

Because the subject site abuts residential zoning on the north, south, and east, it will be required to install screening and landscaping. There is currently a wood fence on the south, east, and west elevations, but a landscape plan must be reviewed and submitted prior to the issuance of building permits. The screening and landscape requirements can mitigate possible negative impacts.

Should the applicant utilize a new building for their intended commercial office space, the Unified Zoning Code (UZO) 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. 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.

The character of the neighborhood is low-density residential and light commercial. Properties to the north are zoned GO and TF-3 Two-Family Residential and are developed with an insurance agency and a duplex,

respectively. Property to the south is zoned GO and is developed with a one-story professional office complex that has hipped roofs and a brick exterior. Properties to the east and west are zoned SF-5 and developed with single-family dwellings.

CASE HISTORY: The subject site is not platted. Platting is required prior to the issuance of commercial building permits. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	GO, TF-3	Insurance office, duplex
SOUTH:	GO	Professional office complex
EAST:	SF-5	Single-family residential dwelling
WEST:	SF-5	Single-family residential dwelling

PUBLIC SERVICES: This site is currently accessed via North Tyler Road, which is a four-lane arterial street with sidewalks on both sides, as well as West 9th Street North, which is a two-lane local street with no sidewalks. Wichita Transit stops one-quarter mile north of the subject site, at the northeast corner of North Tyler Road and NW Stadium Road. Municipal services, such as water and sewer, already serve this site.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance with the *Community Investments Plan*. The *Plan*'s 2035 Wichita Future Growth Concept Map identifies the area to be appropriate for "Commercial" uses. The zone change request for a professional office is appropriate for this category.

The Locational Guidelines of the *Community Investments Plan* state that "Higher-density residential uses and neighborhood-serving retail and office uses should buffer lower-density residential uses from major commercial and employments centers and industrial uses." The requested zone change and intended use of the site serve as a transition to the SF-5 zoning immediately east of the subject site.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is low-density residential and light commercial. Properties to the north are zoned GO and TF-3 Two-Family Residential and are developed with an insurance agency and a duplex, respectively. Property to the south is zoned GO and is developed with a one-story professional office complex that has hipped roofs and a brick exterior. Properties to the east and west are zoned SF-5 and developed with single-family dwellings.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, which is suitable for the development of single-family residential dwellings or a limited number of civic uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The zone change from SF-5 Single-Family Residential District to GO General Office District will allow for an insurance agency on site, along with a limited number of commercial uses. Though there will be a slight increase in traffic, office uses are generally compatible abutting residential properties because the use is during normal business hours. The provisions for screening and landscaping are designed to enhance the compatibility with the neighborhood and mitigate possible negative impacts.

4. **Length of time subject property has remained vacant as zoned:** The subject site has been developed with a single-family dwelling since 1954.
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 that approval of the requested zone change to have detrimental impacts to the surrounding community. Denial of the requested zone change may result in the loss and enjoyment of the applicant's property.
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*, as discussed in this staff report.
7. **Impact of the proposed development on community facilities:** The requested zoning is not anticipated to have significant adverse impacts on community facilities. The applicant intends to convert the existing single-family dwelling into a professional office with minimal changes.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments from the public.

Staff has identified an alternative approval motion that would include a Protective Overlay designed to ensure compatible building design with existing office structure and nearby residential dwellings. The MAPC and Planning staff have previously recommended zoning changes with Protective Overlays on residential properties that:

- abut arterials; and
- are adjacent to non-residential and residential uses.

These types of applications are generally recommended for approval because:

- the "GO" district is intended to be a very low-intensity office use that is more compatible with nearby residential uses and permits a limited number of non-residential uses;
- the size of the subject property is usually limited in size and too small for more intensive uses; and
- Protective Overlays are applied to help mitigate any anticipated substantial adverse impacts.

In 2002, the City of Wichita approved a zone change from SF-5 Single-Family Residential District to NO Neighborhood Office District, subject to Protective Overlay #110 (ZON2002-00016). In 2022, the City of Wichita approved the same zone change request subject to Protective Overlay #403 (ZON2022-00066).

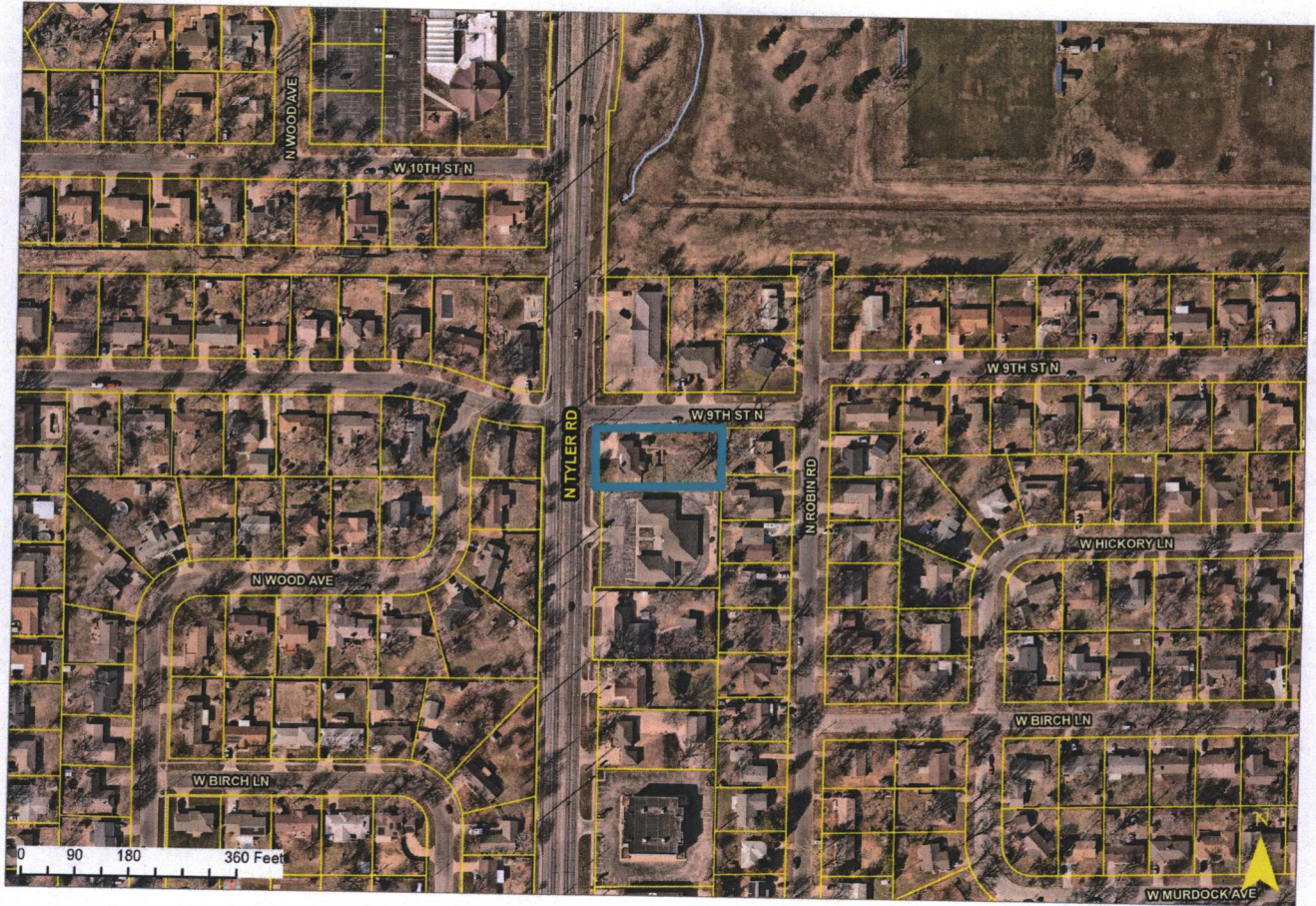
The MAPC also has the option to adopt alternative findings and approve subject to Protective Overlay #444, which reads:

Protective Overlay #444

1. The property shall be developed with a building that has exterior walls of brick and/or wood (or synthetic materials that replicate wood texture) and a double-pitched gable or hip style roof.
2. One freestanding monument-type sign with materials matching those of the building not exceeding six feet in height.
3. The site shall be developed in general conformance with the revised site and landscape plans as approved by the Planning Director.
4. Permitted uses shall be restricted to single-family residential, medical office, or general office uses.

Attachments

1. Aerial Map
2. Future Growth Concept Map
3. Zoning Map
4. Site Pictures



- 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
 -  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
 -  Application Area





ZON2024-00045

Metropolitan Area Planning Commission

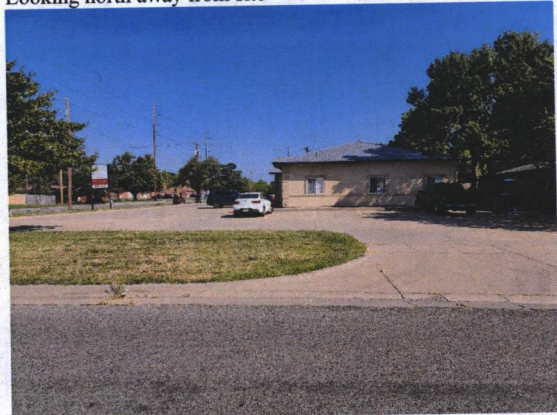
Looking east towards site



Looking west away from site



Looking north away from site



Looking south towards site

