



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

Luis Miguel Reyes
1948 South Emporia Avenue
Wichita, KS 67211

October 9, 2025

RE: CON2025-00113 - Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the southeast corner of East Kincaid Avenue and South Broadway Avenue (2200 & 2208 South Broadway).

Dear Applicant;

At its regular meeting on **September 25, 2025**, 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 with the following conditions:

1. The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, outdoor vehicle and equipment sales shall be in effect.
2. Because the UZC's definition of "Vehicle Repair, Limited" does not allow the outside repair or maintenance services of vehicles none shall be conducted on the site, unless a building is provided for this activity; UZC. Art. II, Sec.II-B.14.i. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. No outside storage of parts, including tires, oil containers or any similar type of receptacles for new or used petroleum products.
3. All improvements to the property must be finished before car sales is permitted. Those improvements shall include, but not limited to, clearly marked customer and employee parking and the display area, proposed lighting, screening, and landscaping.
4. The site shall be developed according to the approved site plan.
5. A Conditional Use amendment shall be required for any changes to these conditions.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were filed against this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth



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

Luis Martin Reyes
1948 South Emporia Avenue
Wichita, KS 67211

September 25, 2025

RE: CON2025-00113 - Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the southeast corner of East Kincaid Avenue and South Broadway Avenue (2200 & 2208 South Broadway).

Dear Applicant,

On **September 25, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, outdoor vehicle and equipment sales shall be in effect.
2. Because the UZC's definition of "Vehicle Repair, Limited" does not allow the outside repair or maintenance services of vehicles none shall be conducted on the site, unless a building is provided for this activity; UZC. Art. II, Sec.II-B.14.i. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. No outside storage of parts, including tires, oil containers or any similar type of receptacles for new or used petroleum products.
3. All improvements to the property must be finished before car sales is permitted. Those improvements shall include, but not limited to, clearly marked customer and employee parking and the display area, required screening, and landscaping.
4. The site shall be developed according to the approved revised site plan. The site plan shall be revised and identify specific parking areas, screening and landscaping.
5. A Conditional Use amendment shall be required for any changes to these conditions.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

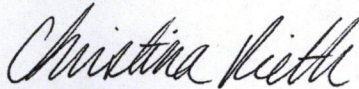
Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **October 9, 2025**. In order to be considered a "valid" 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 9, 2025** at 5:00 p.m.

This case will be heard on **Wednesday, October 1, 2025**, by the District Advisory Board (DAB) III, which meets at the WATER Center (101 East Pawnee Street, Wichita, KS 67211) at 6:30 p.m. For more information, please contact Becca Johnson at 316-303-8030 or rejohnson@wichita.gov.

If the District Advisory Board recommends approval, and no protest petitions are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on **Thursday, November 6th, 2025, at 6:00 p.m.** for final action. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202.

Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,



Christina Rieth
Current Plans
Associate Planner

Cc: Mike Hoheisel, Councilmember District III
Becca Johnson, CSR District III
MABCD

CONDITIONAL USE RESOLUTION NO. CON2025-00113

WHEREAS, Luis Reyes, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Vehicle and Equipment Sales, Outdoor in the LC Limited Commercial District zoning located at 2200 and 2208 South Broadway Avenue, legally described as:

Lots 6 and 8, Block 4, Eldridge's Addition to Wichita, Sedgwick County, Kansas AND that part of Lot 2 and Lot 4, Block 4, Eldridge's Addition to Wichita, Sedgwick County, Kansas, described as beginning at the Northwest corner of said Lot 2; thence South along the West line of Lots 2 and 4, 50 feet to the Southwest corner of said Lot 4; thence East along the South line of said Lot 4, 67.64 feet; thence North to a point on the North line of said Lot 2, 67.55 feet East of the Northwest corner of said lot; thence West along the North line of said Lot 2, 67.55 feet to the point of beginning.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of September 25, 2025, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Vehicle and Equipment Sales, Outdoor in the LC Limited Commercial District zoning located at 2200 and 2208 South Broadway Avenue, legally described as:

Lots 6 and 8, Block 4, Eldridge's Addition to Wichita, Sedgwick County, Kansas AND that part of Lot 2 and Lot 4, Block 4, Eldridge's Addition to Wichita, Sedgwick County, Kansas, described as beginning at the Northwest corner of said Lot 2; thence South along the West line of Lots 2 and 4, 50 feet to the Southwest corner of said Lot 4; thence East along the South line of said Lot 4, 67.64 feet; thence North to a point on the North line of said Lot 2, 67.55 feet East of the Northwest corner of said lot; thence West along the North line of said Lot 2, 67.55 feet to the point of beginning.

Approved subject to the following conditions:

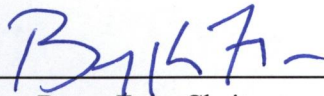
1. The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, outdoor vehicle and equipment sales shall be in effect.
2. Because the UZC's definition of "Vehicle Repair, Limited" does not allow the outside repair or maintenance services of vehicles none shall be conducted on the site, unless a building is provided for this activity; UZC. Art. II, Sec.II-B.14.i. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. No outside storage of parts, including tires, oil containers or any similar type of receptacles for new or used petroleum products.
3. All improvements to the property must be finished before car sales is permitted. Those improvements shall include, but not limited to, clearly marked customer and employee parking and the display area, proposed lighting, screening, and landscaping.
4. The site shall be developed according to the approved site plan.
5. A Conditional Use amendment shall be required for any changes to these conditions.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.

7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

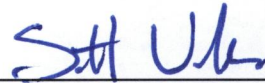
Adopted this 13 Day of NOVEMBER, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Bryan Frye, Chairman



Scott Wadle, Secretary

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0268791	Legal Ad - IPL0268791		2.0	144.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on September 3, 2025
(One Time Only)
MAPC/BZA September 25, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 25, 2025, 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.**

CON2025-00110: Conditional Use request in the City to allow Accessory Dwelling Unit on property zoned SF-5 Single Family Residential District, generally located on the west of South Fern Road and south of West Maple Street (433 South Fern Avenue).

CON2025-00113: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the southeast corner of East Kincaid Avenue and South Broadway Avenue (2200 & 2208 South Broadway).

CON2025-00116: Conditional Use request in the City for a Car Wash on property zoned LI Limited Industrial within 200 feet of a residentially zoned district, generally located on the east side of North Rock Road and within 300 feet north of East 37th Street North.

CUP2025-00029: Request in the City to create CUP DP-365 Eastside Community Church Commercial Community Unit Plan (with ZON2025-00041 from SF-5 to LC), generally located on the northwest corner of East 21st Street North and North 143rd Street East (14242 East 21st Street North).

PUD2025-00019: Zone Change request in the City from MH Manufactured Housing District to PUD Planned Unit Development to create the Park Village PUD #150 for RV campground and manufactured home uses, generally located on the northeast corner of South Greenwich Road and East Waterman Street.

VAC2025-00038: Vacation request in the City to vacate a portion of a platted utility easement, generally located one quarter mile south of East Harry Street and one third mile west of South 159th Street East (15410 E Woodcreek Street).

VAC2025-00039: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the south side of West Ringer Street, within 650 west of South Maize Road (10509 West Ringer Street).

VAC2025-00040: Vacation request in the City to vacate a portion of a platted building setback along North Rock Road and East Thorn Drive, generally located on the east side of North Rock Road, within 400 feet north of East 37th Street North.

ZON2025-00039: Zone change request in the City from B Multi-Family Residential District and LC Limited Commercial District to OW Office Warehouse District, generally located on the northwest corner of East 1st Street North and North Ash Avenue.

ZON2025-00040: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District to allow for future development, generally located on the northeast side of North Westlink Avenue, within 100 feet north of West Central Avenue (720 North Westlink Avenue).

ZON2025-00041: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District (with CUP2025-00029 to create CUP DP-365) for commercial development, generally located on the northwest corner of East 21st Street North and North 143rd Street East (14242 E 21st St N).
IPL0268791
Sep 3 2025

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

County of Sedgwick)
the undersigned, 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.

1.0 insertion(s) published on:
09/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



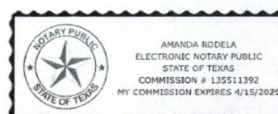
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
me on

Sep 3, 2025, 10:06 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

STAFF REPORT
 MAPC: September 25, 2025
 DAB III: October 1, 2025

CASE NUMBER: CON2025-00113 (City)

APPLICANT/AGENT: Luis Martin Reyes (Applicant)

REQUEST: Conditional Use to allow Vehicle and Equipment Sales, Outdoor

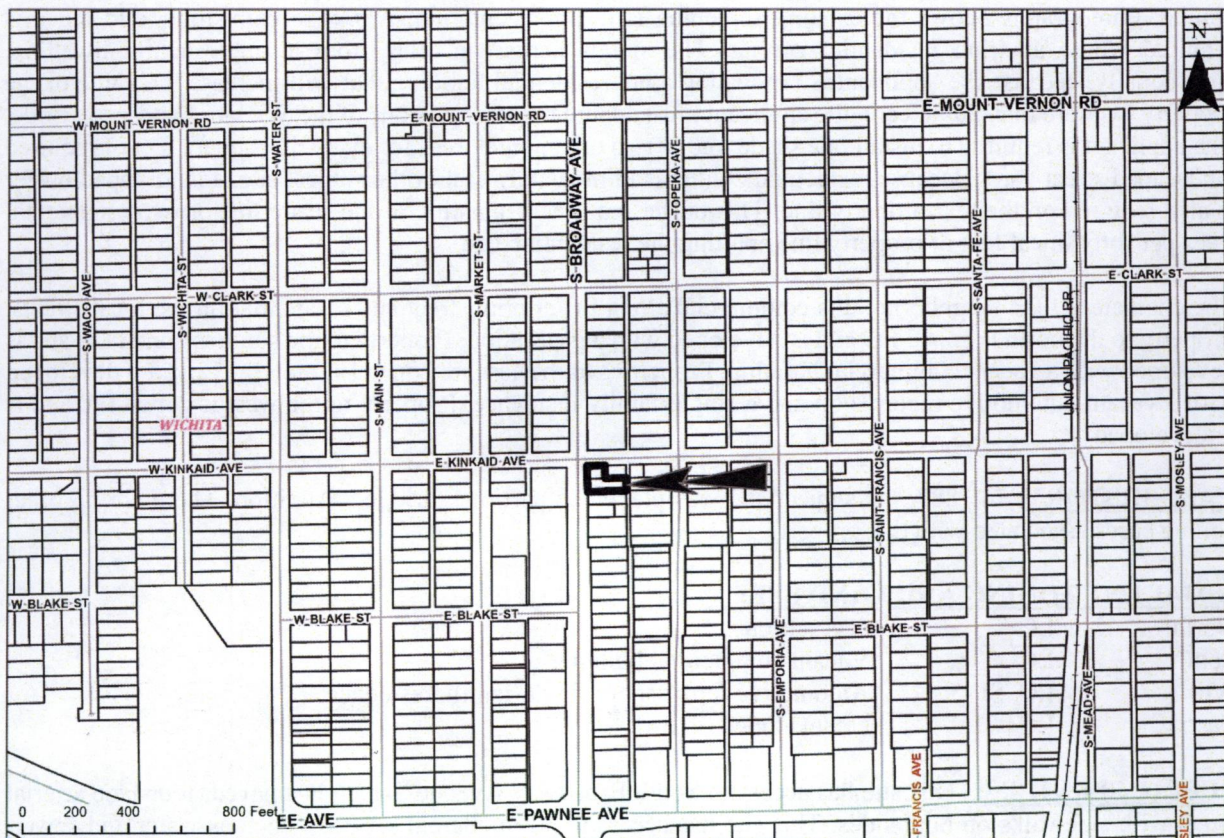
CURRENT ZONING: LC Limited Commercial District

SITE SIZE: 0.25 acres

LOCATION: Generally located on the southeast corner of South Broadway Avenue and East Kincaid Street (2208 South Broadway Avenue)

PROPOSED USE: Outdoor automotive sales

RECOMMENDATION: Denial



South Broadway Avenue and East Kinkaid Street.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in conformance to 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 "Commercial" uses. The applicant is requesting a commercial use on an LC-zoned property. The *Plan's* Locational Guidelines provide a decision-making framework regarding land use changes. The general Land Use Compatibility guidelines state that "Primary outdoor sales uses should be located along highway corridors or in areas where the uses have already been established." The applicant is requesting a use that has already been established in the area. At least eight car lots exist within one mile of the subject site on the same street.

The requested Conditional Use is not in conformance with the *Wichita: Places for People Plan*, which encourages "a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles" in the Established Central Area. The *Plan* lists Strategies that help guide the community in their actions to create walkable places within Wichita. Strategy 6 aims to "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." The anticipated redevelopment, in conjunction with the adjacent residential dwellings and gas station, may continue a predominantly automobile-oriented street and may not encourage a balance of transportation modes.

The requested Conditional Use is not in conformance with the *South Central Neighborhood Plan*. The *Plan* has its own Locational Guidelines that supplement the Locational Guidelines of the *Wichita-Sedgwick County Comprehensive Plan*. These guidelines state that the "Least Desirable Land Uses" for the neighborhood include motels, bars, used car lots, and resource processing industries. The purpose of the requested Conditional Use would introduce a less desirable land use to the area.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **DENIED**.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is commercial along the arterial street and residential on the local streets. Property to the north is zoned LC and is developed with a gas station. Property to the south is zoned LC and is developed with a vacant commercial building. Properties to the east are zoned LC and SF-5 and are developed with a vacant automotive repair shop and a single-family residence. Property to the west is zoned LC and is undeveloped.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC Limited Commercial District and is suitable for a wide variety of residential, civic, and commercial land uses. Vehicle and Equipment Sales, Outdoor is permitted with a Conditional Use.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The removal of restrictions to permit a vehicle sales lot could set a precedent for future vehicle sales lots in the area. A vehicle sales lot could introduce light pollution and negative visual impact to the residential uses to the east and west. Screening, landscaping, and the conditions of approval should mitigate some of these concerns if approved.
4. Length of time subject property has remained vacant as zoned: The site has been developed with an automotive repair building since 1950.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship

Section III-D.6.x of the Unified Zoning Code

- (1) Location shall be contiguous to a major street as designated in the *Transportation Plan* adopted by the Governing Bodies, and as amended from time to time.
- (2) Visual screening of areas adjacent to residential zoning districts shall be provided to protect adjacent properties from light, debris and noise and to preserve adjacent property values even when the change in use to Vehicle and Equipment Sales replaces a previous use that is of equal or greater intensity. In no case shall screening be less than that required by Sec. IV-B.1-3.
- (3) All Parking, Outdoor Storage and display areas shall be paved with concrete, asphalt or asphaltic concrete or any comparable hard surfacing material. Parking barriers shall be installed along all perimeter boundaries abutting streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public street right-of-way.
- (4) The lighting shall be in compliance with the lighting requirements of Sec. IV-B.4. No string-type or search lighting shall be permitted.
- (5) The noise levels shall be in compliance with the noise requirements of Sec. IV-C.6. Outdoor speakers and sound amplification systems shall not be permitted.
- (6) No repair work shall be conducted except in an enclosed Building, and further provided that no body or fender work is done.
- (7) Only those Signs permitted in the LC District shall be permitted on this Site, except that no portable, flashing, moving or off-site Signs shall be permitted and no streamers, banners, pennants, pinwheels, commercial flags, bunting or similar devices shall be permitted.
- (8) There shall be no use of elevated platforms for the display of Vehicles.

Aerial Map



Future Growth Concept Map



Looking east towards site



Looking north away from site



Looking south towards site



Looking west away from site



SITE PLAN

APPROVED 10/21 BY CMR

Broadway

100

50

Kirkland

67.55

147.5

67.55

extra
Parking

