DELANO
NEIGHBORHOOD PLAN

PREPARED BY:
LANDMARK, INC.
345 RIVERVIEW #200
WICHITA, KS 67203

PREPARED FOR:
CITY OF WICHITA
455 N. MAIN
WICHITA, KS 67202

0 200 400 800 1200

SINGLE-FAMILY RESIDENTIAL
CHARACTERIZED BY SINGLE-FAMILY HOUSING, IN KEEPING WITH THE DOMINANT HOUSING STYLES OF THE IMMEDIATE AREA. MAY INCLUDE SOME MULTI-FAMILY, PROVIDED THE ARCHITECTURE IS CONSISTENT WITH SINGLE-FAMILY HOMES, AND ALL PARKING IS OFF-STREET AND CONVERS/ENCLOSED.

MULTI-FAMILY RESIDENTIAL
CHARACTERIZED BY MULTI-FAMILY HOUSING, IN KEEPING WITH THE HISTORIC CONTEXT OF THE IMMEDIATE AREA. BUILDING MASS SHALL NOT EXCEED 2X THE ADJACENT SINGLE FAMILY HOUSING. PARKING IS SCREENED FROM PUBLIC STREETS/AREAS, BUT DOES NOT NEED TO BE ENCLOSED.

COMMERCIAL MIXED-USE
GROUND FLOORS ARE COMMERCIAL/OFFICE IN USE, WITH A RESIDENTIAL COMPONENT INCLUDED ON UPPER FLOORS. RESIDENTIAL MAY BE APARTMENTS, TOWNHOMES OR CONDOMINIUMS. RESIDENTIAL COMPONENTS SHALL HAVE SEPARATE, SECURE ENTRANCES. PARKING IS SCREENED, AND MAY BE ENCLOSED IN GARAGES BEHIND OR ABOVE GROUND FLOOR COMMERCIAL.

EX. STRUCT.

NEW INFILL

URBAN VILLAGE RE-DEVELOPMENT
THE INTENT OF THIS CLASSIFICATION IS TO IDENTIFY MAJOR REDEVELOPMENT OPPORTUNITIES FOR THE CREATION OF AN URBAN MIXED USE NEIGHBORHOOD WITH A UNIQUE CHARACTER AND BROAD MIX OF USES. IT WOULD INCLUDE COMMERCIAL MIXED-USE, OFFICE, INSTITUTIONAL AND MULTI-FAMILY RESIDENTIAL (IN THE FORM OF BROWNSTONES, CONDOMINIUMS, AND TOWNHOMES). WIDE EAVES (30"MIN.), WRAP-AROUND PORCHES, BALCONIES, TUMBLED BRICK, WROUGHT IRON, AND LIMESTONE, PUBLIC COLONNADES, AND SEQUENCE OF SPACES TYPIFY THIS UNIQUE DEVELOPMENT.

EDUCATIONAL INSTITUTIONS
INCLUDES PUBLIC AND PRIVATE SCHOOLS.

INSTITUTIONAL USES
INCLUDES MUSEUMS, HEALTHCARE AND RELIGIOUS INSTITUTIONS.

RECREATION\SPORTS FACILITIES
INCLUDES STADIUMS, ARENAS, ETC.

PUBLIC GREENWAYS
INCLUDES PARKS, PLAZAS, PLAYGROUNDS AND GREENWAYS.

GATEWAYS
PRIMARY & SECONDARY GATEWAYS (SHOWN BY XXXX).
TERTIARY GATEWAYS AT MINOR STREETS ON MERIDIAN AND MOLEAN