Wichita-Sedgwick County Metropolitan Area Planning Department

December 20, 2022

Chad Dean
4900 West 69th Street North
Valley Center, KS 67147

RE: ZON2022-00038: Zone change request in the County from RR Rural Residential to SF-20 Single-Family Residential; generally located on the north side of West 69th Street North, within one-quarter mile east of West 69th Street North and North Hoover Road (4900 West 69th Street North).

Dear Applicant;

At its regular meeting on **October 5, 2022**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BOCC was to **APPROVE** the request.

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

Sincerely,

Christina Rieth
Associate Planner

Copies to: MABCD
Lacey Cruse, Citizens Advisory Board IV

Wichita-Sedgwick County Metropolitan Area Planning Department

August 19, 2022

Chad Dean
4900 West 69th Street North
Valley Center, KS 67147

RE: ZON2022-00038: Zone change request in the County from RR Rural Residential to SF-20 Single-Family Residential; generally located on the north side of West 69th Street North, within one-quarter mile east of West 69th Street North and North Hoover Road (4900 West 69th Street North).

Dear Applicant;

At its regular meeting on **August 18, 2022**, 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 **September 1st, 2022.** 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 **September 1st, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Board of County Commissioners on **Wednesday, October 5, 2022, beginning at 9:00 a.m.** The BOCC meeting will be held in the Sedgwick County Courthouse, Second Floor, 525 N. Main, 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 268 4421.

Sincerely,

Christina Rieth
Associate Planner

Copies to: MABCD
Lacey Cruse, Citizens Advisory Board IV
Brian Stewart, 11413 Brookview Court, Wichita, KS 67226
Wes Wilson, 6327 North Hoover Road, Wichita, KS 67204

(150004) Published in The Ark Valley News on October 20, 2022

RESOLUTION NO. 150-2022

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, 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. ZON2022-00038

Zone change request from RR Rural Residential to SF-20 Single-Family Residential

Legally described as:
Zone Change from RR to SF-20 (3.45 Acres):

PARCEL 1: Beginning at a point 40 feet West of the Southeast corner of the Southwest Quarter of Section 2, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, thence West 410 feet; thence North 320 feet; thence East 410 feet; thence South to beginning.

PARCEL 2: A portion of the Southwest Quarter of Section 2, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence S 89°48'27" W (basis of bearing is NAD 83 Grid Kansas South Zone) along the South line of said Southwest Quarter, 450 feet for the point of beginning; thence continuing S 89°48'27" W along the South line of said Southwest Quarter, 98 feet; thence N 00°55'38" W parallel with the East line of said Southwest Quarter, 280 feet; thence N 50°29'46" E, 132.58 feet; thence N 89°48'27" E parallel with the South line of said Southwest Quarter, 404.35 feet to a point that is 40 feet West of the East line of said Southwest Quarter; thence S 00°55'38" E parallel with the East line of said Southwest Quarter, 44 feet; thence S 89°48'27" W parallel with the South line of said Southwest Quarter, 410 feet; thence S 00°55'38" E parallel with the East line of said Southwest Quarter, 320 feet to the point of beginning.

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.

Commissioners present and voting were:

PETER F. MEITZNER	Aye
SARAH LOPEZ	Aye
DAVID T. DENNIS	Aye
LACEY D. CRUSE	Aye
JAMES M. HOWELL	Aye

Dated this 5th day of October, 2022.

ATTEST:

KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

DAVID T. DENNIS, Chairman
Commissioner, Third District

SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:

JUSTIN M. WAGGONER
Assistant County Counselor

PETER F. MEITZNER
Commissioner, First District

LACEY D. CRUSE
Commissioner, Fourth District

JAMES M. HOWELL
Commissioner, Fifth District

Public notice

(Published In The Ark Valley News Oct. 20, 2022.

RESOLUTION NO. 150-2022

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Case No. ZON2022-00038

Zone change request from RR Rural Residential to SF-20 Single-Family Residential

Legally described as:
Zone Change from RR to SF-20 (3.45 Acres):

PARCEL 1: Beginning at a point 40 feet West of the Southeast corner of the Southwest Quarter of Section 2, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, thence West 410 feet; thence North 320 feet; thence East 410 feet; thence South to beginning.

PARCEL 2: A portion of the Southwest Quarter of Section 2, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follow: Commencing at the Southeast corner of said Southwest Quarter; thence S 89°48'27" W (basis of bearing is NAD 83 Grid Kansas South Zone) along the South line of said Southwest Quarter, 450 feet for the point of beginning; thence continuing S 89°48'27" W along the South line of said Southwest Quarter, 98 feet; thence N 00°55'38" W parallel with the East line of said Southwest Quarter, 280 feet; thence N 60°29'48" E, 132.58 feet; thence N 89°48'27" E parallel with the South line of said Southwest Quarter, 404.89 feet to a point that is 40 feet West of the East line of said Southwest Quarter; thence S 00°55'38" E parallel with the East line of said Southwest Quarter, 44 feet; thence S 89°48'27" W parallel with the South line of said Southwest Quarter, 410 feet; thence S 00°55'38" E parallel with the East line of said Southwest Quarter, 320 feet to the point of beginning.

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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 — Aye
SARAH LOPEZ — Aye
DAVID T. DENNIS — Aye
LACEY D. CRUSE — Aye
JAMES M. HOWELL — Aye

Dated this 5th day of October 2022

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

DAVID T. DENNIS, Chairman
Commissioner, Third District

SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:

PETER F. MEITZNER
Commissioner, First District

JUSTIN M. WAGGONER
Assistant County Counselor

LACEY D. CRUSE
Commissioner, Fourth District

JAMES M. HOWELL
Commissioner, Fifth District

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 20th day of October, 2022, with subsequent publications being made on the following dates:

_____, 2022 _____, 2022

_____, 2022 _____, 2022

_____, 2022 _____, 2022

Chris Strunk

Subscribed and sworn to before me this 20th day of October, 2022.

Notary Public

My commission expires 4/24/24.

Additional copies _____

Printer's fee $ _____

LISA K. STRUNK
NOTARY PUBLIC
COMMISSION EXPIRES
4/24/24
State of Kansas

Affidavit of Publication

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SEDGWICK COUNTY, ss.

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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 28th day of July, 2022. with subsequent publications being made on the following dates:

_____, 2022 _____, 2022

_____, 2022 _____, 2022

_____, 2022 _____, 2022

Chris Strunk

Subscribed and sworn to before me this 28th day of July, 2022.

Notary Public

My commission expires 4/24/24.

Additional copies _____

Printer's fee $ _____

Susan Strunk NOTARY PUBLIC COMMISSION EXPIRES 4/24/24 State of Kansas

Public notice

(Published in The Ark Valley News July 28, 2022.)

MAPC August 18, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 18, 2022, no earlier than 1:30 p.m.,** the Wichita Sedgwick County Metropolitan Area Planning Commission (Planning Commission) will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Wichita City Hall Building – 1st Floor Council Chambers – 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **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.**

CON2022-00029: Conditional Use request in the County for Accessory Apartment in RR Rural Residential zoning; generally located within 300 feet east of South 151st Street West and approximately one-quarter mile north of West 71st Street South (15050 West Morning Dove Street).

PUD2022-00016: Zone Change request in the County from LI Limited Industrial to PUD Planned Unit Development for multi-family residential development; generally located on the northeast corner of North Greenwich Road and East 37th Street North.

ZON2022-00038: Zone change request in the County from RR Rural Residential to SF-20 Single-Family Residential; generally located on the north side of West 69th Street North, within one-quarter mile east of West 69th Street North and North Hoover Road 4900 West 69th Street North).

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.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff 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.

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

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/651544141

You can also dial in using your phone.
United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/651544141

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on July 28, 2022
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

AGENDA ITEM NO. 4.8

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: August 18, 2022
CAB 4: September 12, 2022

CASE NUMBER: ZON2022-00038 (County)

APPLICANT/AGENT: Chad Dean (Applicant)

REQUEST: SF-20 Single-Family Residential

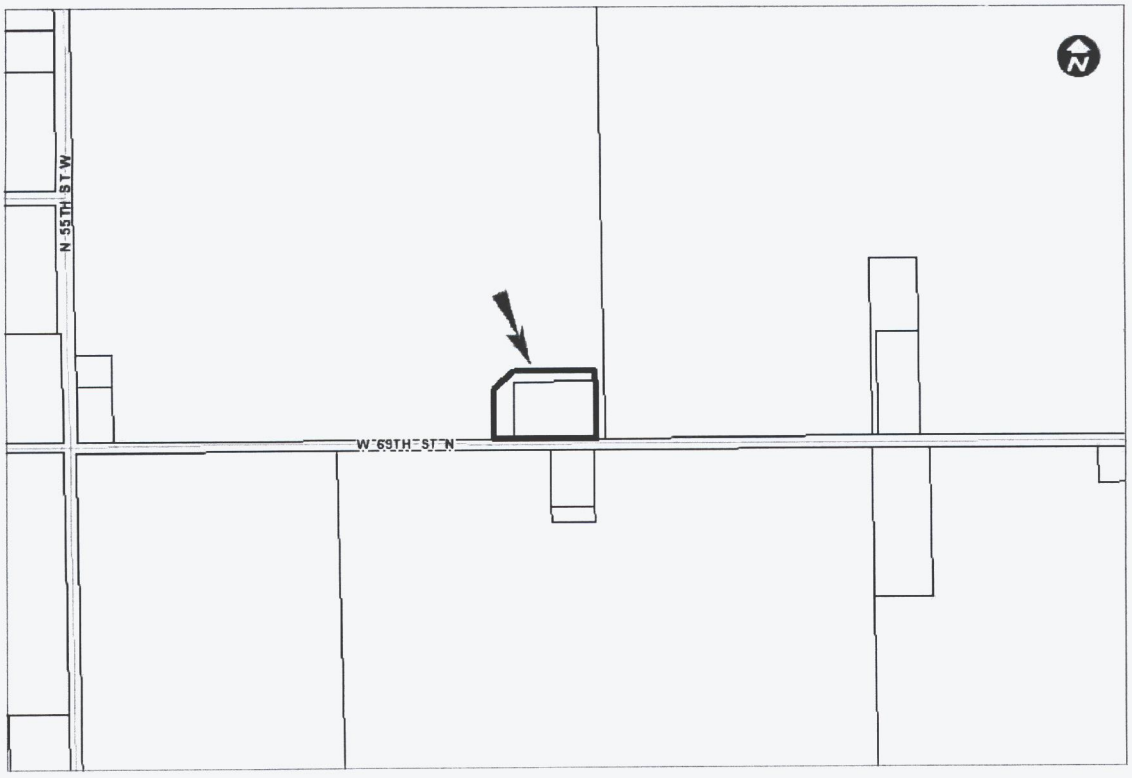
CURRENT ZONING: RR Rural Residential

SITE SIZE: 3.45 acres

LOCATION: Generally located on the north side of West 69th Street North, within one-quarter mile east of West 69th Street North and North Hoover Road (4900 West 69th Street North)

PROPOSED USE: Single-family residential dwellings

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from RR Rural Residential to SF-20 Single-Family Residential on property located on the north side of West 69th Street North, within one-quarter mile east of the intersection of West 69th Street North and North Hoover Road. The subject site is 3.45 acres in total. The property is in unincorporated Sedgwick County. The applicant is requesting to subdivide the property into three lots in order to develop single-family dwellings on approximately one-acre lots. The subject site consists of two parcels. One is 2.7 acres in size and developed with a single-family residential dwelling and a detached garage (4900 West 69th Street North). The other is 0.75 acres in size, in agricultural use, and is undevelopable because it does not meet the minimum size requirement for RR zoning.

Property to the north and west of the subject property is zoned RR Rural Residential and is developed with agricultural land. Properties to the south are zoned RR Rural Residential and are developed with a single-family residential dwelling and agricultural land. Property to the east is zoned RR Rural Residential and is developed with agricultural land. There is SF-20 Single-Family Residential zoning located approximately one-half mile to the east. Additionally, there are one-acre lots on the northeast corner of W 69th Street North and North Hoover Road.

CASE HISTORY: The property is currently unplatted, but the applicant has submitted a plat to the Planning Department to divide the property into three lots. The single-family residential dwelling currently on site was constructed in 1952. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agricultural land
SOUTH:	RR	Single-family residential dwelling, agricultural land
EAST:	RR	Agricultural land
WEST:	RR	Agricultural land

PUBLIC SERVICES: West 69th Street North is a two-lane, paved arterial street with no sidewalks. On-site laterals will be used for well water and sewer. Wichita Transit does not serve this area.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance with *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 to be within the Wichita 2035 Rural Growth area. The Comprehensive Plan defines "Rural Growth Areas" as "*land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area.*" Single-family detached homes on larger lots are thus appropriate for this area. The land is currently used for a single-family residential dwelling, not agriculture, so the use of the property will remain the same.

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:

The zoning, uses and character of the neighborhood: Property to the north and west of the subject property is zoned RR Rural Residential and is developed with agricultural land. Properties to the south are zoned RR Rural Residential and are developed with a single-family residential dwelling and agricultural land. Property to the east is zoned RR Rural Residential and is developed with agricultural land. There is SF-20 Single-Family Residential zoning located approximately one-half mile to the east. Additionally, there are one-acre lots on the northeast corner of W 69th Street North and North Hoover Road.

The suitability of the subject property for the uses to which it has been restricted: The property is presently zoned RR Rural Residential, which supports single-family residential development with a minimum lot size of two acres, in addition to other residential, public, civic, commercial, industrial, and agricultural uses.

Extent to which removal of the restrictions will detrimentally affect nearby property: The removal of restrictions will allow for single-family development with a minimum lot size of one-half acre. The applicant is proposing three lots at approximately one-acre apiece. Within one-half mile west, there are two lots on the northeast corner of West 69th Street and North Hoover Road that are approximately one acre in size or less.

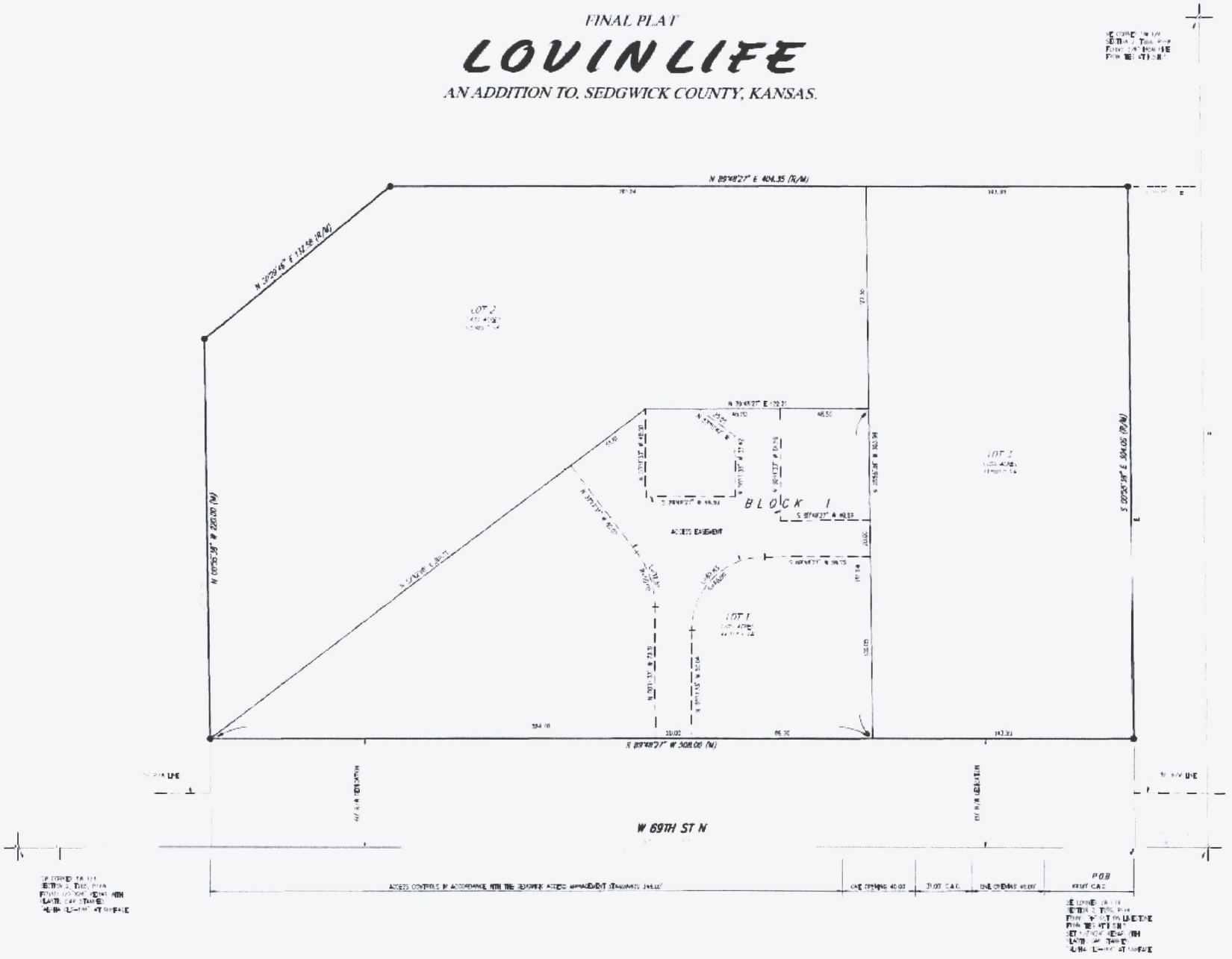
Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval would permit residential development in an area that is considered likely to develop by the year 2035. Denial would represent a loss of economic opportunity for the applicant.

Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, as discussed in the staff report.

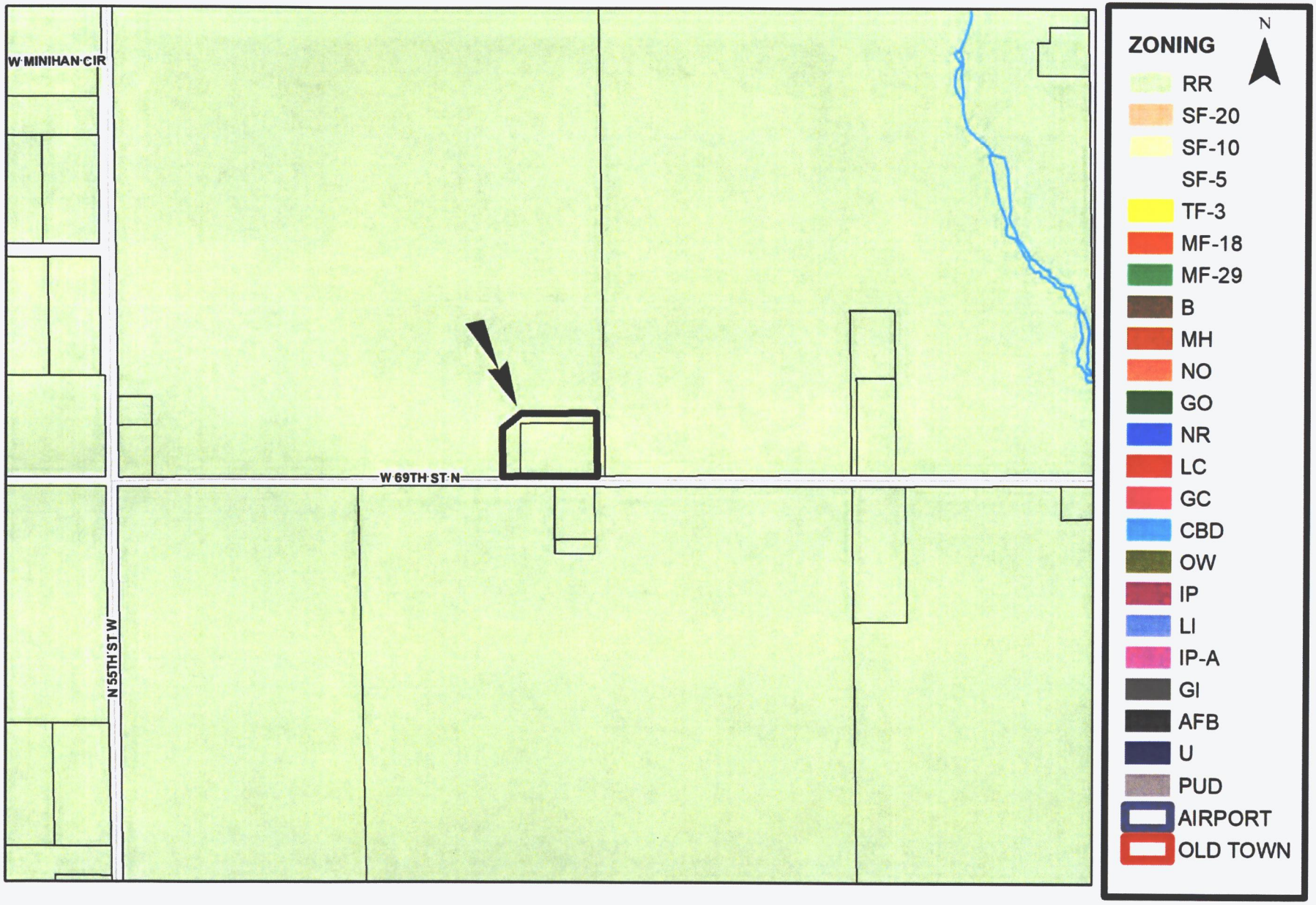
Impact of the proposed development on community facilities: Development of the property with the requested zoning will bring minimal additional traffic to the area. However, it is not anticipated to have significant negative impacts on community facilities.

Attachments:

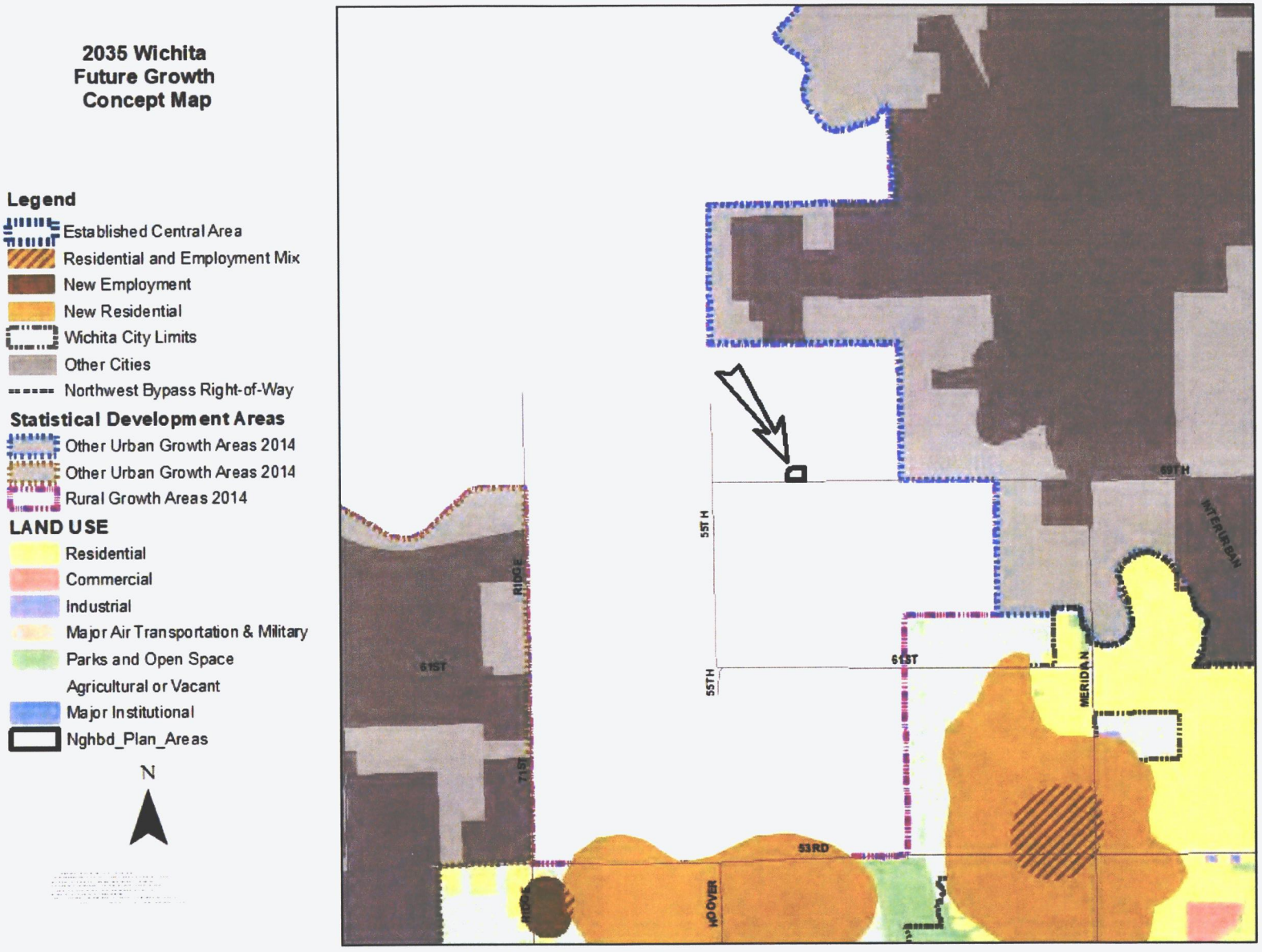
- Final Plat
- Aerial Map
- Zoning Map
- Land Use
- Photos


FINAL PLAT
LOVINLIFE
AN ADDITION TO, SEDGWICK COUNTY, KANSAS.
N 89°48'27" E 404.35 (R/M)
N 00°05'58" W 300.00 (M)
S 00°05'58" E 304.05 (R/M)
S 89°48'27" W 308.05 (M)
LOT 2
LOT 1
LOT 1
BLOCK 1
ACCESS EASEMENT
W 69TH ST N
POB


N
W 69TH ST N


W MINIHAN CIR
W 69TH ST N
N 55TH ST W
ZONING
N
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

2035 Wichita Future Growth Concept Map



Looking east away from site



Looking north towards site



Looking south away from site



Looking west away from site

