



Wichita-Sedgwick County Metropolitan Area Planning Department

June 27, 2023

Tucker Chadd
4634 W. Emerald Bay Ct.
Wichita, KS 67205

RE: ZON2023-00025: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for fourplex development; generally located south of North Hoover Road and west of North Curtis Street.

Dear Applicant;

At its regular meeting on **June 27, 2023**, the Wichita City Council considered the above captioned request. The action of the MAPC was to **APPROVE** the zone change.

This is a reminder that the 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,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI



Wichita-Sedgwick County Metropolitan Area Planning Department

May 25, 2023

Tucker Chadd
4634 W. Emerald Bay Ct.
Wichita, KS 67205

RE: ZON2023-00025: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for fourplex development; generally located south of North Hoover Road and west of North Curtis Street.

Dear Applicant;

At its regular meeting on May 25, 2023, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the zone change.

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 June 8, 2023.** 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 **June 8, 2023 at 5:00 p.m.**

NOTE: District Advisory Board VI (DAB) will consider this case at their meeting to be held at **6:30 p.m., Monday, June 12, 2023**. Additional information regarding the DAB meeting may be obtained by calling the Community Services Representative, Ana Lopez at 303-8043, or alopez@wichita.gov (www.wichita.gov/council).

This application will be presented to the Wichita City Council on **Tuesday, July 11, 2023, beginning at 9:00 a.m.**

This is a reminder that the 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,

A handwritten signature in cursive script that reads 'E. Ebach'.

Eryn Ebach
Associate Planner

Copies to: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI

The Ronald Reagan Building • 2nd Floor • 271 West Third Street • Wichita, Kansas 67202
316.268.4421 • www.wichita.gov

OCA 150004

(Published in the Wichita Eagle, 7/14/23)

ORDINANCE NO. 52-209

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. ZON2023-00025


City zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District on property described as:

Lot 7, R.A. Morris Tracts Addition to Wichita, Sedgwick County, Kansas.

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.

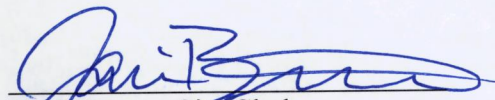
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 11th day of July, 2023.



Brandon J. Whipple, Mayor, City of Wichita

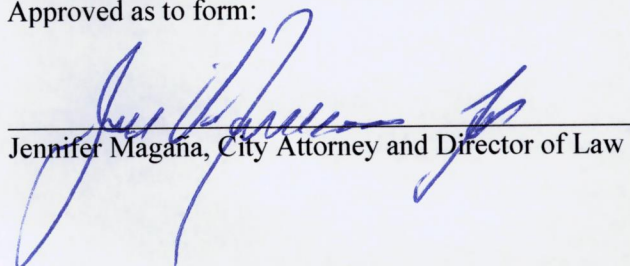
ATTEST:



Jamie Buster, City Clerk
(SEAL)



Approved as to form:



Jennifer Magana, City Attorney and Director of Law



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	443406	Print Legal Ad-IPL01310940 - IPL0131094		\$50.29	1	60 L

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

LAlvarez@wichita.gov

LEGAL PUBLICATION

OCA 150004

(Published in the Wichita Eagle, July 14, 2023)

ORDINANCE NO. 52-209

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.
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City zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District on property described as:

Lot 7, R.A. Morris Tracts Addition to Wichita, Sedgwick County, Kansas.

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 re-incorporated 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 11th day of July, 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0131094

Jul 14 2023

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

1 insertion(s) published on:

07/14/23

STATE OF KANSAS)

SS

County of Sedgwick)

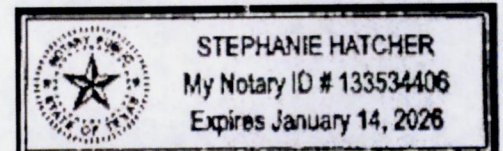
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 07/14/2023 to 07/14/2023.

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

DATED: 07/14/2023

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!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	415548	Print Legal Ad-IPL01207300 - IPL0120730		\$246.64	3	98 L

Attention: MANDY HEBERT
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

twells@wichita.gov

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on May 4, 2023
(One Time Only)
MAPC/BZA May 25, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, May 25, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2023-00014: Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor for trailer rentals, generally located on the southwest corner of West 37th Street North and North Arkansas Avenue (3733 North Arkansas Avenue).

CON2023-00015: Conditional Use request in the City to allow a neighborhood swimming pool on property zoned TF-3 Two-Family Residential District, generally located one-half mile west of North 127th Street East and one-quarter mile south of Central Avenue.

CON2023-00016: Conditional Use request to permit Night Club in the City associated with an Event Center on property zoned GC General Commercial within 300 feet of a residential zoning; located on the east side of South Washington Avenue and approximately 140 feet south of East Lincoln Street (1208 S. Washington).

CON2023-00018: Conditional Use request in the City to permit a Personal Care Service on property zoned GO General Office with PO-170 (with ZON2023-00024); generally located south of East 21st Street North and west of North Cranbrook Street (10111 East 21st Street North).

CUP2023-00014: CUP Amendment in the City to allow Taverns and Drinking Establishments, Nightclubs in the City as an accessory use, and Restaurant Drive-Thrus; generally located on the west side of North Greenwich Road, within one-half mile south of East 13th Street North.

CUP2023-00015: Request in the City to amend the Maize and 29th Community Unit Plan CUP DP-327 to modify the architectural controls and landscaping requirements; generally located approximately 400 feet north of West 29th Street North and east of North Maize Road.

VAC2023-00011: Request in the City to vacate a portion of platted street right-of-way (reprocess of VAC2020-00033); generally located approximately 970 feet south of West 13th Street North, two blocks east of North West Street, on the southwest corner of West Ponderosa and North Nelson Streets.

VAC2023-00012: Request in the City to vacate a portion of a platted taxway easement; generally located approximately 750 feet south of West Harry Street, west of South Hoover Road, on the west side of South Eisenhower Avenue, on the northwest side of Eisenhower Court, (1631 S. Eisenhower Court).

VAC2023-00013: Request in the City to vacate a joint access easement dedicated by separate instrument; generally located on the south side of West 53rd Street North and one-quarter mile west of North Meridian Avenue.

VAC2023-00014: Request in the City to vacate platted access controls to permit a 50-foot drive onto West 53rd Street North (together with VAC2023-00015); generally located on the south side of West 53rd Street North and one-quarter mile west of North Meridian Avenue.

VAC2023-00015: Request in the City to vacate platted access controls to permit a 50-foot drive onto West 53rd Street North (together with VAC2023-00014); generally located on the south side of West 53rd Street North and one-quarter mile west of North Meridian Avenue.

ZON2023-00023: Zone change request in the City from SF-5 to TF-3 for duplex development; generally located east of North Jackson Heights Street and approximately 675 feet north of East Douglas Avenue (200 North Jackson Heights Street).

ZON2023-00024: Request in the City to amend Protective Overlay PO-170 to permit Personal Care Service on property zoned GO General Office (with CON2023-00018); generally located on the south side of East 21st Street North and west of North Cranbrook Street (10111 East 21st Street North).

ZON2023-00025: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for duplex development; generally located south of North Hoover Road and west of North Curtis Street. 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 WichitaSedgwick 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 (see below):

- 1) Participate virtually
 - 2) Attend in-person at the Ronald Reagan Building
 - 3) Submit comments ahead of time
- Participate Virtually
Join Zoom Meeting
<https://us06web.zoom.us/j/4089666967?pwd=sk3bW0Y5IENlbnFJQTdFYVd0fVp0bXU0T0R>
Meeting ID: 408 966 6967
Passcode: 094136
One tap mobile
+16699006833,4089666967#...*094136# US (San Jose)
+17193594580,4089666967#...*094136# US
Meeting ID: 408 966 6967
Passcode: 094136
Find your local number: <https://us06web.zoom.us/j/4089666967>

Attend In-Person
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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 (316-2684464) by 5pm, 3 days prior to the meeting.

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

WITNESS MY HAND on May 4, 2023
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0120730
May 4 2023

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

1 insertion(s) published on:
05/04/23

STATE OF KANSAS)

SS

County of Sedgwick)

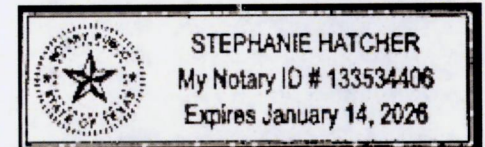
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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 05/04/2023 to 05/04/2023.

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

DATED: 05/04/2023

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!

STAFF REPORT
 MAPC May 25, 2023
 DAB June 12, 2023

CASE NUMBER: ZON2023-00025 (City)

APPLICANT/AGENT: City of Wichita (applicant); Tucker Chadd (contract purchaser)

REQUEST: MF-18 Multi-Family Residential District

CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.41 acres

LOCATION: Generally located southeast of North Hoover Road and west of North Curtis Street.

PROPOSED USE: Quadplex Development

RECOMMENDATION: Approval



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for the development of a quadplex. The subject site is 0.41 acres in size, and is generally located southeast of North Hoover Road and west of North Curtis Street. The purchaser is under contract with the City of Wichita to purchase the undeveloped parcel.

The triangular shaped property is adjacent to the I-235 Highway to the north and west, and a residential neighborhood with a mix of housing types to the south and east. The abutting properties to the south and east are zoned SF-5 Single-Family Residential District, and are developed with single-family residences and a place of worship. Directly southeast of the subject site is the JBar Addition, zoned TF-3 Two-Family Residential District with PO-290 and developed with duplexes.

The MF-18 Multi-Family Residential District accommodates moderate-density residential development, including single-family, two-family, and multi-family residences at a maximum density of 17.4 dwelling units per acre. The applicant's provided site plan indicates they intend to develop one quadplex on the site, which would be a density of 9.75 dwelling units per acre.

Section IV-B.2 of the Unified Zoning Code (UZC) requires screening of multi-family uses when abutting or across a street or alley from property zoned TF-3 or more restrictive. Should this request be approved, applicable screening and landscape buffering will be required. The Off-street Parking Schedule in Article IV-A of the UZC requires 1.25 parking stalls per efficiency and one bedroom dwelling unit and 1.75 parking stalls per two bedroom or larger unit. Based on the applicant's provided site plan, seven off-street parking stalls will be required. Additionally, on street parking is permitted on North Curtis Street.

CASE HISTORY: In 1928, the subject site was platted as RA Morris Tracts Addition. There have been no other zoning actions on this site

ADJACENT ZONING AND LAND USE:

NORTH:		I-235 Highway
SOUTH:	SF-5	Single-family residence and place of worship
EAST:	SF-5	Single-family residence
WEST:		I-235 Highway

PUBLIC SERVICES: In this area, North Hoover Road is a paved, two-lane arterial street with a sidewalk along its south side. City water and stormwater are located along the North Hoover Road right-of-way. City sanitary sewer is located just south of the site. Wichita Transit does not provide service in this area.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*.

Community Investments Plan: The 2035 Wichita Future Growth Concept Map, which outlines the preferred development pattern and land uses within the *Plan* area, identifies the majority of the subject site as appropriate for "Residential" development and use and a small portion as appropriate for "Commercial" development and use. "Residential" areas should "reflect the full diversity of residential development densities and types typically found in a large urban municipality." Adding a quadplex residence to the neighborhood would increase the diversity of residence types and densities in the area, adhering to this component of the *Plan*.

The subject site and surrounding area are located within the Established Central Area (ECA) of the City. Locational guidelines for the ECA encourage infill development where public investment in existing and planned infrastructure can be maximized. All municipal services currently serve the area and quadplex development on the site would further utilize the existing infrastructure. Additionally, the *Plan*

recommends infill development occur when the scale and intensity is compatible with existing uses. The proposed MF-18 Multi-Family Residential District zoning and quadplex development are of a scale and intensity compatible with the surrounding neighborhood.

Wichita: Places for People Plan: The subject area is identified as an “Area of Opportunity” by the *Wichita: Places for People Plan*. In “Areas of Opportunity” small-scale infill development, like the requested multi-family residential use, can be supported by the current market of the area, and build market support for larger development projects in the future.

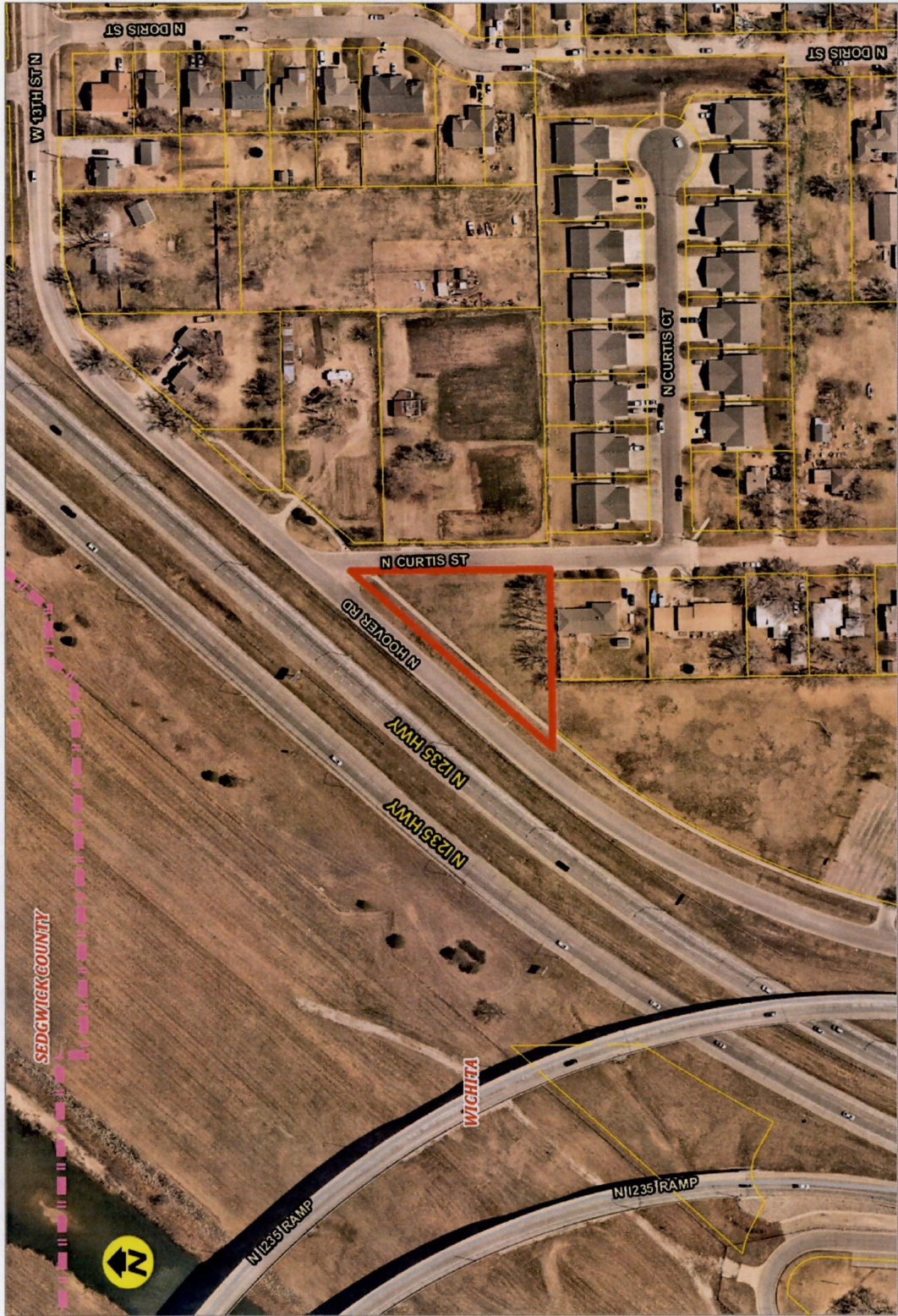
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED.** This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The triangular shaped property abuts the I-235 Highway to the north and west and a residential neighborhood with a mix of housing types to the south and east. The abutting properties to the south and east are zoned SF-5 Single-Family Residential District and are developed with single-family residences and a place of worship. Directly southeast of the subject site is the JBar Addition, zoned TF-3 Two-Family Residential District with PO-290 and developed with duplexes.
2. The suitability of the subject property for the uses to which it has been restricted: The subject property is zoned SF-5 Single-Family Residential District and could be developed with a single-family residence.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request would allow all uses permitted in the MF-18 Multi-Family Residential District on the site. The applicant intends to develop the property with a quadplex, which is not out of character with the surrounding residential uses. Additionally, site development standards will minimize and mitigate any potential negative impacts to surrounding property by requiring screening and buffering.
4. Length of time subject property has remained vacant as zoned: The property is currently not vacant.
5. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of this request could provide an economic gain to the applicant, which is generally considered a gain to the public welfare. However, any gain must be considered in light of the possible negative impacts to the public welfare, including the effects of future development on neighboring properties. Denial could be regarded as 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 zone change is in conformance with the *Community Investments Plan* as discussed in the staff report.
7. Impact of the proposed development on community facilities: The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities. Existing public infrastructure at the site should accommodate uses under the proposed MF-18 District zoning.
8. Opposition or support of neighborhood residents: At the time of publication of the staff report, staff has not received any public comments regarding this case.

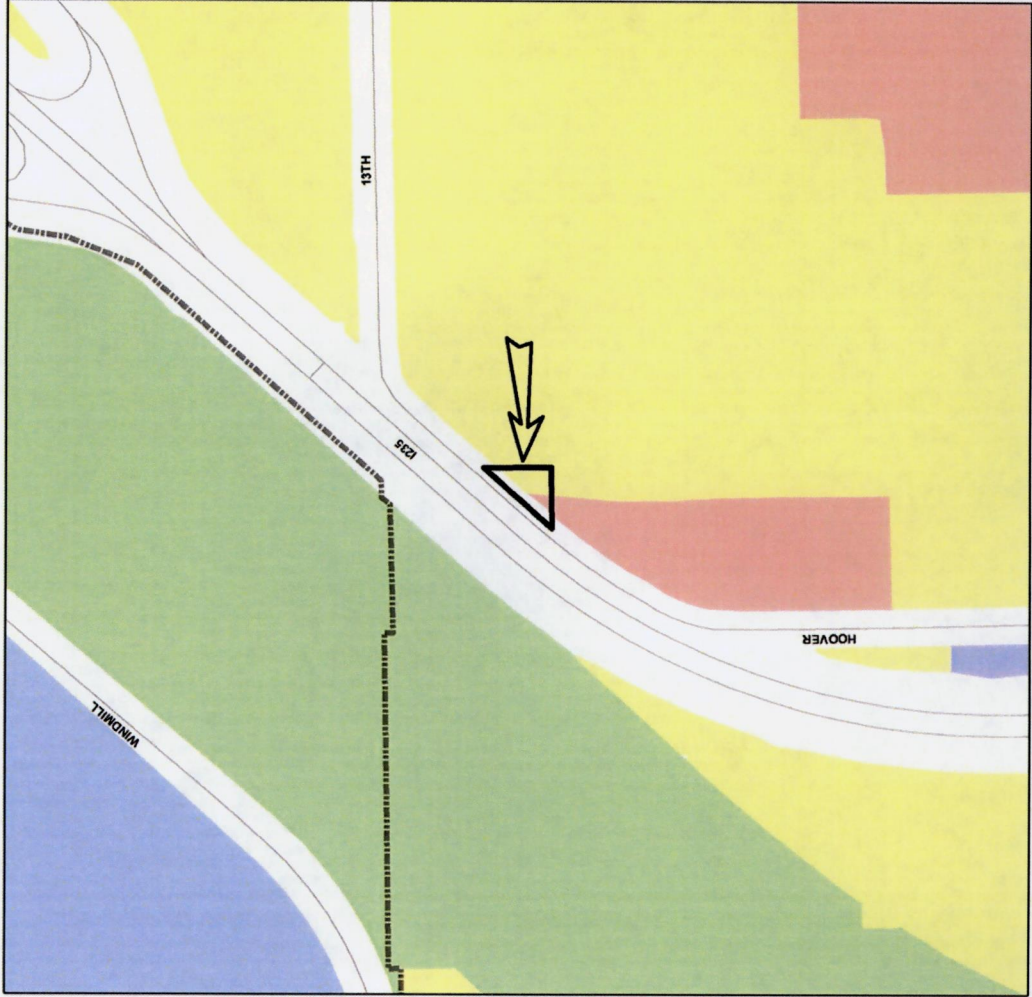
Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Proposed Site Plan
5. Proposed Elevations
6. Site Photos

Attachment 1. Aerial Map



Attachment 3. Land Use Map



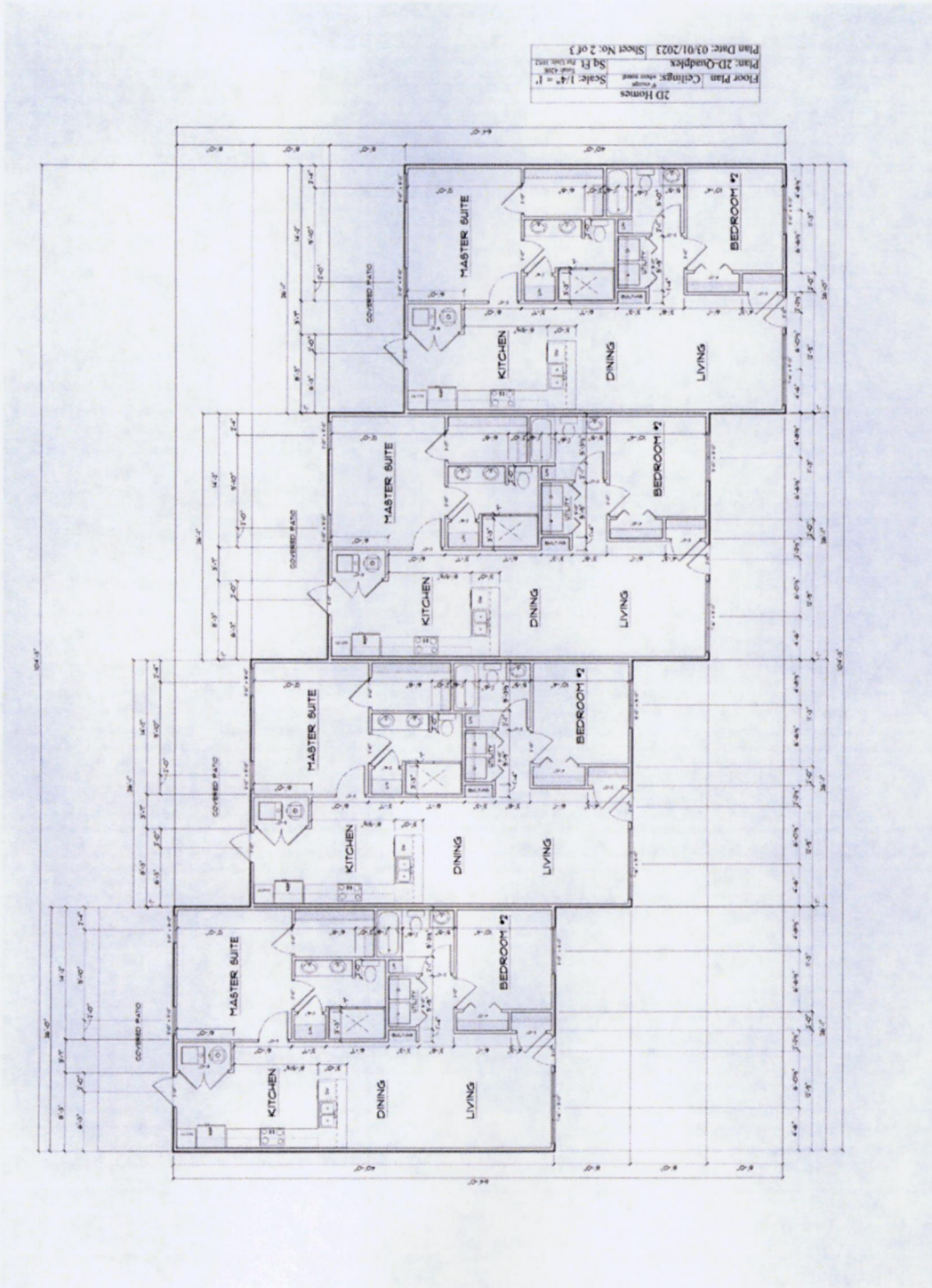
2035 Wichita
Future Growth
Concept Map

- 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
 - Nghbd_Plan_Areas

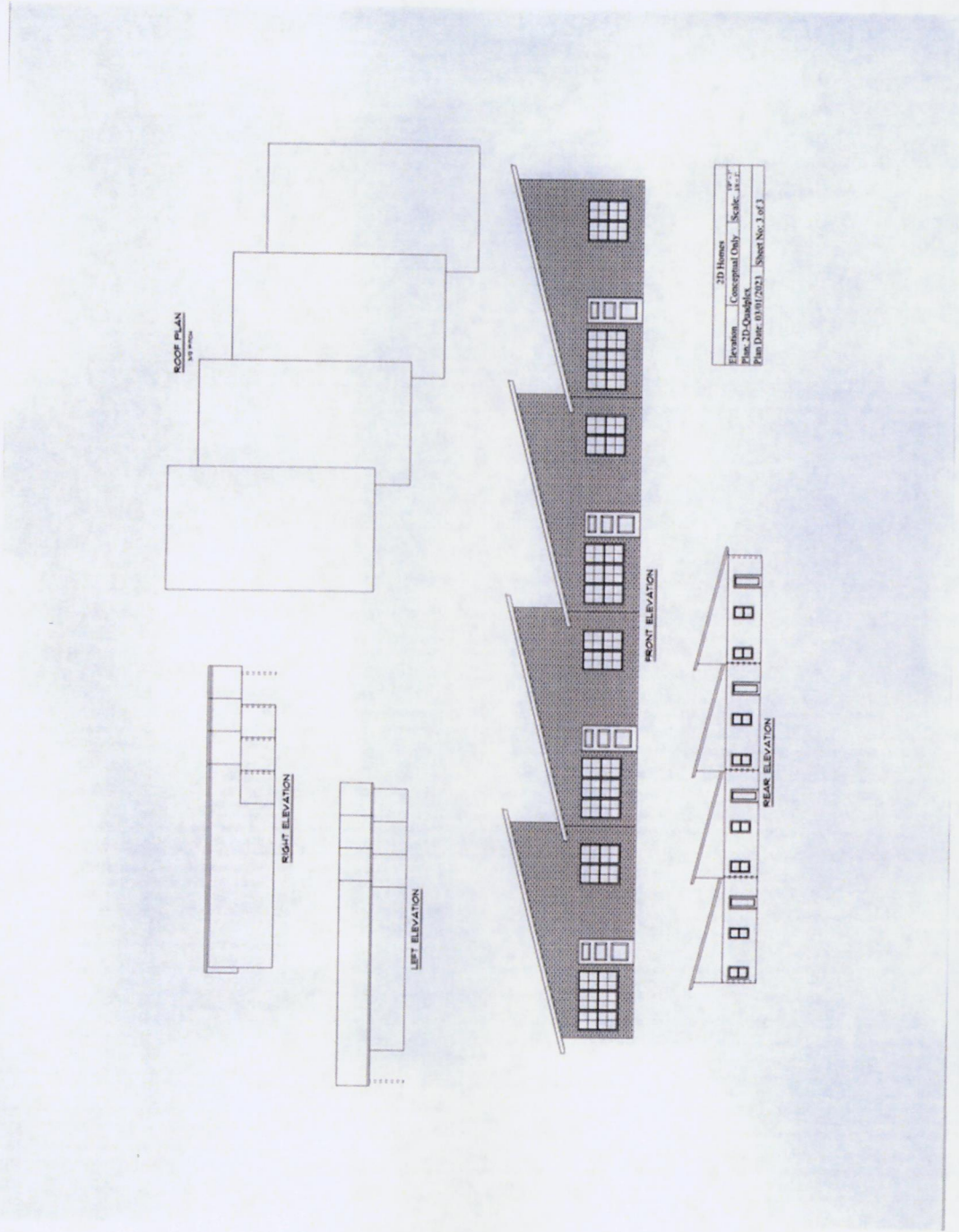


Map prepared by the City of Wichita, Planning and Economic Development Department, 2014. All rights reserved. No part of this map may be reproduced without the prior written permission of the City of Wichita. The City of Wichita is not responsible for any errors or omissions on this map. The City of Wichita is not responsible for any damages or liabilities arising from the use of this map. The City of Wichita is not responsible for any claims or lawsuits arising from the use of this map. The City of Wichita is not responsible for any claims or lawsuits arising from the use of this map.

Attachment 4. Proposed Site Plan



Attachment 5. Proposed Elevations



Attachment 6. Site Photos



The subject site.



The subject site facing southeast.



North of the subject site.



Residence south of the subject site.

Attachment 6. Site Photos



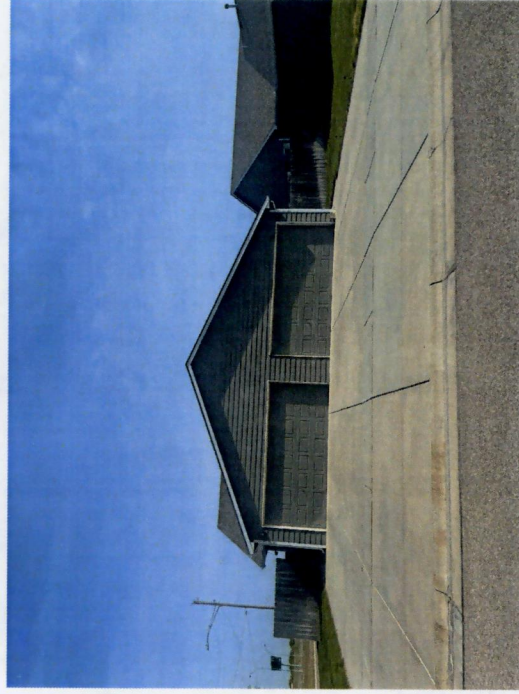
Church south of the subject site.



East of the subject site.



Southeast of the subject site.



Duplex development southeast of the subject site.