



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

Sadiq Narumbih
7122 West O'Neil
Wichita, KS, 67212

March 22, 2024

Steve Coleman Jr.
10401 Mariah Ct.
Sedgwick, KS 67135

RE: ZON2023-000077 – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, located within one-quarter mile southwest of the intersection of East 21st Street North and North Hillside Avenue (2935 East Maplewood).

Dear Applicant;

At its regular meeting on **March 19, 2024**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** of the zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential.

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 'Brad Eatherly'.

Brad Eatherly
Current Plans
Senior Planner

CC: Brandon Johnson, Council Member District I
Maddy Campbell, CSR, District I
MABCD



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

Sadiq Narumbih
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February 8, 2024

Steve Coleman Jr.
10401 Mariah Ct.
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RE: ZON2023-000077 – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, located within one-quarter mile southwest of the intersection of East 21st Street North and North Hillside Avenue (2935 East Maplewood).

Dear Applicant,

At its regular meeting on **February 8, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request to change zoning from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District.

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 February 22, 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 **February 22, 2024, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, March 19, 2024** beginning at 9:00 a.m.

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 316-268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Eatherly'.

Brad Eatherly

Current Plans
Senior Planner

CC: Brandon Johnson, Council Member District I
Maddy Campbell, CSR, District I
MABCD

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON March 29, 2024

ORDINANCE NO. 52-360

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. ZON2023-00077

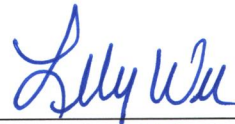
Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District zoning, on property legally described as:

Lot 8, Block 13, Shadybrook Addition, 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.

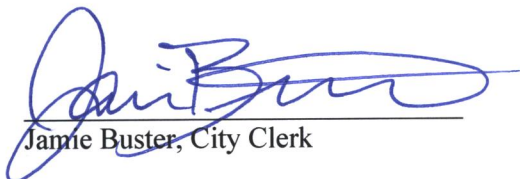
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 26th day of March, 2024.



Lily Wu, Mayor, City of Wichita

ATTEST:



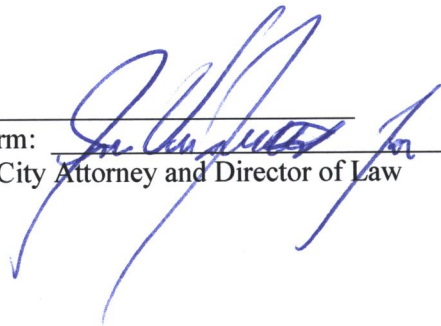
Jamie Buster, City Clerk

(SEAL)



Approved as to form:

Jennifer Magaña, City Attorney and Director of Law





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
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Miami Herald
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The Modesto Bee
The Sun News - Myrtle Beach
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Tri-City Herald
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The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	535935	Print Legal Ad-IPL01662410 - IPL0166241		\$46.29	1	55 L

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

JMBuster@wichita.gov

ORDINANCE NO. 52-360

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Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District zoning, on property legally described as:

Lots 8, Block 13, Shadybrook Addition, 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 26th day of March 2024.

Lily Wu, Mayor, City of Wichita

ATTEST: Jamie Buster, City Clerk

(SEAL)

Approved as to form: Jennifer Magan, a, City Attorney and Director of Law

IPL0166241

Mar 29 2024

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

1 insertion(s) published on:

03/29/24

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 03/29/2024 to 03/29/2024.

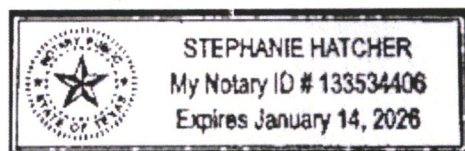
Mary Castro

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

DATED: 03/29/2024

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!



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	509215	Print Legal Ad-IPL01552890 - IPL0155289	OCA 150004	\$139.62	2	83 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 January 18, 2024
(One Time Only)

MAPC/EZA February 8, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, February 8, 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.

CON2023-00071: Conditional Use in the City for an Accessory Dwelling Unit located one-half mile south of West Central Avenue and one-quarter mile west of North Tyler Road (447 North Pamela).

VAC2023-00056: Vacation request in the City to vacate a portion of an existing drainage easement for the construction of duplexes on property zoned MF-18 Multi-Family Residential District, generally located west of North Rock Road and north of K-96.

ZON2023-00073: Zone change request in the City from NO Neighborhood Office and MF-29 Multi-Family Residential to GC General Commercial with Protective Overlay #428 to allow for a mixed-use building with roll-up doors, generally located on the east side of North Waco Avenue, within 150 feet south of W. 9th St N.

ZON2023-00076: Zone change request in the City from NR (Neighborhood Retail) to LC (Limited Commercial); located on the southwest corner of West 13th Street North and North Waco Ave (1351 North Waco Ave).

ZON2023-00077: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential for a duplex on property located within one-quarter mile southwest of the intersection of East 21st Street North and North Hillside Avenue (2935 E. Maplewood).

ZON2023-00078: Zone change request in the City from TF-3 Two-Family Residential District to MF-29 Multi-Family Residential District to construct a duplex and single-family residence, generally located on the southwest corner of East 1st Street North and North Poplar Avenue (155 N Poplar Ave., 2411 E 1st St. N). 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. 3rd 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 January 18, 2024

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

IPL0155289

Jan 18 2024

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

1 insertion(s) published on:

01/18/24

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, 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 01/18/2024 to 01/18/2024.

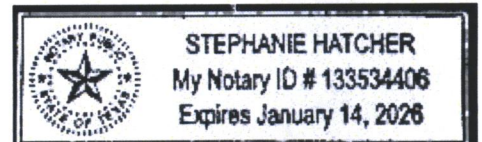
Stefani Beard

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

DATED: 01/24/2024

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!



STAFF REPORT

MAPC: February 8, 2024

DAB I: February 5, 2024

CASE NUMBER: ZON2023-00077 (City)

APPLICANT/AGENT: Sadiq Narumbih (Applicant)/ Steve Coleman Jr. (Agent)

REQUEST: TF-3 Two-Family Residential District

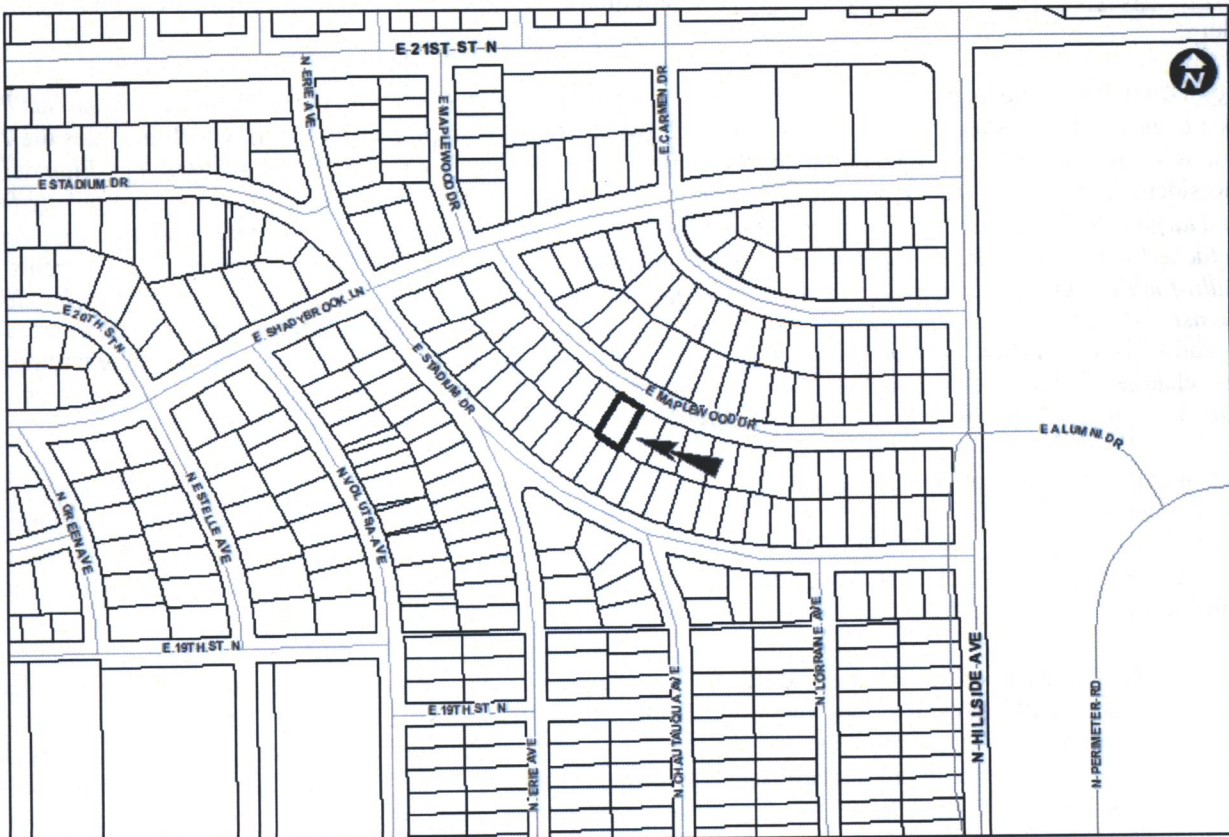
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.15 acres

LOCATION: Generally located within one-quarter mile southwest of the intersection of East 21st Street North and North Hillside Avenue (2935 East Maplewood).

PROPOSED USE: Duplex development.

RECOMMENDATION: Approve.



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to TF-3 Two-Family Residential District (TF-3). The 0.15-acre property is generally located within one-quarter mile southwest of the intersection of East 21st Street North and North Hillside Avenue (2935 East Maplewood). The subject site is currently undeveloped.

The applicant has indicated they intend to use the site for duplex development. Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 requires a 5,000 square foot minimum lot size, while TF-3 requires a 3,000 square foot minimum lot size per dwelling unit (6,000 square feet for one duplex). Based on the size of the subject site, the applicant would be able to place up to 1 duplex.

The property is surrounded on all sides by the SF-5 and is developed on all sides by single-family dwellings.

CASE HISTORY: On November 18, 1941, the subject site was platted as Lot 8, Block 13 of the Shadybrook Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling
SOUTH:	SF-5	Single-family dwelling
EAST:	SF-5	Single-family dwelling
WEST:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject site currently has access to East Maplewood Drive, a two-lane local street with no sidewalks on either side. All Municipal Services serve the site currently. Wichita Transit serves the area at the intersection of East Shadybrook Street and North Hillside Street, approximately one-quarter mile walking distance from the subject site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the following plans:

Community Investments Plan: The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for "Residential" uses. The *Plan* defines "Residential" as "areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes)." Duplex development is an appropriate use for this area. The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of "Development Pattern, Guideline 2.a encourages, "infill development that maximizes public investment in existing and planned infrastructure and services."

Wichita: Places for People Plan: The requested zone change is in conformance with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles."

- Strategies: The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested Duplex partially aligns with Strategy 5: *Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA*. The scale of the request is not in out of character with the neighborhood, with TF-3 within 250 feet of the subject site. The request aligns with Strategy 6: *Encourage infill and redevelopment that contextual to the environment in which it is occurring*. Adding a duplex to the neighborhood will not adversely affect the area.

- **Current Condition:** The subject property is located within an area identified as an “Area of Opportunity.” The *Places for People Plan* defines Areas of Opportunity as “areas that generally exhibit economic challenges, a disconnected development pattern, and a lack of walkable places and facilities. These areas are in need of strategic reinvestment, both public and private, to assist in redefining and reinvigorating the area, physically and socially.”

Central Northeast Area Plan: The requested zone change is in compliance with the Central Northeast Area Plan. Initiative 8.1 of the *Plan*, calls to “promote new home construction on vacant lots.” The initiative’s goal is to ensure that the rate of new home construction exceeds the housing demolition rate in the Central Northeast Area. While the requested zone change will only affect one lot, it is providing new housing to the Central Northeast Area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

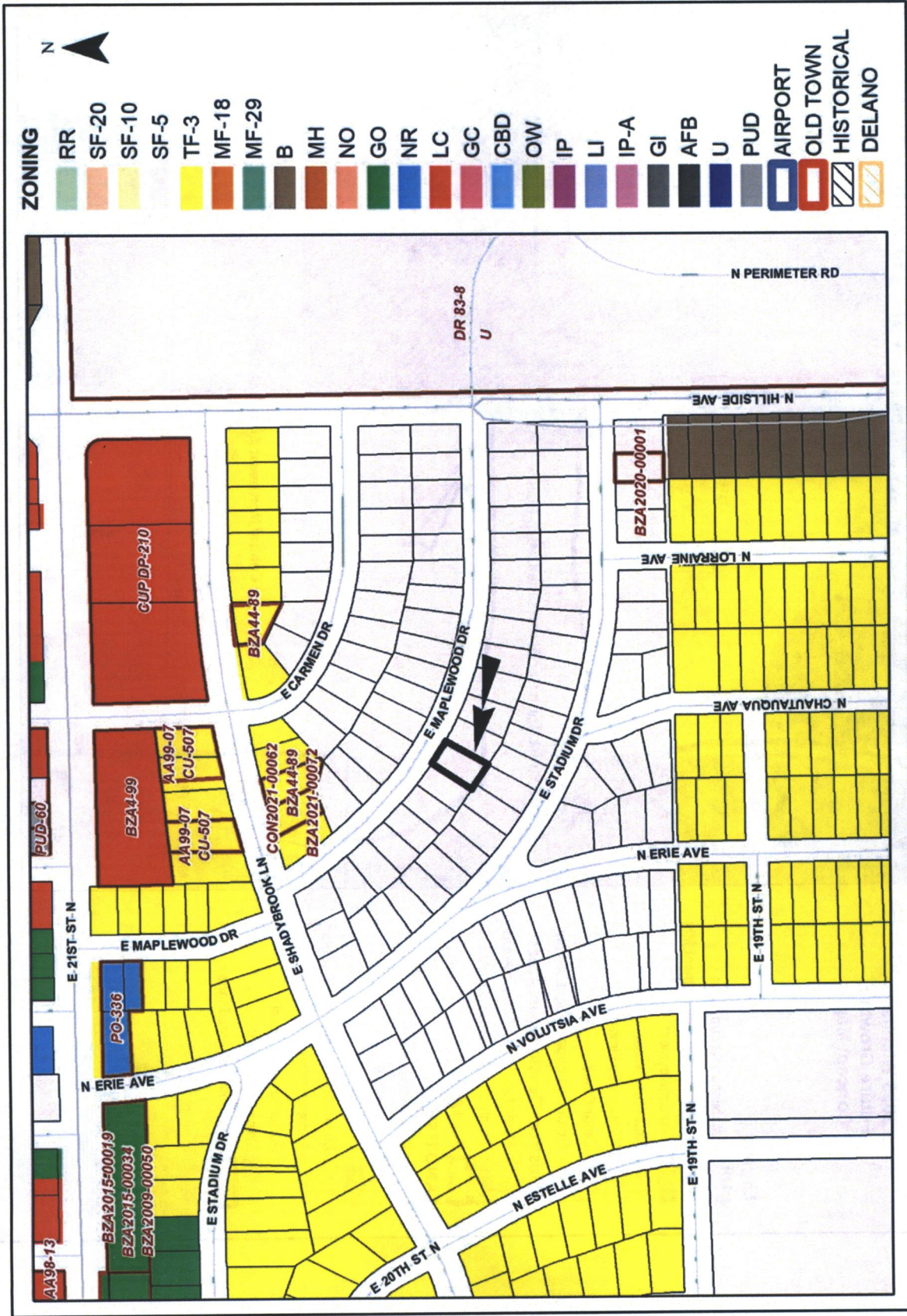
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is residential. The property is surrounded on all sides by the SF-5 and is developed on all sides by 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, which is suitable for a limited number of residential, public, and civic uses, including single-family residences.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have detrimental impacts on nearby property. There are duplexes developed on properties zoned TF-3 approximately 250 feet from the subject site in multiple directions. Therefore, duplexes are not a new type of development to the area.
4. **Length of time subject property has remained vacant as zoned:** The property is undeveloped. It is unknown if a dwelling was ever developed on the site, although an existing curb cut and partial driveway would indicate the possibility of a dwelling at one point being on the property.
5. **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 new development in an area on an under-developed parcel that is also appropriate for such development. Denial may represent 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 zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, *Wichita: Places for People Plan*, and *Central Northeast Area 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.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has received no comments in regards to the requested zone change.

Staff Report Attachments:

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





Legend

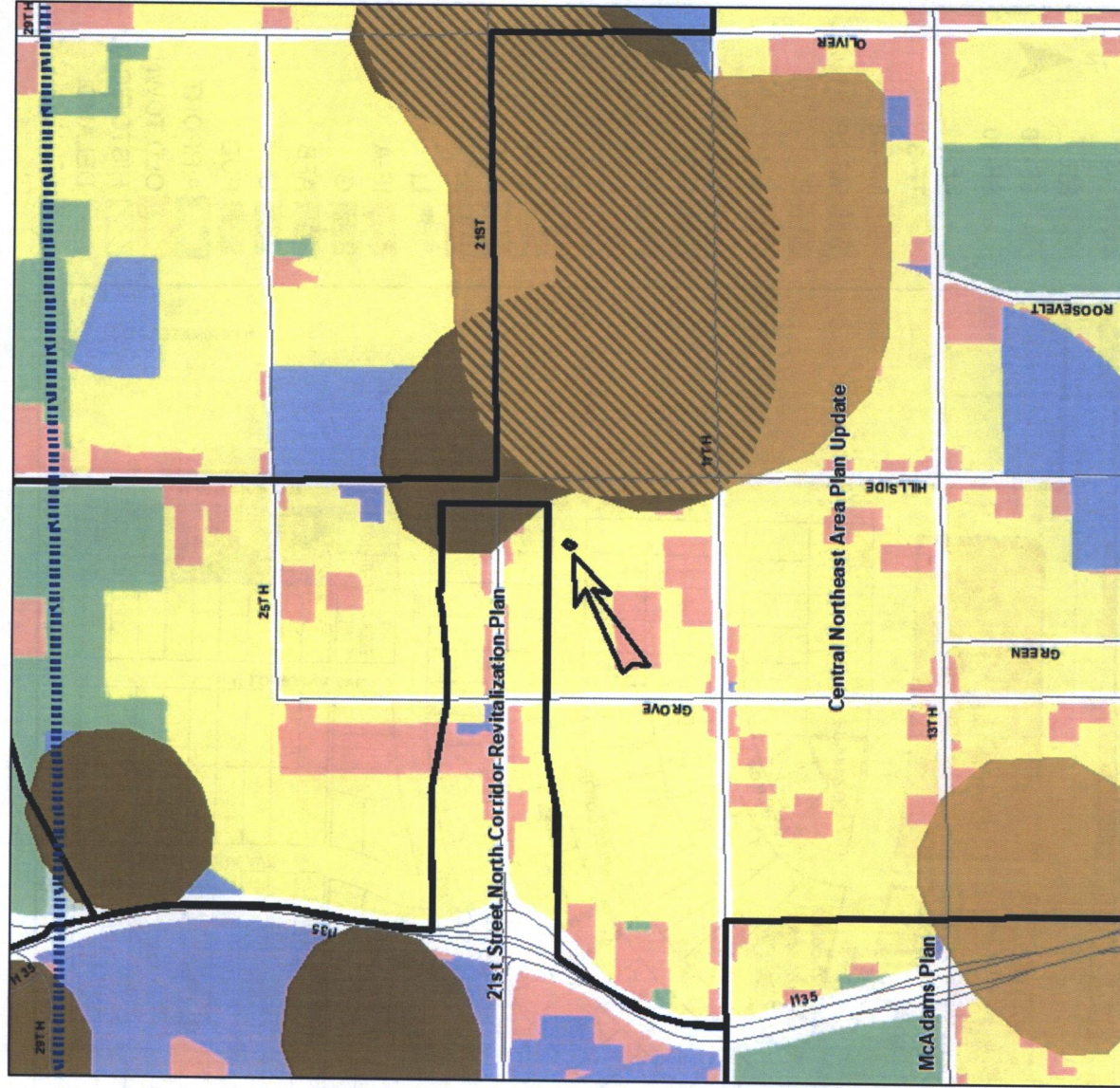
- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way

Statistical Development Areas

- Small City Urban Growth Areas
- Small City Urban Growth Areas
- Rural Areas

LAND USE

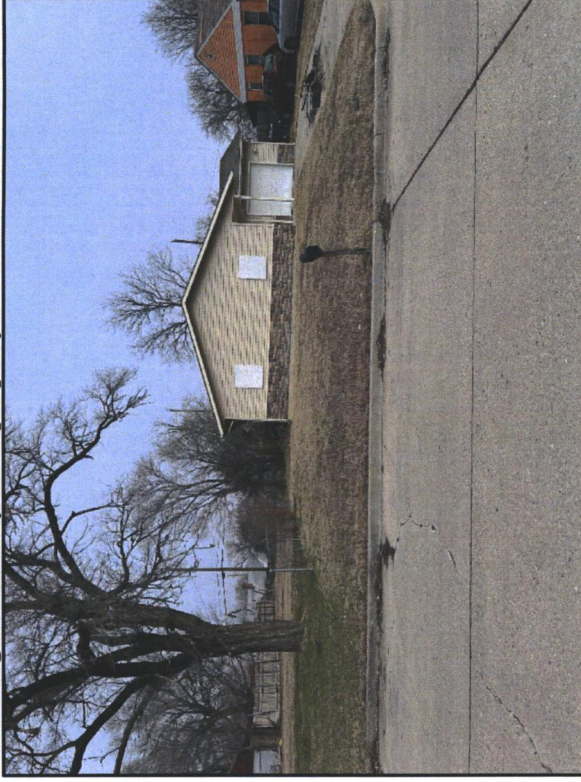
- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Neighborhood/Area Plans



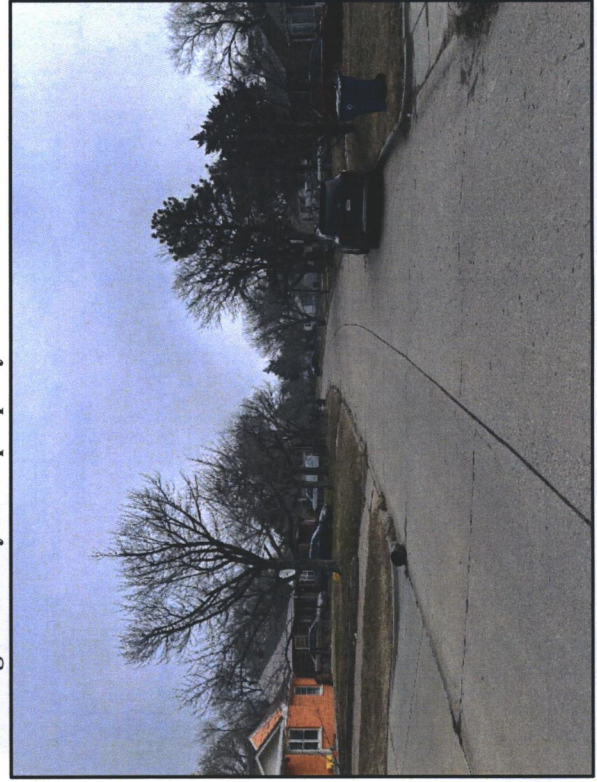
Looking south into property



Looking north away from property



Looking east away from property



Looking west away from property

