Wichita-Sedgwick County Metropolitan Area Planning Department

Rocky Ford, LLC
PO BOX 75337
Wichita, KS, 67275

April 17, 2024

Baughman Co., P.A.
ATTN: Jay Cook
315 S Ellis St.
Wichita, KS 67211

RE: ZON2024-000008 – Zone Change request in the City from SF-5 Single Family Residential District and TF-3 Two-Family Residential District to TF-3 Two-Family Residential District and MF-29 Multi-Family Residential District, located on the east side of South Rock Road and within one-half mile north of East 39th Street South.

Dear Applicant;

At its regular meeting on **April 16, 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 District and TF-3 Two-Family Residential District to TF-3 Two-Family Residential District and MF-29 Multi-Family Residential District. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Becky Tuttle, Council Member District II
Teresa Veazey, CSR, District II
MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

Rocky Ford, LLC
PO BOX 75337
Wichita, KS, 67275

March 15, 2024

Baughman Co., P.A.
ATTN: Jay Cook
315 S Ellis St.
Wichita, KS 67211

RE: ZON2024-000008 – Zone Change request in the City from SF-5 Single Family Residential District and TF-3 Two-Family Residential District to TF-3 Two-Family Residential District and MF-29 Multi-Family Residential District, located on the east side of South Rock Road and within one-half mile north of East 39th Street South.

Dear Applicant,

At its regular meeting on **March 14, 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 and TF-3 Two-Family Residential District to TF-3 Two-Family Residential District and MF-29 Multi-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 **March 28, 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 **March 28, 2024, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, April 16, 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,

Brad Eatherly
Current Plans
Senior Planner

CC: Becky Tuttle, Council Member District II
Teresa Veazey, CSR, District II
MABCD

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON April 26, 2024

ORDINANCE NO. 52-371

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. ZON2024-00008

Zone change request in the City from SF-5 Single-Family Residential District and TF-3 Two-Family Residential District to TF-3 Two-Family Residential District and MF-29 Multi-Family Residential zoning, on property legally described as:

That portion of the North 20 Acres of the North Half of the Southwest Quarter of Section 8, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as: Beginning at the northeast corner (Center of Section) of said Southwest Quarter; thence S89°53'10"W, coincident with the north line of said Southwest Quarter, 1,724.46 feet; thence S61°48'48"W, 177.84 feet; thence S13°24'53"W, 255.56 feet, to a point in the south line of the North 20 Acres of the North Half of said Southwest Quarter; thence N89°53'10"E, coincident with the south line of the North 20 Acres of the North Half of said Southwest Quarter, 1,946.55 feet to a point in the east line of the North Half of said Southwest Quarter; thence N01°02'38"W, coincident with the east line of the North Half of said Southwest Quarter, 332.20 feet to the Point of Beginning.

TOGETHER WITH:

That portion of the North Half of the Southwest Quarter of Section 8, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as: Commencing at the northwest corner (West Section Corner) of said Southwest Quarter; thence N89°53'10"E, coincident with the north line of said Southwest Quarter, 70.01 feet to a point 70.00 feet normally distant east of the west line of said Southwest Quarter, and for a Point of Beginning; thence continuing N89°53'10"E, coincident with the north line of said Southwest Quarter, 828.72 feet to a point 1,724.46 feet west of the northeast corner (Center of Section) of said Southwest Quarter; thence S61°48'48"W, 177.84 feet; thence S13°24'53"W, 472.87 feet; thence S25°19'06"W, 122.60 feet; thence S00°06'50"E, 10.00 feet; thence S89°53'10"W, 176.46 feet to a Point of Curvature (PC) of a curve to the left; thence southwesterly coincident with a curve to the left having a radius of 132.00 feet, an arc length of 89.23 feet, a chord length of 87.54 feet and a chord bearing of S70°31'15"W to the Point of Tangency (PT) of said curve; thence S51°09'20"W, 185.41 feet to the PC of a curve to the right; thence southwesterly coincident with a curve to the right having a radius of 149.31 feet, an arc length of 98.47 feet, a chord length of 96.69 feet and a chord bearing of S70°02'53"W to a point 70.00 feet normally distant east of the west line of said Southwest Quarter; thence N01°03'34"W, parallel with the west line of said Southwest Quarter, 842.12 feet to the Point of Beginning.

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 23rd day of April, 2024.

Lily Wu

Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

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

McClatchy

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
32522	545751	Print Legal Ad-IPL01703920 - IPL0170392	ORD#52-371	$116.10	2	69 L

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

JMBuster@wichita.gov

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON April 26, 2024

ORDINANCE NO. 52-371

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. ZON2024-00008

Zone change request in the City from SF-5 Single-Family Residential District and TF-3 Two-Family Residential District to TF-3 Two-Family Residential District and MF-29 Multi-Family Residential zoning, on property legally described as:

That portion of the North 20 Acres of the North Half of the Southwest Quarter of Section 8, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as: Beginning at the northeast corner (Center of Section) of said Southwest Quarter; thence S89°53'10"W, coincident with the north line of said Southwest Quarter, 1,724.46 feet; thence S61°48'48"W, 177.84 feet; thence S13°24'53"W, 255.56 feet, to a point in the south line of the North 20 Acres of the North Half of said Southwest Quarter; thence N89°53'10"E, coincident with the south line of the North 20 Acres of the North Half of said Southwest Quarter, 1,946.55 feet to a point in the east line of the North Half of said Southwest Quarter; thence N01°02'38"W, coincident with the east line of the North Half of said Southwest Quarter, 332.20 feet to the Point of Beginning.

TOGETHER WITH:

That portion of the North Half of the Southwest Quarter of Section 8, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as: Commencing at the northwest corner (West Section Corner) of said Southwest Quarter; thence N89°53'10"E, coincident with the north line of said Southwest Quarter, 70.01 feet to a point 70.00 feet normally distant east of the west line of said Southwest Quarter, and for a Point of Beginning; thence continuing N89°53'10"E, coincident with the north line of said Southwest Quarter, 828.72 feet to a point 1,724.46 feet west of the northeast corner (Center of Section) of said Southwest Quarter; thence S61°48'48"W, 177.84 feet; thence S13°24'53"W, 472.87 feet; thence S25°19'06"W, 122.60 feet; thence S00°06'50"E, 10.00 feet; thence S89°53'10"W, 176.46 feet to a Point of Curvature (PC) of a curve to the left; thence southwesterly coincident with a curve to the left having a radius of 132.00 feet, an arc length of 89.23 feet, a chord length of 87.54 feet and a chord bearing of S70°31'15"W to the Point of Tangency (PT) of said curve; thence S51°09'20"W, 185.41 feet to the PC of a curve to the right; thence southwesterly coincident with a curve to the right having a radius of 149.31 feet, an arc length of 98.47 feet, a chord length of 96.69 feet and a chord bearing of S70°02'53"W to a point 70.00 feet normally distant east of the west line of said Southwest Quarter; thence N01°03'34"W, parallel with the west line of said Southwest Quarter, 842.12 feet to the Point of Beginning.

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 23rd day of April 2024.
Lily Wu, Mayor, City of Wichita
ATTEST:
Jamie Buster, City Clerk
(SEAL)
Approved as to form:
Jennifer Magana, City Attorney and Director of Law
IPL0170392
Apr 26 2024

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

1 insertion(s) published on:
04/26/24

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 04/26/2024 to 04/26/2024.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/26/2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

McClatchy

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
23834	521838	Print Legal Ad-IPL01603430 - IPL0160343	OCA 150004-MAPC/BZA	$186.74	3	74 L

Attention: MANDY HEBERT

CITY OF WICHITA / MABCD
271 W 3RD ST N
3RD FLOOR STE 301
WICHITA, KS 67202
kgonzalez@wichita.gov

OCA 150004

Published in The Wichita Eagle on February 22, 2024
(One Time Only)
MAPC/BZA March 14, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 14, 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.

BZA2024-00005: Variance request in the City to reduce the required parking for Group Residence, Limited from 12 to 8 parking spaces on property zoned TF-3 Two-Family Residential District, generally located north of West 50th Street South and one-quarter mile east of South Seneca Street (742 West 50th Court South).

CON2024-00004: Conditional Use request in the City to allow an Accessory Apartment in the SF-5 Single-Family District, generally located on the east side of South Kessler Street and within one-quarter mile north of West Maple Street (210 South Kessler Street).

CON2024-00006: Conditional Use request in the City to allow Group Residence, Limited on property zoned TF-3 Two-Family Residential District to allow a HomePlus for up to 12 people, generally located north of West 50th Street South and one-quarter mile east of South Seneca Street (742 West 50th Court South).

VAC2024-00007: Vacation request in the City to vacate 15 feet of the 25 feet platted setback along the north property line on property zoned SF-5 Single-family Residential, generally located on the southwest corner of West 61st Street North and North Custer Street.

VAC2024-00008: Vacation request in the city to vacate a drainage easement by separate instrument on property zoned LI Limited Industrial, located on the south side of West Harry Street, and one-half mile west of South Meridian Avenue (1601 S. Sheridan St.).

ZON2024-00003: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential, generally located south of West 50th Street South and within a half-mile east of South Seneca Street.

ZON2024-00004: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-Family Residential for duplex development, located within one-quarter mile west of South Seneca Street and on the south side of West Haskell Avenue (1509 West Haskell Avenue).

ZON2024-00005: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential for duplex development, located 375- north of West 29th Street North and on the east side of North Hood Avenue.

ZON2024-00007: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential for duplex development on property located on the east side of South Meridian Avenue and within one-quarter mile south of West 55th Street South.

ZON2024-00008: Zone Change request in the City from SF-5 Single-Family Residential and TF-3 Two-Family Residential to TF-3 Two-Family Residential and MF-29 Multi-Family Residential on property located on the east side of South Rock Road, one-half mile north of East 39th Street North.

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 February 22, 2024
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
IPL0160343
Feb 22 2024

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

1 insertion(s) published on:
02/22/24

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 02/22/2024 to 02/22/2024.

Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/28/2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

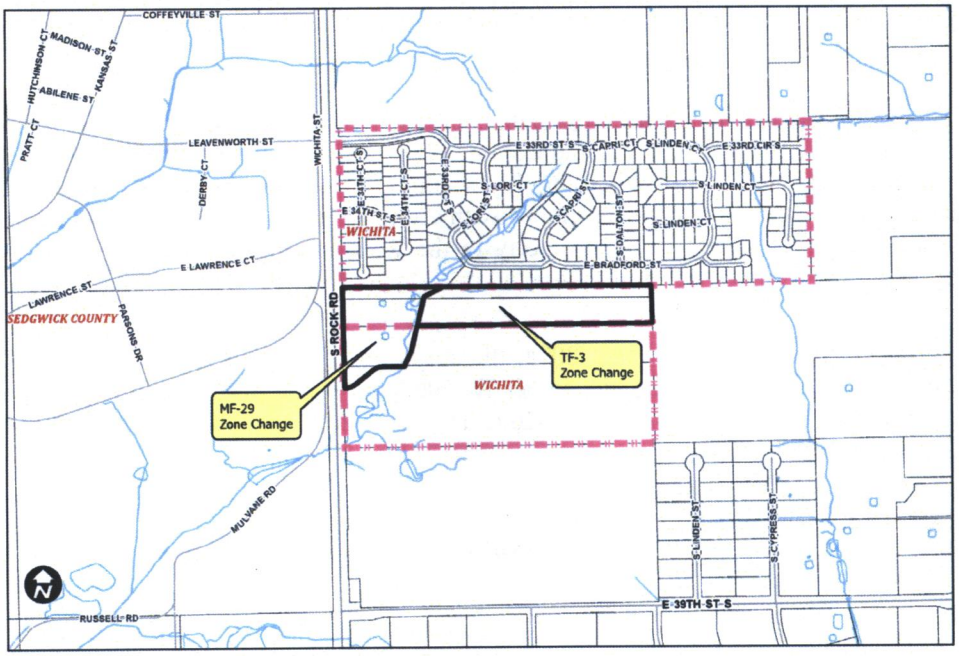
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

WICHITA—SEDGWICK COUNTY
W.SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.9

STAFF REPORT
MAPC: March 14, 2024
DAB II: March 11, 2024

CASE NUMBER:	ZON2024-00008 (City)
APPLICANT/AGENT:	Rocky Ford, LLC (Applicant)/ Baughman Co. (Agent)
REQUEST:	TF-3 Two-Family Residential District and MF-29 Multi-Family Residential District
CURRENT ZONING:	SF-5 Single Family Residential District and TF-3 Two-Family Residential District
SITE SIZE:	20.4 acres
LOCATION:	Generally located on the east side of South Rock Road and within one-half mile north of East 39th Street South.
PROPOSED USE:	Duplex and Multi-Family development.
RECOMMENDATION:	Approve.



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) and TF-3 Two-Family Residential District (TF-3) to TF-3 and MF-29 Multi-Family Residential District (MF-29) for duplex and multi-family development. The subject site is 20.4 acres in size and is generally located the east side of South Rock Road and within one-half mile north of East 39th Street South. The subject site has been developed with three single-family dwellings and multiple out-buildings. However, at the time of this report, these structures were in the process of being razed. The current TF-3 zoned portion has Protective Overlay #399 attached to it that states that required annexation before the zoning ordinance could be published. Through this process, PO #399 will be nullified.

The MF-29 accommodates moderate-density residential development, including single-family, two-family, and multi-family residences at a maximum density of 29 dwelling units per acre. The applicant is proposing an apartment complex on the property zoned MF-29 and the possibility of single-family dwellings and duplexes on the property zoned TF-3.

According to the site plan, the applicant will change the zoning of the northwestern corner of the subject sites from SF-5 and TF-3 to MF-29 to build multi-family dwellings. The remainder of the subject site will be rezoned from SF-5 to TF-3. The applicant proposes to build three duplexes on the northern third and three duplexes on the southern third of the subject site. 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. The site plan provided by the applicant does not show a parking plan. The applicant will be required to submit a parking plan prior to the issuance of a building permit.

The preliminary site plan does not illustrate the required landscaping. The applicant will be required to submit a landscape plan prior to the issuance of building permits. Wherever multi-family dwellings abut residential zoning districts, screening shall be required. Additionally, the portion of the property requested to be rezoned to MF-29 would be required to provide a landscaped street yard with parking lot screening from the arterial street and the TF-3 zoning.

Section IV-B.2 of the 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 along the north, south, and east property lines. The property is within the Air Force Base Protective Overlay District (AFBP-0) which limits all structures to a height limit of 25 feet. Compatibility setbacks will apply to the MF-29 zoning district where it is within 500 feet of property zoned TF-3 or more restrictive.

The character of the neighborhood is residential, although McConnell Air Force Base is directly to the west. Properties to the north are zoned Limited Commercial District (LC) with CUP DP-300, PUD #81 with PO #190, and TF-3, developed with single-family dwellings. Property to the east is zoned SF-20 Single-Family Residential District (SF-20) and is developed with a single-family dwelling. Property to the south is zoned SF-20 and is an agricultural field. Property to the west is zoned AFB Air Force Base (AFB) and is developed with McConnell Air Force Base.

CASE HISTORY: On February 13, 2024, the subject site was annexed into the City of Wichita. The property has not been platted. On November 16, 2022, the Board of County Commissioners of Sedgwick County approved a Zone Change from SF-20 to TF3 (ZON2022-000049). Platting will be required prior to the issuance of building permits.

ADJACENT ZONING AND LAND USE:

NORTH:	LC with CUP DP-300, PUD #81 with PO #190, and TF-3	Single-family dwelling
SOUTH:	SF-20	Single-family dwelling
EAST:	SF-20	Agricultural field

WEST: AFB McConnell AFB

PUBLIC SERVICES: This site has access to South Rock Road, which is a paved, four lane arterial street with no sidewalks on either side. Municipal services, such as water, stormwater, and sewer will need to be extended to serve the property. Wichita Transit does not provide service to the area.

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

Community Investments Plan: The requested zone change is in conformance with the *Community Investments Plan.* The *Plan*'s 2035 Wichita Future Growth Concept Map, which outlines the preferred development pattern and land uses within the *Plan* area, identifies the subject site as appropriate for "New Residential," "New Employment," and "New Residential and Employment Mix" development and use. "New Residential" areas should "reflect the full diversity of residential development densities and types typically found in a large urban municipality." The "New Employment category is defined as "areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices." The Comprehensive Plan states that land in the "New Employment" category located in proximity to existing residential uses is likely to be developed with "high-density housing." The "New Residential and Employment Mix" category "encompasses land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity business uses, residential housing types within this area are likely will be higher density." Changing the zoning to TF-3 and MF-29 would increase the diversity of residential types and densities in the area, adhering to this component of the *Plan.*

Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of "Development Pattern," Guideline 1.a states that, "*Development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with the development.*" The developer will need to extend services in order to serve the development.

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, although McConnell Air Force Base is directly to the west. Properties to the north are zoned LC with CUP DP-300, PUD #81 with PO #190, and TF-3, developed with single-family dwellings. Property to the east is zoned SF-20 and is developed with a single-family dwelling. Property to the south is zoned SF-20 and is an agricultural field. Property to the west is zoned AFB Air Force Base (AFB) and is developed with McConnell Air Force Base.

2. The suitability of the subject property for the uses to which it has been restricted: The subject property is zoned SF-5 and TF-3 and is suitable to be developed with a single-family residence or a duplex.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request would allow all uses permitted in the TF-3 and MF-29 zoning districts on the site. The applicant intends to develop the property with an apartment complex and possibly single-family dwellings and duplexes, which is not out of character with the surrounding residential zones. 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 has been developed with single-family homes and multiple outbuildings, but at the time of this report, those structures were being razed.

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.

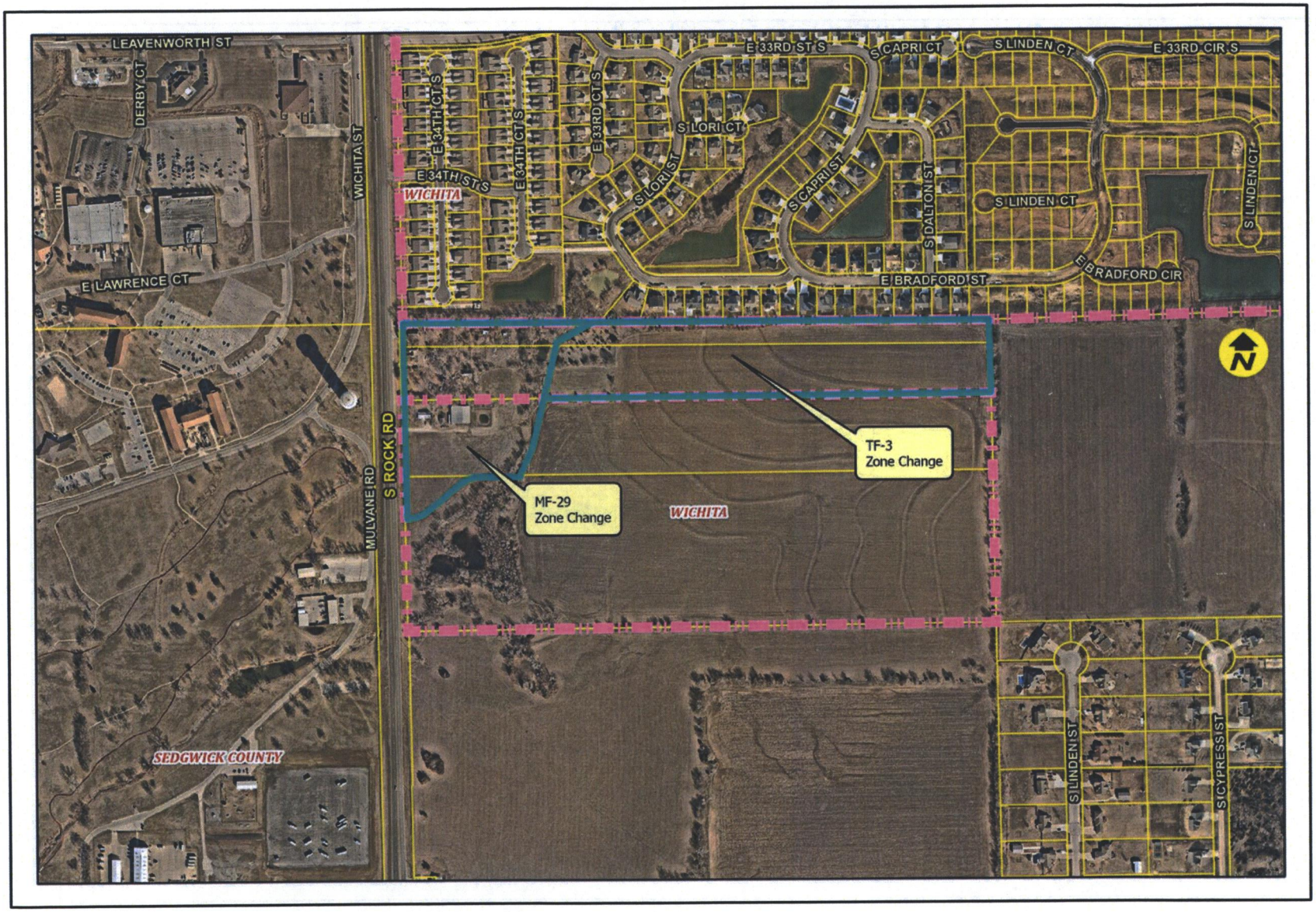
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change is in conformance with the *Community Investments Plan* as discussed in the staff report.

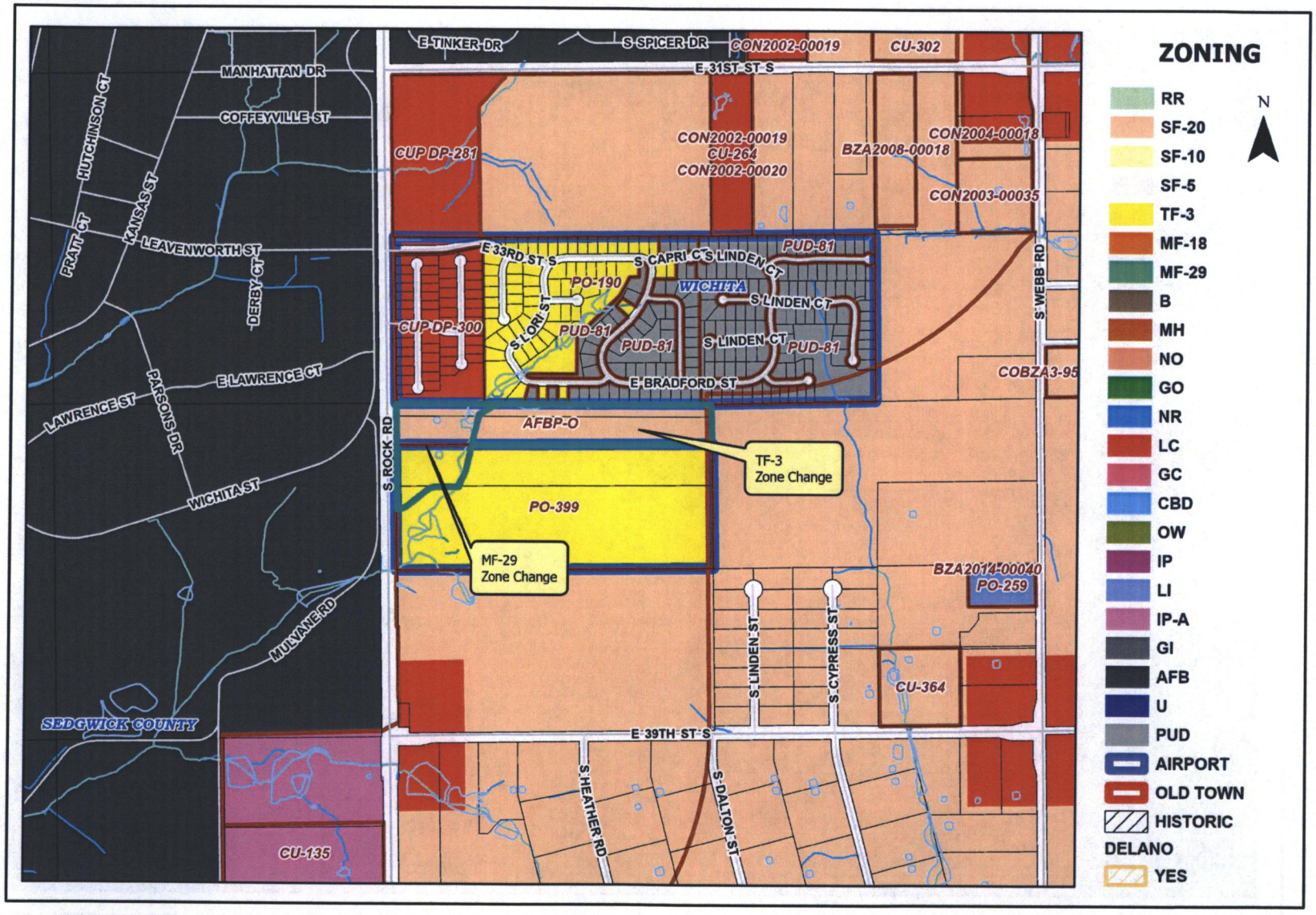
7. Impact of the proposed development on community facilities: The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities. Municipal infrastructure such as water and sewer mains will need to be extended in order to serve the site.

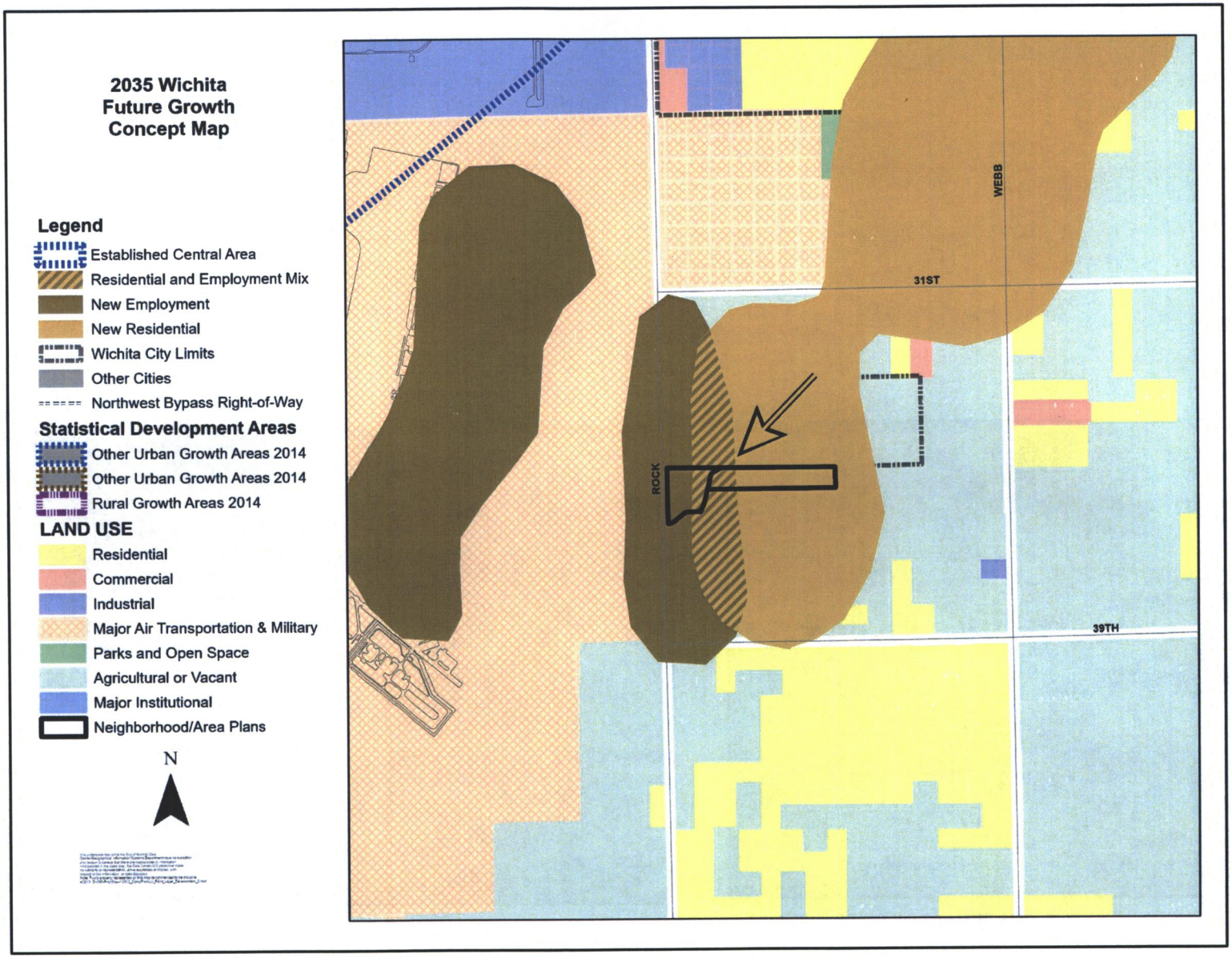
8. Opposition or support of neighborhood residents: At the time of publication of the staff report, staff has not received any public comments regarding this case.

Attachments:

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


LEAVENWORTH ST
DERBY CT
WICHITA ST
E 34TH CT S
E 34TH ST S
E 33RD CT S
E 33RD ST S
S CAPRI CT
S LINDEN CT
E 33RD CIR S
S LORI CT
S LORI ST
S CAPRI ST
S DALTON ST
S LINDEN CT
S LINDEN CT
E LAWRENCE CT
E BRADFORD ST
E BRADFORD CIR
WICHITA
S ROCK RD
MULVANE RD
TF-3
Zone Change
MF-29
Zone Change
WICHITA
SEDGWICK COUNTY
S LINDEN ST
S CYPRESS ST
N


ZONING
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
HISTORIC
DELANO
YES
N
E TINKER DR
S SPICER DR
CON2002-00019
CU-302
E 31ST ST S
MANHATTAN DR
COFFEYVILLE ST
HUTCHINSON CT
KANSAS ST
PRATT CT
LEAVENWORTH ST
DERBY CT
CUP DP-281
CON2002-00019
CU-264
CON2002-00020
BZA2008-00018
CON2004-00018
CON2003-00035
E 33RD ST S
S CAPRI CT
S LINDEN CT
PUD-81
PO-190
WICHITA
S LINDEN CT
S LORI ST
CUP DP-300
PUD-81
PUD-81
S LINDEN CT
PUD-81
E BRADFORD ST
S WEBB RD
COBZA3-95
E LAWRENCE CT
LAWRENCE ST
PARSONS DR
S ROCK RD
AFBP-O
TF-3
Zone Change
PO-399
MF-29
Zone Change
WICHITA ST
MULVANE RD
BZA2014-00040
PO-259
S LINDEN ST
S CYPRESS ST
CU-364
SEDGWICK COUNTY
E 39TH ST S
S HEATHER RD
S DALTON ST
CU-135


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
Neighborhood/Area Plans
N
WEBB
31ST
ROCK
39TH

Looking east into site



Looking north away from site



Looking west away from site

