



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

Willis E. Hartman Living Trust
10500 E. Berkley Square Pkwy
Suite 200 #100
Wichita, KS 67206

November 20, 2024

Iron Horse Development
142 N. Emporia
Wichita, KS 67202

RE: ZON2024-00042 – Zone Change request in the County from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District, Generally located on the west side of South Meridian Avenue and with 600 feet south of West 55th Street South.

Dear Applicant;

At its regular meeting on **November 13, 2024**, 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 316-268-4421.

Sincerely,

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

Brad Eatherly
Current Plans
Senior Planner

CC:

Sarah Lopez, Commissioner, District 2
Kailyn Hogan, City of Haysville
PSC Consulting LLC, Attn: Kim Edgington 2532 N. Cardinal Dr. Wichita, KS 67204
MABCD



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

Willis E. Hartman Living Trust
10500 E. Berkley Square Pkwy
Suite 200 #100
Wichita, KS 67206

September 26, 2024

Iron Horse Development
142 N. Emporia
Wichita, KS 67202

RE: ZON2024-00042 – Zone Change request in the County from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District, Generally located on the west side of South Meridian Avenue and with 600 feet south of West 55th Street South.

Dear Applicant,

At its regular meeting on **September 26, 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-20 Single-Family Residential District to TF-3 Two-Family Residential District.

Property owners opposed to the application may file with the County 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 October 10, 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 1,000 feet of the property for which the application was filed, or 200 feet into the City limits of Wichita, and must be submitted to the County Clerk by **October 10, 2024, at 5:00 p.m.**

This application will be presented to the Haysville Planning Commission on **Thursday, October 10, 2024**, beginning at 6:00 pm. The Haysville Planning Commission meets at 200 West Grand Avenue, Haysville, Kansas. This application will be presented to the Board of County Commissioners on **Wednesday, November 13, 2024**, beginning at 9:00 a.m. The Board of County Commissioners meeting will be held 100 North Broadway, Lower Level, 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 316-268-4421.

Sincerely,

Brad Eatherly

**Current Plans
Senior Planner**

CC: Sarah Lopez, Commissioner, District 2
Kailyn Hogan, City of Haysville
PSC Consulting LLC, Attn: Kim Edgington 2532 N. Cardinal Dr. Wichita, KS 67204
MABCD

(150004) Published in The Ark Valley News on Nov 28 2024
RESOLUTION NO. 237-2024

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 on September 26, 2024, 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. ZON2024-00042

Zone change request from SF-20 Single-Family Residential to TF-3 Two-Family Residential.

Legally described as:

The South Half of the Northeast Quarter of the Northeast Quarter of Section 25,
Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas,
EXCEPT that part taken in Condemnation Case #A-29459.

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.

[balance of this page intentionally left blank, signature page follows]

Commissioners present and voting were:

PETER F. MEITZNER
SARAH LOPEZ
DAVID T. DENNIS
RYAN K. BATY
JAMES M. HOWELL

aye
aye
aye
aye

Dated this 13 day of November, 2024.

ATTEST:

KBA
KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

R. Baty
RYAN BATY, Chairman
Commissioner, Fourth District

Sarah Lopez
SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:

Samantha Seang 10/24/24
SAMANTHA SEANG
Assistant County Counselor

P. F. Meitzner
PETER F. MEITZNER
Commissioner, First District

David T. Dennis
DAVID T. DENNIS
Commissioner, Third District

James M. Howell
JAMES M. HOWELL
Commissioner, Fifth District

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JAMES E. LOWELL
CLERK OF DISTRICT COURT
JANUARY 1913

November 13



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RECEIVED

[Faint handwritten notes]

Sedgwick Co. public notice

(Published in The Ark Valley News Nov. 28, 2024.)

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SARAH LOPEZ
DAVID T. DENNIS
RYAN K. BATTY
JAMES M. HOWELL

ay
ay
ay
ay
ay

Dated this 13 day of November 2024.

ATTEST:



KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATTY, Chairman
Commissioner, Fourth District

SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

PETER F. MEITZNER
Commissioner, First District

DAVID T. DENNIS
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

SAMANTHA BEANG
Assistant County Counselor

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 28th day of November, 2024, with subsequent publications being made on the following dates:

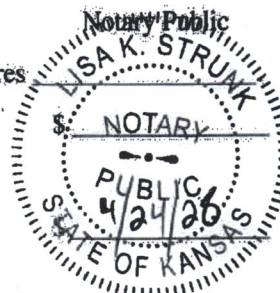
_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

Subscribed and sworn to before me this 28th day of November, 2024.

My commission expires

Additional copies

Printer's fee



Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Sedgwick Co. public notice

(Published In The Ark Valley News Sept. 5, 2024.) regulations will be considered by the MAPC as by law provided.

MAPC September 26, 2024 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, September 26, 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.

CON2024-00151: Conditional Use request in the County for an Accessory Apartment on property zoned RR Rural Residential; Generally located on the east side of North 127th Street East and within one-quarter mile south of East 53rd Street North (5120 North 127th Street East).

PUD2024-00014: Zone Change request in the County from RR Rural Residential to PUD for an outdoor recreation facility that may have indoor/outdoor entertainment (live music and alcohol); generally located one-quarter mile west of N. 2nd Ave and one-quarter mile north of E. 119th St, South (Mulvane Influence Area).

ZON2024-00042: Zone Change request in the County from SF-20 Single-family Residential to TF-3 Two-family Residential to allow for duplex development; Generally located on the west side of South Meridian Street and within 600 feet south of West 55th Street South (Haysville Area of Influence).

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

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 September 5, 2024
Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission

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 5th day of September, 2024.

with subsequent publications being made on the following dates:

_____, 2024 _____, 2024

_____, 2024 _____, 2024

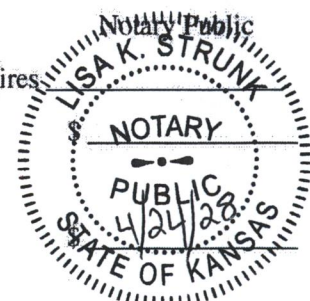
_____, 2024 _____, 2024

Subscribed and sworn to before me this 5th day of September, 2024.

My commission expires

Additional copies

Printer's fee





STAFF REPORT

MAPC: September 26, 2024

CAB 2: No Meeting

Haysville Planning Commission: October 10, 2024

CASE NUMBER: ZON2024-00042 (County)

APPLICANT/AGENT: Willis E. Hartman Living Trust (applicant) / PSC Consulting, LLC, Iron Horse Development (agents)

REQUEST: TF-3 Two-Family Residential District

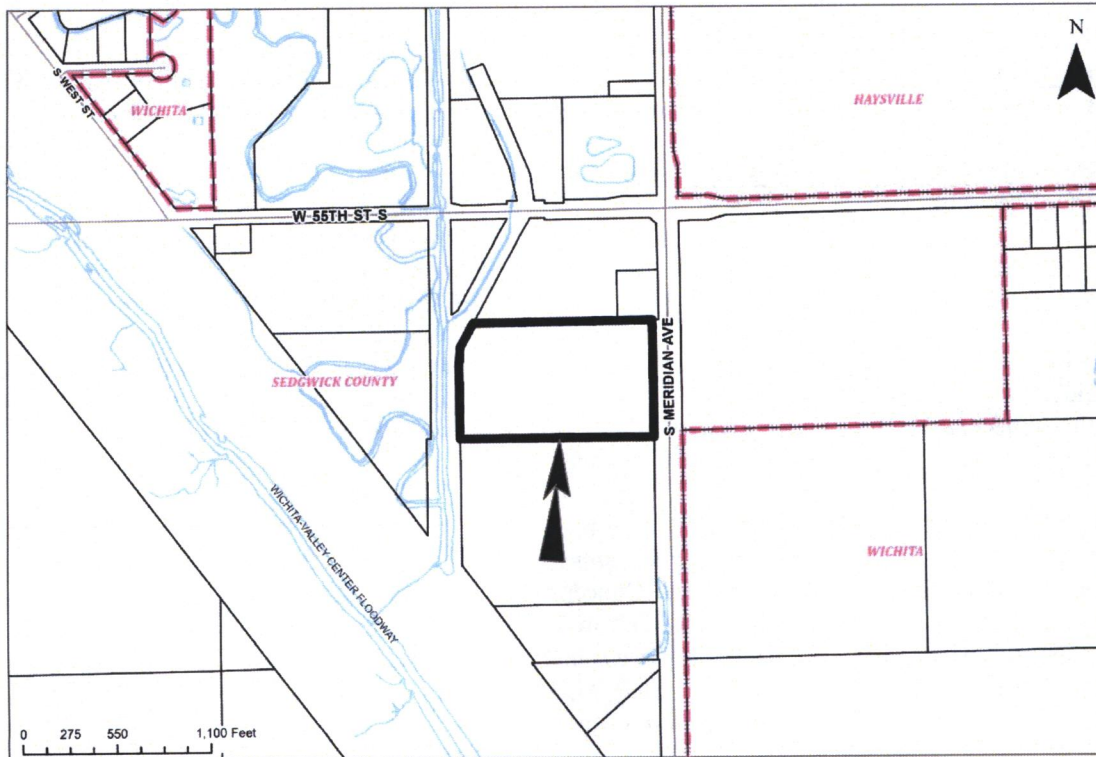
CURRENT ZONING: SF-20 Single-Family Residential District

SITE SIZE: 17.762 acres

LOCATION: Generally located on the west side of South Meridian Avenue and with 600 feet south of West 55th Street South.

PROPOSED USE: Duplex Development

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from SF-20 Single-Family Residential District (SF-20) to TF-3 Two-Family Residential District (TF-3) to allow for a duplex development. The subject site is generally located on the west side of South Meridian Avenue and with 600 feet south of West 55th Street South. The site is currently undeveloped.

Should the zone change be approved, several property development standards will change, as seen in the table below:

Property Development Standards	SF-20 Single-Family	TF-3 Two-Family
Minimum Lot Area	20,000 sq feet	Single-family: 3,500 Duplex: 3,000/unit Multi-family: 3,000/unit Nonresidential: 5,000
Front Setback	25 feet	25 feet
Rear Setback	25 feet	20 feet
Interior Side Setback	10 feet	6 feet
Street Side Setback	20 feet	15 feet
Maximum Height	35 feet	35 feet
Minimum Lot Width	100 feet	35 feet

Should the Zone Change be approved, screening would not be required as the subject site abuts SF-20 Districts on all sides.

Properties to the north are zoned SF-20 and LC Limited Commercial District (LC) and currently in use as farmland. Properties to the west are zoned SF-20 and are developed with single-family dwellings and as farming/ranch land. Properties to the south are zoned SF-20 and are used as farmland. Properties to the east are zoned LC, SF-20, and SF-5 Single-Family Residential District (SF-5) and are developed with single-family dwellings and also used as farmland.

CASE HISTORY: The subject site is currently unplatted. Platting for a duplex development will need to occur before any building permits are issued. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20/LC	Farmland
SOUTH:	SF-20	Single-family dwellings, Farmland
EAST:	SF-20/LC/SF-5	Farmland, Single-family dwellings
WEST:	SF-20	Single-family dwellings, Farming/Ranch

PUBLIC SERVICES: The site has access to South Meridian Avenue, a four-lane arterial street with no sidewalks on either side. City of Wichita water and sewer mains are located approximately 600 feet away from the northeast corner of the subject site in the intersection of South Meridian Avenue and West 55th Street South. It is anticipated that the water and sewer mains would need to be extended in order to serve the site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with *The 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 is located to be appropriate for “Small City Urban Growth Area”, which the *Plan* defines as: “Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure

limitations, cost effective delivery of future municipal services, and environmental factors.” With the subject site being in the Haysville Urban Growth Area, staff reviewed the Haysville Comprehensive Plan to identify the proposed future land use of the subject site. The attached 2022 Haysville Future Community Growth Patterns Map from the City of Haysville identifies the site as appropriate for Neighborhood Mixed-Use. The Haysville Planning Department defines Neighborhood Mixed-Use as “a mix of residential types and small-scale commercial and institutional uses that are typically meant to serve the needs of the surrounding neighborhood but does not include drive-thru businesses like banks, restaurants, or car washes.” Staff believes that a duplex development at this location would fit the description of Neighborhood Mixed-Use.

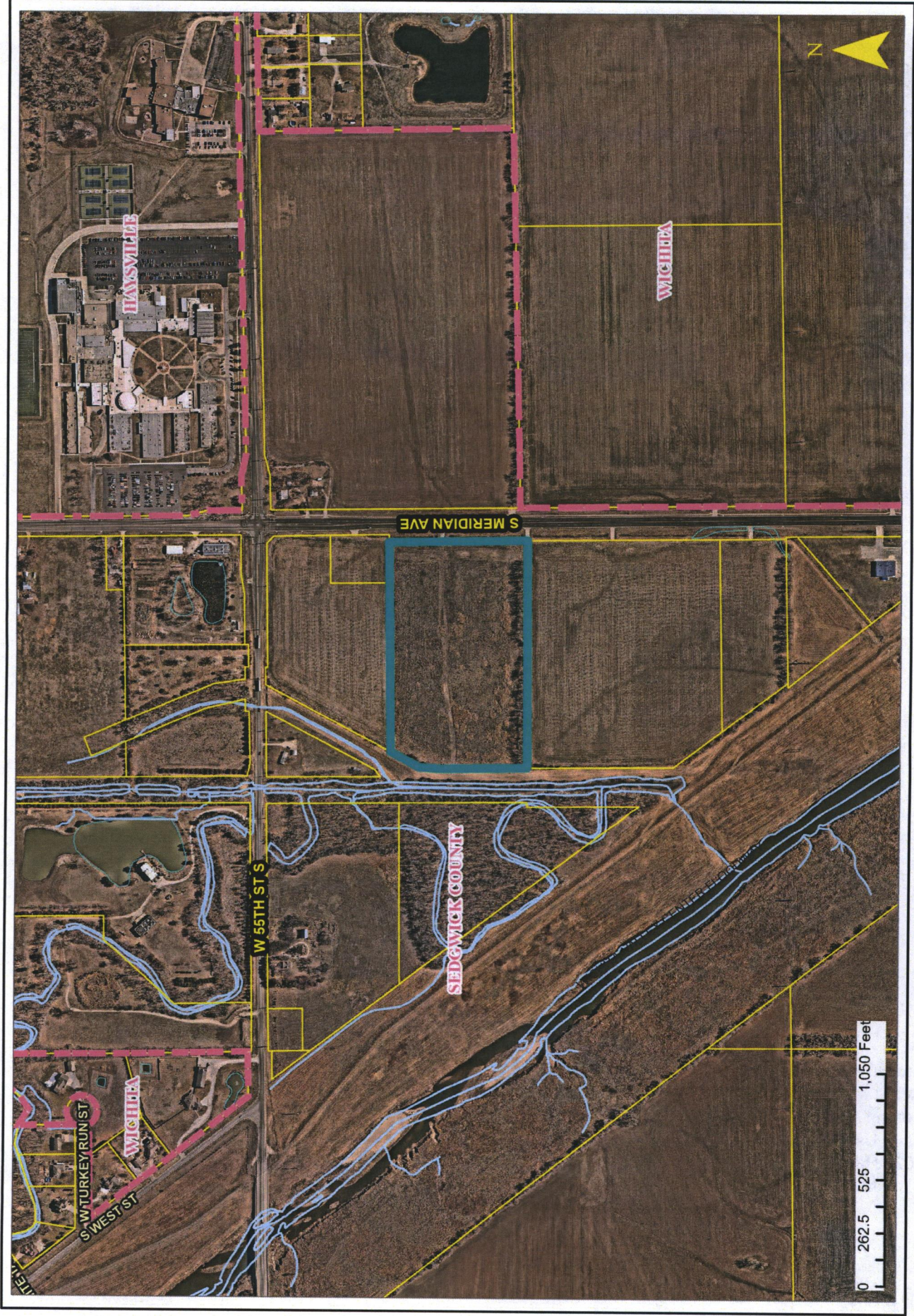
RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request.

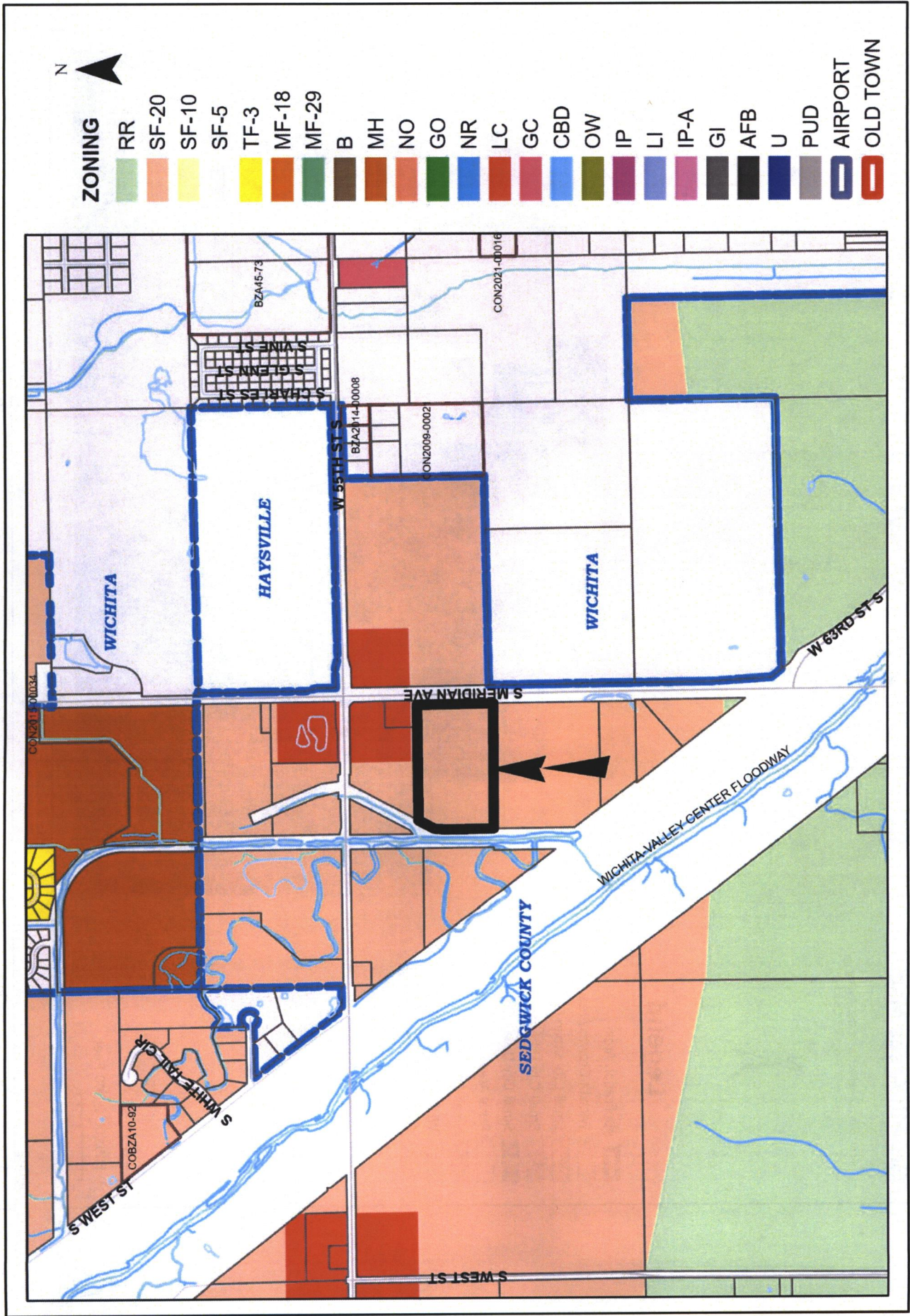
The recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north are zoned SF-20 and LC Limited Commercial District (LC) and currently in use as farmland. Properties to the west are zoned SF-20 and are developed with single-family dwellings and as farming/ranch land. Properties to the south are zoned SF-20 and are used as farmland. Properties to the east are zoned LC, SF-20, and SF-5 Single-Family Residential District (SF-5) and are developed with single-family dwellings and also used as farmland.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-20 Single-Family Residential District and is suitable for single-family use and a limited number of public and civic, commercial, industrial, and agricultural uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Should the zone change be approved, it is not anticipated that nearby properties would not be detrimentally affected.
4. **Length of time the property has been vacant as currently zoned:** The property is currently used for farmland.
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 the request would allow single-family or duplex development. Denial may represent economic loss to the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is in partial conformance with *The Community Investments Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** It is not anticipated that development of the property will have significant negative impacts on community facilities or resources.
8. **Opposition or support of neighborhood residents:** At the time of the publication of the staff report, staff has not received any comments from the public.

Attachments:

- 1) Aerial Map
- 2) Zoning Map
- 3) Land Use Map
- 4) 2022 Haysville Future Community Growth Patterns Map
- 5) Site Photos





2035 Urban Influence Growth Areas Map

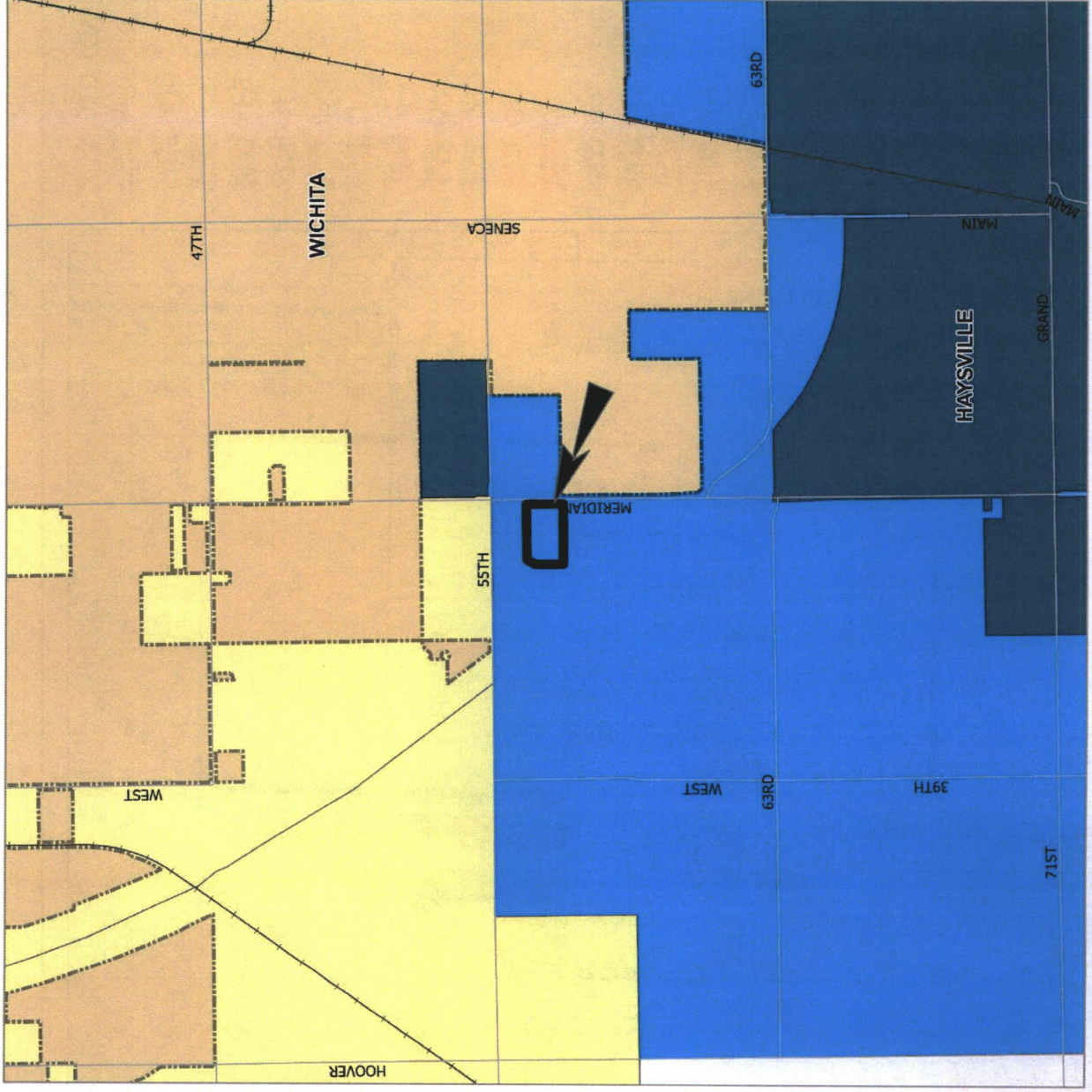
(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

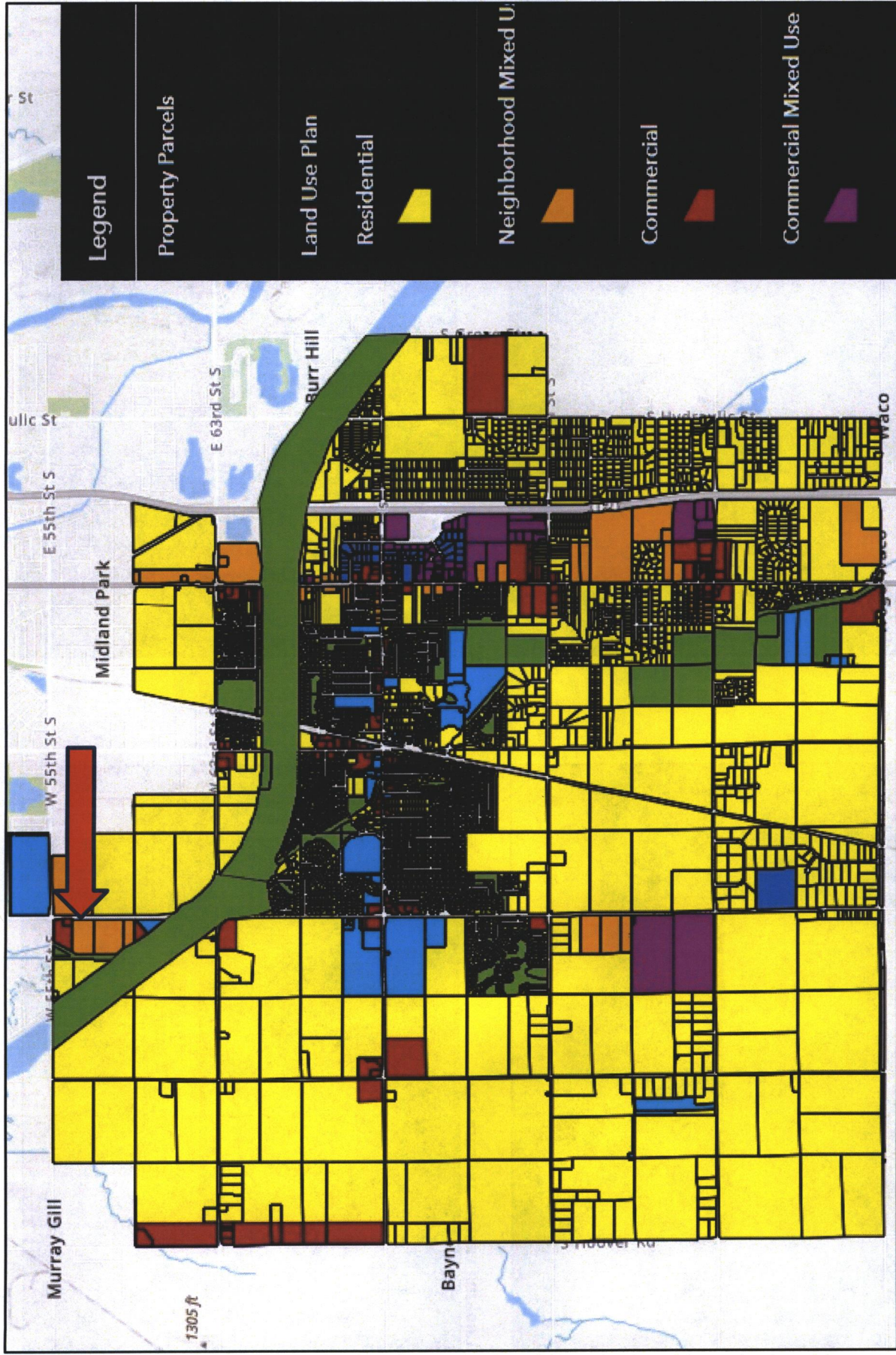


Legend

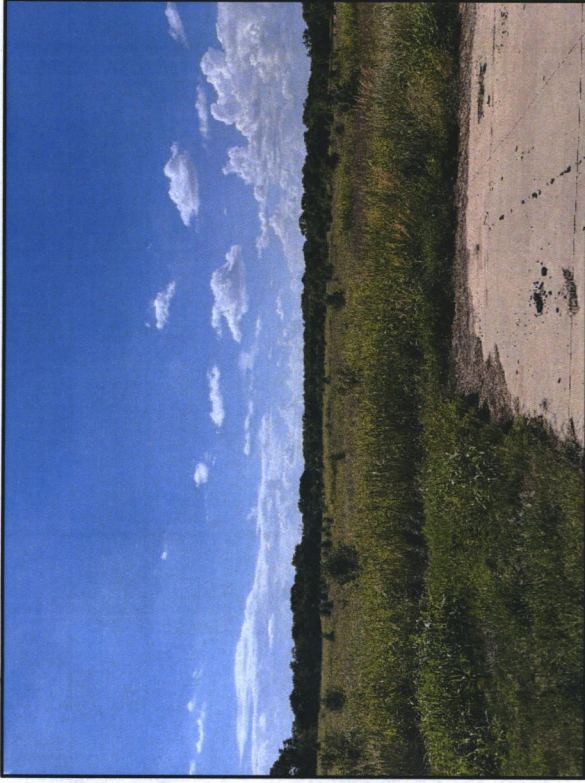
- Application Area
- Wichita Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- Small City Limits
- Wichita City Limits
- K-96 Special Use Corridor

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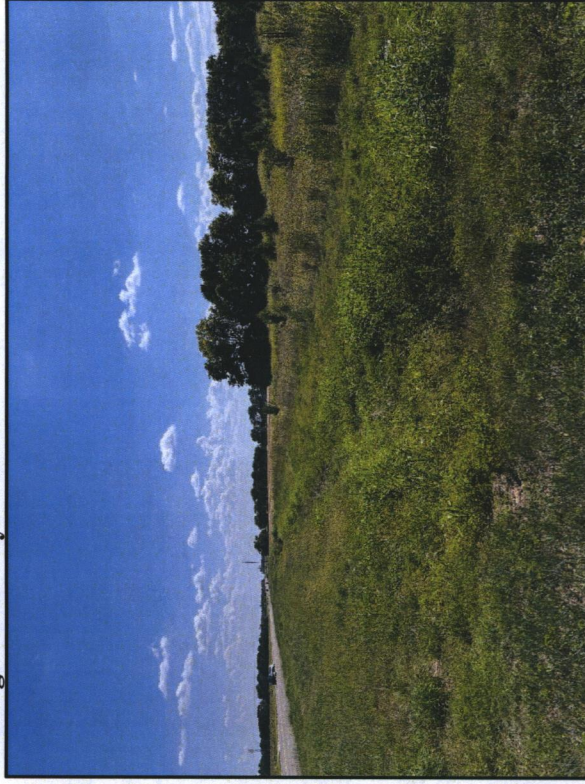




Looking west into site



Looking south away from site



Looking east away from site



Looking north away from site

