Wichita-Sedgwick County Metropolitan Area Planning Department

Superior Homes, LP
Attn: Sumanth Meka
3500 North Rock Road
Building 1600
Wichita, KS 67226

June 5, 2024

RE: ZON2024-00018 – Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential, generally located on the east side of South Meridian Avenue and within one-half mile south of West 55th Street South.

Dear Applicant,

On **June 4, 2024**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth
Associate Planner

Cc: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD
K.E. Miller Engineering, attn: Kirk Miller, 117 East Lewis Street, Wichita, KS 67202

Wichita-Sedgwick County Metropolitan Area Planning Department

Superior Homes, LP
Attn: Sumanth Meka
3500 North Rock Road
Building 1600
Wichita, KS 67226

April 25, 2024

RE: ZON2024-00018 – Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential, generally located on the east side of South Meridian Avenue and within one-half mile south of West 55th Street South.

Dear Applicant;

At its regular meeting on **April 25, 2024**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **May 9, 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 **May 9, 2024 at 5:00 p.m.** The City Clerk is located at 455 North Main Street, Wichita, KS.

This application will be heard by the District IV Advisory Board (DAB IV) on **Monday, May 6, 2024**, beginning at 6:00pm. The meeting will take place at the Alford Branch Library, 3447 South Meridian Avenue, Wichita, KS 67217. For more information on this meeting, please contact the Community Services Representative for District IV, Brooke Kauchak, at (316) 268-4197 or brooke.kauchak@wichita.gov. Lastly, this application will be considered by Wichita City Council on **Tuesday, May 28, 2024,** beginning at 9:00 a.m. Meetings take place at 455 North Main Street, Wichita, KS.

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

Sincerely,

Christina Rieth

Christina Rieth
Current Plans
Associate Planner

CC: MABCD
K.E. Miller Engineering, attn: Kirk Miller, 117 East Lewis Street, Wichita, KS 67202
Dalton Glasscock, Council Member District IV
Brooke Kauchak, CSR District IV
Deborah McClure, *via email*
Nathan McClure, *via email*

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON June 14, 2024

ORDINANCE NO. 52-498

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. ZON2024-00018

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

The South 350 feet of the Northwest Quarter, and the North 500 feet of the Southeast Quarter of Section 30, Township 28 South, Range 1 East of the 6th Principal Meridian, 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 June, 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	562507	Print Legal Ad-IPL01781830 - IPL0178183	ORD# 52-498	$52.17	1	62 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 June 14, 2024
ORDINANCE NO. 52-498

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.

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Adopted this 11th day of June 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
IPL0178183
Jun 14 2024

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

1 insertion(s) published on:
06/14/24

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 06/14/2024 to 06/14/2024.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 06/14/2024

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
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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	537883	Print Legal Ad-IPL01670650 - IPL0167065		$127.86	2	76 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 April 4, 2024
(One Time Only)
MAPC/BZA April 25, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 25, 2024, 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 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 WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

VAC2024-00016: Vacation request in the City to vacate a portion of an alley on property zoned LC Limited Commercial and B Multi-Family, generally located on the south side of East Kellogg Drive, west of South Hunter Street (6601 and 6603 East Kellogg Drive).

ZON2024-00016: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential, generally located on the northwest corner of West Elm Street and North Elder Street (729 North Elder Street).

ZON2024-00017: Zone change request in the City from SF-5 Single-family residential to TF-3 Two-family Residential, generally located on the west side of North Joann Street and within one-quarter mile south of West Saint Louis Avenue (339 North Joann Street).

ZON2024-00018: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential, generally located on the east side of South Meridian Avenue and within one-half mile south of West 55th Street South.

ZON2024-00019: Zone Change request in the City from SF-5 Single-family residential to TF-3 Two-Family Residential, generally located on the east side of South 119th Street West and within one-half mile south of West Pawnee Avenue.

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:

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 (316-2684464) 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 April 4, 2024
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0167065
Apr 4 2024

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

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

STATE OF KANSAS)
SS
County of Sedgwick)

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Mary Castro

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

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!

AGENDA ITEM NO. 4.5

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: April 25, 2024
DAB IV: May 6, 2024

CASE NUMBER: ZON2024-00018 (City)

APPLICANT/AGENT: Superior Homes, L.P., Sumanth Meka (Applicants)/ K.E. Miller Engineering (Agent)

REQUEST: TF-3 Two-Family Residential District

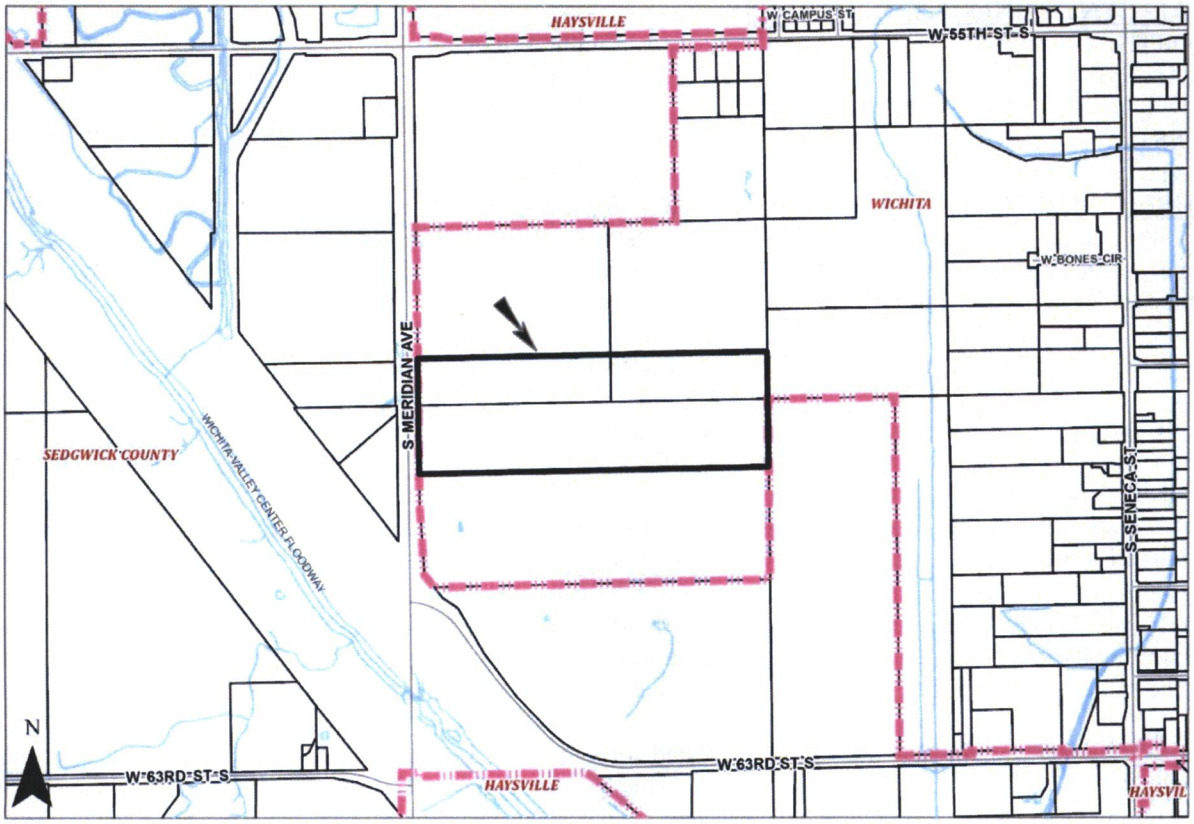
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 49.9 acres

LOCATION: Generally located on the east side of South Meridian Avenue; within one-quarter mile south of West 55th Street South.

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 49.9-acre property is generally located on the east side of South Meridian Avenue and within one-quarter mile south of West 55th Street South. The subject site is currently an agricultural field. In 2023, the subject site was annexed into the City of Wichita as part of a proposed 150-acre residential development and was automatically zoned SF-5. This subject site's 49.9 acres is in the middle of the larger 150-acre proposed development which will include single-family dwellings and duplexes.

The applicant has indicated they intend to subdivide the property for duplex development. Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. The SF-5 District requires a 5,000 square foot minimum lot size, while the TF-3 District requires a 3,000 square foot minimum lot size per dwelling unit (6,000 square feet for one duplex). The number of duplexes on the property is contingent on approval of the subdivision plat, which accounts for rights-of-way, access controls, and drainage or reserve areas.

The character of the immediate vicinity is agricultural, but there is low-residential development within one-half mile northeast of the subject site. Property north of the subject site is zoned SF-5 and is owned by the applicant. It is currently an agricultural field, but it will be part of the applicant's larger development. The property to the south is also zoned SF-5, is under the same ownership as the applicant, and is part of the larger proposed residential development. It is currently an agricultural field. Properties to the east are zoned SF-5 in the City of Wichita and SF-20 in unincorporated Sedgwick County. Said properties are currently agricultural fields. Property to the west, across South Meridian Avenue, is zoned SF-20 in unincorporated Sedgwick County and is an agricultural field. Within three-quarters of a mile northeast of the subject site, there are approximately 85 lots that are zoned either TF-3, MF-29 Multi-Family Residential District (MF-29), or LC Limited Commercial (LC) and are developed as duplexes.

CASE HISTORY: In 2023, the subject site was annexed into the City of Wichita. The subject site is currently unplatted. Platting will be required prior to the issuance of building permits. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Agricultural field
SOUTH:	SF-5	Agricultural field
EAST:	SF-5, SF-20	Agricultural fields
WEST:	SF-20	Single-family dwelling, agricultural field

PUBLIC SERVICES: The subject site currently has access to a South Meridian Avenue, which is a four-lane, County arterial roadway with a sidewalk on the east side of South Meridian Avenue. Municipal services such as water, sanitary sewer, and stormwater services will need to be extended prior to development on-site. Wichita Transit does not provide bus service to the area.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is governed by 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) includes the 2035 Future Growth Concept Map, which shows the site to be in "Other Cities" Urban Growth Area. In conjunction with the *South Wichita/Haysville Area Plan* (discussed below) a zone change request to TF-3 to permit duplex development is in conformance to the spirit and intent of the Community Investments Plan.

The *Plan*'s Locational Guidelines state "Support expansion of existing uses to adjacent areas." The applicant is requesting the zone change for duplex development, which already exists less than three-quarters of a mile northeast of the subject site, near the northwest corner of West 55th Street South and South Seneca Street.

South Wichita/Haysville Area Plan: The requested zone change is in conformance with the *South Wichita/Haysville Area Plan*. The Future Land Use map identifies the area to be appropriate for Residential, Low Density. With a maximum density of 14.5 dwelling units per acre, duplex development is considered low-density as opposed to the

density that would be permitted in other, higher zoning districts.

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 immediate vicinity is agricultural, but there is low-residential development within one-half mile northeast of the subject site. Property north of the subject site is zoned SF-5 and is owned by the applicant. It is currently an agricultural field, but it will be part of the applicant's larger development. The property to the south is also zoned SF-5, is under the same ownership as the applicant, and is part of the larger proposed residential development. It is currently an agricultural field. Properties to the east are zoned SF-5 in the City of Wichita and SF-20 in unincorporated Sedgwick County. Said properties are currently agricultural fields. Property to the west, across South Meridian Avenue, is zoned SF-20 in unincorporated Sedgwick County and is an agricultural field. Within three-quarters of a mile northeast of the subject site, there are approximately 85 lots that are zoned either TF-3, MF-29 Multi-Family Residential District (MF-29), or LC Limited Commercial (LC) and are developed as duplexes.

2. **The suitability of the subject property for the uses to which it has been restricted**: The property is presently zoned SF-5 Single-Family Residential District, 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 substantial detrimental impacts on nearby property. There are duplexes developed on properties zoned TF-3 less than three-quarters of a mile northeast from the subject site. 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 has historically been used for agricultural purposes.

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 residential development in an area that is in-character with nearby duplex developments mixed with single-family residential dwellings. 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 is in conformance with the *Community Investments Plan* and the South Wichita/ Haysville Area Plan as discussed in the staff report.

7. **Impact of the proposed development on community facilities:** The requested zone change may bring additional traffic to the area, and it will require the extension of water and sewer services to the area of development.

8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received one comment in opposition to the requested zone change. It is attached to this report.

Staff Report Attachments:

1. Public Comment
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. South Wichita/Haysville Area Plan
6. Site Photos

Christina Rieth,

I received a ZON2024-00018 notification regarding a proposed change in zoning from SF-5 to TF-3 requested by Superior Homes, L.P. and Sumanth Meka.

I do have concerns about changing the zoning from SF-5 to TF-3:

1) This area is primarily single family dwellings and the introduction of duplexes will be detrimental to the environment and quality of life of the existing families by creating an urban/suburban environment in a once rural/country feeling of life. Being thrown into a congested area when we are use to a more tranquil atmosphere could cause mental health concerns.
2) Increase of noise, traffic and trash.
3) Increase of crime just because of more opportunity with more people in the area.
4) This part of south Wichita has more than its share of lower income housing with trailer parks and other duplexes.
5) There are 13 platted areas in Section 30-T28-R1E with 11 of them on the east half of the section which is east of the South Lakes floodway/spillway ditch. The average lot size of all the platted areas, as shown on the plat records, is 3.196 acres. If you remove the 11 platted areas on the east side of the dividing ditch and just consider the established platted areas north of the properties in the zoning change request the average lot size is 1.322698 acres. Therefore the existing neighborhood closest to the change request (Slade's 1st and 2nd Additions) has 1 single family dwelling per 1.32 acres. And now the request is to add 14.5 dwelling units per acre which is an increase of over 10 times the density of the current area. In my opinion is not compatible with the existing area. Compatibility is single family homes on 1 acre lots.
6) This area is in the Haysville Unified School District 261 and the city of Haysville currently has a new subdivision planned consisting of 46 new duplexes to be rented and 130 single family home to be sold for an additional 222 families. Plus they have a new subdivision consisting of 16 duplexes and 17 quadplexes construction going on or planning to start soon with them being marketed as high end. This is an additional housing for 100 families. Per the World Population Review the population of Haysville in 2024 is estimated to be 11,298 with an average household size of 2.71 so that makes 4,169 households in Haysville. Haysville currently has a growth rate of 0.05% which means it's not growing very fast and adds about 2 households a year. The rate of home ownership is 77.0% and renting is 23%. According to affordablehousingonline.com the

rental market in Haysville is 1:1, for every renter household there is 1 rental unit. The rental vacancy rate in Haysville is 12%, which is consider a higher than average vacancy rate and there are a lot of available units and rents tend to be lower. Therefore there is no need for additional duplexes in the area.

7) The number new building permits in Wichita for 2-family units have increased in the last 2 years whereas the number for 1-family homes permits has decreased. There have been no new building permits for 2-family units or multi-family units in the unincorporated parts of Sedgwick County in the past 2 years. That must the reason the owners of the property quickly requested to be annexed into the city of Wichita after purchasing the land. Per the World Population Review, the population of Wichita is currently declining at a rate of -0.23% annually and its population has decreased by -0.91% since 2020. Do we need this new area of duplexes? Maybe not. Do we need the Federal Government telling us to build new duplexes per the AFFH? Maybe not.
8) The east side of the S-1/2 of the NW-1/4 of S30-T28-R1E is the lowest part of the properties and holds water and at one time considered wetlands, what provisions will be required to keep runoff from that property from coming to my property and causing environmental damage to my pond?
9) I request a required 6' retaining wall be constructed along the adjacent north boundary of the requesting parties properties before construction of the duplexes begin to reduce noise and dirt from the construction process and as an additional safety measure after construction is completed denying access to the sand pit pond to the north of their property.
10) According to the map, Superior Homes, L.P. and Sumanth Meka (aka Suki Property LLC) properties outlined have been changed from their previous zoning request ZON2024-00007? What is to be done with the remaining property? Are they planning to request a zoning change to TF-3 for their property to the north as well as the property to the south?
11) How many streets will be in the requested area and how will that affect access to S. Meridian Ave?
12) Will the duplexes be allowed to have private water wells? The water table is high and the existing homes north of the proposed area have relatively shallow private water wells so that if additional wells are dug, would the water table drop below the existing pump depth and cause a dry well which would in turn be an additional cost to the home owners to dig them deeper?

I realize you can't answer some of these questions because "it falls under the platting guidelines" however, by the time the preliminary plats are issued it's too late to protest the zoning change. If they don't have plans ready at this time to show their intent and future intent then for the reasons stated above I request this zoning change be denied.

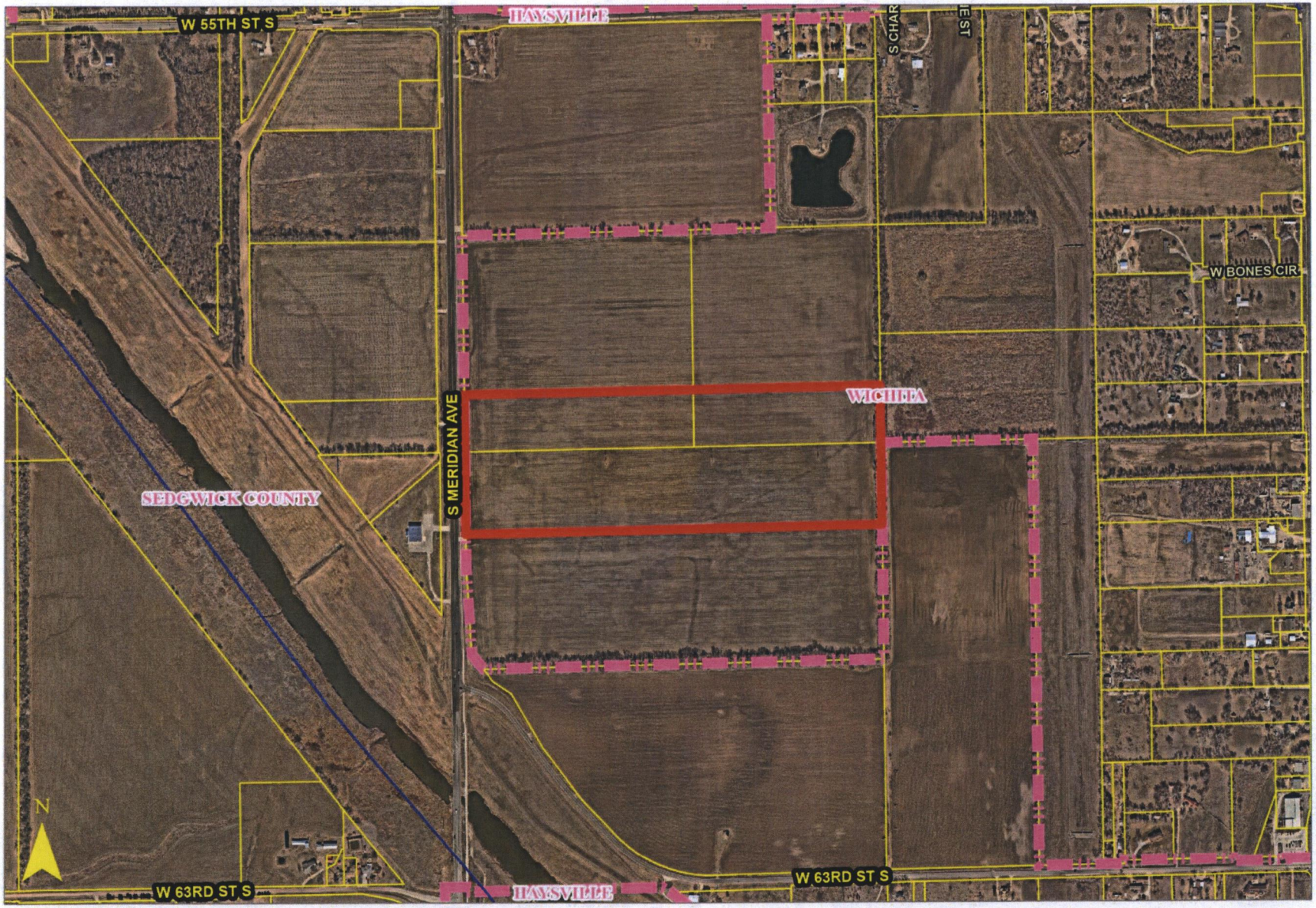
Sincerely,

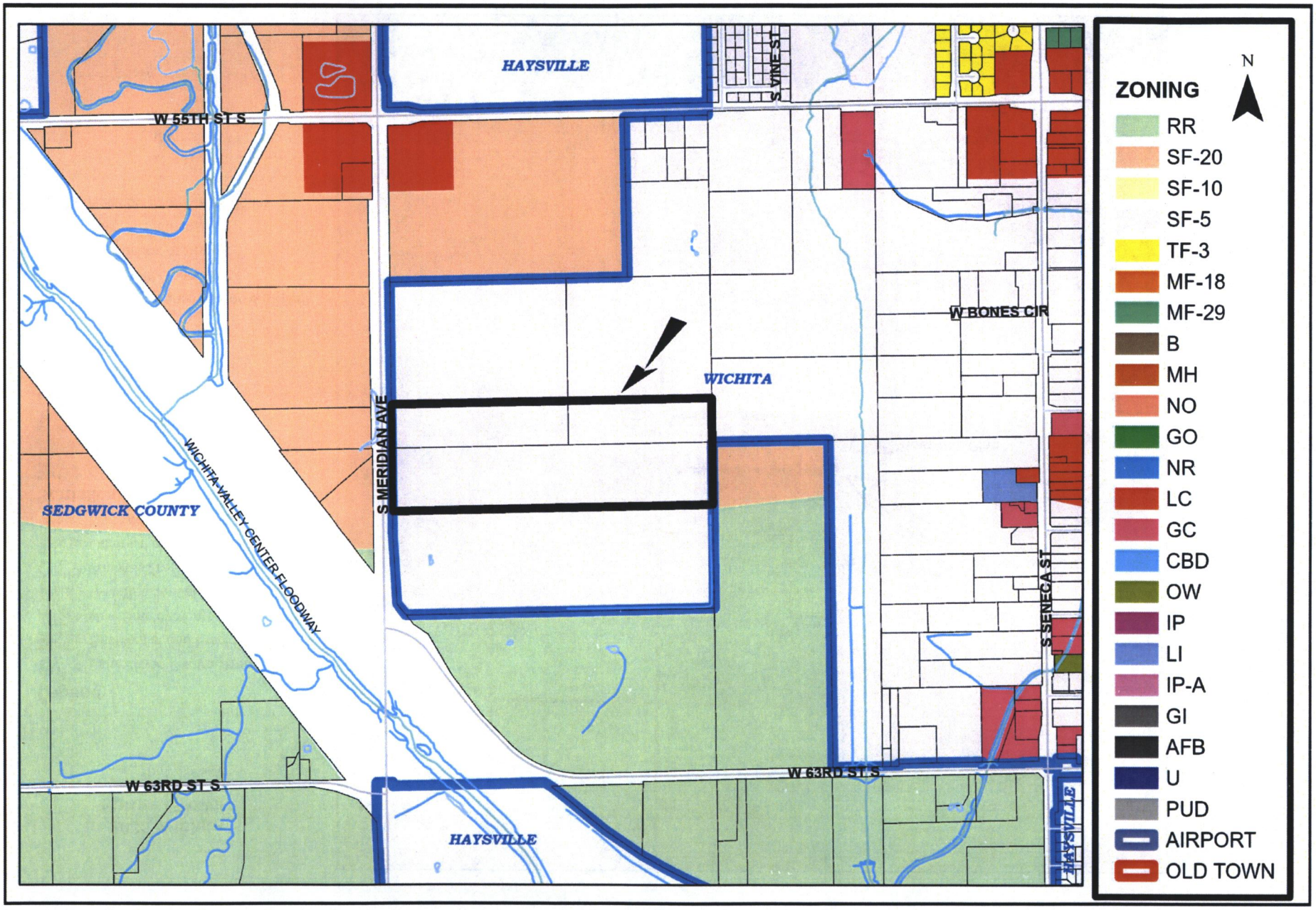
Deborah McClure

1873 W 55th St S

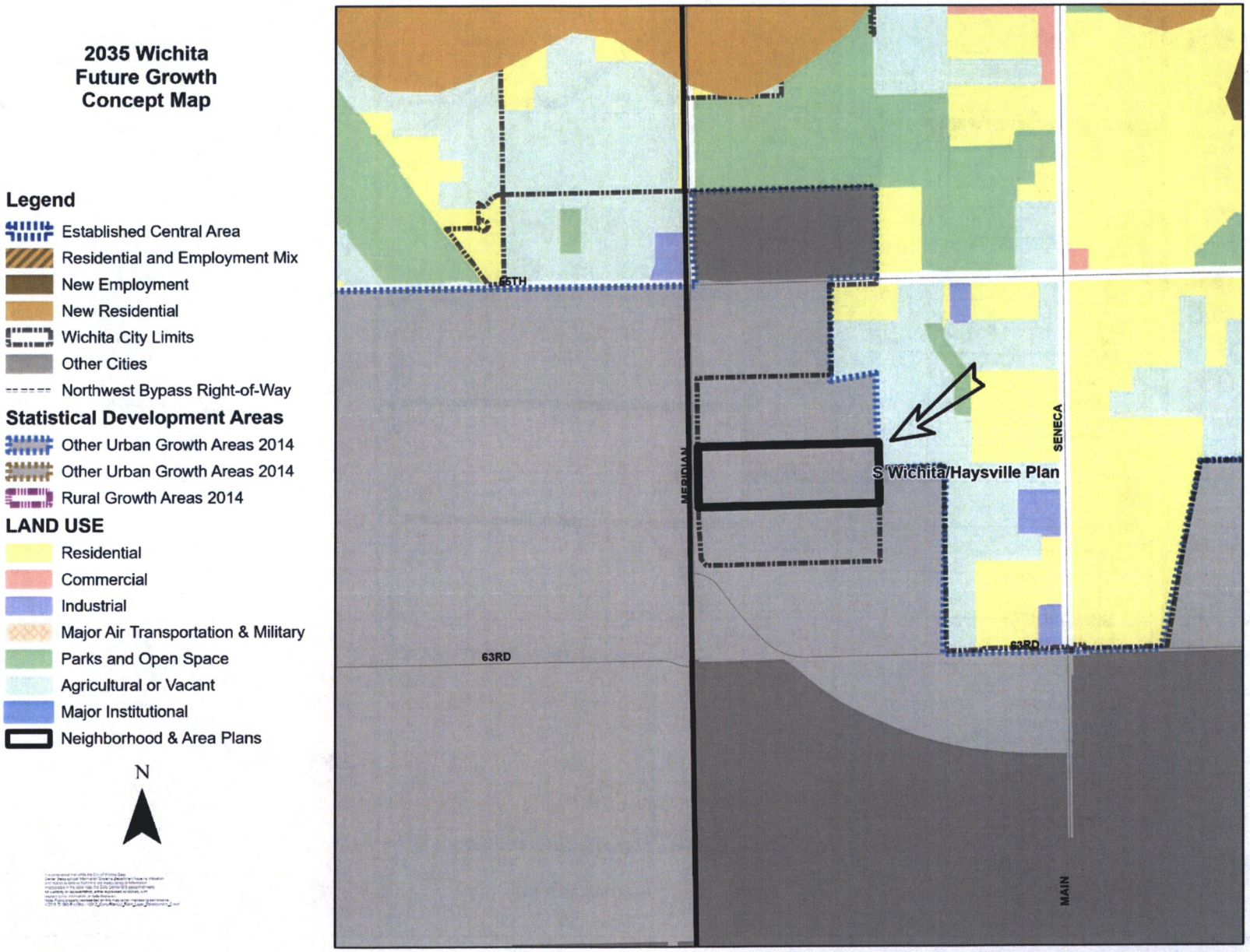
Platted additions and size per lot

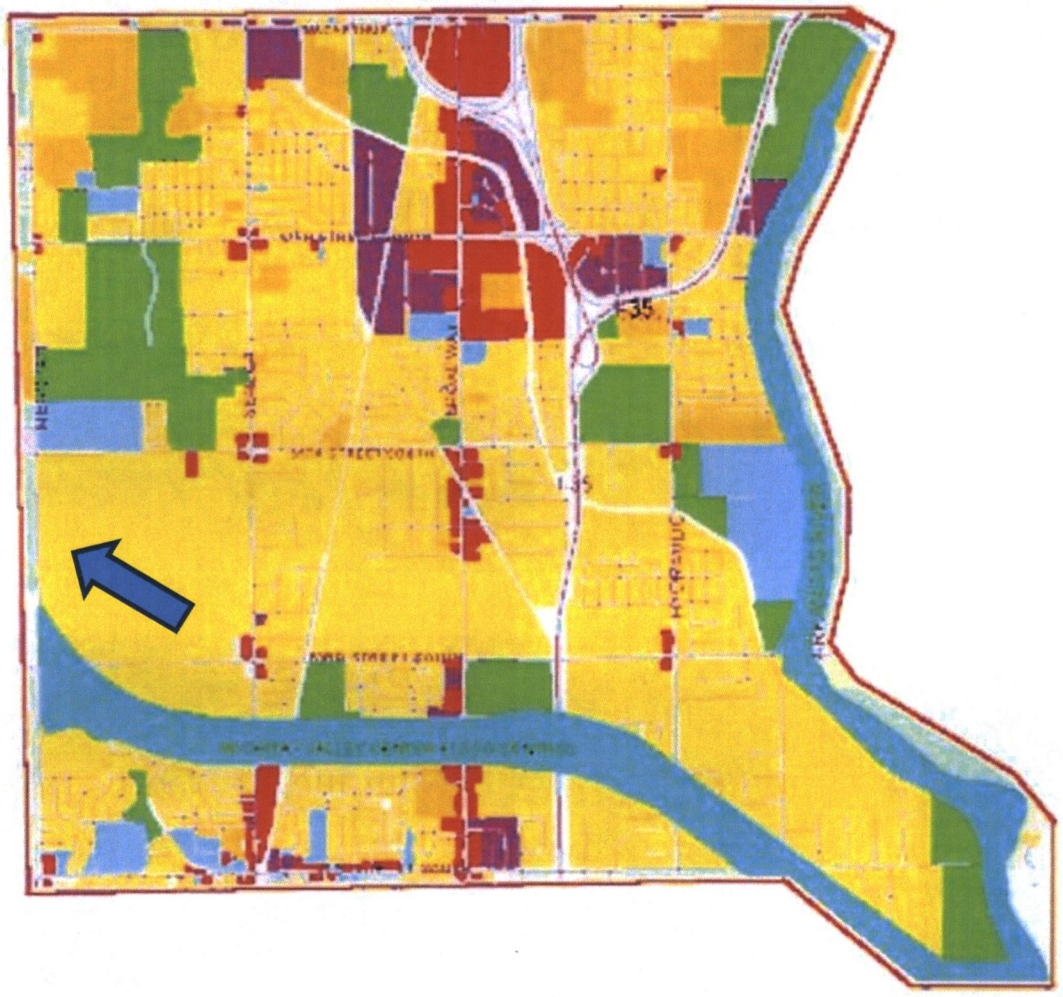
Addition	Lot	sq ft	acres
Booher Add	1	98,670	2.265152
	2	197,776.54	4.540325
	3	220,649.14	5.065407
	4	220,231.69	5.055824
Booher 2nd	1	177,444.50	4.073565
	2	178,215.99	4.091276
	3	219,151.56	5.031028
	4	219,075.35	5.029278
Chris Clear Add	1		2.232
Stein 3rd Add		454,943.50	10.44407
Roy Cox Add		58,000	1.331497
Crease Add		88,000	2.020202
Crease 2nd Add	1	66,150	1.518595
	2	77,220	1.772727
Springs 2nd Add	1	42,420	0.973829
	2	48,167.70	1.105778
Chance & Sons Transmissions Inc Add			4.431
Blair's Add			7.103
Rons Add			2.004
average lot size for above add			3.688871
Slade's 1st Add	1	49,391.70	1.133877
	2	47,885	1.099288
	3	47,885	1.099288
	4	56,849	1.305072
Slade's 2nd Add	1	86,073	1.975964
average Slade's 1st & 2nd lot size			1.322698
Overall average lot size			3.195918


W 55TH ST S
HAYSVILLE
S CHAR
IE ST
W BONES CIR
WICHITA
S MERIDIAN AVE
SEDGWICK COUNTY
N
W 63RD ST S
HAYSVILLE
W 63RD ST S


HAYSVILLE
W 55TH ST S
S VINE ST
W BONES CIR
WICHITA
S MERIDIAN AVE
WICHITA-VALLEY CENTER FLOODWAY
SEDGWICK COUNTY
S SENECA ST
W 63RD ST S
W 63RD ST S
HAYSVILLE
HAYSVILLE
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

2035 Wichita Future Growth Concept Map



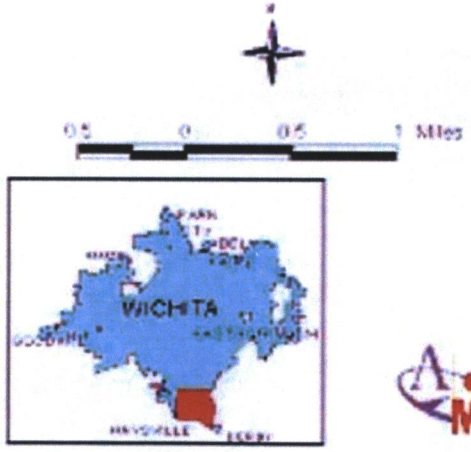


SOUTH WICHITA/ HAYSVILLE AREA PLAN

FUTURE LAND USE

LEGEND

- Residential Low Density
- Residential Medium Density
- Commercial Retail
- Industrial
- Public-Semi Public-Institutional
- Public Parks-Open space-Golf Courses
- Streets
- Project Boundary



Looking east towards property north of site



Looking west away from site



Looking east at site

