



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

Jane L. West Trust  
5021 West 9<sup>th</sup> Street  
Stillwater, OK 74074

June 5, 2024

**RE: 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.

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,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Associate Planner

Cc: Dalton Glasscock, Councilmember District IV  
Brooke Kauchak, CSR District IV  
MABCD



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

Jane L. West Trust  
5021 West 9<sup>th</sup> Street  
Stillwater, OK 74074

April 25, 2024

**RE: 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.

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](mailto: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,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Current Plans  
Associate Planner

CC: MABCD  
Professional Engineering Consultants, attn: Rebecca Mellies, 303 South Topeka Street, Wichita, KS 67202  
Dalton Glasscock, Council Member District IV  
Brooke Kauchak, CSR District IV

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON June 14, 2024

ORDINANCE NO. 52-501

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. ZON2024-00019**

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 North Half of the Southwest Quarter of Section 6, Township 28 South, Range 1 West of the 6<sup>th</sup> 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 11<sup>th</sup> day of June, 2024.

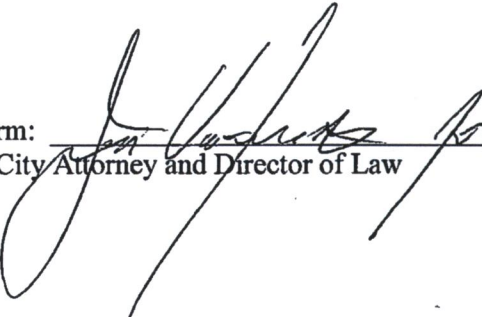
  
\_\_\_\_\_  
Lily Wu, Mayor, City of Wichita

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  
 Merced Sun-Star  
 Miami Herald  
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The Modesto Bee  
 The Sun News - Myrtle Beach  
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 San Luis Obispo Tribune  
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## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	562504	Print Legal Ad-IPL01781740 - IPL0178174	ORD# 52-501	\$50.49	1	60 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. 52-501**

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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:

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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, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk  
 (SEAL)

Approved as to form:  
 Jennifer Magana, City Attorney and  
 Director of Law  
 IPL0178174  
 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.

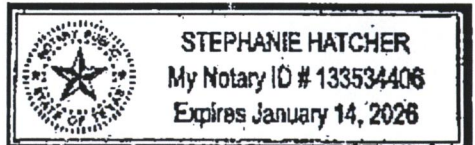
*Mary Castro*

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



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  
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 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
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 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
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The Modesto Bee  
 The Sun News - Myrtle Beach  
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 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](mailto: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)

Mary Castro, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 04/04/2024 to 04/04/2024.

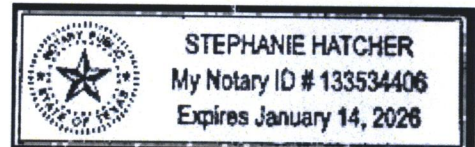
Mary Castro

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



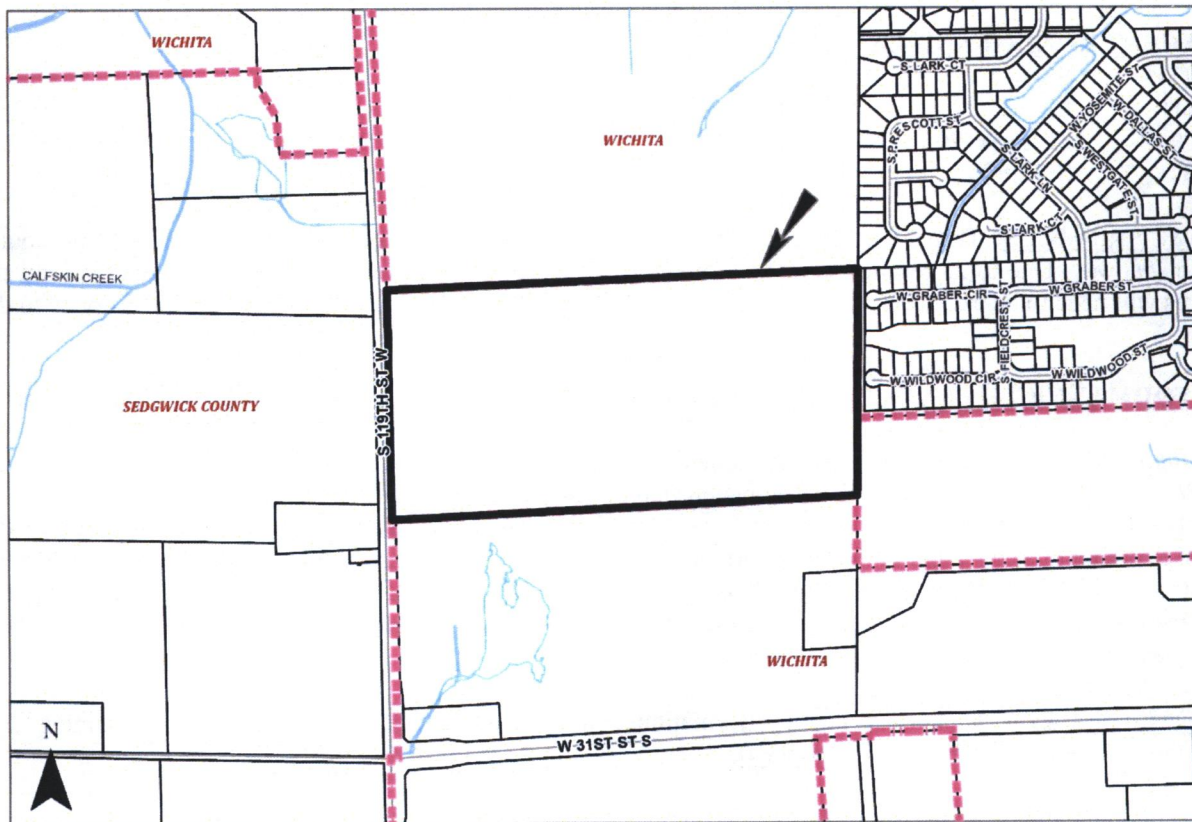
Extra charge for lost or duplicate affidavits.  
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**STAFF REPORT**  
MAPC: April 25, 2024  
DAB IV: May 6, 2024

AGENDA ITEM NO. 4.6

- CASE NUMBER:** ZON2024-00019 (City)
- APPLICANT/AGENT:** Jane L. West Trust (Applicant)/ Professional Engineering Consultants (Agent)
- REQUEST:** TF-3 Two-Family Residential District
- CURRENT ZONING:** SF-5 Single-Family Residential District
- SITE SIZE:** 78.8 acres
- LOCATION:** Generally located on the east side of South 119<sup>th</sup> Street West, within one-half mile south of West Pawnee Avenue.
- PROPOSED USE:** Single-family and/or 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 78.8-acre property is generally located on the east side of South 119<sup>th</sup> Street West, within one-half mile south of West Pawnee Avenue. The subject site is currently an agricultural field. In 2023, the subject site was annexed into the City of Wichita and was automatically zoned SF-5.

The applicant has indicated they intend to use the site for single-family and/or 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 3,500 square foot minimum lot size for a single-family home and 6,000 square feet for one duplex. The applicant has not disclosed how many single-family or two-family dwellings will be on site. Should the lot be subdivided, the applicant will need to submit a plat to the Planning Department for review, which is then presented to the Subdivision and Utility Advisory Committee and the Metropolitan Area Planning Commission.

The character of the neighborhood is agricultural and low-density residential. Property to the north is zoned SF-5 and was also recently annexed into the City of Wichita (ANX2024-00001). The owner of this property intends to subdivide it for single-family development (SUB2024-00003). Property to the south is zoned LI Limited Industrial District and is currently an agricultural field. Properties to the east are zoned SF-20 Single-Family Residential District (SF-20) and is currently an agricultural field and a single-family dwelling. Properties to the west are zoned SF-5 and SF-20, and they are located in the City of Wichita and unincorporated Sedgwick County, respectively. The SF-5 properties are currently undeveloped, and the SF-20 property is currently an agricultural field. There are multiple properties zoned TF-3 within one-half mile east of the subject site, on the east and west sides of South Maize Road.

**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:	LI	Agricultural field
EAST:	SF-5, SF-20	Undeveloped, agricultural field
WEST:	SF-20	Single-family dwelling, agricultural field

**PUBLIC SERVICES:** The subject site currently has access to South 119<sup>th</sup> Street West, which is a two-lane, county arterial roadway. Due to its recent annexation, 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 this site.

**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 *Plan*'s 2035 Wichita Future Growth Concept Map recommends the site as appropriate for "New Residential" uses. The *Plan* defines "New Residential" as "areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category." Single-family and duplex development are considered appropriate uses within that category. The *Plan*'s Locational Guidelines state "Support expansion of existing uses to adjacent areas." The applicant is requesting the zone change for single-family and/or duplex development, which already exists immediately east of the subject site.

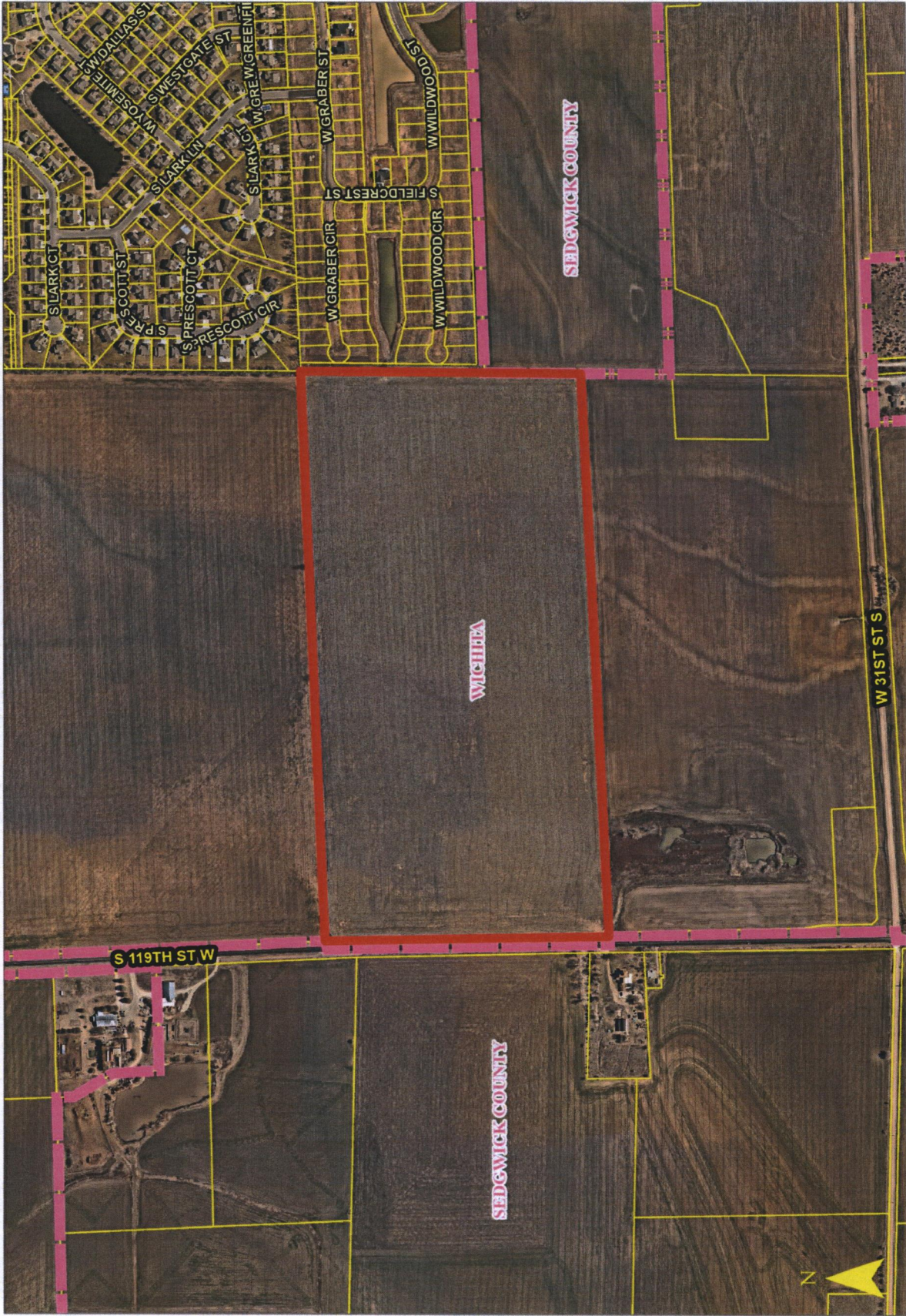
**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

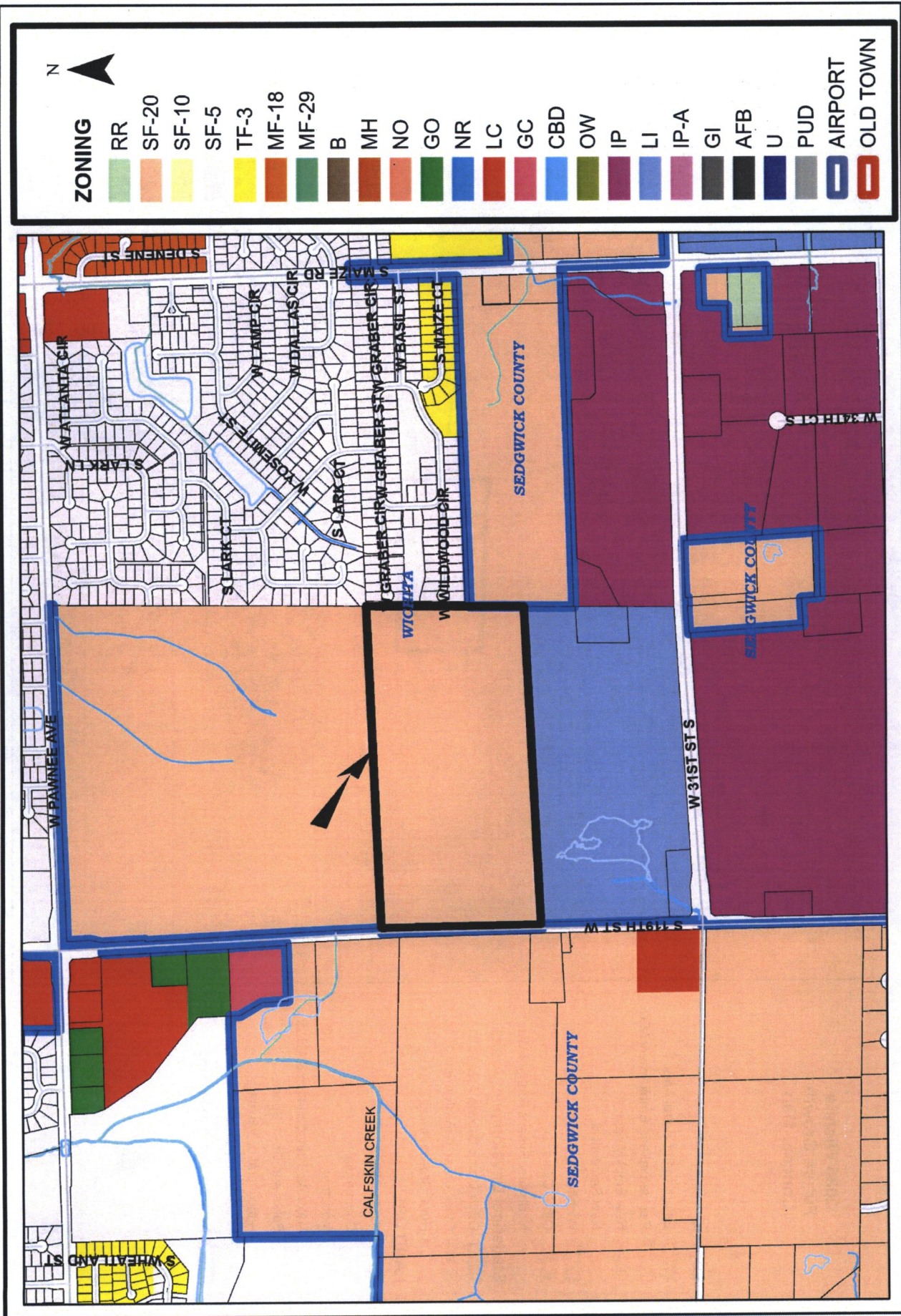
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is agricultural and low-density residential. Property to the north is zoned SF-5 and was also recently annexed into the City of Wichita (ANX2024-00001). The owner of this property intends to subdivide it for single-family development (SUB2024-00003). Property to the south is zoned LI Limited Industrial District and is currently an agricultural field. Properties to the east are zoned SF-20 Single-Family Residential District (SF-20) and is currently an agricultural field and a single-family dwelling. Properties to the west are zoned SF-5 and SF-20, and they are located in the City of Wichita and unincorporated Sedgwick County, respectively. The SF-5 properties are currently undeveloped, and the SF-20 property is currently an agricultural field. There are multiple properties zoned TF-3 within one-half mile east of the subject site, on the east and west sides of South Maize Road.
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 two proposed duplex developments on properties approximately one-half mile east 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*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Staff anticipates the requested zone change shall bring additional traffic to the area. Due to the property's recent annexation, the City of Wichita should anticipate extending municipal services for residential development, such as water and sewer.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has not received comments on the requested zone change.

Staff Report Attachments:

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





**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



Looking east towards site



Looking west away from site



Looking north away from site



Looking south away from site

