



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

JBJ LLC  
7540 W Northwind Street, #300  
Wichita, KS 67205

April 24, 2024

**RE: 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.

Dear applicant,

On April 16, 2024, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request, subject to Protective Overlay #433, which reads:

1. The proposed structure shall have a pitched roof.

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

Sincerely,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth  
Associate Planner

Cc: Maggie Ballard, Councilmember District VI  
Ana Lopez, CSR District VI  
MABCD  
Josh Wilson, 808 North Woodchuck, Wichita, KS 67212



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

JBJ LLC  
7540 W Northwind Street, #300  
Wichita, KS 67205

March 14, 2024

**RE: 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.

Dear Applicant;

At its regular meeting on **March 14, 2024**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned requests. The action of the MAPC was to recommend **APPROVAL** of the request, subject to Protective Overlay #433, which reads:

1. The proposed structure shall have a pitched roof.

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 considered by the Wichita City Council on **Tuesday, April 16, 2024**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202.

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

Sincerely,

Christina Rieth  
Current Plans  
Associate Planner

CC: Maggie Ballard, Councilmember District VI  
Ana Lopez, CSR District VI  
Doris Steele, 3120 North Somerset Drive, Wichita, KS 67204  
Betty Meacham, 3036 North Somerset Drive, Wichita, KS 67204

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON April 26, 2024

ORDINANCE NO. 52-370

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. ZON2024-00005**

Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, subject to the provisions of Protective Overlay #433, on property legally described as:

Lot 5, Pippin's Addition to Wichita, Sedgwick County, Kansas.

**Protective Overlay #433**

1. Dwellings shall have a hipped or gabled roof.

**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 23<sup>rd</sup> day of April, 2024.

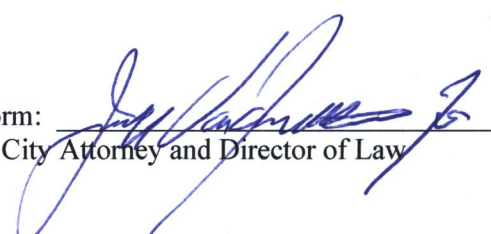
  
\_\_\_\_\_  
Lily Wu, Mayor, City of Wichita

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  
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 |
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| 32522     | 545749       | Print Legal Ad-IPL01703900 - IPL0170390 | ORD#52-370 | \$53.01 | 1    | 63 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. 52-370**

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. ZON2024-00005**

Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, subject to the provisions of Protective Overlay #433, on property legally described as:

Lot 5, Pippin's Addition to Wichita, Sedgwick County, Kansas.  
Protective Overlay #433  
Dwellings shall have a hipped or gabled roof.

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

IPL0170390

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.

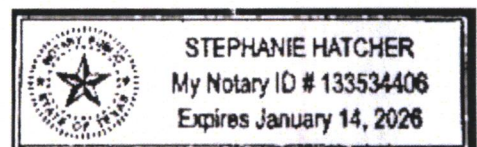
*Mary Castro*

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



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



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
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San Luis Obispo Tribune  
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Tri-City Herald  
The Wichita Eagle  
The Olympian

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| Account # | Order Number | Identification                          | Order PO            | Amount   | Cols | Depth |
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| 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 L1 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.

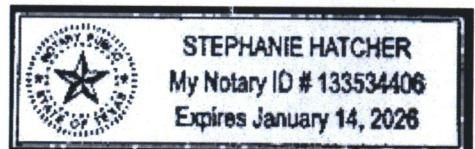
*Stefani Beard*

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



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



**STAFF REPORT**  
MAPC: March 14, 2024  
DAB VI: March 11, 2024

AGENDA ITEM NO. 4.6

**CASE NUMBER:** ZON2024-00005 (City)

**APPLICANT/AGENT:** JBJ LLC (Applicant)

**REQUEST:** TF-3 Two-Family Residential District

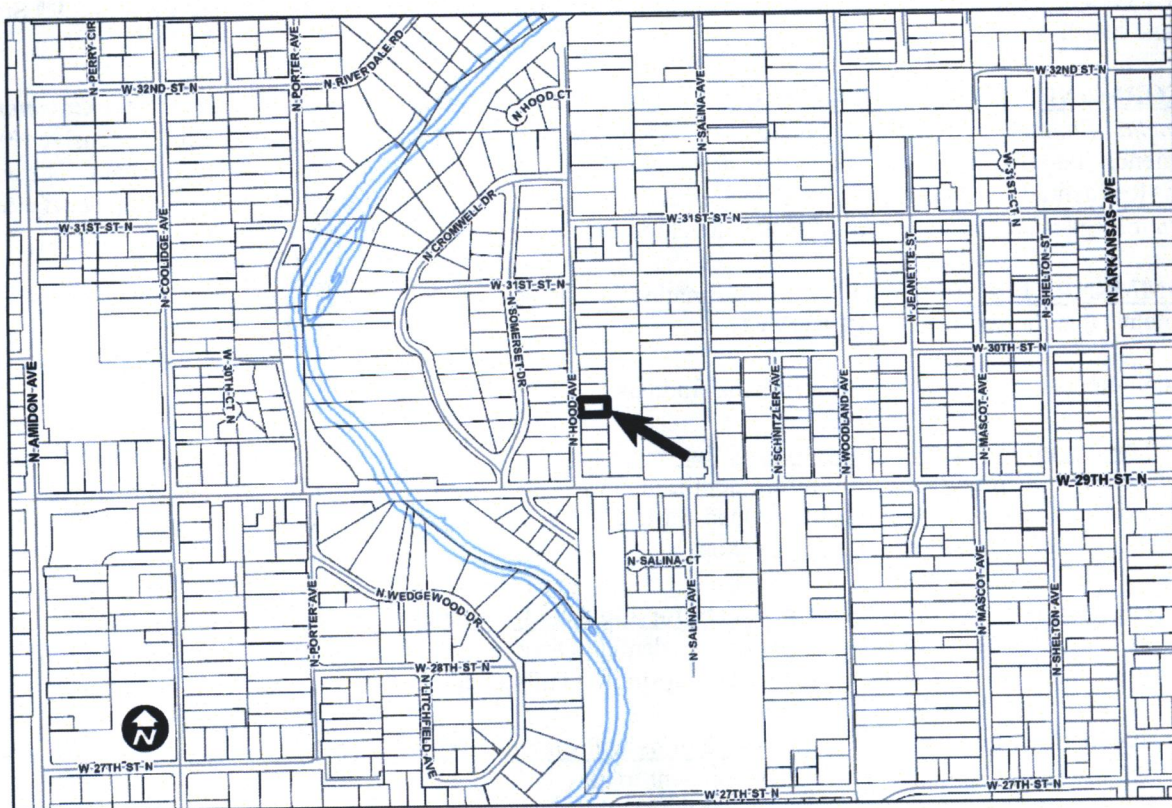
**CURRENT ZONING:** SF-5 Single-Family Residential District

**SITE SIZE:** 0.24 acres

**LOCATION:** Generally located on the east side of North Hood Avenue, within 350 feet north of West 29<sup>th</sup> Street North

**PROPOSED USE:** One duplex

**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) on an 0.24-acre property. The property is generally located on the east side of North Hood Avenue, within 350 feet north of West 29th Street North. The subject site is vacant. According to historic aerials, the subject site has never been developed.

The applicant is requesting the zone change in order to build a duplex on site. Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 requires a 5,000 square foot minimum lot size, while TF-3 requires a 3,000 square foot minimum lot size per dwelling unit for duplexes and 3,500 square feet for a single-family dwelling.

The character of the neighborhood is mostly residential. Properties to the north, south, and west are zoned SF-5 and developed with single-family residences. Property to the west is zoned B Multi-Family Residential District and LC Limited Commercial District and is developed with a tire shop. There is duplex development within 450 feet southwest of the subject site, at the southwest corner of West 29th Street North and North Hood Avenue. The requested zone change is thus not introducing a new use to the area.

**CASE HISTORY:** On April 2, 1941, the subject site was platted as part of the Pippins Addition. There are no zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

|        |       |                          |
|--------|-------|--------------------------|
| NORTH: | SF-5  | Single-family residence  |
| SOUTH: | SF-5  | Single-family residence  |
| EAST:  | SF-5  | Single-family residences |
| WEST:  | B, LC | Tire shop                |

**PUBLIC SERVICES:** The subject site currently has access to North Hood Avenue, a two-way dirt street with no sidewalks on either side. It currently does not have water hookups, but it has access to municipal sewer. Wichita Transit serves this site within one-half mile west of the subject site, on the southwest corner of West 29th Street North and North Amidon Avenue.

**CONFORMANCE TO PLANS/POLICIES:** The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) recommends the subject site as appropriate for both "Residential" and "Commercial" development. The *Plan* defines "Residential" as "areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality." Duplex development is an appropriate use for this land.

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

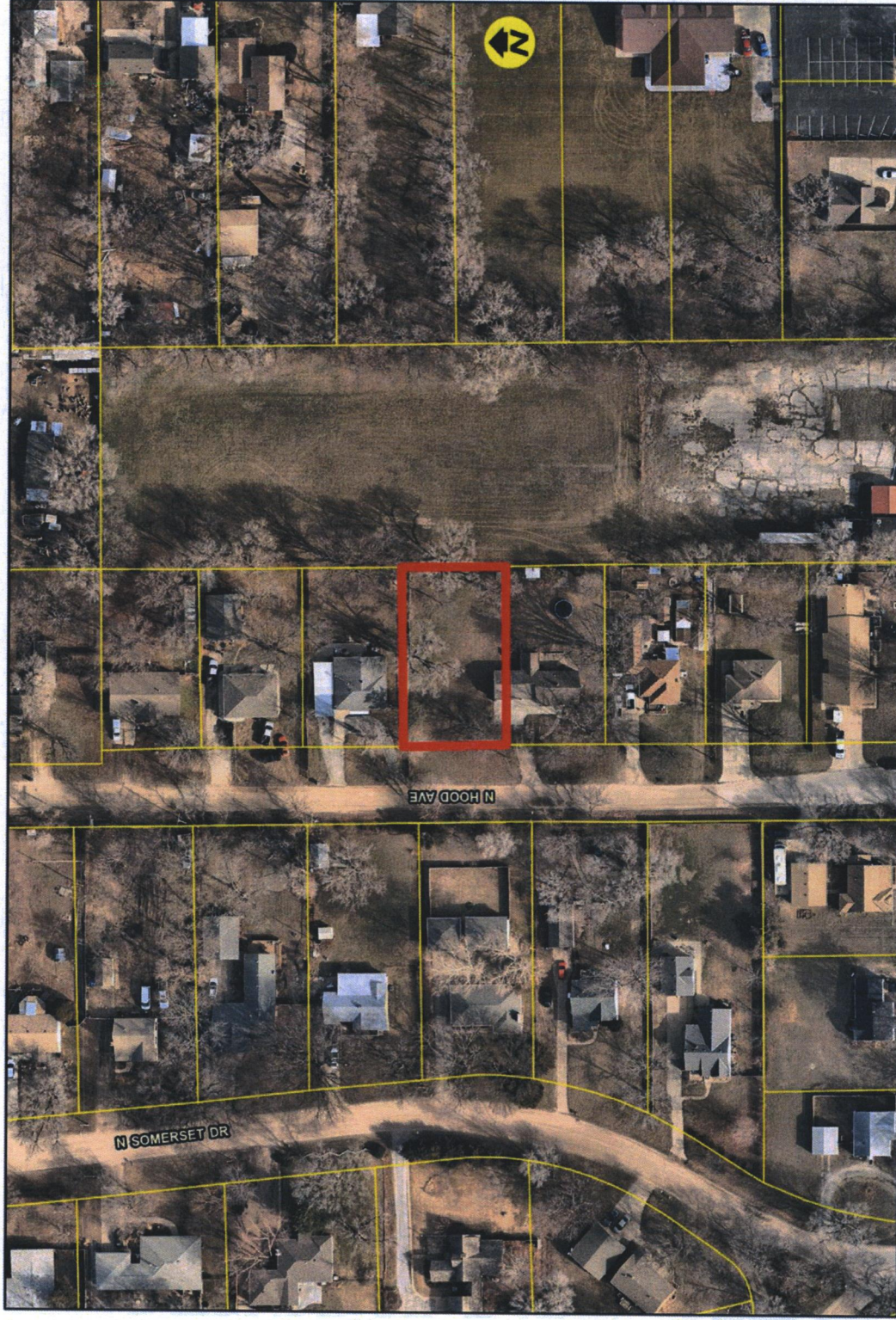
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mostly residential. Properties to the north, south, and west are zoned SF-5 and developed with single-family residences. Property to the west is zoned B Multi-Family Residential District and LC Limited Commercial District and is developed with a tire shop.
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. It does not allow for a duplex.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The property will bring additional residential development to an undeveloped lot. There is duplex development within 450 feet southwest of the subject site, at the southwest corner of West 29th Street North and North Hood Avenue. The requested zone change is thus not introducing a new use to the area.

4. **Length of time subject property has remained vacant as zoned:** According to historic aerials, the subject site has never been developed.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new development in an area on an undeveloped parcel that is also appropriate for such development. Denial may represent a loss of economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has not received any comments from the public on the requested zone change.

Staff Report Attachments:

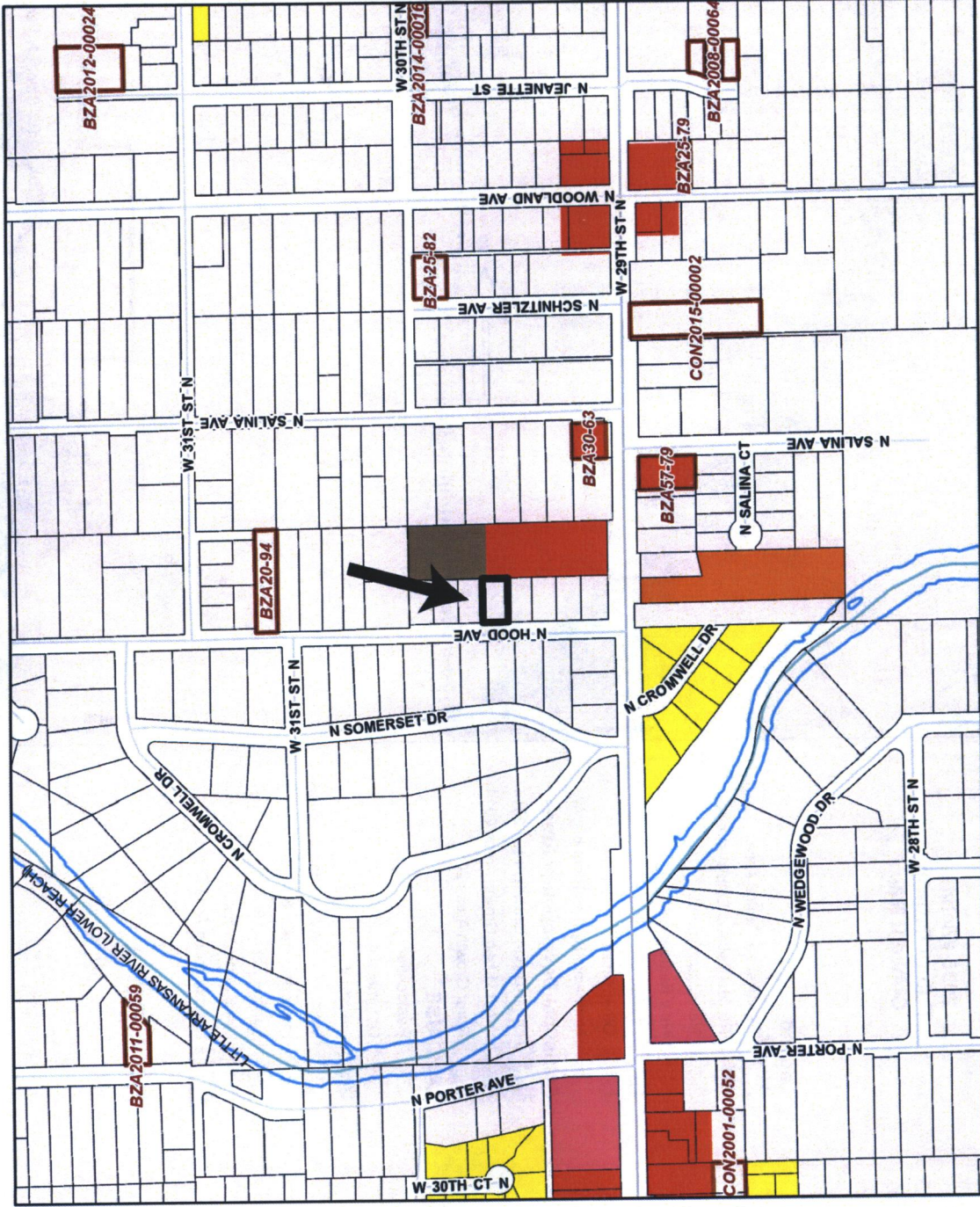
1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Plan
5. Site Photos



# 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 |
|    |       |       |      |      |       |       |   |    |    |    |    |    |    |     |    |    |    |      |    |     |   |     |         |          |          |        |     |

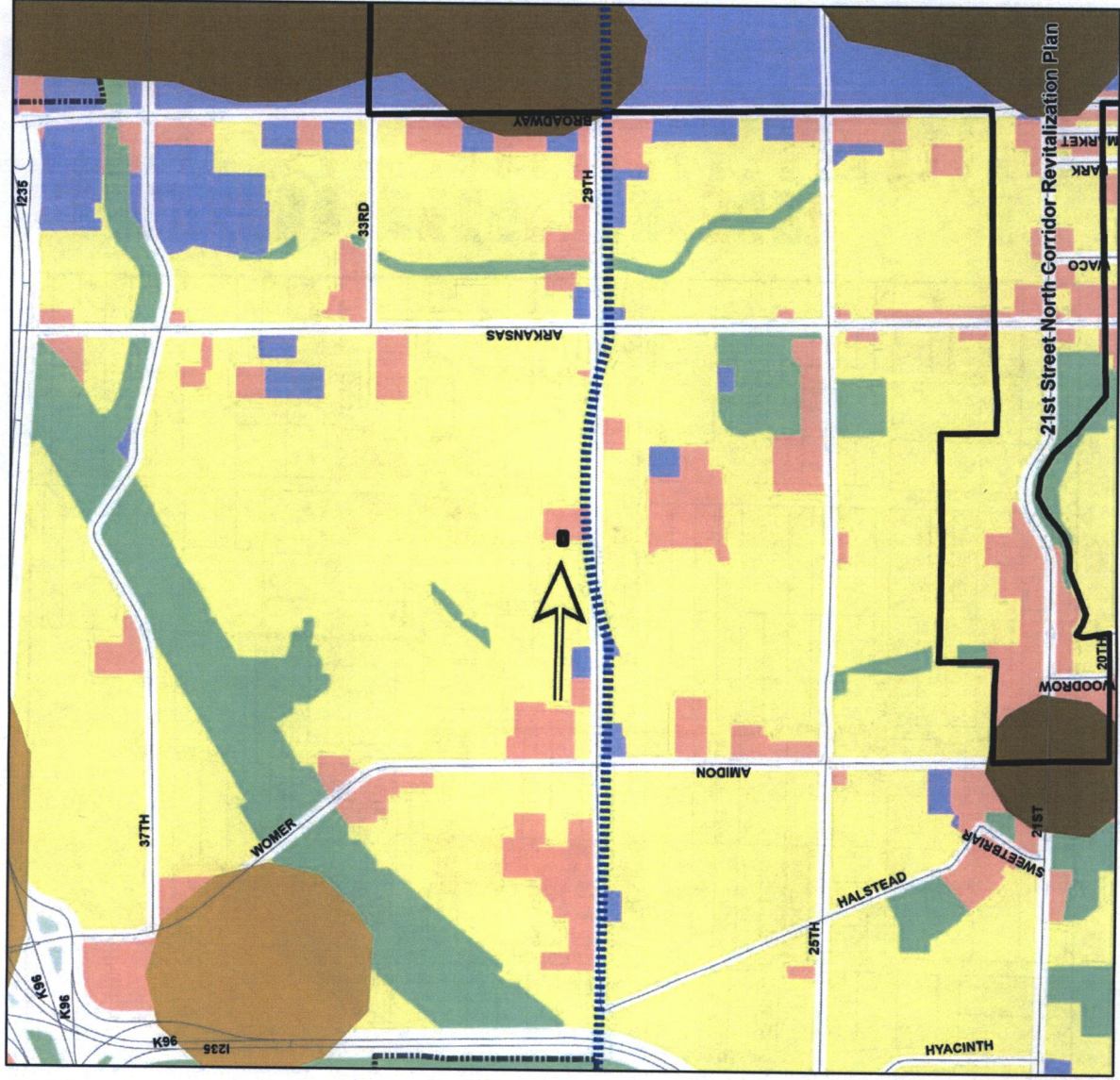


# 2035 Wichita Future Growth Concept Map

- 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



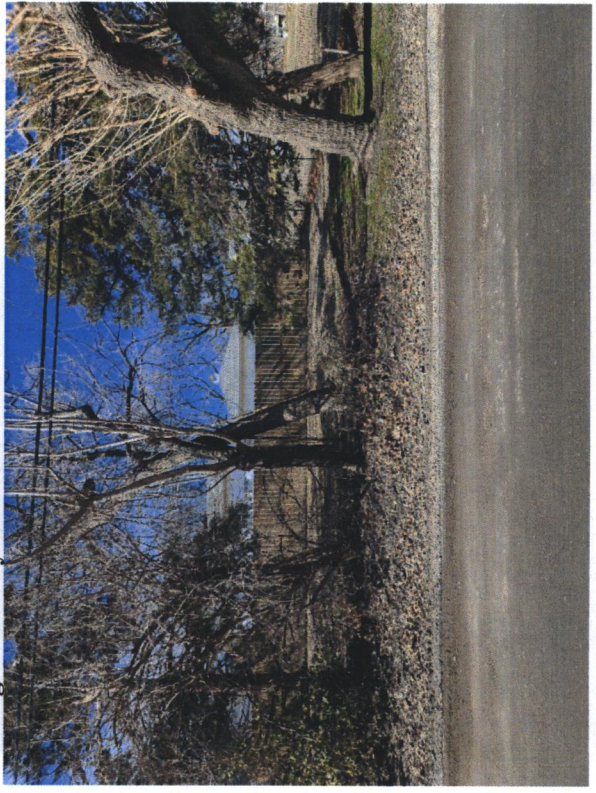
This map was prepared by the Metropolitan Area Planning Commission (MPC) for the City of Wichita, Kansas. The map is based on data provided by the City of Wichita and the MPC. The map is not a legal document and should not be used for legal purposes. The map is for informational purposes only.



Looking east towards site



Looking west away from site



Looking south away from site



Looking north away from site

