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

Kathleen Starr Living Trust
953 South Greenwich Road
Wichita, KS 67207

June 12, 2024

**RE: ZON2024-00009** – Zone change request in the County from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District and MF-18 Multi-Family Residential District, generally located on the west side of Greenwich South Greenwich Road and within one-quarter mile north of East Harry Street.

Dear Applicant;

At its regular meeting on **May 22, 2024**, the Sedgwick County Board of County Commissioners (BOCC) heard the above captioned request. The action of the BOCC was to **APPROVE** the request, subject to **Protective Overlay #431**, which reads:

1. If any multi-family development occurs, the following landscaping requirements shall be met.
    a. Along South Greenwich Road, 20 square feet per linear foot along South Greenwich Road of a landscaped street yard is required and shall include one shade tree or two ornamental trees per 500 square feet of street yard provided. Minimum tree size shall be as follows:
        i. Shade tree: 2-inch caliper
        ii. Ornamental tree: 1-inch caliper
        iii. Conifer tree: 5 feet in height
    b. Any parking lot abutting South Greenwich Road and abutting any new road providing access to the single-family or two-family development to the north or west shall have parking lot screening that provides continuous screening. Parking lot screening shall be provided with shrubs. The planting area shall be at least five (5) feet deep, and plants must be at least 18 inches in height at the time of platting and reach a minimum of three (3) feet in height above the parking lot surface after three (3) years of growth.
    c. Any parking area of 20 parking spaces or greater shall provide parking lot trees at a rate of one shade tree or two ornamental trees per 20 parking spaces. Up to one-half of the landscaped street yard trees can be used to meet the requirements of the parking lot trees. Minimum planting size shall be as described above for street yard trees.
    d. Along the north, west, and south sides of any multi-family development where abutting residential zoning districts, one shade tree or two ornamental trees shall be planted per 40 linear feet as a landscape buffer. Minimum planting size shall be as described for street yard trees. Trees can be clustered and do not have to be spaced 40 feet apart. All buffer trees must be planted within 15 feet of the property line. Existing trees on the subject property can be used to count toward the total number trees. Existing trees on neighboring properties shall not be counted toward the total number.
    e. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of building permits.

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

Sincerely,

Christina Rieth
Current Plans
Division Manager

Copies to: Jim Howell, County District 5
MABCD
Sean Houston, *via email*
Jan and (Kerry) Roger Barnes, *via email*
Matthew Blubaugh and Darren Martin, 10477 East Fawn Grove Court, Wichita, KS 67207
Balleyclare HOA, Kirk Lindsy, PO Box 20050, Wichita, KS 67208
Aaron and Michelle Bastian, 361 N. Crestway, Wichita, KS 67208
Dwight Allen, 1360 S. Greenwich Rd., Wichita, KS 67207
Adam Groom 1246 S. Todd Ct., Wichita, KS 67207
Ray Ramos, 1350 S. Greenwich Rd., Wichita, KS 67207

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

Kathleen Starr Living Trust
953 South Greenwich Road
Wichita, KS 67207

April 11, 2024

**RE: ZON2024-00009** – Zone change request in the County from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District and MF-18 Multi-Family Residential District, generally located on the west side of Greenwich South Greenwich Road and within one-quarter mile north of East Harry Street.

Dear Applicant;

At its regular meeting on **April 11, 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, subject to **Protective Overlay #431**, which reads:

1. If any multi-family development occurs, the following landscaping requirements shall be met.
    a. Along South Greenwich Road, 20 square feet per linear foot along South Greenwich Road of a landscaped street yard is required and shall include one shade tree or two ornamental trees per 500 square feet of street yard provided. Minimum tree size shall be as follows:
        i. Shade tree: 2-inch caliper
        ii. Ornamental tree: 1-inch caliper
        iii. Conifer tree: 5 feet in height
    b. Any parking lot abutting South Greenwich Road and abutting any new road providing access to the single-family or two-family development to the north or west shall have parking lot screening that provides continuous screening. Parking lot screening shall be provided with shrubs. The planting area shall be at least five (5) feet deep, and plants must be at least 18 inches in height at the time of platting and reach a minimum of three (3) feet in height above the parking lot surface after three (3) years of growth.
    c. Any parking area of 20 parking spaces or greater shall provide parking lot trees at a rate of one shade tree or two ornamental trees per 20 parking spaces. Up to one-half of the landscaped street yard trees can be used to meet the requirements of the parking lot trees. Minimum planting size shall be as described above for street yard trees.
    d. Along the north, west, and south sides of any multi-family development where abutting residential zoning districts, one shade tree or two ornamental trees shall be planted per 40 linear feet as a landscape buffer. Minimum planting size shall be as described for street yard trees. Trees can be clustered and do not have to be spaced 40 feet apart. All buffer trees must be planted within 15 feet of the property line. Existing trees on the subject property can be used to count toward the total number trees. Existing trees on neighboring properties shall not be counted toward the total number.
    e. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of building permits.

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 **April 25, 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 **April 25, 2024, at 5:00 p.m.**

This application is scheduled for consideration by the Board of County Commissioners on **Wednesday, May 22nd, 2024, beginning at 9:00 a.m.** The Board of County Commissioners meeting will be held at 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 268 4421.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans
Division Manager

Copies to: Jim Howell, County District 5
MABCD
Sean Houston, *via email*
Jan and (Kerry) Roger Barnes, *via email*
Matthew Blubaugh and Darren Martin, 10477 East Fawn Grove Court, Wichita, KS 67207
Balleyclare HOA, Kirk Lindsy, PO Box 20050, Wichita, KS 67208
Aaron and Michelle Bastian, 361 N. Crestway, Wichita, KS 67208
Dwight Allen, 1360 S. Greenwich Rd., Wichita, KS 67207
Adam Groom 1246 S. Todd Ct., Wichita, KS 67207
Ray Ramos, 1350 S. Greenwich Rd., Wichita, KS 67207

(150004) Published in The Ark Valley News on June 6, 2024

RESOLUTION NO. 122-2024

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 April 11, 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. ZON2024-00009**

Zone change request from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District, subject to Protective Overlay #431, legally described as:

That portion of the Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as commencing at the southeast corner of the Northeast Quarter of said Section 28; thence west coincident with the south line of said Northeast Quarter, 50.00 feet to the point of beginning; thence continue west coincident with the south line of said Northeast Quarter, 1898.00 feet; thence north, parallel with the east line of said Northeast Quarter, 270.00 feet; thence east parallel with the south line of said Northeast Quarter, 1898.00 feet; thence south parallel with the east line of said Northeast Quarter, 270.00 feet to the point of beginning; together with the North Half of the Southeast Quarter of said Section 28; except that part of the Southeast Quarter of said Section 28 described as beginning at the Northwest corner of said SE/4; thence East coincident with the north line of said SE/4, 120.21 feet; thence south, parallel with the West line of said SE/4, 120.65 feet to a point in the North right-of-way line of Lincoln Street as extended, and as platted in Harrison Park addition to Wichita, Sedgwick County, Kansas; thence west coincident with the North right-of-way line of said Lincoln Street, 120.22 feet to the southeast corner of Lot 3, Block 7 in said Harrison Park Addition; thence north coincident with the West line of said SE/4, 120.92 feet to the point of beginning; and also except that portion of the Section 28, as follows: commencing at the southeast corner of the North Half of the Southeast Quarter of said Section 28; thence west coincident with the south line of the North Half of said Southeast Quarter, a distance of 50.00 feet, for a point of beginning, thence continuing west along said south line, a distance of 600.00 feet; thence north, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet; thence east, parallel with the south line of said North Half, a distance of 600.00 feet; thence south, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet, to the point of beginning.

Zone change request from SF-20 Single-Family Residential District to MF-18 Multi-Family Residential District, subject to Protective Overlay #431, legally described as:

That portion of the Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as follows: Commencing at the southeast corner of the North Half of the Southeast Quarter of said Section 28; thence west coincident with the south line of the North Half of said Southeast Quarter, a distance of 50.00 feet, for a point of beginning; thence continuing west along said south line, a distance of 600.00 feet, thence north, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet; thence east, parallel with the south line of said North Half, a distance of 600.00 feet; thence south, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet, to the point of beginning.

**Protective Overlay #431**

1. If any multi-family development occurs, the following landscaping requirements shall be met.
    a. Along South Greenwich Road, 20 square feet per linear foot along South Greenwich Road of a landscaped street yard is required and shall include one shade tree or two ornamental trees per 500 square feet of street yard provided. Minimum tree size shall be as follows:
        i. Shade tree: 2-inch caliper
        ii. Ornamental tree: 1-inch caliper
        iii. Conifer tree: 5 feet in height
    b. Any parking lot abutting South Greenwich Road and abutting any new road providing access to the single-family or two-family development to the north or west shall have parking lot screening that provides continuous screening. Parking lot screening shall be provided with shrubs. The planting area shall be at least five (5) feet deep, and plants must be at least 18 inches in height at the time of platting and reach a minimum of three (3) feet in height above the parking lot surface after three (3) years of growth.
    c. Any parking area of 20 parking spaces or greater shall provide parking lot trees at a rate of one shade tree or two ornamental trees per 20 parking spaces. Up to one-half of the landscaped street yard trees can be used to meet the requirements of the parking lot trees. Minimum planting size shall be as described above for street yard trees.
    d. Along the north, west, and south sides of any multi-family development where abutting residential zoning districts, one shade tree or two ornamental trees shall be planted per 40 linear feet as a landscape buffer. Minimum planting size shall be as described for street yard trees. Trees can be clustered and do not have to be spaced 40 feet apart. All buffer trees must be planted within 15 feet of the property line. Existing trees on the subject property can be used to count toward the total number trees. Existing trees on neighboring properties shall not be counted toward the total number.
    e. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of building permits.
    f. For the MF-18 Multi-Family District, no structure with more than four dwellings units (four-plex) may be developed.
    g. For the MF-18 Multi-Family District, there shall be a maximum of ten dwelling units per acre.
    h. For the MF-18 Multi-Family District, the property development maximum height is twenty-six feet.
2. For the TF-3 Two-Family Residential District, no more than thirty percent (30%) of the lots may be developed as duplexes.

**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.

*[remainder of page intentionally left blank]*

Commissioners present and voting were:

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

Dated this 22 day of May, 2024.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:

KIRK W. SPONSEL
Deputy County Counselor

PETER F. MEITZNER
Commissioner, First District

DAVID T. DENNIS
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District



# Sedgwick Co. public notice

(Published in The Ark Valley News June 6, 2024.)

RESOLUTION NO. 122-2024

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 April 11, 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. ZON2024-00009

Zone change request from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District, subject to Protective Overlay #431, legally described as:

That portion of the Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as commencing at the southeast corner of the Northeast Quarter of said Section 28; thence west coincident with the south line of said Northeast Quarter, 50.00 feet to the point of beginning; thence continue west coincident with the south line of said Northeast Quarter, 1898.00 feet; thence north, parallel with the east line of said Northeast Quarter, 270.00 feet; thence east parallel with the south line of said Northeast Quarter, 1898.00 feet; thence south parallel with the east line of said Northeast Quarter, 270.00 feet to the point of beginning; together with the North Half of the Southeast Quarter of said Section 28; except that part of the Southeast Quarter of said Section 28 described as beginning at the Northwest corner of said SE/4; thence East coincident with the north line of said SE/4, 120.21 feet; thence south, parallel with the West line of said SE/4, 120.65 feet to a point in the North right-of-way line of Lincoln Street as extended, and as platted in Harrison Park addition to Wichita, Sedgwick County, Kansas; thence west coincident with the North right-of-way line of said Lincoln Street, 120.22 feet to the southeast corner of Lot 3, Block 7 in said Harrison Park Addition; thence north coincident with the West line of said SE/4, 120.92 feet to the point of beginning; and also except that portion of the Section 28, as follows: commencing at the southeast corner of the North Half of the Southeast Quarter of said Section 28; thence west coincident with the south line of the North Half of said Southeast Quarter, a distance of 50.00 feet, for a point of beginning, thence continuing west along said south line, a distance of 600.00 feet; thence north, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet; thence east, parallel with the south line of said North Half, a distance of 600.00 feet; thence south, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet, to the point of beginning.

Zone change request from SF-20 Single-Family Residential District to MF-18 Multi-Family Residential District, subject to Protective Overlay #431, legally described as:

That portion of the Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as follows: Commencing at the southeast corner of the North Half of the Southeast Quarter of said Section 28; thence west coincident with the south line of the North Half of said Southeast Quarter, a distance of 50.00 feet, for a point of beginning; thence continuing west along said south line, a distance of 600.00 feet, thence north, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet; thence east, parallel with the south line of said North Half, a distance of 600.00 feet; thence south, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet, to the point of beginning.

Protective Overlay #431

1. If any multi-family development occurs, the following landscaping requirements shall be met.

a. Along South Greenwich Road, 20 square feet per linear foot along South Greenwich Road of a landscaped street yard is required and shall include one shade tree or two ornamental trees per 500 square feet of street yard provided. Minimum tree size shall be as follows:
   i. Shade tree: 2-inch caliper
   ii. Ornamental tree: 1-inch caliper
   iii. Conifer tree: 5 feet in height

b. Any parking lot abutting South Greenwich Road and abutting any new road providing access to the single-family or two-family development to the north or west shall have parking lot screening that provides continuous screening. Parking lot screening shall be provided with shrubs. The planting area shall be at least five (5) feet deep, and plants must be at least 18 inches in height at the time of platting and reach a minimum of three (3) feet in height above the parking lot surface after three (3) years of growth.

c. Any parking area of 20 parking spaces or greater shall provide parking lot trees at a rate of one shade tree or two ornamental trees per 20 parking spaces. Up to one-half of the landscaped street yard trees can be used to meet the requirements of the parking lot trees. Minimum planting size shall be as described above for street yard trees.

d. Along the north, west, and south sides of any multi-family development where abutting residential zoning districts, one shade tree or two ornamental trees shall be planted per 40 linear feet as a landscape buffer. Minimum planting size shall be as described for street yard trees. Trees can be clustered and do not have to be spaced 40 feet apart. All buffer trees must be planted within 15 feet of the property line. Existing trees on the subject property can be used to count toward the total number trees. Existing trees on neighboring properties shall not be counted toward the total number.

e. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of building permits.

f. For the MF-18 Multi-Family District, no structure with more than four dwellings units (four-plex) may be developed.

g. For the MF-18 Multi-Family District, there shall be a maximum of ten dwelling units per acre.

h. For the MF-18 Multi-Family District, the property development maximum height is twenty-six feet.

2. For the TF-3 Two-Family Residential District, no more than thirty percent (30%) of the lots may be developed as duplexes.

SECTION II. hat 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.

Commissioners present and voting were:

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

Dated this 29 day of May 2024.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD

RYAN BATY, 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:

KIRK W. SPONSEL
Deputy 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 6th day of June, 2024. with subsequent publications being made on the following dates:

_____, 2024 _____, 2024

_____, 2024 _____, 2024

_____, 2024 _____, 2024

Chris Strunk

Subscribed and sworn to before me this 6th day of June, 2024.

Notary Public

My commission expires

Additional copies $

Printer's fee

LISA K. STRUNK NOTARY PUBLIC 4/24/28 STATE OF KANSAS

# Sedgwick Co. public notice

**(Published in The Ark Valley News March 21, 2024.)**

**MAPC April 11, 2024**
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, April 11, 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.**

**ZON2024-00009:** Zone change request in the County from SF-20 Single-family Residence to Tf-3 Two-family Residential and MF-18 Multi-family Residential, generally located on the west side of Greenwich South Greenwich Road and within one-quarter mile north of East Harry Street.

**VAC2024-00015:** Vacation request in the County for a portion of a drainage easement and the Floodway Reserve Agreement, generally located west of South Oliver Street and within one-half mile south of East MacArthur Road (4401 South Oliver Street).

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 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 March 21, 2024
**Scott Wadle, Secretary**
**Wichita Sedgwick County Metropolitan Area Planning Commission**

# *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 21st day of March, 2024.

with subsequent publications being made on the following dates:

_____, 2024 _____, 2024

_____, 2024 _____, 2024

_____, 2024 _____, 2024

Subscribed and sworn to before me this 21st day of March, 2024.

Notary Public

My commission expires 4/24/24

Additional copies $ _____

Printer's fee

LISA K. STRUNK NOTARY PUBLIC STATE OF KANSAS

# Sedgwick Co. public notice

**(Published in The Ark Valley News Feb. 22, 2024.)**

**MAPC 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.**

**PUD2024-00001:** Zone Change request in the County from SF-20 Single-family Residential to create a PUD Planned Unit Development to allow for development to allow Commercial Office use on site, generally located north of East Harry Street and one-half mile east of South 127th Street East.

**ZON2024-00006:** Zone Change request in the County from RR Rural Residential District to SF-20 Single-Family Residential District to allow for residential development, generally located on the northeast corner of West 45th Street North and North 167th Street West (Colwich Area of Influence).

**ZON2024-00009:** Zone Change request in the County from SF-20 Single-family Residence to Tf-3 Two-family Residential and MF-18 Multi-family Residential, generally located on the west side of Greenwich South Greenwich Road and within one-quarter mile north of East Harry Street.

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 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**

# *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 22nd day of February, 2024. with subsequent publications being made on the following dates:

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

Chris Strunk

Subscribed and sworn to before me this 22nd day of February, 2024.

Lisa K. Strunk

Notary Public

My commission expires 4/24/24

Additional copies $_____

Printer's fee

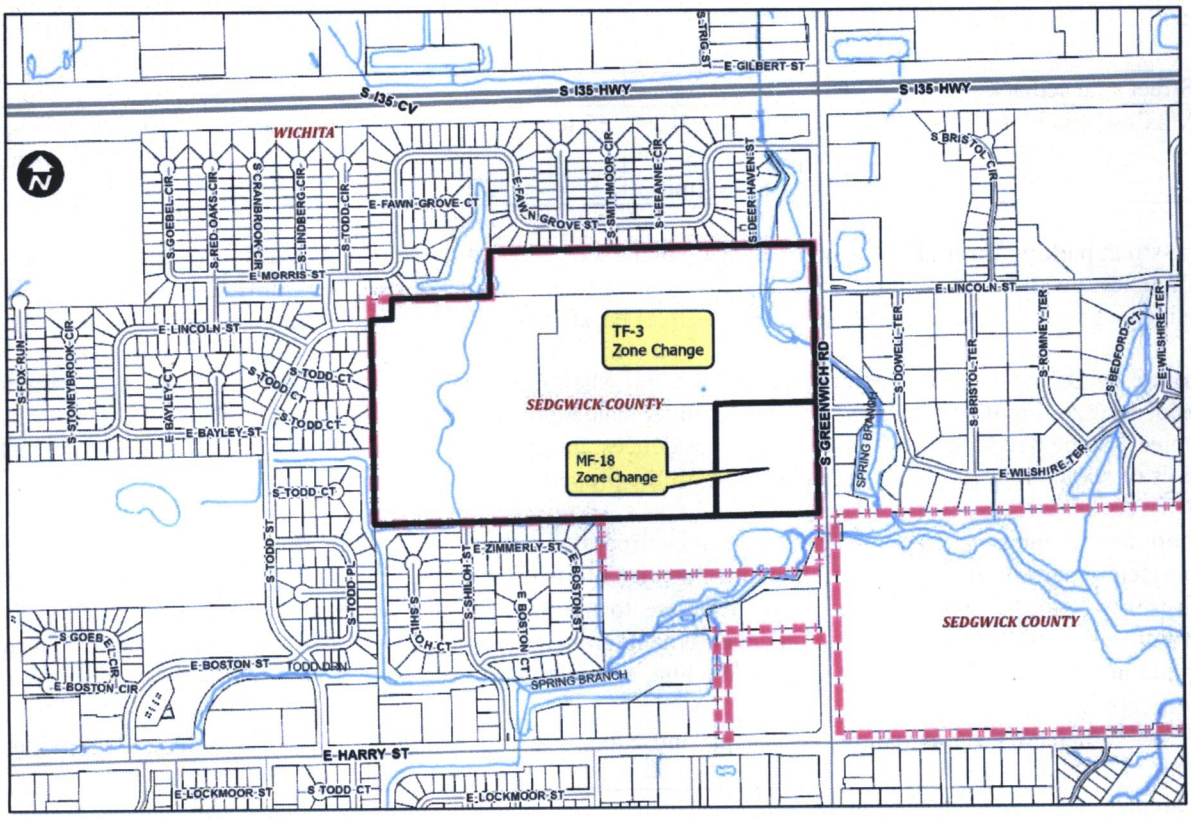
LISA K. STRUNK NOTARY PUBLIC STATE OF KANSAS

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.5

**STAFF REPORT**
MAPC: April 11, 2024

| | |
|---|---|
| **CASE NUMBER**: | ZON2024-00009 (County) |
| **APPLICANT/AGENT**: | Kathleen Starr Living Trust (Applicant)/ Baughman Company, P.A. (Agent) |
| **REQUEST**: | TF-3 Two-Family Residential District and MF-18 Multi-Family Residential District |
| **CURRENT ZONING**: | SF-20 Single-Family Residential District |
| **SITE SIZE**: | 90.76 acres |
| **LOCATION**: | Generally located on the west side of South Greenwich Road, within one-half mile north of East Harry Street. |
| **PROPOSED USE**: | Two-Family and Multi-Family Development. |
| **RECOMMENDATION:** | Approve subject to Protective Overlay #431. |



**BACKGROUND:** The applicant is requesting a zone change in unincorporated Sedgwick County from SF-20 Single-Family Residential District (SF-20) to TF-3 Two-Family Residential District (TF-3) and Multi-Family Residential District (MF-18). The property is 90.76 acres in size and is generally located on the west side of South Greenwich Road, within one-half mile north of East Harry Street. The property is currently developed with a single-family dwelling and several outbuildings, which were constructed in 1966. The applicant is requesting the zone change to allow for residential development.

The applicant requests to rezone approximately nine acres in the southeast corner of the subject site for MF-18 zoning and the remaining 81 acres for TF-3 zoning. TF-3 zoning allows for single-family and two-family residences. MF-18 zoning allows single-family, two-family, and multi-family residences at a maximum density of 17.4 dwelling units per acre.

The requested zone change will also change the setback, minimum lot area, minimum lot width, and maximum height requirements, as demonstrated in the table below.

| Development Standard | SF-20 Single-Family | TF-3 Two-Family | MF-18 Multi-Family |
|---|---|---|---|
| Minimum lot area | 20,000 square feet | 3,500 square feet for single-family; 3,000 square feet per dwelling unit for duplex and multi-family (maximum 14.5 dwelling units per acre); 5,000 square feet for nonresidential uses | 3,500 square feet for single-family; 3,000 square feet per dwelling unit for duplex; 2,500 square feet per dwelling unit for multi-family; 5,000 square feet for nonresidential uses |
| Minimum lot width | 100 feet | 35 feet | 35 feet for single-family; 50 feet for all other uses |
| Front setback | 25 feet | 25 feet | 25 feet |
| Rear setback | 25 feet | 20 feet | 20 feet |
| Interior side setback | Ten feet | Six feet or five feet if the lot is below 6,000 square feet | Six feet, except five feet if the lot is below 6,000 square feet |
| Street side setback | 20 feet | 15 feet | 20 feet |
| Maximum height | 35 feet or 45 feet if located at least 25 feet from all lot lines | 35 feet | 45 feet, subject to compatibility standards. |

Off-street parking for multi-family dwellings would be required at a rate of 1.25 parking spaces per one-bedroom or efficiency dwelling unit and 1.75 stalls per two bedroom or larger dwelling unit. Duplexes and single-family residences would be required to have one off-street parking space per dwelling unit.

Article IV.B.2 of the UZC requires solid screening when multi-family uses are developed abutting or across from residential zoning districts. The subject site abuts residential zoning on all sides. Should the MF-18 portion of the subject site be developed with multi-family residences, the applicant would be required to install screening fences or walls of six to eight feet in height on all sides of the property.

There are no landscaping requirements in unincorporated Sedgwick County. However, the subject site is almost completely surrounded by properties within the city limits of Wichita. If this site were to be developed within the City of Wichita, it would be required to adhere to the Wichita Landscape Ordinance. The Wichita Landscape Ordinance "seeks to protect residential developments from surrounding uses, soften harsh expanses of pavement, and screen undesirable views." In the City of Wichita, multi-family developments are required to provide the following landscaping:

- When adjacent to an arterial street, a landscaped street yard with parking lot screening and parking lot trees.

The Landscape Ordinance requires one shade tree or two ornamental trees for every 500 feet of required landscaped street yard. This would need to be provided along South Greenwich Road.

- Along the rear and side boundaries when adjacent to residential zoning districts, a landscape buffer that consists of one shade tree (or two ornamental trees) per 40 linear feet. This would need to be provided along the north, west, and south properties lines where abutting residential zoning districts.

Staff is recommending a Protective Overlay that requires the applicant to provide the same level of landscaping as described above in case the site is developed prior to annexation into the City of Wichita. This promotes harmonious development and protects the surrounding properties located within the City.

The character of the neighborhood is residential. Properties to the north are within the City of Wichita limits and are zoned SF-5 Single-Family Residential District and GO General Office District. They are both developed with single-family residences and reserves. Properties to the south are zoned SF-5 (in the City of Wichita) and SF-20 (in unincorporated Sedgwick County). They are both developed with single-family residences. Properties to the east and west are zoned SF-5 in the City of Wichita and are developed with a reserve and single-family residences.

**CASE HISTORY:** The subject site is not platted. Platting is 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, GO (City of Wichita) | Single-family residences |
| South: | SF-5 (City of Wichita), SF-20 (Sedgwick County) | Single-family residences |
| East: | SF-5 (City of Wichita) | Single-family residences, reserve |
| West: | SF-5 (City of Wichita) | Single-family residences, reserve |

**PUBLIC SERVICES:** This site has access to South Greenwich Road, which is a two-lane county arterial street with sidewalks on both sides. The subject site is currently serviced by Rural Water District 3 and has access to Wichita city water; however, water and sewer services may need to be extended to accommodate the proposed residential development.

**CONFORMANCE TO PLANS/POLICIES:** The proposed rezoning to TF-3 Two-Family Residential and MF-18 Multi-Family Residential is in conformance 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 primarily appropriate for "New Residential" development. 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 residences, duplexes, and multi-family residences are appropriate for this site.

Additionally, the *Community Investments Plan* provides Locational Guidelines to serve as a framework for future land use decisions. Locational Guidelines encourage a development pattern which buffers higher-intensity uses from those of a lesser-intensity, specifically lower-density residential development. In this case, the uses permitted in the MF-18 Multi-Family Residential District would be buffered from those in the TF-3, SF-5, and SF-20 Districts with screening.

**RECOMMENDATION:** Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the zone change request, subject to Protective Overlay #431, which reads:

**Protective Overlay #431**

1. If any multi-family development occurs, the following landscaping requirements shall be met.
    a. Along South Greenwich Road, 20 square feet per linear foot along South Greenwich Road of a landscaped street yard is required and shall include one shade tree or two ornamental trees per 500

square feet of street yard provided. Minimum tree size shall be as follows:

i. Shade tree: 2-inch caliper
ii. Ornamental tree: 1-inch caliper
iii. Conifer tree: 5 feet in height

b. Any parking lot abutting South Greenwich Road and abutting any new road providing access to the single-family or two-family development to the north or west shall have parking lot screening that provides continuous screening. Parking lot screening shall be provided with shrubs. The planting area shall be at least five (5) feet deep, and plants must be at least 18 inches in height at the time of platting and reach a minimum of three (3) feet in height above the parking lot surface after three (3) years of growth.
c. Any parking area of 20 parking spaces or greater shall provide parking lot trees at a rate of one shade tree or two ornamental trees per 20 parking spaces. Up to one-half of the landscaped street yard trees can be used to meet the requirements of the parking lot trees. Minimum planting size shall be as described above for street yard trees.
d. Along the north, west, and south sides of any multi-family development where abutting residential zoning districts, one shade tree or two ornamental trees shall be planted per 40 linear feet as a landscape buffer. Minimum planting size shall be as described for street yard trees. Trees can be clustered and do not have to be spaced 40 feet apart. All buffer trees must be planted within 15 feet of the property line. Existing trees on the subject property can be used to count toward the total number trees. Existing trees on neighboring properties shall not be counted toward the total number.
e. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of building permits.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is residential. Properties to the north are within the City of Wichita limits and are zoned SF-5 Single-Family Residential District and GO General Office District. They are both developed with single-family residences and reserves. Properties to the south are zoned SF-5 (in the City of Wichita) and SF-20 (in unincorporated Sedgwick County). They are both developed with single-family residences. Properties to the east and west are zoned SF-5 in the City of Wichita and are developed with a reserve and single-family residences.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is currently zoned SF-20 Single-Family Residential District which would permit low-density single-family dwellings and compatible public and civic uses. The rezoning of the property to TF-3 Two-Family Residential District and MF-18 Multi-Family Residential District would permit single-family, two-family, and multi-family uses on the site.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed zone change would permit a higher density residential development than the existing single-family residential development in the immediate vicinity. There is TF-3 zoning with duplex development 300 feet southwest of the subject site and MF-18 zoning 800 feet southwest and northeast of the subject site, as demonstrated on the zoning map. Thus, the requested zone change is not introducing a new type of density to the area.

4. **Length of time the property has been vacant as currently zoned:** The subject site has been developed with a single-family residence and several outbuildings since 1966.

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 on an underdeveloped 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 proposed zone change is in conformance with the *Community Investments Plan*, as discussed in the staff report.

7. **Impact of the proposed development on community facilities**: The proposed residential development will require expansion of water and sewer services. The proposed development will increase traffic along South Greenwich Road. Any requirements regarding community facilities and improvements to the existing street network to accommodate this new development will be determined at the time of platting.

8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received three comments from the public with concerns for the proposed density and nearby residential property values. Comments are attached to the end of this staff report.

Attachments:
1. Public Comment
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures

**Public Comment**

I would like to express my extreme dissatisfaction with the rezoning consideration of the land directly south of Fawn Grove HOA. I purchased a home in this HOA and expected to be surrounded by homes, and people who purchased homes and are invested in the community because they took out a loan. The entire area between Rock road and Greenwich, and Harry and Lincoln, is littered with multi-family housing and town houses. We do not need more of this. We need more single family homes. I moved away from apartments and condos to get away from them, not have them be built directly by me. If this rezoning goes through I will strongly consider selling my home and moving to a smaller city in an already developed area. Property taxes are out of control and this might be the final straw. Many neighbors feel the same way in Fawn Grove HOA.

Good afternoon,

Regarding this zoning change:

We are homeowners in the Fawn Grove addition. We absolutely do not want to see this rezoning happen with the land mentioned in this case.

Developers have already begun their TF and MF developments around the Fawn Grove and Harrison Park SF zoned areas in previous years. This has lessened the value of SF homes in the area. This has also increased traffic on Greenwich, Harry, Webb, and all of our residential streets in-between. The city has failed to put traffic lights along these roads which leaves stop signs for the Fawn Grove and Harrison Park residents to turn onto main streets and exit the developments. The introduction of stop lights at the main exits from these areas would cause even worse congestion on the main streets with the commercial traffic that exists in the corners on the outskirts of these additions. (Kellogg and Greenwich; Harry and Webb) Adding more TF and MF developments in this area will continue to decrease property values, cause worse road congestion which is already a major issue, and take away the country/city feel that this land currently provides to the area that so many SF residents have found appealing.

If we need to provide anything else please let us know.

Thank you,

Matthew Blubaugh and Darren Martin
10477 E Fawn Grove Court
Wichita, KS 67207

Dear Ms. Rieth:

We are writing about the planned agenda to build apartments and duplexes near our community, Ballyclare. The entire neighborhood is against such a proposal!!! Only negative consequences will occur!!

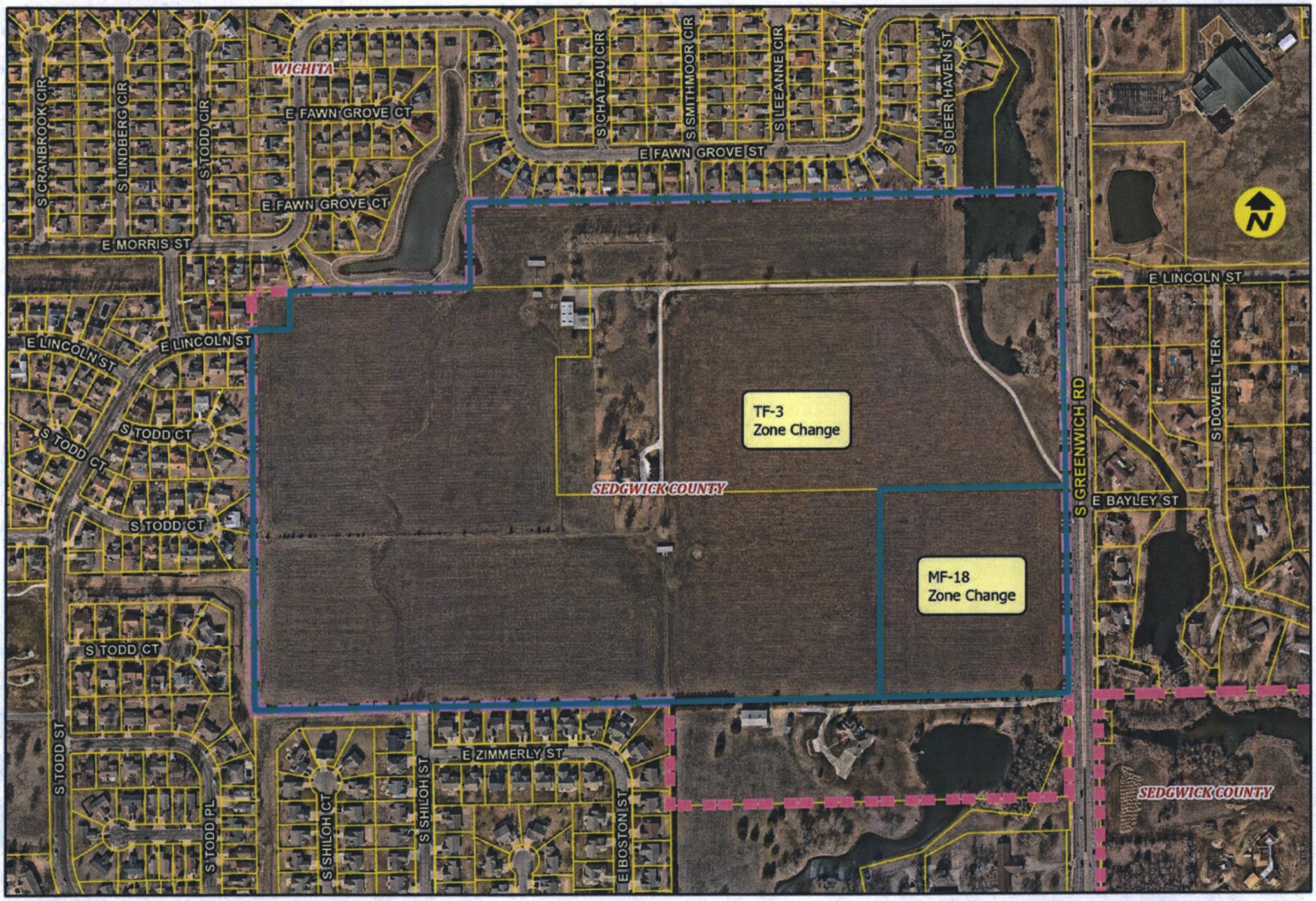
The values of our homes will decrease, traffic will be worse, some renters will have a criminal background or just bad behavior. There will be children who will want to be at the lake area causing chaos and noise for the rest of us who take walks, feed the ducks, etc. This will take away the pretty appearance we have right now with no littering, etc.

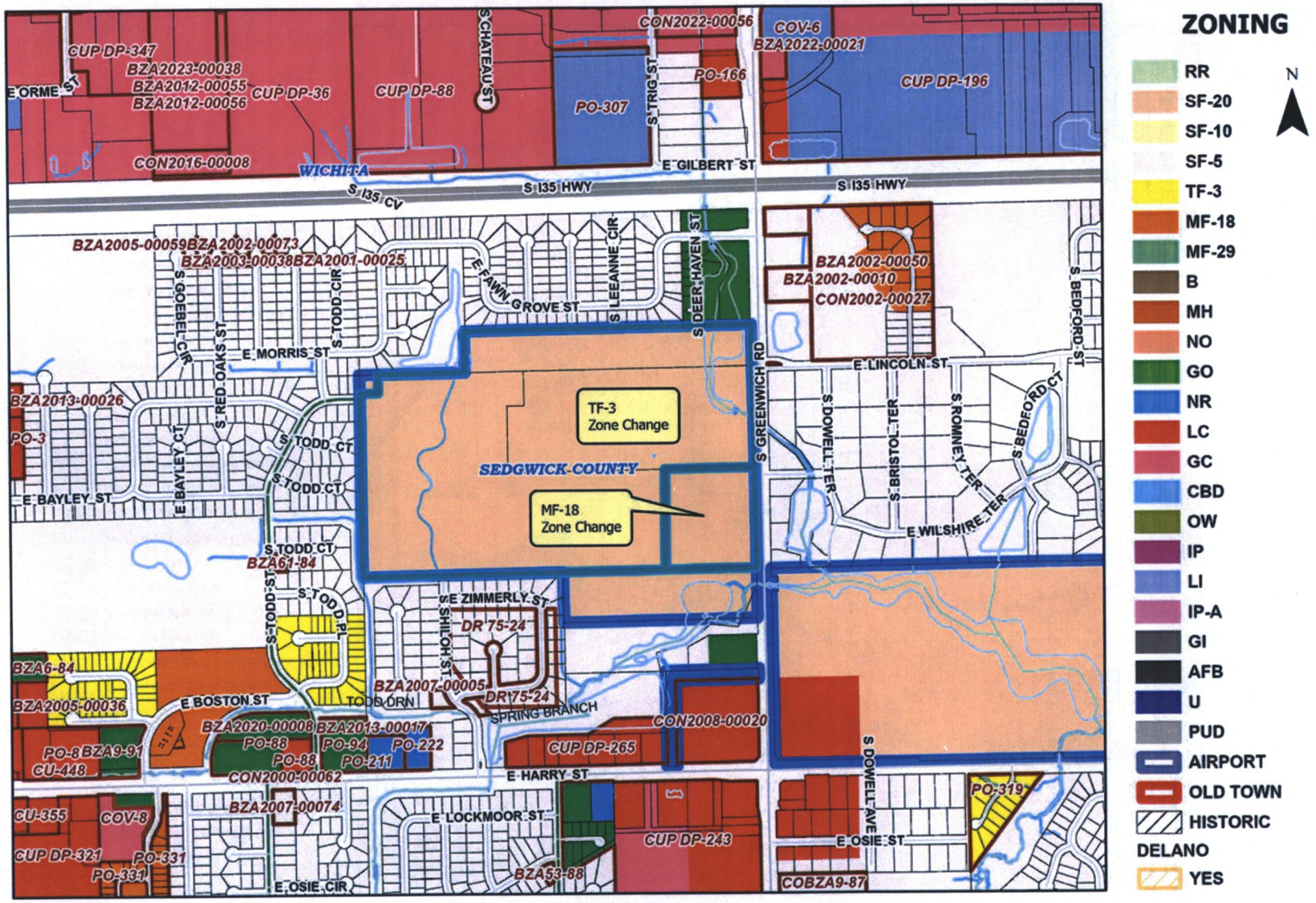
This is really a pathetic proposal and when we purchased our new home, the builder of our home, Bob Cook, told us that these zones were only for future single family homes. Why apartments and not family homes? I am sure that there are more appropriate zones for apartments, than ours. Would you build apartments next to Wilson Estate or Oak Creek areas?

Thank you for your correct consideration and respectful thoughts on this matter. Many of our residents have degrees and are not labor workers like most renters. I was a foreign languages high school instructor and my husband is an aerospace engineer.

Sincerely, Jan and (Kerry) Roger Barnes
Boston St.




WICHITA
E FAWN GROVE CT
E FAWN GROVE ST
S CRANBROOK CIR
S LINDBERG CIR
S TODD CIR
S CHATEAU CIR
S SMITHMOOR CIR
S LEEANNE CIR
S DEER HAVEN ST
E MORRIS ST
E LINCOLN ST
S TODD CT
TF-3
Zone Change
SEDGWICK COUNTY
MF-18
Zone Change
S GREENWICH RD
S DOWELL TER
E BAYLEY ST
S TODD ST
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E ZIMMERLY ST
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ZONING
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BZA2012-00056
CUP DP-36
CUP DP-88
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PO-307
CON2022-00056
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BZA53-88
COBZA9-87

## 2035 Wichita Future Growth Concept Map

**Legend**

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way

**Statistical Development Areas**

- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

**LAND USE**

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Neighborhood/Area Plans

N



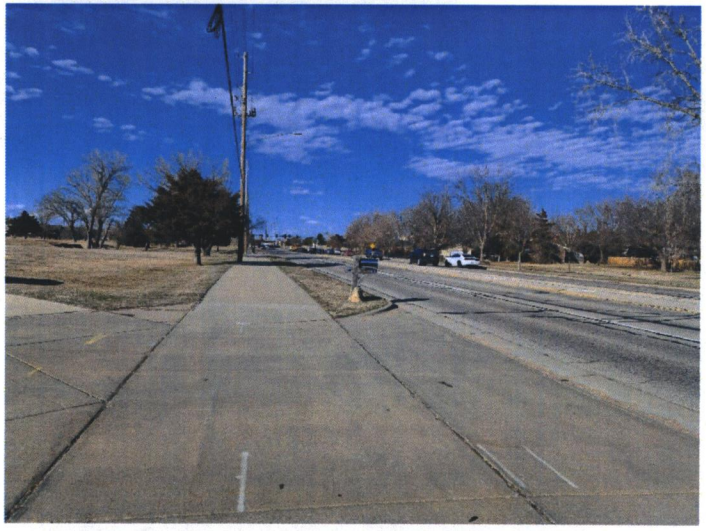
Looking west towards site



Looking east away from site



Looking north away from site



Looking south away from site

