CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Bird Dog Property Investors LLC
PO Box 163
Kechi, KS 67067

August 12, 2025

RE: ZON2025-00028 – Zone change request from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District (with CON2025-00080 for multi-family density) to allow duplexes, generally located on the northeast corner of North Gow Avenue and West 11th Street North (1202 North Gow Avenue).

Dear Applicant;

At its regular meeting on **August 12, 2025**, the Wichita City Council heard the above captioned requests. The action of the WCC was to **APPROVE** the requests, subject to the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
2. Development and maintenance of the site shall be in conformance with the approved site plan. The applicant shall submit a site plan to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include any required screening, landscaping, and required parking spaces.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.
4. The structures must have gabled roofs.

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

Sincerely,

Christina Rieth

Christina Rieth
Current Plans
Associate Planner

CC: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
Roger Peterson, 1215 North Gow Avenue, Wichita, KS 67203
Sarah Platts, 1144 North Gow Avenue, Wichita, KS 67203
Debra Dewees, 3359 West 11th Street North, Wichita, KS 67203

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Bird Dog Property Investors LLC
PO Box 163
Kechi, KS 67067

July 10, 2025

RE: ZON2025-00028 – Zone change request from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District (with CON2025-00080 for multi-family density) to allow duplexes, generally located on the northeast corner of North Gow Avenue and West 11th Street North (1202 North Gow Avenue).

Dear Applicant;

At its regular meeting on **July 10, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned requests. The recommendation of the MAPC was to **APPROVE** the requests, subject to the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
2. Development and maintenance of the site shall be in conformance with the approved site plan. The applicant shall submit a site plan to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include any required screening, landscaping, and required parking spaces.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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 **July 24, 2025**. 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 **July 24, 2025, at 5:00 p.m.**

This application will be heard by the District VI Advisory Board (DAB) on **Monday, July 14, 2025**, beginning at 6:30 p.m. Meetings take place at the Evergreen Resource Center, 2601 North Arkansas Avenue, Wichita, KS 67204. For more information on the meeting, please contact Ana Lopez, Community Services Representative for District VI, at 316-303-8043 or alopez@wichita.gov. This application will be considered by the Wichita City Council on **Tuesday, August 12, 2025,** beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES on August 15, 2025

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 25-361

WHEREAS, Bird Dog Property Investors LLC, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit Multi-Family Density on a property generally located on the northeast corner of North Gow Avenue and West 11th Street North, legally described as:

Lot 21, and the south half of Lot 22, Gow Acres Addition to Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of July 10, 2025, consider said application; and

WHEREAS, the Wichita City Council has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Wichita City Council that this application be approved to allow a Conditional Use to permit Multi-Family Density on a property generally located on the northeast corner of North Gow Avenue and West 11th Street North, legally described as:

Lot 21, and the south half of Lot 22, Gow Acres Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by MABCD.
2. Development and maintenance of the site shall be in conformance with the approved site plan. The applicant shall submit a site plan to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include any required screening, landscaping, and required parking spaces.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.
4. The structures must have gabled roofs.

This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on 12th day of August, 2025.

Lily Wu

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, Deputy City Clerk

(SEAL)

Approved as to form: Anna Magaña for
Jennifer Magaña, City Attorney and Director of Law

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON August 22 2025

ORDINANCE NO. 52-792

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. ZON2025-00028

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:

Lot 21, and the south half of Lot 22, Gow Acres Addition to Wichita, 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 19th day of August, 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, Deputy City Clerk
(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law



SITE PLAN

APPROVED 8/13 BY CMR

McClatchy

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49235	IPL0263565	Legal Ad - IPL0263565		2.0	166.0L

ATTENTION: CITY OF WICHITA/CLERKS OFFICE IP
455 N MAIN ST FL 13
WICHITA, KS 67202
srice@wichita.gov;LAlvarez@wichita.gov

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES AUGUST 15, 2025

RESOLUTION NO. 25-353

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER IMPROVEMENTS - DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION).

A resolution regarding water improvements.

RESOLUTION NO. 25-354

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER IMPROVEMENTS - DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION) (468-2025-020617)

A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-355

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER IMPROVEMENTS - A PORTION OF WALNUT GROVE ADDITION) (468-2025-020397).

A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-356

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 1 SANITARY SEWER IMPROVEMENTS - PRAIRIE GLEN ADDITION) (468-2025- 003991).

A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-357

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 2 SANITARY SEWER IMPROVEMENTS - PRAIRIE GLEN ADDITION) (468-2025- 003993).

A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-358

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 3 SANITARY SEWER IMPROVEMENTS - PRAIRIE GLEN ADDITION) (468-2025- 003995).

A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-361

WHEREAS, BIRD DOG PROPERTY INVESTORS LLC, OWNER, PURSUANT TO SECTION V-D OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE (HEREIN REFERRED TO AS UNIFIED ZONING CODE), REQUESTS A CONDITIONAL USE TO PERMIT MULTI-FAMILY DENSITY ON A PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NORTH GOW AVENUE AND WEST 11TH STREET NORTH, LEGALLY DESCRIBED AS:
LOT 21, AND THE SOUTH HALF OF LOT 22, GOW ACRES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

A resolution regarding a conditional use permit.

RESOLUTION No. 25-366

A RESOLUTION AUTHORIZING THE CREATION OF CUP DP-364 KABBAZ COMMERCIAL COMMUNITY UNIT PLAN TO PERMIT COMMERCIAL DEVELOPMENT ON PROPERTIES ZONED LC LIMITED COMMERCIAL DISTRICT; GENERALLY LOCATED ON THE EAST SIDE OF SOUTH ROCK ROAD AND THE NORTH SIDE OF EAST 39TH STREET SOUTH, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

A resolution regarding Kabbaz commercial CUP.

ORDINANCE NO. 52-778

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

ORDINANCE NUMBER 52-779

CASE NUMBER ANX25-06 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES
IPL0263565
Aug 15 2025

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

the undersigned, 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.

1.0 insertion(s) published on:
08/15/25 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Aug 15, 2025, 9:58 AM EDT

Online Notary Public This notarial act involved the use of online audio/video communication technology Notarization facilitated by SIGNiX®

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL
NOTICES AUGUST 15, 2025

RESOLUTION NO. 25-353

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER IMPROVEMENTS – DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION).

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LOT 21, AND THE SOUTH HALF OF LOT 22, GOW ACRES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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ORDINANCE NUMBER 52-779

CASE NUMBER ANX25-06 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES

IPL0263565

Aug 15 2025

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	15934	Legal Ad - IPL0242186	7 10 2025 MAPC WICHITA EAGLE SUMMARY	2.0	114.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov

MAPC/BZA July 10, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, July 10, 2025, 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. **Full notice can be found at www.wichita.gov/LegalNotices.**

CON2025-00078: Conditional Use in the City to allow Tavern and Drinking Establishment on property zoned Central Business District, less than 300 feet from residential zoned property, generally located on the southwest corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue).

CON2025-00080: Conditional Use request in the City to allow multi-family density (with ZON2025-00028) for three duplexes, generally located on the northeast corner of North Gow Avenue and West 11th Street North (1202 North Gow Avenue).

CUP2025-00020: Community Unit Plan in the City (with ZON2025-00029 from SF-5 to LC) to create the Kabbaz Commercial Community Unit Plan CUP DP-364, generally located north of East 39th Street South and east of South Rock Road.

PUD2025-00009: Zone Change request in the City to create PUD #144, generally located on the east side of North Greenwich Road and within 600 feet north of East Central Avenue (600 North Greenwich Road).

VAC2025-00022: Vacation request in the City of a Utility Easement, generally located on the northeast corner of South Baehr Street and West MacArthur Road (3950 South Baehr Street).

VAC2025-00023: Vacation request in the City of a 15-foot platted side setback, generally located on the southeast corner of South Hillside Avenue and East Penley Drive (3201 East Penley Drive).

ZON2025-00028: Zone Change request from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District (with CON2025-00080 for multi-family density) to allow duplexes, generally located on the northeast corner of North Gow Avenue and West 11th Street North (1202 North Gow Avenue).

ZON2025-00029: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District (with CUP2025-00020 to create the Kabbaz Commercial CUP #364), generally located on the northeast corner of East 39th Street South and South Rock Road.

ZON2025-00030: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build single-family and two-family homes, generally located north of East 39th Street South and east of South Rock Road.
IPL0242186
Jun 18 2025

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)
the undersigned, 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.

1.0 insertion(s) published on:
06/18/25 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Julie A Ambry

DIGITALLY SIGNED

Sworn to and subscribed before me on Jun 18, 2025, 3:54 PM EDT

OFFICIAL SEAL
JULIE A AMBRY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1010931
MY COMMISSION EXPIRES MAY 28, 2029

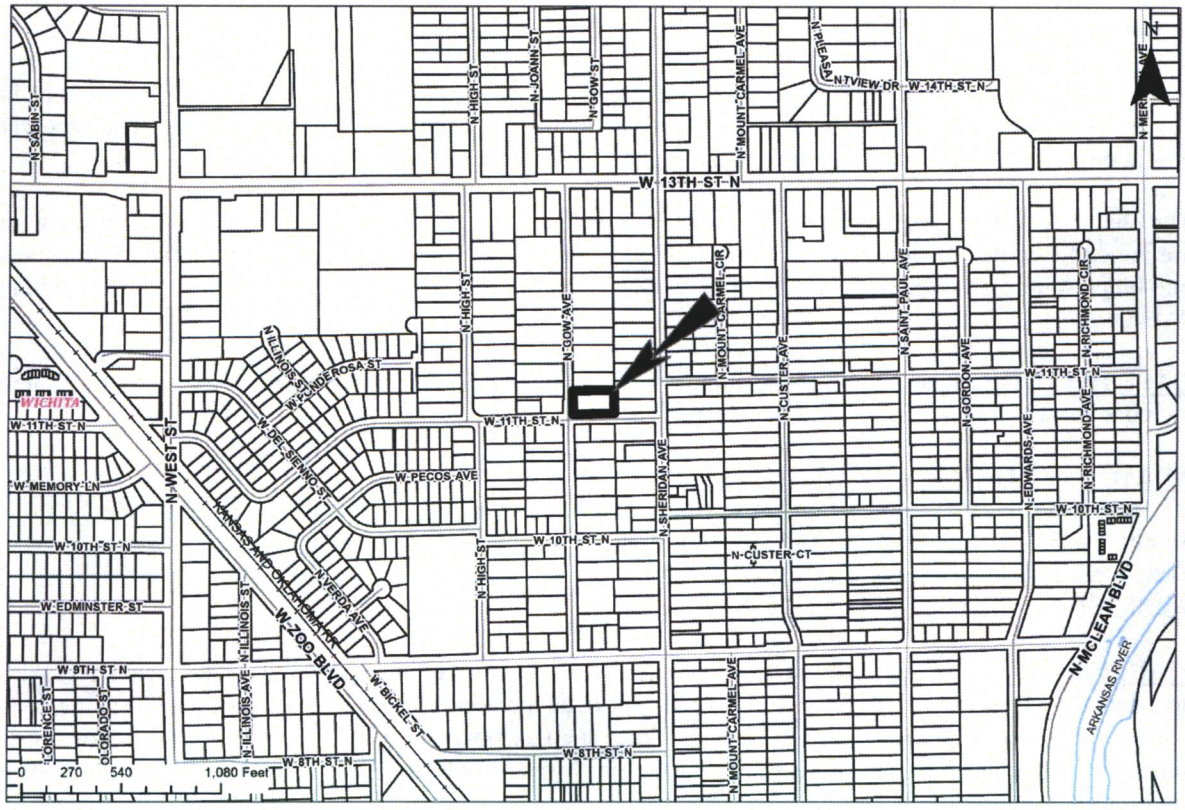
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

AGENDA ITEM NO. 4.6

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: July 10, 2025
DAB III: July 14, 2025

CASE NUMBER:	ZON2025-00028 & CON2025-00080 (City)
APPLICANT/AGENT:	Bird Dog Property Investors, LLC (Applicant)/Jacqueline Doggett (Agent)
REQUEST:	TF-3 Two-Family Residential District; Multi-Family Density
CURRENT ZONING:	SF-5 Single-Family Residential District
SITE SIZE:	0.67 acre
LOCATION:	Generally located on the northeast corner of West 11th Street North and North Gow Avenue.
PROPOSED USE:	Two duplexes.
RECOMMENDATION:	Approve with conditions.



BACKGROUND: The applicant has two requests:

1. a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; and
2. a Conditional Use to allow multi-family development within the proposed TF-3 zoning.

The property is 0.67 acres in size and is located on the northeast corner of West 11th Street North and North Gow Avenue (1202 North Gow Avenue). The site is currently vacant following the demolition of a single-family dwelling on site. The applicant is requesting the Conditional Use to allow two duplexes on-site (four dwelling units).

In TF-3 zoning, multi-family density is allowed with a Conditional Use, provided it does not exceed 14.5 dwelling units per acre. The applicant is requesting four dwelling units on 0.67 acres, which is less than the maximum allowed in TF-3 zoning.

According to the submitted site plan, the applicant intends to build one duplex facing North Gow Avenue and one facing West 11th Street North. Each duplex will have a one-car garage (and one garage per dwelling unit). The applicant shall adhere to all required setbacks in TF-3 zoning set forth in the Unified Zoning Code ("UZC"): 15-foot street side setback, 25-foot front setback, and six-foot side setback.

With the request for multi-family residential development, the site will need to comply with the landscaping standards of the Wichita Landscape Code. In particular, the applicant will need to provide a landscaped street yard along North Gow Avenue and West 11th Street North if a parking lot is constructed. The site plan illustrates parking to be provided within the garage space for each dwelling. Additionally, a landscape buffer is required along all property lines due to the abutting residential zoning. The landscape buffer requires one shade tree (or two ornamental trees) per forty lineal feet. As of April 2025, the City of Wichita is in a Stage II drought, and applicants are not required to install said landscaping until the drought restrictions have been lifted.

A six to eight-foot solid screening fence will need to be maintained along all property lines as well to be in compliance with the screening standards set forth in Section IV of the Unified Zoning Code. The property will need to comply with the screening standards before occupancy permits are issued.

The character of the neighborhood is low-density residential. Properties to the north, south, east and west are zoned SF-5 and developed with single-family dwellings. There is TF-3 zoning and multiple duplexes one-block southeast of the subject site, on the northeast corner of West 10th Street North and North Sheridan Avenue.

CASE HISTORY: June 20, 1928, the subject site was platted as part of the Gow Acres Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

North:	SF-5	Single-family dwelling
South:	SF-5	Single-family dwelling
East:	SF-5	Single-family dwelling
West:	SF-5	Single-family dwelling

PUBLIC SERVICES: The property has access to North Gow Avenue, a paved two-lane local street with no sidewalks on either side, and West 11th Street North, an unpaved two-lane local street with no sidewalks. The site is served by all typical municipal services, such as sewer and water. Wichita Transit stops one-quarter mile northeast of the subject site, on the northwest corner of West 13th Street North and North Sheridan Avenue.

CONFORMANCE TO PLANS/POLICIES: The requested zone change and Conditional Use are in conformance with the following plans:

Community Investments Plan

The adopted Wichita-Sedgwick County Comprehensive Plan and the *Community Investments Plan's* 2035 Future Growth Concept Map identifies the recommended future land use as "Residential". The plan defines Residential areas as those that "*reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes).*" Duplexes are an appropriate housing type for this area.

The *Plan*'s Locational Guidelines provide a decision-making framework regarding land use changes. In the Established Central Area, one of the guidelines aims to "Encourage infill development that maximizes public investment in existing and planned infrastructure and services." The applicant is proposed two duplexes, which creates infill development on a vacant lot without the extension of public services. The *Plan* also states that "Accessory dwelling units, duplexes, and small-scale multi-family developments can be appropriate in existing residential areas if appropriate site design limits adverse impacts on surrounding residential uses, the design of the buildings is compatible with existing residences, and the scale of the development is compatible with the intensity of the surrounding area." The applicant is proposing multi-family density, which requires screening and landscaping. There are several duplexes one-block southeast of the subject site, so the applicant is proposing density at a scale that is appropriate for the area.

Wichita Places for People Plan

The requested zone change and Conditional Use are in conformance with the *Plan*'s Strategies 5 and 6, which aim to "Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA" and "Encourage infill and redevelopment that is contextual to the environment in which it is occurring", respectively. The proposed duplexes will add to a diverse housing stock within one-block of the subject property, which includes single-family houses and duplexes. Additionally, the applicant proposes duplexes as infill development at a scale that is contextual for the area.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request for the zone change and Conditional Use with the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.

2. Development and maintenance of the site shall be in conformance with the approved site plan. The applicant shall submit a site plan to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include any required screening, landscaping, and required parking spaces.

3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is low-density residential. Properties to the north, south, east and west are zoned SF-5 and developed with single-family dwellings. There is TF-3 zoning and multiple duplexes one block southeast of the subject site, on the northeast corner of West 10th Street North and North Sheridan Avenue.

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 mostly suitable for one single-family dwelling.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the requests may result in a slight increase in traffic due to additional dwelling units on site. The provisions for screening and landscaping are designed to enhance compatibility with the neighborhood and mitigate possible negative impacts.

4. **Length of time subject property has remained vacant as zoned**: The subject site has been vacant since the beginning of 2025.

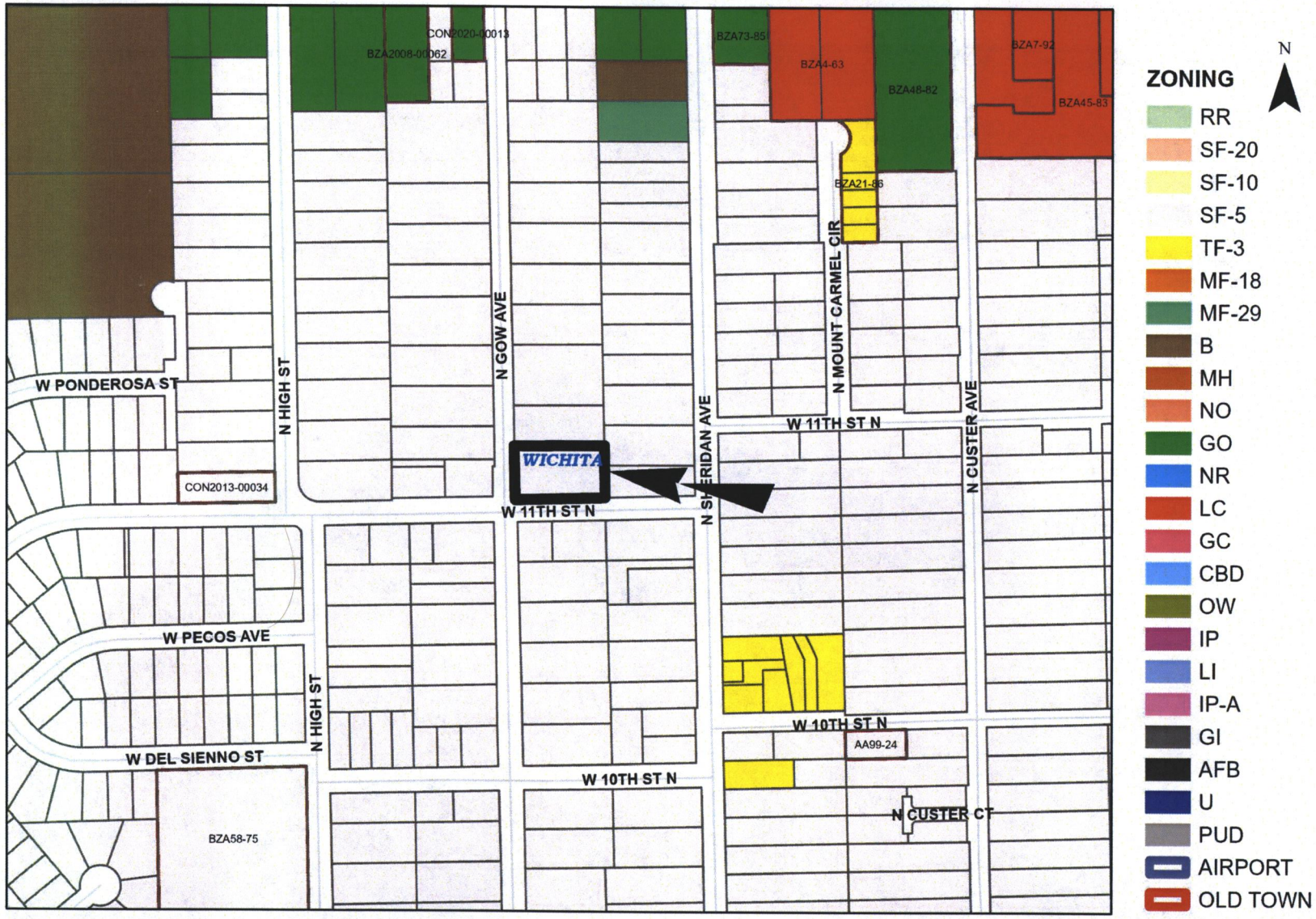
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Staff does not anticipate that approval of the requested zone change and Conditional Use to have detrimental impacts on the surrounding community. Denial of the requested zone change and Conditional Use may result in the loss and enjoyment of the applicant's property.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, as discussed in this staff report.

7. **Impact of the proposed development on community facilities:** The requested zoning is not anticipated to have significant adverse impacts on community facilities. The site is already served by all municipal services, such as sewer and water.

8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff received one phone call from a neighbor who was in opposition to the proposed development.

Attachments:
1. Zoning Map
2. Aerial Map
3. Land Use Map
4. Comprehensive Plan Map
5. Applicant Site Plan
6. Site Photography


CON2020-00013
BZA2008-00062
BZA73-85
BZA4-63
BZA48-82
BZA7-92
BZA45-83
BZA21-86
N MOUNT CARMEL CIR
N CUSTER AVE
N GOW AVE
N SHERIDAN AVE
N HIGH ST
W PONDEROSA ST
CON2013-00034
WICHITA
W 11TH ST N
W PECOS AVE
W DEL SIENNO ST
W 10TH ST N
AA99-24
N CUSTER CT
BZA58-75
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN


N LYNNHURST AVE
N SABIN ST
N HIGH ST
N JOANN ST
N GOW ST
W NANTUCKET AVE
N MOUNT CARMEL AVE
N PLEASANT VIEW DR
W 14TH ST N
N MERIDIAN AVE
W 13TH ST N
H ST N
W DEL SIENNO CT
N ILLINOIS ST
W PONDEROSA ST
N GOW AVE
N MOUNT CARMEL CIR
N SAINT PAUL AVE
N RICHMOND CIR
WICHITA
W 11TH ST N
W DEL SIENNO ST
N CUSTER AVE
N GORDON AVE
N EDWARDS AVE
N WEST ST
W PECOS AVE
W MEMORY LN
KANSAS AND OKLAHOMA RR
N SHERIDAN AVE
W 10TH ST N
N CUSTER CT
N VERDA VERDA CT
W EDMINSTER ST
W ZOO BLVD
N MCLEAN BLVD
W 9TH ST N
W BICKEL ST
N LORRAINE ST
N COLORADO ST
N ILLINOIS AVE
W 8TH ST N
COMANCHE AVE
N KESSLER ST
N WWESTRO
GOW AVE
N MOUNT CARMEL AVE
0 260 520 1,040 Feet
N

2035 Wichita Future Growth Concept Map

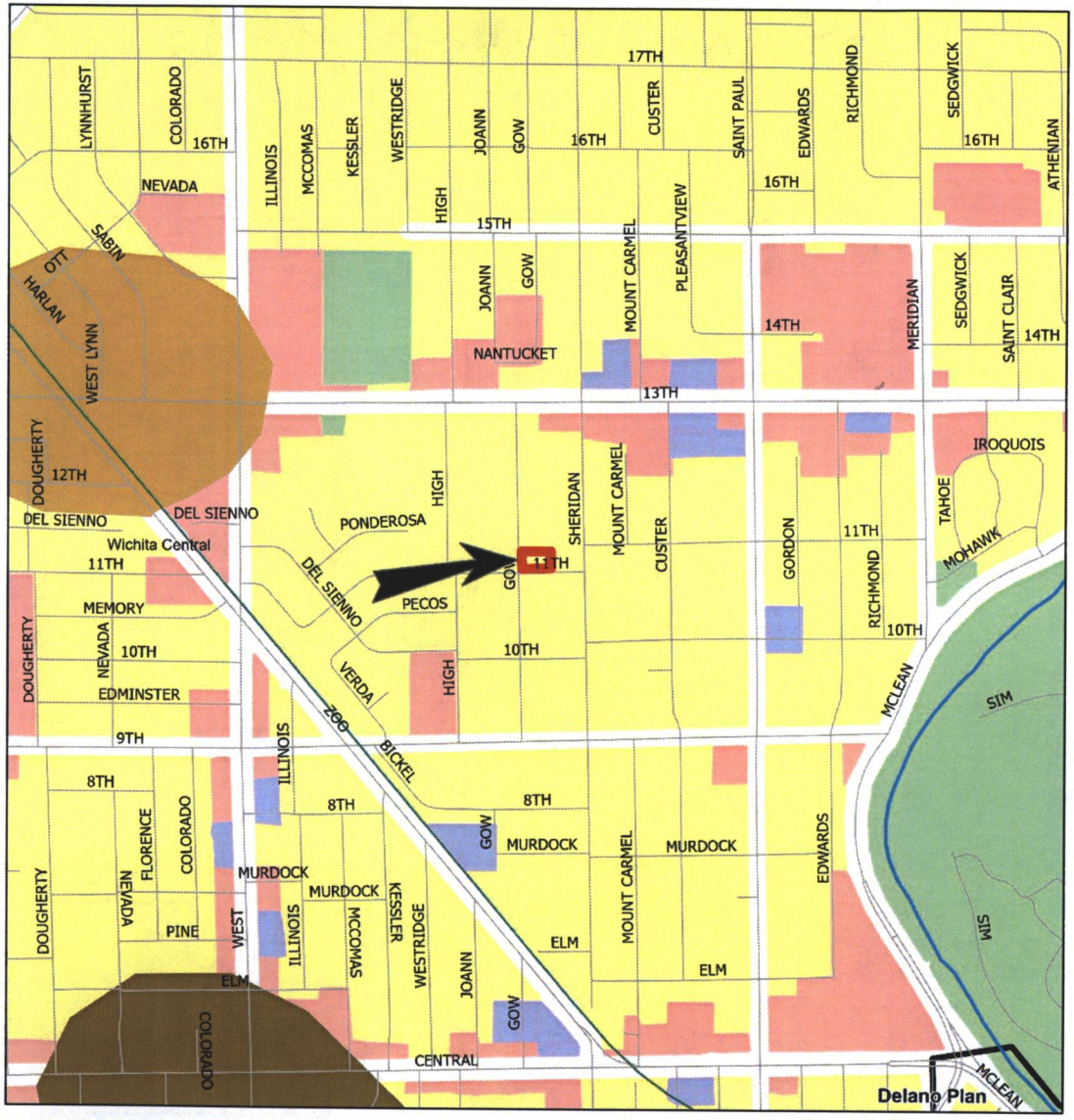
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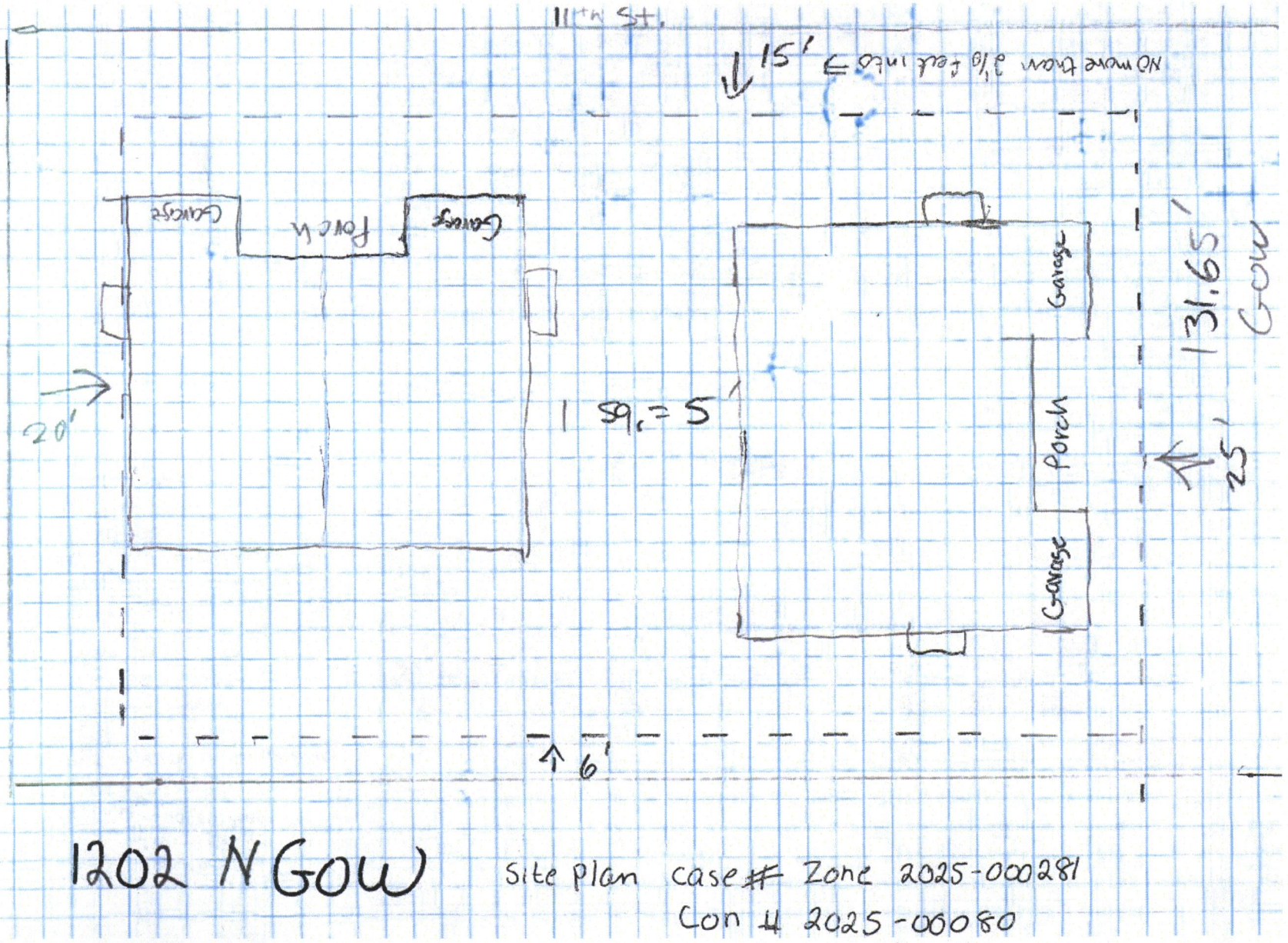
- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

LAND USE

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

N




11th St.
No more than 3½ feet into ∈
15'
Garage
Porch
Garage
20'
59.5'
Garage
Porch
Garage
131.65'
GOW
25'
6'
1202 N GOW
Site Plan case# Zone 2025-000281
Con 4 2025-00080

Looking north towards site



Looking east towards site



Looking south away from site



Looking west away from site

