Wichita-Sedgwick County Metropolitan Area Planning Department

August 25, 2025

Twin Valley
Attn: Todd Dannenberg
112 S Lee
Clearwater, KS 67026

RE: ZON2025-00027: Zone change request in the City from LC Limited Commercial District and GO General Office District to LI Limited Industrial District; generally located on the north side of Highway K-42 and within 1,500 feet west of South 119th Street West (12420 West K-42).

Dear Applicant;

At its regular meeting on **August 20, 2025**, the Board of County Commissioners heard the above captioned request. The action of the BOCC was to **APPROVE** the request.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

Copies to: Stephanie Wise, BoCC District 3
MABCD

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

July 11, 2025

Twin Valley
Attn: Todd Dannenberg
112 S Lee
Clearwater, KS 67026

RE: ZON2025-00027: Zone change request in the City from LC Limited Commercial District and GO General Office District to LI Limited Industrial District; generally located on the north side of Highway K-42 and within 1,500 feet west of South 119th Street West (12420 West K-42).

Dear Applicant;

At its regular meeting on **July 10, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the 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 **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 1000 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 at the Citizen's Advisory Board 3 meeting, which will take place on July 29, 2024 at 7:00 p.m. at the Goddard Conference Center, 315 S Main St, Goddard, KS 67052. This application will be heard by the Board of Sedgwick County Commissioners on **Wednesday, August 20, 2025**, 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,

Brad Eatherly
Current Plans
Senior Planner

Copies to: Stephanie Wise, BoCC District 3
MABCD

(150004) Published in The Ark Valley News on 09/04/25

RESOLUTION NO. 226-2025

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 July 10, 2025, 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. ZON2025-00027

Zone change request from LC Limited Commercial District and GO General Office District to LI Limited Industrial District, for property legally described as:

Lot 1, Schulte Commercial Addition, Sedgwick County, Kansas, EXCEPT for part described as: Beginning at the Southwest corner of Lot 1; thence Northwesterly 220.49 feet; thence Northerly 101.83 feet; thence Southeasterly 304.37 feet to the Southeast line of said Lot 1; thence Southwest 59.01 feet to the point of beginning.
AND
Lot 2, EXCEPT the North 200 feet thereof, Schulte Commercial Addition, Sedgwick County, Kansas.
AND
The North 200 feet of Lot 2, Schulte Commercial Addition, Sedgwick County, Kansas.

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.

[balance of this page intentionally left blank, signature page follows]

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
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN BATY	aye
JAMES M. HOWELL	aye

Dated this 20 day of August, 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 7/31/25
SAMANTHA SEANG
Assistant County Counselor

Sedgwick Co. public notice

(Published in The Ark Valley News Sept. 4, 2025.)

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Commissioners present and voting were:

PETER F. MEITZNER	aye
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN BATY	aye
JAMES M. HOWELL	aye

Dated this 20 day of August 2025

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

RYAN BATY, Chairman
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Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 7/31/25
SAMANTHA SEANG
Assistant 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 4th day of September, 2025, with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 4th day of September, 2025.

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 June 19, 2025.)

MAPC 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.**

CON2025-00081: Conditional Use request in the County to allow Accessory Apartment on property zoned SF-20 Single-Family Residential District, generally located on the west side of South Millsap Drive, within 1300 feet north of East 83rd Street South (8201 South Millsap Drive). (Derby Area of Influence)

ZON2025-00027: Zone Change request in the County from GO General Office District and LC Limited Commercial to LI Limited Industrial District, generally located on the north side of Highway K42, within 1500 feet west of South 119th Street West (12420 Highway K42).

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 June 19, 2025
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 19th day of June, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 19th day of June, 2025.

Notary Public

My commission expires 4/24/28

Additional copies $ _____

Printer's fee

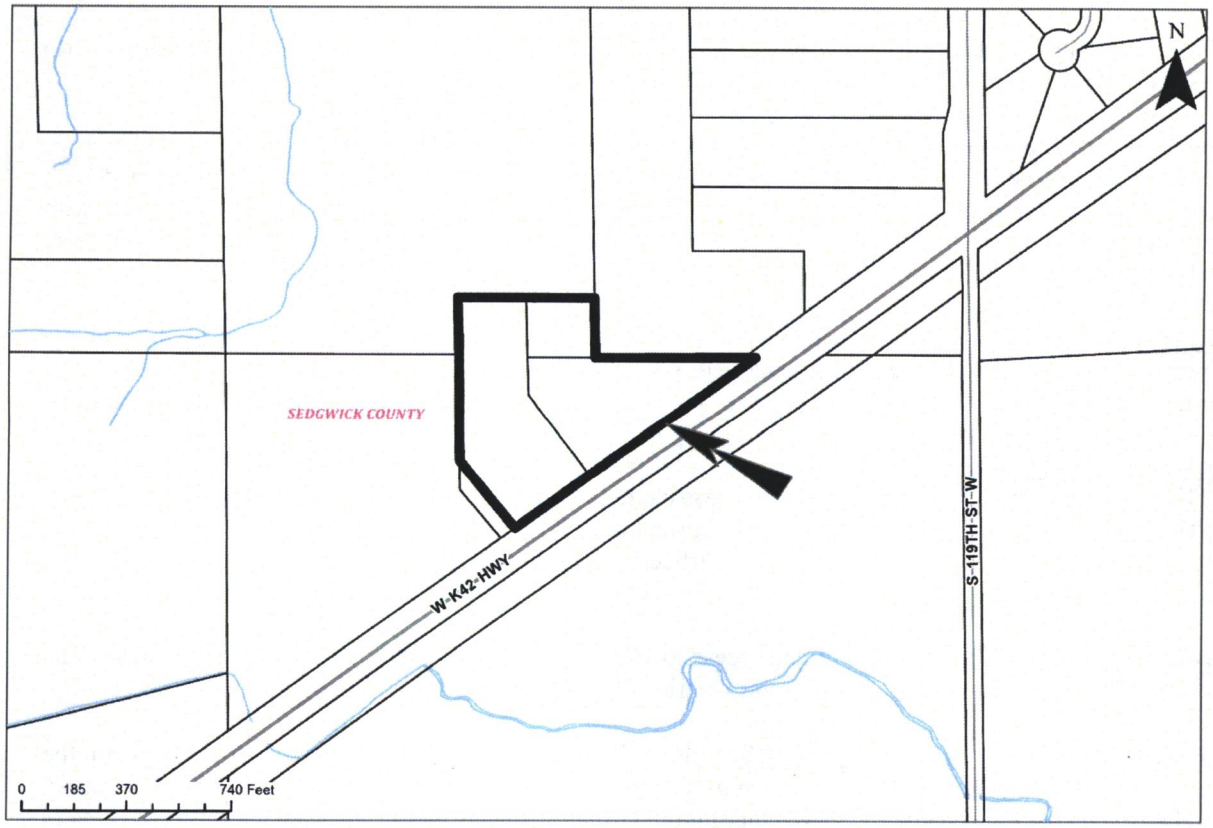
LISA K. STRUNK NOTARY PUBLIC STATE OF KANSAS

AGENDA ITEM NO. 4.5

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: July 10, 2025
CAB 3: July 29, 2025

CASE NUMBER:	ZON2025-00027 (County)
APPLICANT/AGENT:	Todd Dannenberg, Twin Valley (Applicant)
REQUEST:	Zone change from LC Limited Commercial District and GO General Office to LI Limited Industrial District.
CURRENT ZONING:	LC Limited Commercial District and GO General Office District
SITE SIZE:	10.69 acres
LOCATION:	Generally located on the north side of Highway K-42 and within 1,500 feet west of South 119th Street West (12420 West K-42).
PROPOSED USE:	To allow for redevelopment with Industrial uses.
RECOMMENDATION:	Approval



BACKGROUND: The applicant is requesting to rezone one lot zoned GO General Office District (GO) and two lots zoned LC Limited Commercial District (LC) to LI Limited Industrial District (LI). The subject site is 10.69 acres in size and is generally located on the north side of Highway K-42 and within 1,500 feet west of South 119th Street West (12420 West K-42).

The properties are currently developed with a commercial building and surface parking lot, as well agricultural uses. The applicants are requesting the zone change from LC and GO to LI to help make the site more marketable for a future sale.

Section IV-B.2 of the Unified Zoning Code (UZC) requires solid screening of commercial and/or industrial properties when abutting or across a street or alley from residential zoning districts, except when separated by a major barrier. State Highway K-42 would be considered a major barrier in this case. Because the property abuts residential zoning districts on the west and north sides, the applicant will be required to provide solid screening of at least a six-foot screening fence around the west and north property lines. Solid screening may be accomplished through landscaped earth berms that accomplish the same as a six-foot screening fence. The property would also need to adhere to the rules and regulations of the Sedgwick County Sign Code for the LI Zoning District.

The UZC Sec. IV-C.5.a, Compatibility Height standards states that no structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The proposed LI zoned site abuts and is adjacent to SF-20 Single-Family Residential District (SF-20) on the west and north sides. Any future buildings shall comply with the maximum height of 35 feet, which is the same as the abutting and adjacent SF-20 Districts on the west and north sides of the property. Structures located more than 50 feet from the lot line of property zoned TF-3 or more restrictive may increase height at a ratio of one foot in height for each three feet of setback beyond 50 feet. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet.

Should the zone change be approved, the applicant shall be required to adhere to the parking standards set forth by the UZC, which would be determined based on the combination of uses proposed.

Properties to the north are zoned SF-20 and LI and are developed with Agricultural uses and an Office/Warehouse combination. Properties to the west are zoned SF-20 and GO and are developed with Agricultural uses. Property to the south, across Highway K-42, is zoned SF-20 and is developed with Agricultural uses. Property to the east is zoned LI and is developed with an Office/Warehouse combination. The subject sites are within the Wichita Growth Area.

CASE HISTORY: On September 20, 1994, the subject properties were platted as part of the Schulte Commercial Addition. Staff researched when the properties were zoned GO and LC but was unable to determine when they were. It would seem that they most likely were zoned GO and LC near the time of platting.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20/LI	Agricultural / Office/Warehouse Combination
SOUTH:	SF-20	Agricultural
EAST:	LI	Office/Warehouse Combination
WEST:	GO/SF-20	Agricultural

PUBLIC SERVICES: The subject site has access to Highway K-42, a paved, two-lane state highway. The site is served by Sedgwick County Rural Water District #4 and utilizes on-site sewage.

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) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Commercial" and "Vacant or Agricultural." "Commercial" is defined as "*areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are*

located in close proximity to, and potentially mixed with, Residential Uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types." Although the subject properties abut low-density residential districts, they also abut properties currently zoned LI to the north/east.

"Agricultural or Vacant" is defined as, "*areas that are undeveloped or used for agricultural production. Agricultural land is an important natural resource. Pockets of low-density residential uses without the full range of municipal services likely will be developed in areas of the urban fringe that primarily are used for agriculture. Such development should occur in accordance with the Urban Fringe Development Standards for Wichita and Sedgwick County and should be developed in a manner that facilitates future connection to municipal services when they become available.*"

Locational Guidelines: The request is in conformance with the Land Use Compatibility Locational Guidelines of the Comprehensive Plan. Under the "Development Pattern" title, Guideline #1.c states that "*Major commercial and employment centers should be located at intersections of arterial streets and along highways and commercial corridors.*" The subject site is bordered by Kansas State Highway K-42 to the south. Also, Guideline #1.d states, "*Industrial uses should be located in areas with good access to highways, rail lines, and airports.*" Lastly, under the title "Design," Guideline 1.d states, "*Except in mixed-use development areas, non-residential uses should provide appropriate screening and buffering from residential uses.*" Any commercial or industrial uses would trigger a requirement for solid screening where abutting residential districts.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the zone change from LC and GO to LI be **APPROVED**.

This recommendation is based on the following findings:

1. The zoning uses and character of the neighborhood: Properties to the north are zoned SF-20 and LI and are developed with Agricultural uses and an Office/Warehouse combination. Properties to the west are zoned SF-20 and GO and are developed with Agricultural uses. Property to the south, across Highway K-42, is zoned SF-20 and is developed with Agricultural uses. Property to the east is zoned LI and is developed with an office/warehouse combination. The subject sites are within the Wichita Growth Area.

2. The suitability of the subject property for the uses to which it has been restricted: The subject properties are zoned GO and LC, which permit several residential, public and civic, and commercial uses. Rezoning the properties to LI would increase the amount of commercial and industrial uses permitted on the site while any residential uses would no longer be permitted.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The subject properties are in close proximity to other LI Limited Industrial properties. Should the zone change take place, it is not anticipated that nearby properties would be detrimentally affected.

4. Length of time subject property has remained vacant as zoned: One of the three lots has been developed with a commercial office building and a surface parking lot since 1995, according to property records.

5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of this application is not anticipated to have a significant detrimental impact to public health, safety, or welfare. Denial may be considered an economic loss for the applicant.

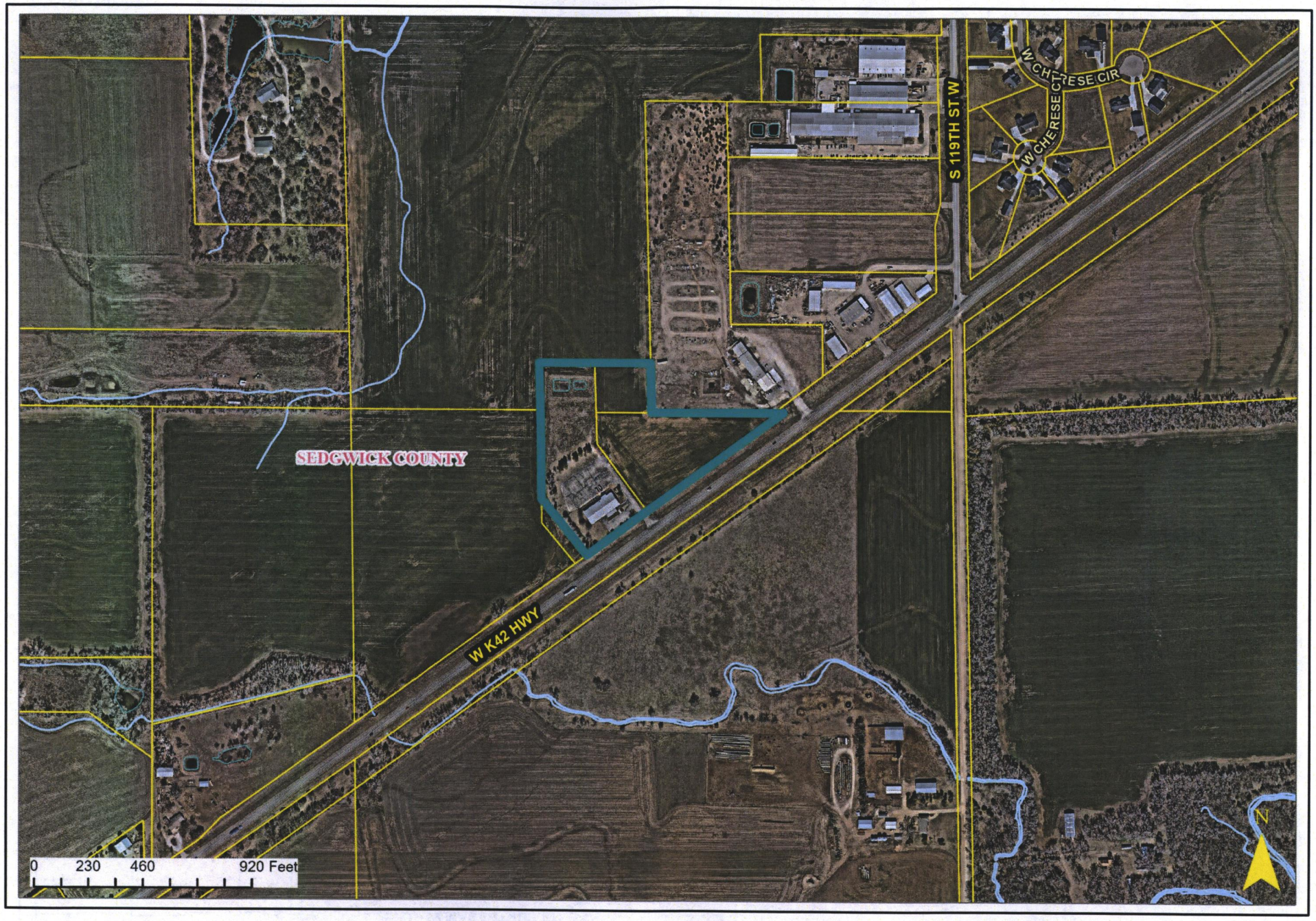
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance with the *Community Investments Plan* as discussed in the staff report.

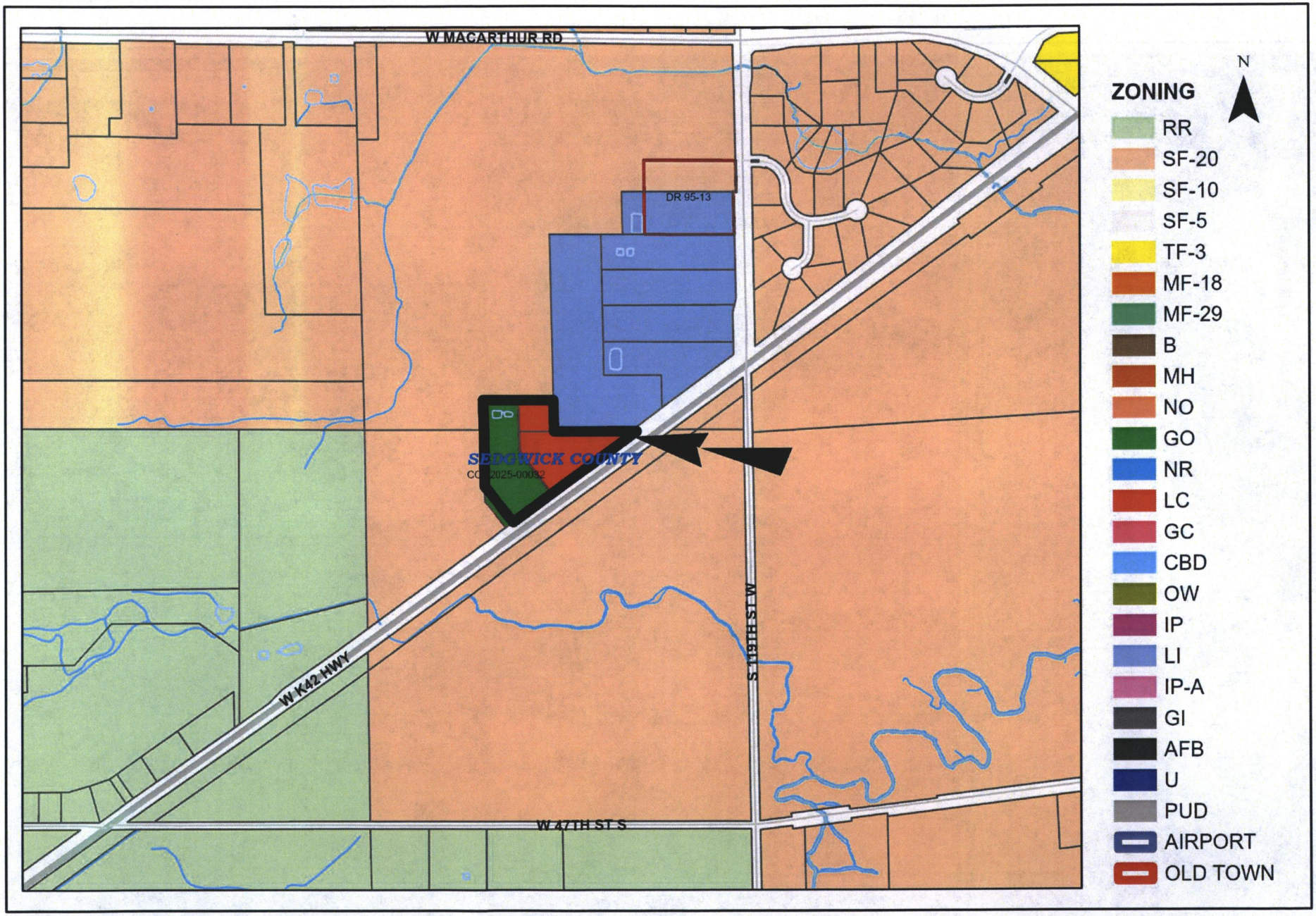
7. Impact of the proposed development on community facilities: Approval of this application is not anticipated to have negative impacts on community facilities.

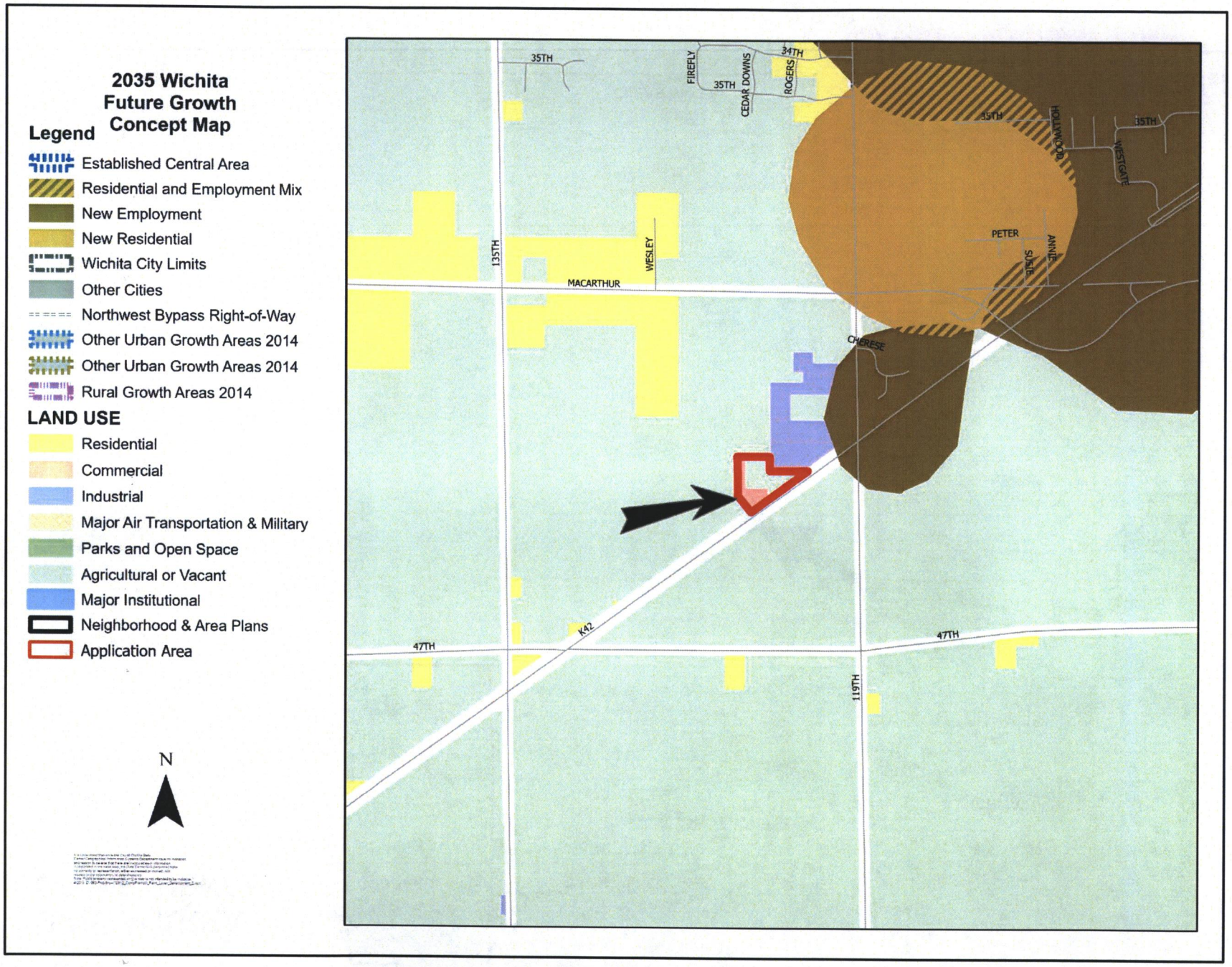
8. Opposition or support of neighborhood residents: As of the writing of this report, there has been no opposition nor support voiced by neighborhood residents.

Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Urban Area of Influence Map
5. Urban Growth Area Map
6. Site Photo

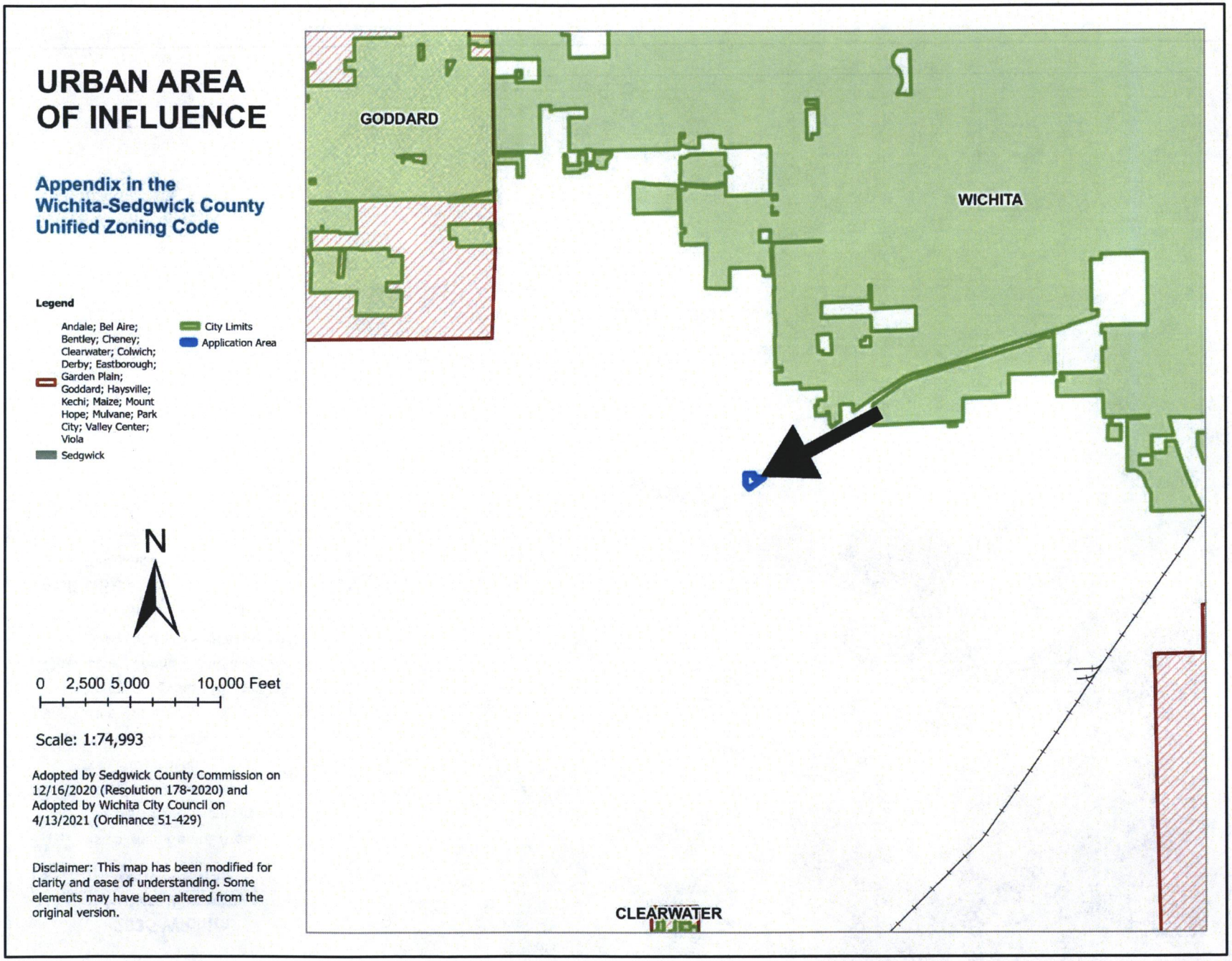

SEDGWICK COUNTY
W K42 HWY
S 119TH ST W
W CHERESE CIR
W CHERESE CT
0 230 460 920 Feet
N


W MACARTHUR RD
DR 95-13
SEDGWICK COUNTY
W K42 HWY
W 47TH ST S
S 119TH ST W
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN


2035 Wichita
Future Growth
Concept Map
Legend
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
35TH
FIREFLY
35TH
CEDAR DOWNS
34TH
ROGERS
35TH
HOLLYWOOD
35TH
WESTGATE
135TH
WESLEY
MACARTHUR
PETER
SUSIE
ANNIE
CHERESE
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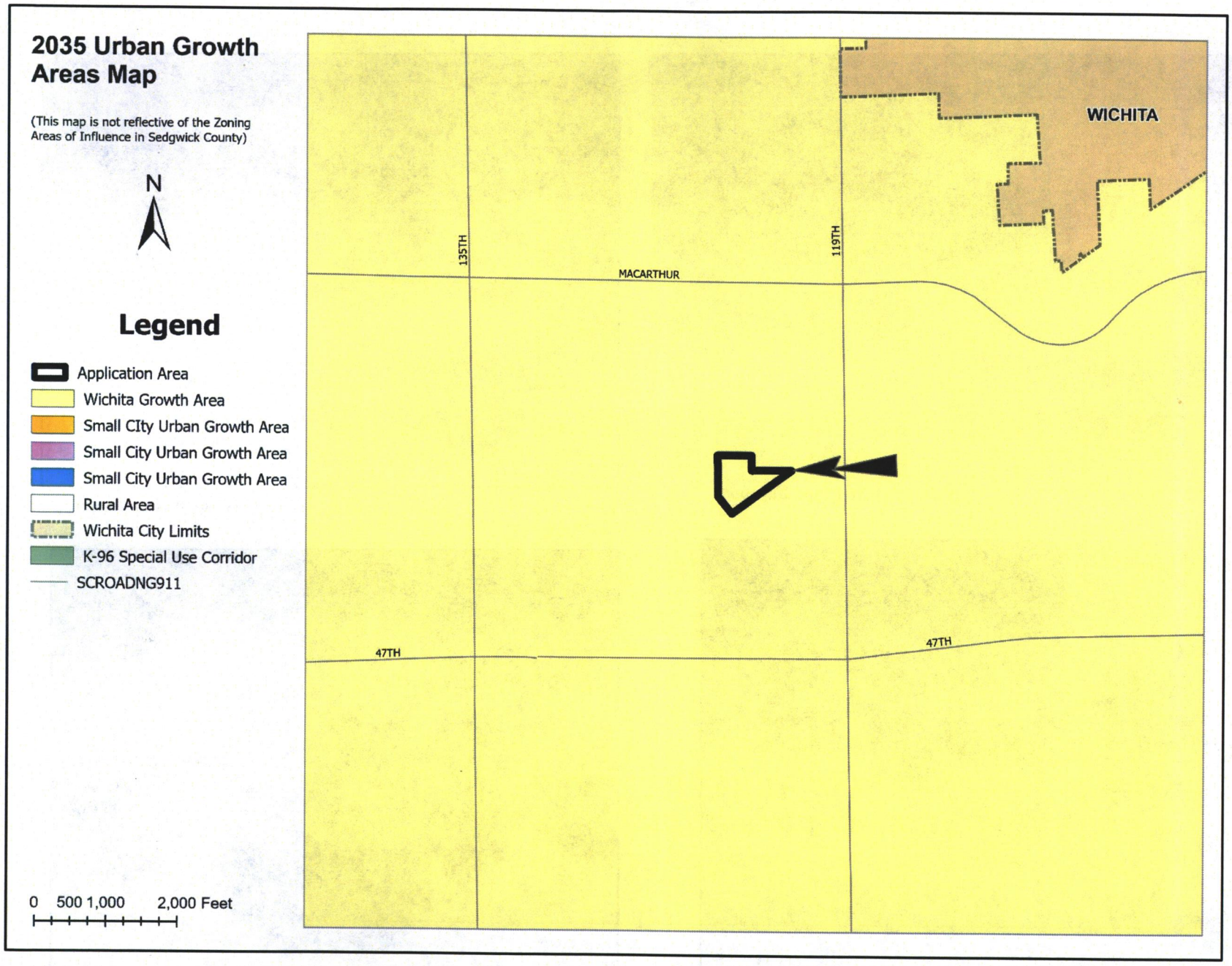
URBAN AREA OF INFLUENCE

Appendix in the Wichita-Sedgwick County Unified Zoning Code



2035 Urban Growth Areas Map

(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)



Looking north into site from south



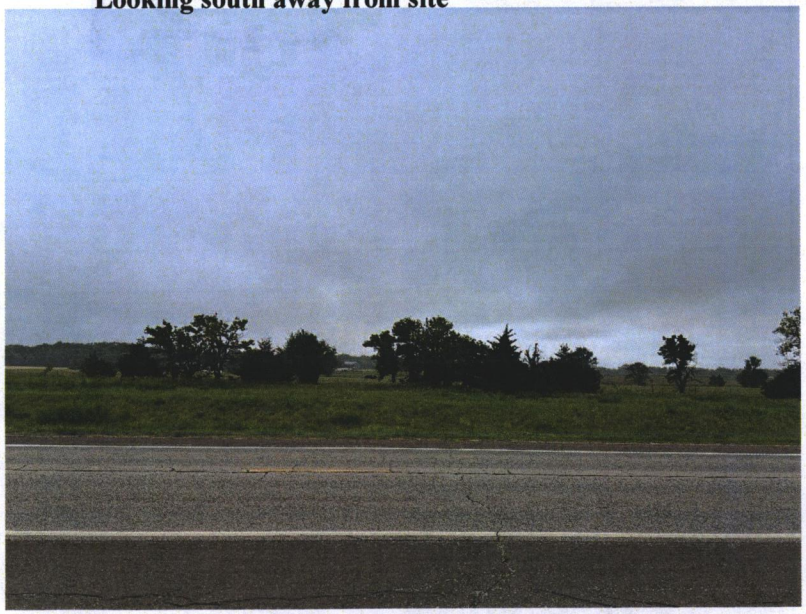
Looking south into site



Looking east away from site



Looking south away from site



Looking north away from site



Looking west away from site

