CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

September 16, 2025

Carlos Perez
12320 West Haskell Street
Wichita KS, 67235

RE: ZON2025-00033 – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build a two-family dwelling, generally located south of West 50th Street South and approximately 1,900 feet east of South Seneca Street.

Dear Applicant,

At its regular meeting on **September 16, 2025**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request. If you have any questions concerning this application, please contact our office at (316) 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

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

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Dear Applicant,

At its regular meeting on **August 14, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the Zone Change request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **August 28, 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 **August 28, 2025, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, September 16, 2025,** beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

Development signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

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

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON September 26, 2025

ORDINANCE NO. 52-817

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. ZON2025-00033

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 2, Block 3, Angel Acres 2nd Addition, 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 23rd day of September, 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

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	IPL0255988	Legal Ad - IPL0255988	MAPC Public Hearing	2.0	190.0L

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

OCA 150004
MAPC/BZA August 14, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 14, 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.**

BZA2025-00046: Variance request in the City to reduce building to building setback from 3 feet to 16 inches in the SF-5 Single-family Residential District, generally located on the west side of South Dellrose Avenue and within 360 feet west of South Oliver Avenue (285 South Dellrose Avenue).

BZA2025-00047: Variance request in the City to allow a sign to be within the required setbacks on property zoned LC Limited Commercial District, generally located on the east side of South Oliver Avenue, within 900 feet north of South George Washington Boulevard (2600 South Oliver Street).

CON2025-00093: Conditional Use amendment in the City to extend Entertainment Establishment hours on Fridays and Saturdays on property zoned LC Limited Commercial, generally located on the north side of West Pawnee Avenue and within 300 feet east of South Seneca Street (1040 West Pawnee Avenue).

CON2025-00094: Conditional Use request in the City to have Group Residence, Limited on property zoned SF-5 Single-Family Residential District to have up to 12 residents on site, generally located on the south side of East Peach Tree Lane, within 200 feet west of South Woodlawn Boulevard (6321 East Peach Tree Lane).

CUP2025-00022: Amendment to CUP DP-67 to allow Warehouse, Self-Service Storage and change development standards for Parcel 3B, generally located on the east side of North Woodlawn Boulevard and within one-quarter mile south of East 21st Street North.

DER2024-00008: Pursuant to K.S.A. 12-757 et. Seq., amendment of the Unified Zoning Code regarding the Day Care, General Use in Residential Zoning Districts, will be considered.

DER2025-00019: Repeal of the existing Airport Hazard Zoning Code and adoption of the new Airport Hazard Zoning Code, will be considered.

PUD2025-00015: Zone Change request in the City from LI Limited Industrial and LC Limited Commercial to PUD to create the Douglas Flats PUD #146, generally located on the southwest corner of West Douglas Avenue and South Exposition Street (109 South Exposition Street).

PUD2025-00016: Zone Change request in the City from LI Limited Industrial to PUD Planned Unit Development to create the Proctor Family Indoor Athletic Facility PUD #147, generally located on the west side of East 28th Street North and within 575 feet west of North Greenwich Road (11010 East 28th Street North).

VAC2025-00024: Vacation request in the City to vacate a 20-foot platted alleyway for private maintenance, generally located south of East Douglas Avenue, between South Kansas Avenue and South Minneapolis Avenue and north of East English Street.

VAC2025-00025: Vacation request in the City to vacate a utility easement; generally located west of South Seneca Street and 1,100 feet south of West Pawnee Avenue.

VAC2025-00026: Vacation request in the City to vacate a utility easement and drainage easement; generally located 1,000 feet west of North Maize Road and 1,300 feet north of West 21st Street North.

VAC2025-00027: Vacation request in the City of 15-foot-wide x 125-foot-long public alley to the west of Lot 51 and the east of Lot 49, Matinson's 4th Addition, generally located south of West Douglas Avenue.

ZON2025-00033: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located on the south side of West 50th Street South and approximately one-third mile east of South Seneca Street.

ZON2025-00034: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the east side of East Harding Avenue and within 150 feet south of East Central Avenue (440 North Harding Avenue).

ZON2025-00035: Zone Change request in the City from LC Limited Commercial District to GC General Commercial, generally located 300 feet west of North Ridge Road and 300 feet north of West Central Avenue.

ZON2025-00036: Zone Change request in the City from GO General Office District to LC Limited Commercial District, generally located on the northwest corner of West Maple Street and North 135th Street (13610 West Maple Street).
IPL0255988
Jul 23 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:
07/23/25 Print

Print Tearsheet Link

Marketplace Link

Russ Davis

DIGITALLY SIGNED

Russ Davis

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Jul 23, 2025, 10:40 AM EDT

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

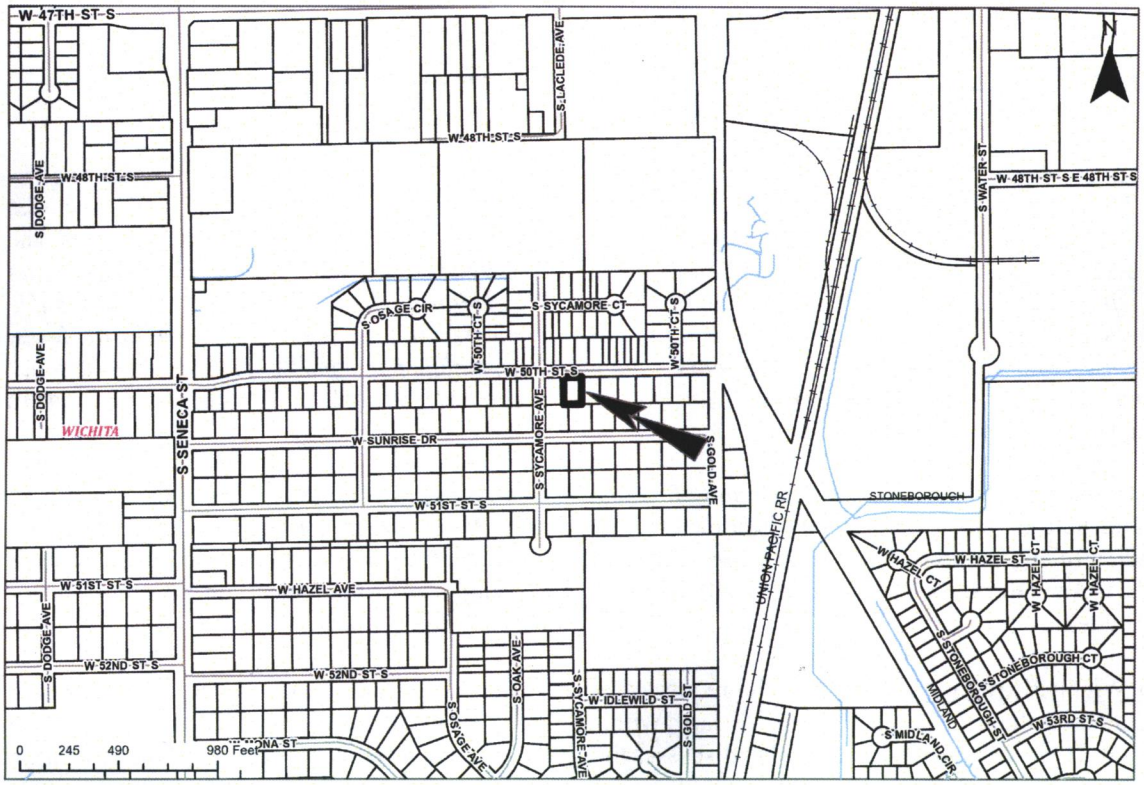
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.8

STAFF REPORT
MAPC-August 14, 2025
DAB IV- August 11, 2025

CASE NUMBER:	ZON2025-00033
APPLICANT/AGENT:	Carlos Perez (Applicant)
REQUEST:	TF-3 Two-family Residential
CURRENT ZONING:	SF-5 Single-family Residential
SITE SIZE:	0.28 acres
LOCATION:	Generally located south of West 50th Street South and approximately 1,900 feet east of South Seneca Street
PROPOSED USE:	Two-family dwelling
RECOMMENDATION:	Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to TF-3 Two-family Residential District (TF-3) for a 0.28 acre property, generally located south of West 50th Street South and approximately 1,900 feet east of South Seneca Street.

The applicant has indicated they intend to use the site for duplex development. Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 requires a 5,000 square foot minimum lot size, while TF-3 requires a 3,000 square foot minimum lot size per dwelling unit (6,000 square feet for one duplex).

Properties surrounding the subject site on the north, east, and west are primarily zoned TF-3, while properties to the south, and immediately adjacent to the east and west are zoned SF-5. Properties to the north are developed with two-family dwellings, properties to the south are developed with single-family dwellings and the adjacent east and west properties are undeveloped.

CASE HISTORY: On December 12, 2002, the subject property was platted as Lot 2, Block 3, of Angel Acres 2nd Addition. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

North:	TF-3;	Two-family dwellings
South:	SF-5;	Single-family dwellings
East:	SF-5;	Undeveloped
West:	SF-5;	Undeveloped

PUBLIC SERVICES: The subject site currently has access to West 50th Street South, a two-lane, paved local street with no sidewalks on either side. All municipal services are available for the property. Wichita Transit does not provide regular bus service in this area.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with one plan and is in partial conformance with another plan:

Community Investments Plan: The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for "Residential" uses. The *Plan* defines "Residential" as "*areas 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).*" Duplex development is an appropriate use for this area.

The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of "Development Pattern, Guideline 1.g. encourages, "*Support expansion of existing uses to adjacent areas.*" Properties directly across the street from the subject site are zoned TF-3 and developed with duplexes. Allowing duplex development on the subject site is in conformance with Guideline 1.g.

South Wichita/Haysville Area Plan: The requested zone change is in partial compliance with the South Wichita/Haysville Area Plan. The site is located within the boundaries of the *South Wichita/ Haysville Area Plan* (SW/HAP). Chapter Five of the plan discusses the desire for the bulk of "undeveloped property" within

the *Plan's* area to be developed as single-family residential. However, the only other residential classification the *Plan* gives is "medium density residential," which only references "multi-family residential" and "manufactured home subdivisions" as appropriate land uses. Therefore, since a duplex use is much closer to a single-family use than a multi-family use, this would be a logical use for the area designated for "Residential Low Density."

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

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: The character of the neighborhood is residential. The property to the north is zoned TF-3 and developed with duplexes. The properties to the south are zoned SF-5 and developed with single-family dwellings. Properties to the east and west are zoned SF-5 and are undeveloped.

2. **The suitability of the subject property for the uses to which it has been restricted**: The property is presently zoned SF-5, which is suitable for a limited number of residential, public, and civic uses, including single-family residences.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: Staff does not anticipate the removal of restrictions to have significant detrimental impacts on nearby property. There are several duplexes developed on properties zoned TF-3 within several hundred feet from the subject site in multiple directions. Therefore, duplexes are not a new type of development to the area.

4. **Length of time subject property has remained vacant as zoned**: The site is currently vacant.

5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Approval would permit new development in an area on an undeveloped parcel that is also appropriate for such development. Denial may represent a loss of economic opportunity for the applicant.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, and partial conformance with the South *Wichita/Haysville Area Plan*, as discussed in the staff report.

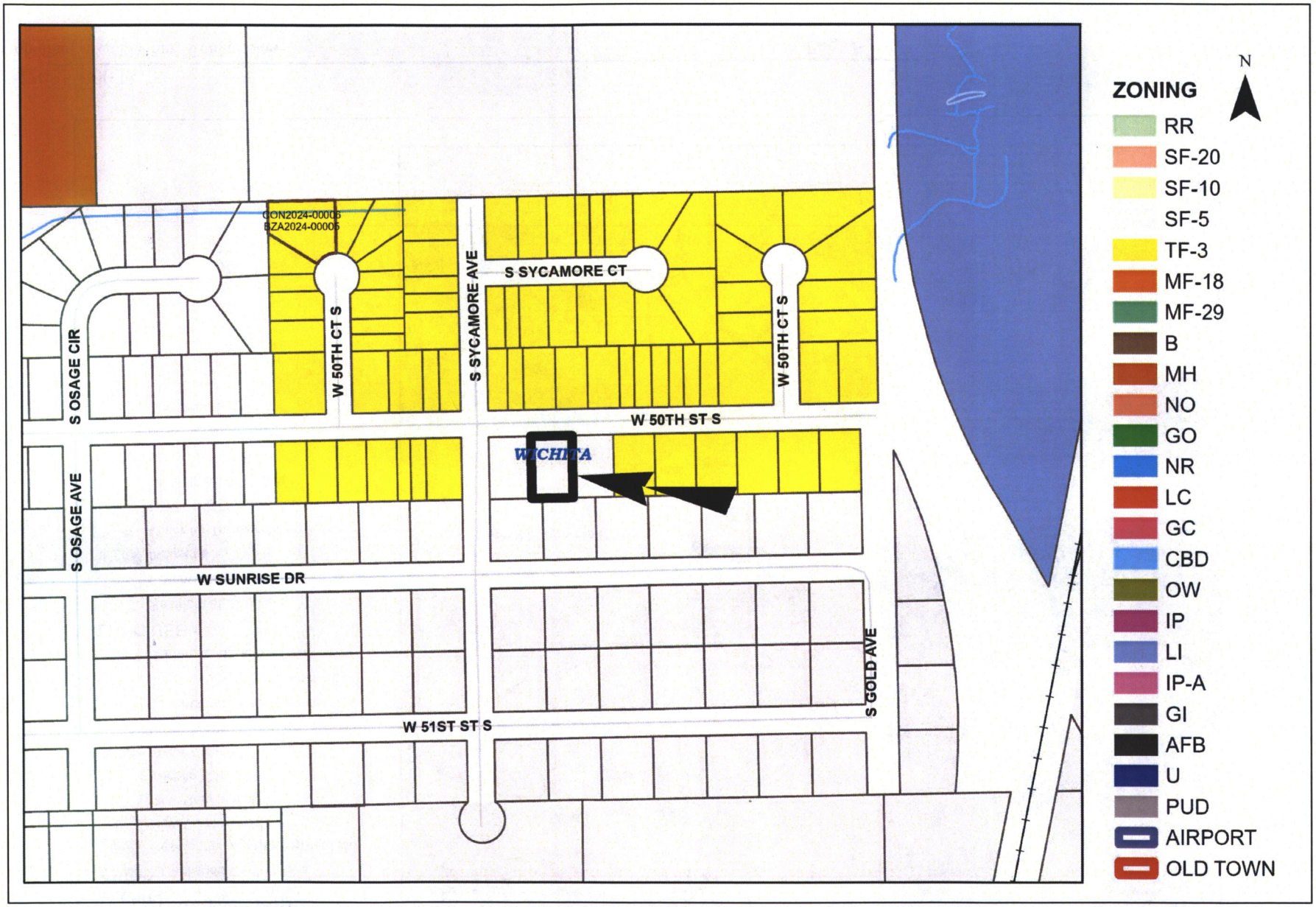
7. **Impact of the proposed development on community facilities**: The Planning Department does not anticipate that the requested zone change will have a significant impact on community facilities.

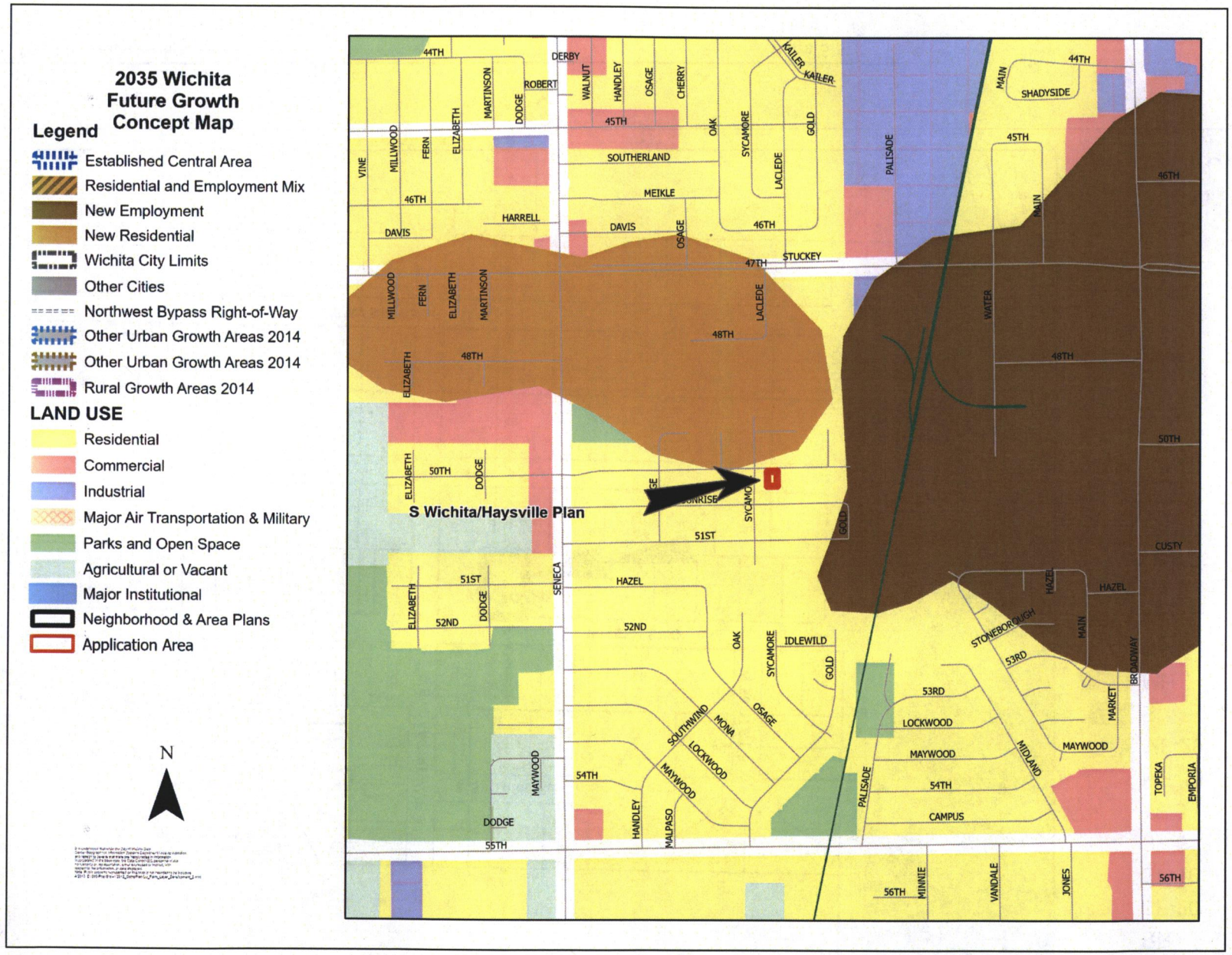
8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff has received no comments in regard to the requested zone change.

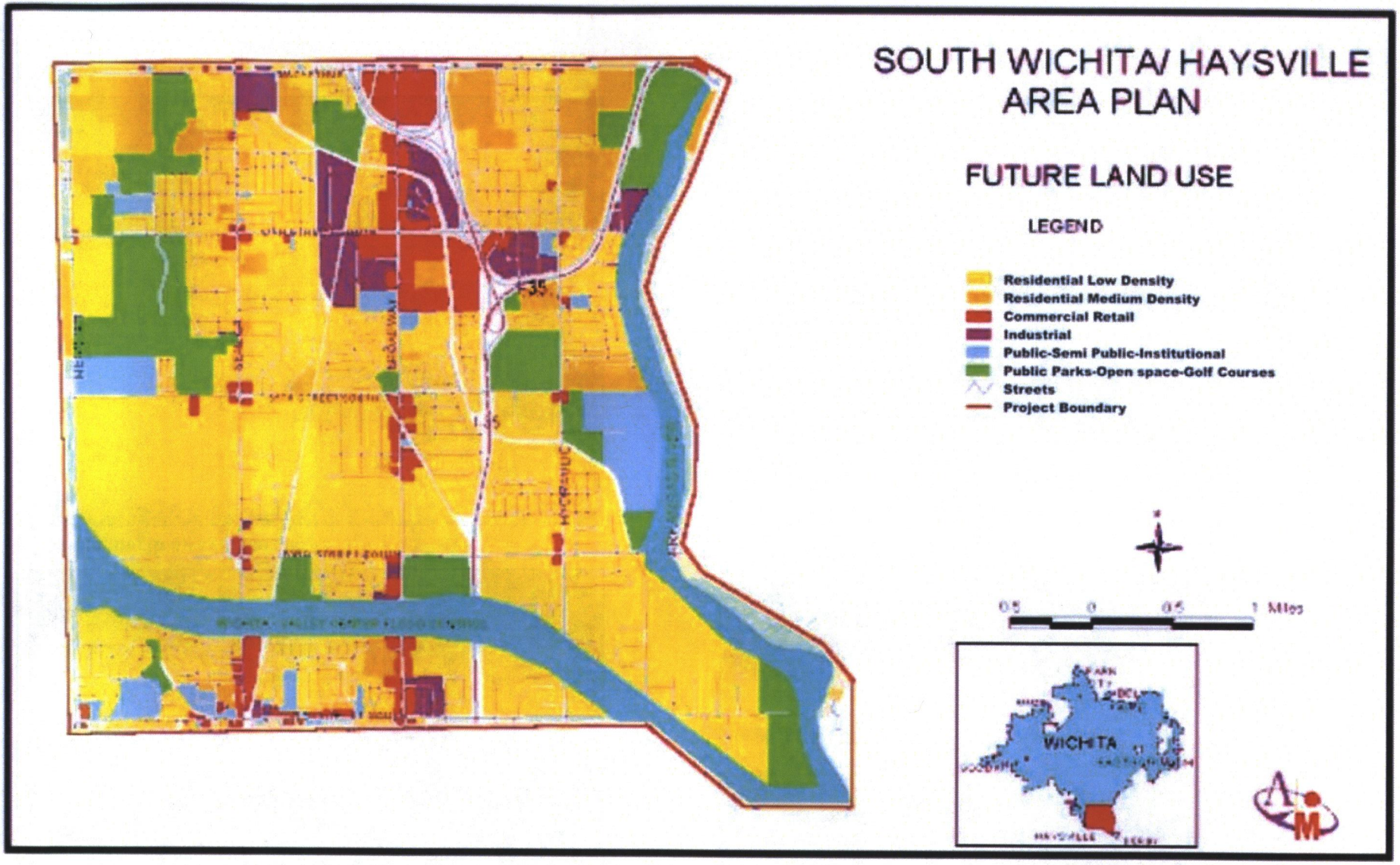
Staff Report Attachments:

- Aerial Map
- Zoning Map
- 2035 Future Growth Land Use Map
- South Wichita – Haysville Area Plan Future Land Use Map
- Site Photos


W 50TH ST S
S SYCAMORE AVE
W SUNRISE DR
WICHITA
0 37.5 75 150 Feet
N


CON2024-00006
BZA2024-00005
S SYCAMORE CT
S SYCAMORE AVE
W 50TH CT S
W 50TH CT S
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W 50TH ST S
WICHITA
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W SUNRISE DR
S GOLD AVE
W 51ST ST S
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SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
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CBD
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LI
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GI
AFB
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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
S Wichita/Haysville Plan
44TH
DERBY
ROBERT
WALNUT
HANDLEY
OSAGE
CHERRY
KAISER
KAISER
MAIN
SHADYSIDE
45TH
SOUTHERLAND
OAK
SYCAMORE
GOLD
PALISADE
VINE
MILLWOOD
FERN
ELIZABETH
MARTINSON
DODGE
MEIKLE
LACLEDE
46TH
HARRELL
DAVIS
47TH
STUCKEY
48TH
WATER
50TH
CUSTY
SUNRISE
51ST
HAZEL
SENECA
52ND
IDLEWILD
STONEBOROUGH
53RD
LOCKWOOD
MAYWOOD
MARKET
BROADWAY
MIDLAND
54TH
CAMPUS
SOUTHWIND
MONA
MALPASO
HANDLEY
TOPEKA
EMPORIA
55TH
56TH
MINNIE
VANDALE
JONES


SOUTH WICHITA/ HAYSVILLE AREA PLAN
FUTURE LAND USE
LEGEND
Residential Low Density
Residential Medium Density
Commercial Retail
Industrial
Public-Semi Public-Institutional
Public Parks-Open space-Golf Courses
Streets
Project Boundary
0.5 0 0.5 1 Miles
WICHITA

Looking south into property



Looking east away from site



Looking north away from site



Looking west away from site

