Wichita-Sedgwick County Metropolitan Area Planning Department

August 13, 2025

Rocky Ford, LLC
Attn: Jay Russell
2738 North Curtis Street
Wichita, KS 67205

Baughman Company, P.A.
315 South Ellis Street
Wichita, KS 67211

RE: 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 and two-family homes, generally located north of East 39th Street South and east of South Rock Road.

Dear Applicant,

At its regular meeting on **August 12, 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,

Raquel Ordoñez
Advance Plans Division
Associate Planner

CC: Becky Tuttle, Council Member District II
Teresa Veazy, CSR, District II
MABCD
Kennedy Dunn, Community Planner, McConnell Air Force Base
Garnett Dixon, 4015 South Heather Road Derby, KS 67037
Brenda Bishop, 3900 South Linden Street, Derby, KS 67037
James Morgan, 8725 East 39th Street South, Derby, KS 67037
Dave Dixon, 4015 South Heather Road Derby, KS 67037
Jan Knabe, 3803 South Cypress Street, Derby, KS 67037

Wichita-Sedgwick County Metropolitan Area Planning Department

Rocky Ford, LLC
Attn: Jay Russell
2738 North Curtis Street
Wichita KS, 67205

July 10, 2025

Baughman Company, P.A.
Attn: Jay Cook
315 South Ellis Street
Wichita KS, 67211

RE: 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.

Dear Applicant,

At its regular meeting on **July 10, 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 **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 2 Advisory Board (DAB) on **Monday, July 14, 2025**, beginning at 6:00 p.m. Meetings take place in the Training Room at Fire Station #20, 2255 South Greenwich Road, Wichita, KS 67207. For more information on the meeting, please contact Teresa Veazey, Community Services Representative for District 2, at 316-352-4886 or District2@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.

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,



Raquel Ordoñez
Advance Plans Division
Associate Planner

CC: Becky Tuttle, Councilmember District II
Teresa Veazy, CSR District II
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Garnett Dixon, 4015 South Heather Road Derby, KS 67037
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OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON August 22, 2025

ORDINANCE NO. 52-794

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. ZON2025-00030

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:

A portion of the South half of the Southwest Quarter of Section 8, Township 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT therefrom the west 725 feet of the South half of the Southwest Quarter of Section 8, Township 28 South, Range 2 East.

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

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

That I, Shinita Rice, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-794 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 22nd day of August, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 22 day of August, 2025.

JAMES DECKARD
Notary Public, State of Kansas
My Appointment Expires
1-28-29

J. Deckard

Notary Public

(seal)

City Clerk's Office

City Hall •13th Floor •455 N. Main •Wichita, Kansas 67202

316.268.4529

www.wichita.gov

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Miami Herald
El Nuevo Herald
The Modesto Bee
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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. 4.8

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

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

CASE NUMBER: ZON2025-00030 (City)

APPLICANT/AGENT: Rocky Ford, LLC (Applicant) / Baughman Company, P.A. (Agent)

REQUEST: TF-3 Two-Family Residential District

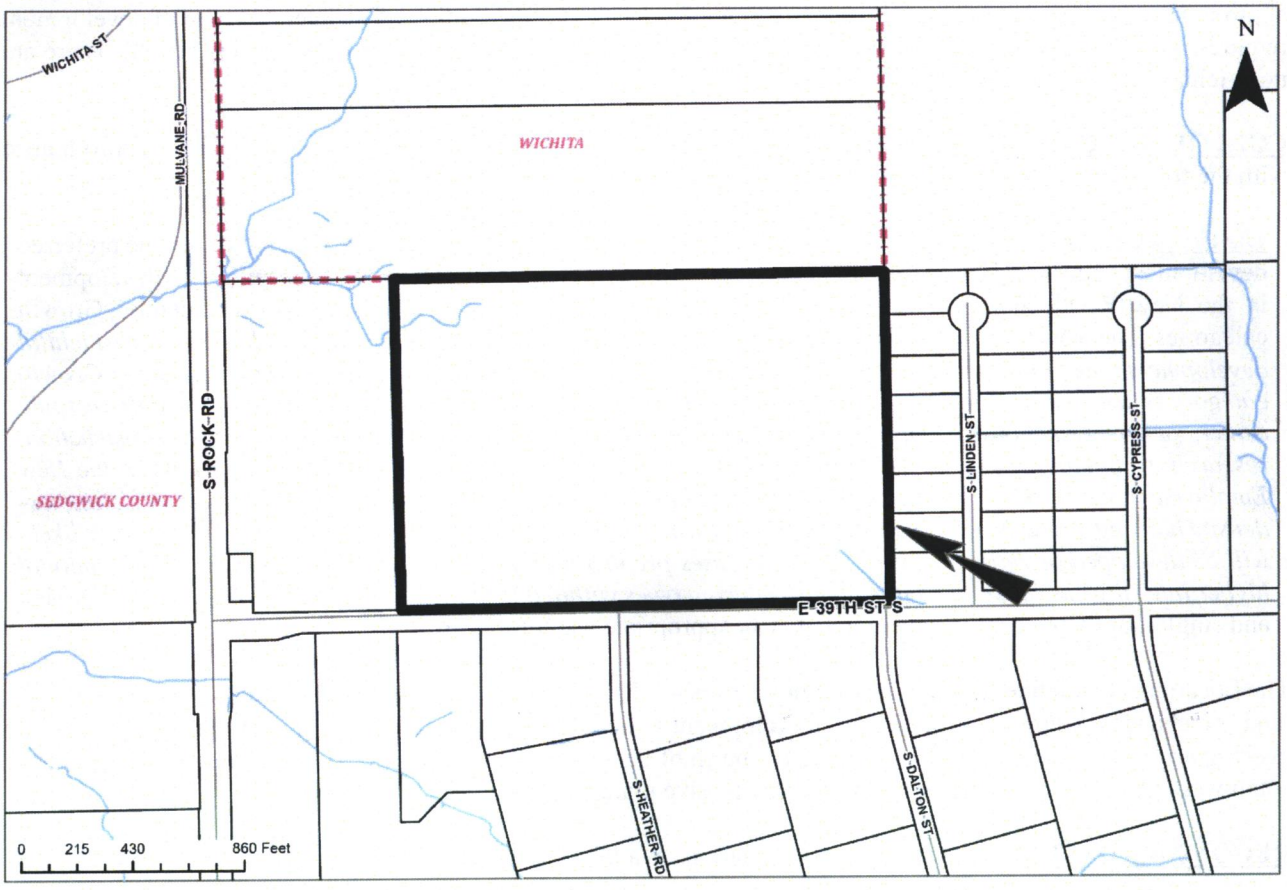
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 57.39 acres

LOCATION: Generally located north of East 39th Street South and east of South Rock Road

PROPOSED USE: Single-family and two-family dwellings

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 57.39-acre property, generally located north of East 39th Street East and east of South Rock Road (3802 South Rock Road).

The applicant has indicated they intend to use the site for single-family and two-family residential 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). Based on the size of the subject site, the applicant could plat the area to contain over 100 lots.

The character of the area is low-density residential. Property to the west is zoned SF-5, and the applicant is requesting a zone change to LC-Limited Commercial. Property across South Rock Road to the west is zoned AFB and is developed as part of McConnell Air Force Base. Property to the north is zoned TF-3 and is currently undeveloped. Properties to the east and south are zoned SF-20 and are developed with single-family dwellings.

CASE HISTORY: The property is not platted. On May 27, 2025, the property was annexed to the City of Wichita. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Undeveloped
SOUTH:	SF-20	Single-family dwellings
EAST:	SF-20	Single-family dwellings
WEST:	AFB	McConnell Air Force Base

PUBLIC SERVICES: The subject site will have access to East 39th Street South, a paved two lane arterial. Municipal water and sewer do not currently serve the site. The nearest city water and sewer utilities are located approximately one quarter mile to the north, serving the Rocky Ford Addition. The intended type of development requires municipal services and building permits will not be granted until this site is adequately served. There are no Wichita Transit routes, or bus stops in the vicinity.

CONFORMANCE TO PLANS/POLICIES: The requested zone change from SF-5 to TF-3 is in conformance with the following plans:

The Community Investments Plan: The *2035 Wichita Future Growth Concept Map*, which outlines the preferred development pattern and land uses within the Plan area, identifies this subject site as appropriate for development in the New Residential and Employment Mix, New Employment Growth, and New Residential Growth categories. The New Residential Growth category *"encompasses areas that reflect the full diversity of residential development intensities and types typically found in a large urban municipality." The New Employment Growth category is defined as "areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices." However, the Plan states that land in the New Employment category located in proximity to existing residential uses is likely to be developed with "higher-density housing." The New Residential and Employment Mix category "encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density."* Duplex and single-family residential 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.*" Property to the north of the subject site is zoned TF-3, expanding these uses to the south would be in conformance with the comprehensive plan.

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 western portion of the property is zoned SF-5, and the applicant is requesting a zone change to LC-Limited Commercial. Property across South Rock Road to the west is zoned AFB and is developed as part of McConnell Air Force Base. Property to the north is zoned TF-3 and is currently undeveloped. Properties to the east and south are zoned SF-20 and are developed with single-family dwellings.

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**: The re-zoning of the parcel to TF-3 is not expected to detrimentally affect nearby properties. Suburban scale development patterns from the north will continue south and abut existing large lot SF-20 Single-Family Residential.

4. **Length of time subject property has remained vacant as zoned**: This portion of 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.

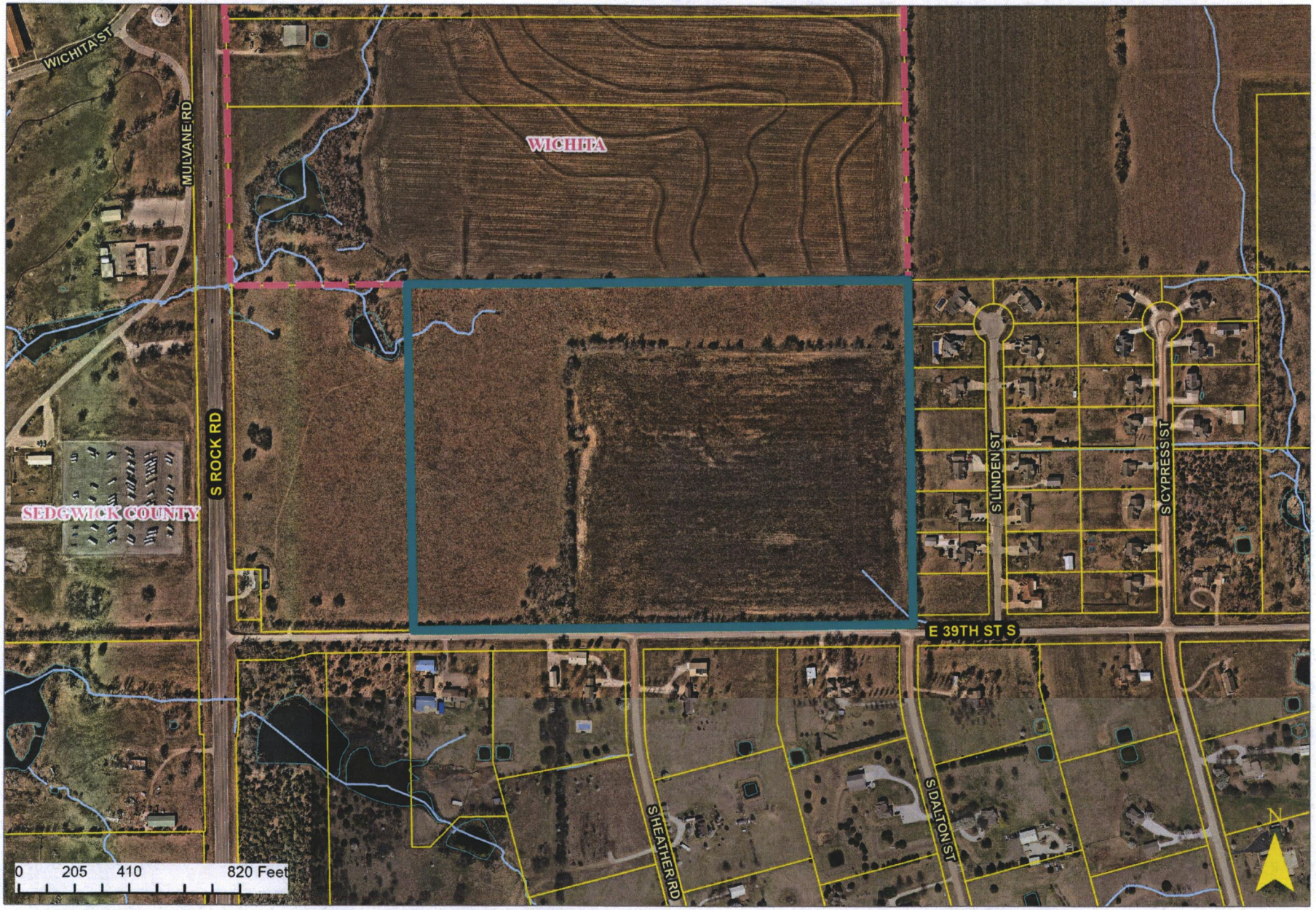
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The request to rezone the property as TF-3 Two-Family Residential District aligns with the goals of the *Community Investments Plan* as discussed in the staff report.

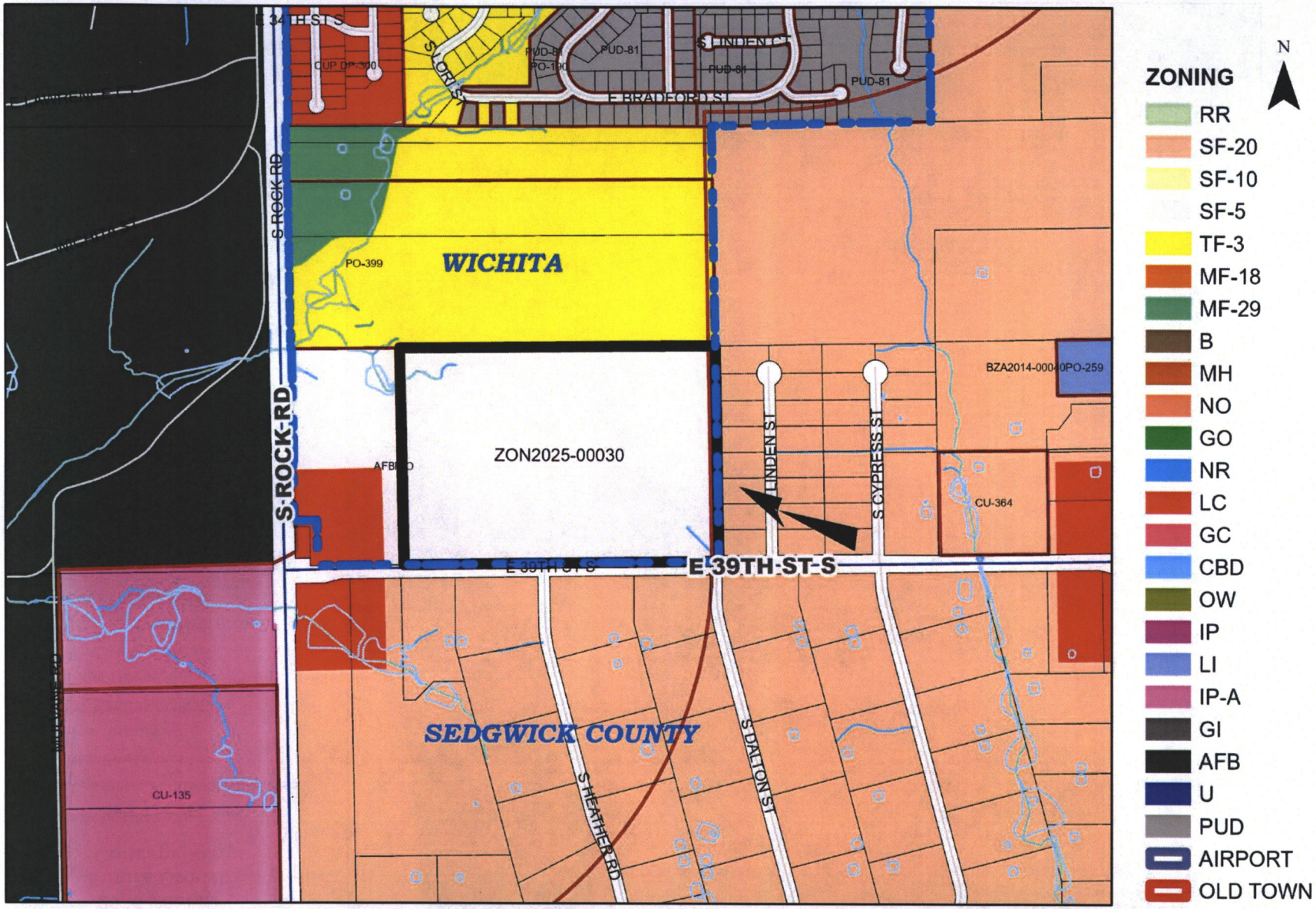
7. **Impact of the proposed development on community facilities**: All municipal services are required to be extended in order to support the intended development. The impact of adding additional municipal infrastructure was reviewed by the Wichita Public Works Department during annexation. Costs associated with the expansion of municipal infrastructure generally would be the responsibility of the developer. It is also anticipated that future development in this area will increase traffic on area roadways.

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

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. 2035 Future Growth Concept Map
4. Site Photos


WICHITA ST
MULVANE RD
WICHITA
S ROCK RD
SEDGWICK COUNTY
S LINDEN ST
S CYPRESS ST
E 39TH ST S
S HEATHER RD
S DALTON ST
0 205 410 820 Feet
N


E 34TH ST S
S ROCK RD
S LORI CT
PUD-81
S LINDEN CT
E BRADFORD ST
PUD-81
PUD-81
PO-399
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BZA2014-00040PO-259
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SF-10
SF-5
TF-3
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MF-29
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OLD TOWN

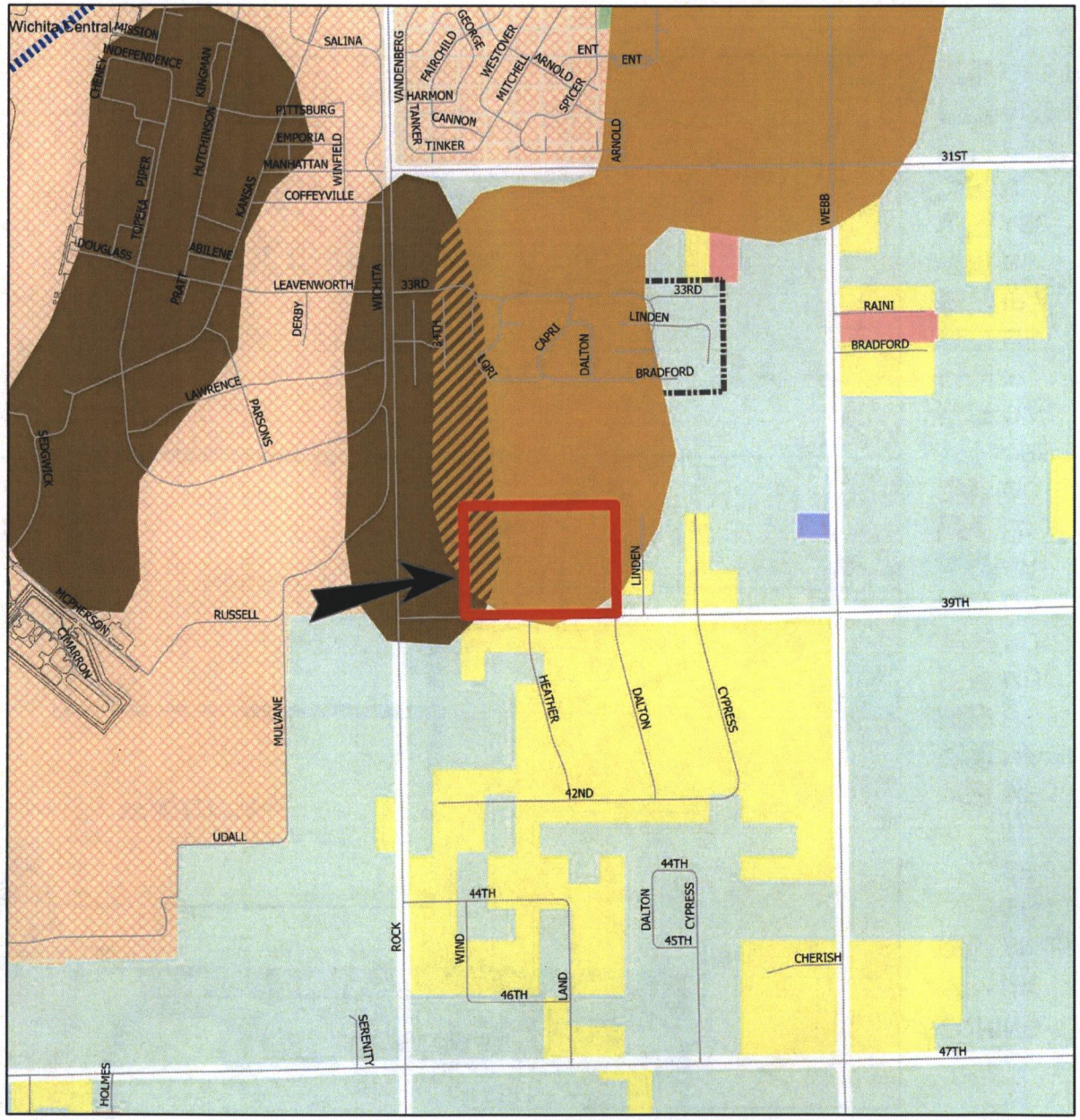
2035 Wichita Future Growth Concept Map

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



Looking east into site



Looking south across site



Looking west away from site



Looking north across the site



Looking south away from site



Looking north towards site

