



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

Rojo Farms LLC  
9171 South West Street  
Haysville, KS 67060

March 5, 2025

**RE: ZON2024-00060** – Zone change request in the County from SF-20 Single-Family Residential District to TF-3 Two Family Residential District, generally located on the southeast corner of West 55th Street South and South Meridian Avenue (Haysville Influence Area).

Dear Applicant;

At its regular meeting on **March 5, 2025**, the Sedgwick County Board of County Commissioners heard the above captioned request. The action of the MAPC was to **APPROVE** the request. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Current Plans  
Associate Planner

Cc: PEC Engineering/Rebecca Mellies, Deborah McClure, Janet Ewy, and Rick Rexroat, *via email*

(150004) Published in The Ark Valley News on March 13, 2025  
RESOLUTION NO. 078-2025

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 January 23, 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. ZON2024-00060**

Zone change request from SF-20 Single-Family Residential District and LC Limited Commercial District to TF-3 Two-Family Residential District on property legally described as:

The West Sixty (60) acres of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section 30, Township 28 South, Range 1 East of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, except: That part of the North Half of the Northwest Quarter (N ½ NW ¼) of Section 30, Township 28 South, Range 1 East of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, as prepared by Merestone Surveying LLC, CLS-179, surveyors in the aforementioned county and state on October 7, 2024, more particularly described as follows: beginning at the Northwest corner of the Northwest Quarter of said Section 30; thence North 89°08'34" East, coincident with the North line of said Northwest Quarter, a distance of 425.00 feet; thence South 00°11'35" East, parallel with the West line of said Northwest Quarter, a distance of 439.48 feet; thence South 89°08'34" West, parallel with the North line of said Northwest Quarter, a distance of 425.00 feet to the West line of said Northwest Quarter, thence North 00°11'35" West, coincident with said West line, a distance of 439.48 feet to the point of beginning.

**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:

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

Aye  
Aye  
Aye  
Aye  
Aye

Dated this 5<sup>th</sup> day of March, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

*Kelly B. Arnold*  
KELLY B. ARNOLD, County Clerk



*Ryan K. Baty*  
RYAN K. BATY, Chairman  
Commissioner, Fourth District

*Peter F. Meitzner*  
PETER F. MEITZNER, Chair Pro Tem  
Commissioner, First District

*Jeff Blubaugh*  
JEFF BLUBAUGH  
Commissioner, Second District

*Stephanie Wise*  
STEPHANIE WISE  
Commissioner, Third District

*James M. Howell*  
JAMES M. HOWELL  
Commissioner, Fifth District

APPROVED AS TO FORM:

*Samantha Seang 2/13/25*  
SAMANTHA SEANG  
Assistant County Counselor

# Affidavit of Publication

STATE OF KANSAS,  
SEDGWICK COUNTY, ss.

## Sedgwick Co. public notice

(Published in The Ark Valley News March 13, 2025.)

RESOLUTION NO. 078-2025

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 VC 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 January 23, 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 heretofore as follows:

Case No. ZON2024-00060

Zone change request from SF-20 Single-Family Residential District and LC Limited Commercial District to TF-3 Two-Family Residential District on property legally described as:

The West Sixty (60) acres of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section 30, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except:

That part of the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section 30, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, as prepared by Merestona Surveying LLC, C.L.S. 178, surveyors in the aforementioned county and state on October 7, 2024, more particularly described as follows: beginning at the Northwest corner of the Northwest Quarter of said Section 30; thence North 89°08'34" East, coincident with the North line of said Northwest Quarter, a distance of 425.00 feet; thence South 00°11'35" East, parallel with the West line of said Northwest Quarter, a distance of 439.48 feet; thence South 89°08'34" West, parallel with the North line of said Northwest Quarter, a distance of 425.00 feet to the West line of said Northwest Quarter, thence North 00°11'35" West, coincident with said

West line, a distance of 439.48 feet to the point of beginning.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

SECTION IV. 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 here:

RYAN SATY	Y/N
PETER METZNER	Y/N
JEFF ELLMELUGH	Y/N
STEPHANIE WISE	Y/N
JAMES M HOWELL	Y/N

Dated this 13<sup>th</sup> day of March, 2025

ATTEST:  
KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

RYAN SATY, Chairman, Fourth District  
PETER METZNER, Chair Pro Tem, Second District  
JEFF ELLMELUGH, Chair Pro Tem, Second District  
STEPHANIE WISE, Chair Pro Tem, Third District  
JAMES M. HOWELL, Chair Pro Tem, Third District

APPROVED AS TO FORM:  
SAMANTHA BEARD, Assistant County Counsel

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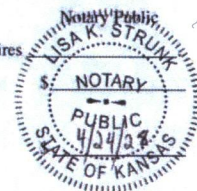
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[Signature]  
Subscribed and sworn to before me this 13<sup>th</sup> day  
of March, 2025.

[Signature]  
My commission expires \_\_\_\_\_  
Additional copies \_\_\_\_\_  
Printer's fee \_\_\_\_\_



# Affidavit of Publication

STATE OF KANSAS,  
SEDGWICK COUNTY, ss.

## Sedgwick Co. public notice

(Published in The Ark Valley News on Jan. 2, 2025.)

### MAPC January 23, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 23, 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.**

**DER2024-00009:** Unified Zoning Code amendment creating the Short-Term Rental in the County land use and the establishment of permitting standards.

**VAC2024-00060:** Vacation of a portion of a platted right-of-way in the county, generally located between Mission Road and Holmes Street and within 425 feet north of East 49th Street South.

**ZON2024-00060:** Zone change request in the County from SF-20 Single-Family Residential District to TF-3 Two Family Residential District, generally located on the southeast corner of West 55th Street South and South Meridian Avenue. (Haysville Influence Area)

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 January 2, 2025

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

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 2nd day of January, 2025.

with subsequent publications being made on the following dates:  
\_\_\_\_\_, 2025 \_\_\_\_\_, 2025  
\_\_\_\_\_, 2025 \_\_\_\_\_, 2025  
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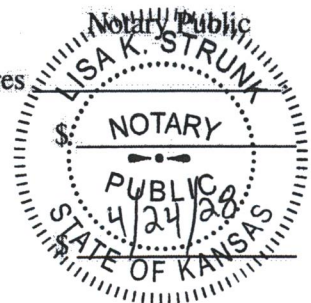
Subscribed and sworn to before me this 2nd day of January, 2025.



My commission expires

Additional copies

Printer's fee

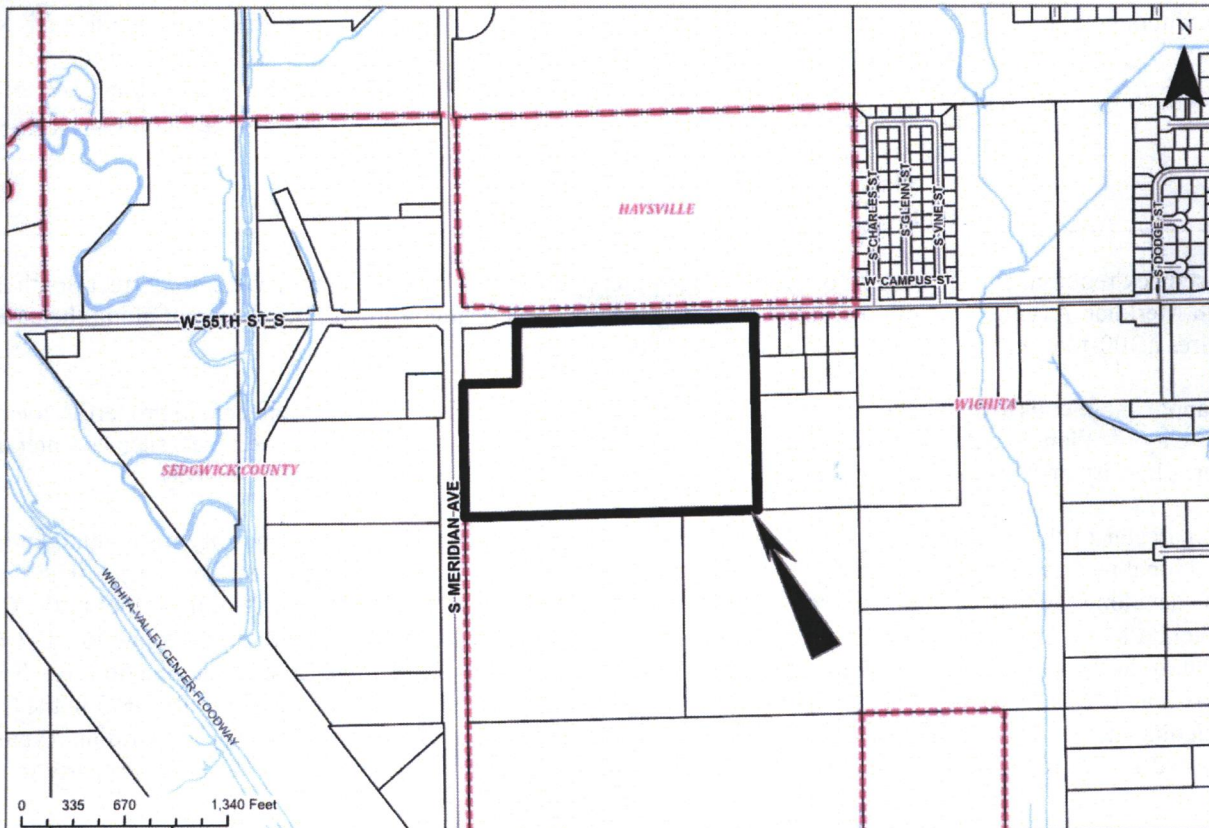




**STAFF REPORT**  
MAPC: January 23, 2025  
CAB 2: N/A

AGENDA ITEM NO. 4.5

- CASE NUMBER:** ZON2024-00060 (City)
- APPLICANT/AGENT:** Rojo Farms LLC (Applicant)/Bridger Development (Contract Purchaser)/Professional Engineering Consultants (Agent)
- REQUEST:** TF-3 Two-Family Residential District
- CURRENT ZONING:** LC Limited Commercial District and SF-20 Single-Family Residential District
- SITE SIZE:** 55.67 acres
- LOCATION:** Generally located south of West 55<sup>th</sup> Street South and east of South Meridian Avenue.
- PROPOSED USE:** Duplex development.
- RECOMMENDATION:** Approve.



**BACKGROUND:** The applicant is requesting a zone change from LC Limited Commercial District (LC) and SF-20 Single-Family Residential District (SF-20) to TF-3 Two-Family Residential District (TF-3). The 55.67-acre property is generally located south of West 55<sup>th</sup> Street South and east of South Meridian Avenue. The subject site is currently an agricultural field.

The applicant has indicated they intend to use the site for duplex development. The northwest portion of the subject site is zoned LC and already allows duplexes and multi-family development by right, up to 75 dwelling units per acre. Should the zone change request be approved, TF-3 allows for a new minimum lot area, minimum lot width, maximum height, and setback requirements, as demonstrated in the table below. TF-3 also allows for two-family dwellings.

Development Standard	SF-20 Single-Family Residential District	TF-3 Two-Family Residential District	LC Limited Commercial District
Minimum lot width	100 feet	35 feet	No minimum
Minimum lot area	20,000 square feet	3,500 square feet/Dwelling Unit for single-family; 3,000 square feet per Dwelling Unit for duplex and multi-family (maximum 14.5 dwelling units per acre); 5,000 square feet for nonresidential uses	2,500 square feet for Single-Family; 2,000 square feet per Dwelling Unit for Duplexes; 580 square feet per Dwelling Unit for Multi-Family (maximum 75.1 dwelling units per acre); no minimum for nonresidential uses
Front setback	25 feet	25 feet	20 feet
Rear setback	25 feet	20 feet	Ten feet
Interior side setback	Ten feet	Six feet	Zero feet
Street side setback	20 feet	15 feet	Ten feet
Maximum height	35 feet; 45 feet if located at least 25 feet from all lot lines; no maximum height limit for barns, silos and other similar farm buildings	35 feet	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks

The setback requirements above are for properties not along any county arterial streets. West 55<sup>th</sup> Street South and South Meridian Avenue are both classified as county arterial streets; therefore, all development along the streets requires a 100-foot setback from the center of each of the roadways.

The applicant intends to annex the property into the City of Wichita. The subject site is adjacent to properties located in the City of Wichita to the east and south, which facilitates the extension of municipal services, such as water and sewer. The City of Wichita currently has these services in the West 55<sup>th</sup> Street South right-of-way.

The character of the neighborhood is generally mixed in nature with agricultural, low-density residential, and an institutional use. Property to the north, across West 55<sup>th</sup> Street South, is zoned SF-15 within the City of Haysville and is developed with a school. Property to the south is zoned SF-5 Single-Family Residential District in the City of Wichita and is currently undeveloped. The property owner to the south requested a zone change to TF-3 but ultimately withdrew the application (ZON2024-00007) in favor of submitting a new application for TF-3 approximately 600 feet south. Said new application was approved. Properties to the east are zoned SF-5 in the City of Wichita and are developed with single-family dwellings. Properties to the west, across South Meridian Avenue, are zoned LC and SF-20 and are in use as agricultural land in unincorporated Sedgwick County. Property to the

northwest is zoned LC, is owned by the applicant, and is developed with a single-family dwelling in unincorporated Sedgwick County.

**CASE HISTORY:** The subject site is not platted. Platting will be required prior to the issuance of building permits. There are no zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-15 (Haysville)	School
SOUTH:	SF-5 (Wichita)	Undeveloped
EAST:	SF-5 (Wichita)	Single-family dwellings
WEST:	LC, SF-20 (Unincorporated)	Agricultural field
NORTHWEST:	LC (Unincorporated)	Single-family dwelling

**PUBLIC SERVICES:** The subject site currently has access to South Meridian Avenue, which is a four-lane, County arterial roadway with a sidewalk on the east side, as well as West 55<sup>th</sup> Street South, a two-lane County arterial roadway with a sidewalk on the north side. Municipal services such as water, sanitary sewer, and stormwater services will need to be extended prior to development.

**CONFORMANCE TO PLANS/POLICIES:** The requested zone change is governed by the following plans: *Community Investments Plan*. The requested zone change is in conformance with the *Community Investments Plan*. The Wichita 2035 Future Growth Concept Map shows the site to be within the City of Haysville Urban Area of Influence. The plans that are governed by the City of Haysville are analyzed below.

The Locational Guidelines for properties outside the Established Central Area, which include Wichita’s 2035 Urban Growth Area, provide a decision-making framework regarding land use changes. In general, “New development areas separated from existing developed areas by major barriers (such as: highways, railroads, waterways, and airports) or by significant open space or undeveloped areas should be discouraged unless the scale of the development is sufficient to support the cost of extending infrastructure and services in a manner that supports additional development on surrounding sites.” The proposed development is over 55 acres in size, which optimizes the extension of municipal services to the area. In addition, the Wichita City Council recently approved the zone change request from SF-5 to TF-3 less than one-quarter mile south of the subject site, on the east side of South Meridian Avenue (ZON2024-00018), where municipal services have not yet been extended. Similarly, The Board of County Commissioners approved a zone change request from SF-20 to TF-3 on the west side of South Meridian Avenue last year (ZON2024-00042). These two zone changes permit development of duplexes in the area.

*South Wichita/Haysville Area Plan*: The requested zone change is in conformance with the *South Wichita/Haysville Area Plan*. The Future Land Use map identifies the area to be appropriate for Residential, Low Density. With a maximum density of 14.5 dwelling units per acre, duplex development is considered low-density as opposed to the density that would be permitted in other, higher zoning districts.

*South Meridian Corridor Plan*: The subject site is in conformance with the *South Meridian Corridor Plan*, governed by the City of Haysville. The *Plan* identifies the subject site as appropriate for “Low-density residential”. Duplexes are thus an appropriate land use for this site. Additionally, the City’s Land Use Plan Map identifies the site as appropriate for “Neighborhood Mixed Use”. The *Plan* identifies “Mixed Use” as such: “These are areas with the greatest flexibility in terms of land use and may be comprised of one or several use types. Although considered to be less of a traffic generator than true ‘commercial’ developments, mixed use projects still require appropriate site design to ensure traffic impacts are kept minimal.

**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 generally mixed in nature with agricultural, and low-density residential, and an institutional use. Property to the north, across West 55th Street South, is zoned SF-15 within the City of Haysville and is developed with a school. Property to the south is zoned SF-5 Single-Family Residential District in the City of Wichita and is currently undeveloped. The property owner to the south requested a zone change to TF-3 but ultimately withdrew the application (ZON2024-00007) in favor of submitting a new application for TF-3 approximately 600 feet south. Said new application was approved. Properties to the east are zoned SF-5 in the City of Wichita and are developed with single-family dwellings. Properties to the west, across South Meridian Avenue, are zoned LC and SF-20 and are in use as agricultural land in unincorporated Sedgwick County. Property to the northwest is zoned LC, is owned by the applicant, and is developed with a single-family dwelling in unincorporated Sedgwick County.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-20 Single-Family Residential District and LC Limited Commercial District. SF-20 is suitable for a limited number of residential, public, and civic uses, including single-family residences, while LC allows duplexes by right as well as a limited number of commercial uses and multi-family dwellings up to 75 dwelling units per acre.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have substantial detrimental impacts on nearby properties. The zone change request is occurring similarly with two other anticipated duplex developments within one-quarter mile of the subject site.
4. **Length of time subject property has remained vacant as zoned:** The property has historically been used for agricultural purposes.
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 residential development in an area that is in-character with nearby duplex developments mixed with single-family residential dwellings. 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 is in conformance with the *Community Investments Plan* and the *South Wichita/ Haysville Area Plan*, the *South Wichita/ Haysville Area Plan Future Land Use Map*, the *City of Haysville Land Use Plan Map*, and the *South Meridian Corridor Plan Land Use Alternatives Map*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The development will require an extension of municipal services. Staff anticipates the proposed duplex development will bring an increase in traffic to the area.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received two comments in opposition to the requested zone change, with concerns for density and traffic. The comment is attached to the end of this report.

Staff Report Attachments:

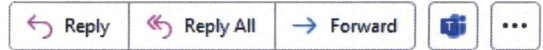
1. Public Comment
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. *South Wichita/ Haysville Area Plan Future Land Use Map*
6. *City of Haysville Land Use Plan Map*
7. *South Meridian Corridor Plan Land Use Alternatives Map*
8. Site Photos

## ZON2024-00060 SF-20 to TF-3 across from CHS



DEBORAH MCCLURE <mc\_clure@swbell.net>

To [khogan@haysville-ks.com](mailto:khogan@haysville-ks.com); [Planning](#)



Wed 1/8/2025 1:44 PM

You forwarded this message on 1/10/2025 12:33 PM.

This message was sent with High importance.

If there are problems with how this message is displayed, [click here to view it in a web browser.](#)

I am writing to protest the zoning request change to Two-Family Residential District on Case No. ZON2024-00060. This land is approximately 55 acres and is directly south Campus High School and directly north of 150 acres to be developed with a third of the acreage zoned for Two-Family Residential District approved last year. With a third already zoned TF-3 it's pretty much a shoe-in the rest could also be approved later on. Therefore a little over 200 acres could have duplexes on it, turning a quiet country-like 8 single-family residential area, with at least 1 acre lots, into a congested urban environment.

The area in ZON2024-00060 being south of Campus High School will bring even more traffic and congestion since the housing is across the street from the east parking lot entrance, the south and visitor parking lot, as well as the bus drive. West 55th St S was already widened at the corner with S Meridian Av to help relieve congestion, with the addition of 55 acres of duplexes any street access to W 55th St S will just add to the congestion.

This will also add to the crowding of Haysville West Middle School and Prairie Elementary School as well as Campus High School. The elementary school on the north side of W 55th St S currently is not the assigned school for that area as there is no sidewalks nor crosswalks to reach that school.

I have reservations about having that many families in proximity to my pond. I had to make provisions to make sure water runoff from the fields did not go into the pond since it is fed by the aquifer. With the addition of many houses and less land to soak up the rain, I hope your engineers put requirements to keep the future runoffs from coming on my land and overwhelming the requirements I had to abide by. I have already spent over \$1,000 on trees to create a buffer between my property and the development south of 150 acres and will have to do the same on the west side of my property.

According to the MAPC Subdivision 2024 report, the subdivisions stayed about the same from 2023 to 2024, but the number of lots increased putting a stress on the personnel handling them.

Finally, I'm tired of companies & government always catering to the "new" customers and ignoring and disregarding the existing customers and not enforcing the signage requirements. But that doesn't mean I will move from the land my Great-Grandfather Slade homesteaded over 150 years ago around 1872.

Thank you,  
Deborah McClure  
1873 W 55th St S  
Wichita, Ks 67217

**From:** Rick Rexroat <[rickrexroat@gmail.com](mailto:rickrexroat@gmail.com)>  
**Sent:** Monday, January 13, 2025 7:38 PM  
**To:** Kailyn Hogan <[khogan@haysville-ks.com](mailto:khogan@haysville-ks.com)>  
**Subject:** ZON202400060

You don't often get email from [rickrexroat@gmail.com](mailto:rickrexroat@gmail.com). [Learn why this is important](#)

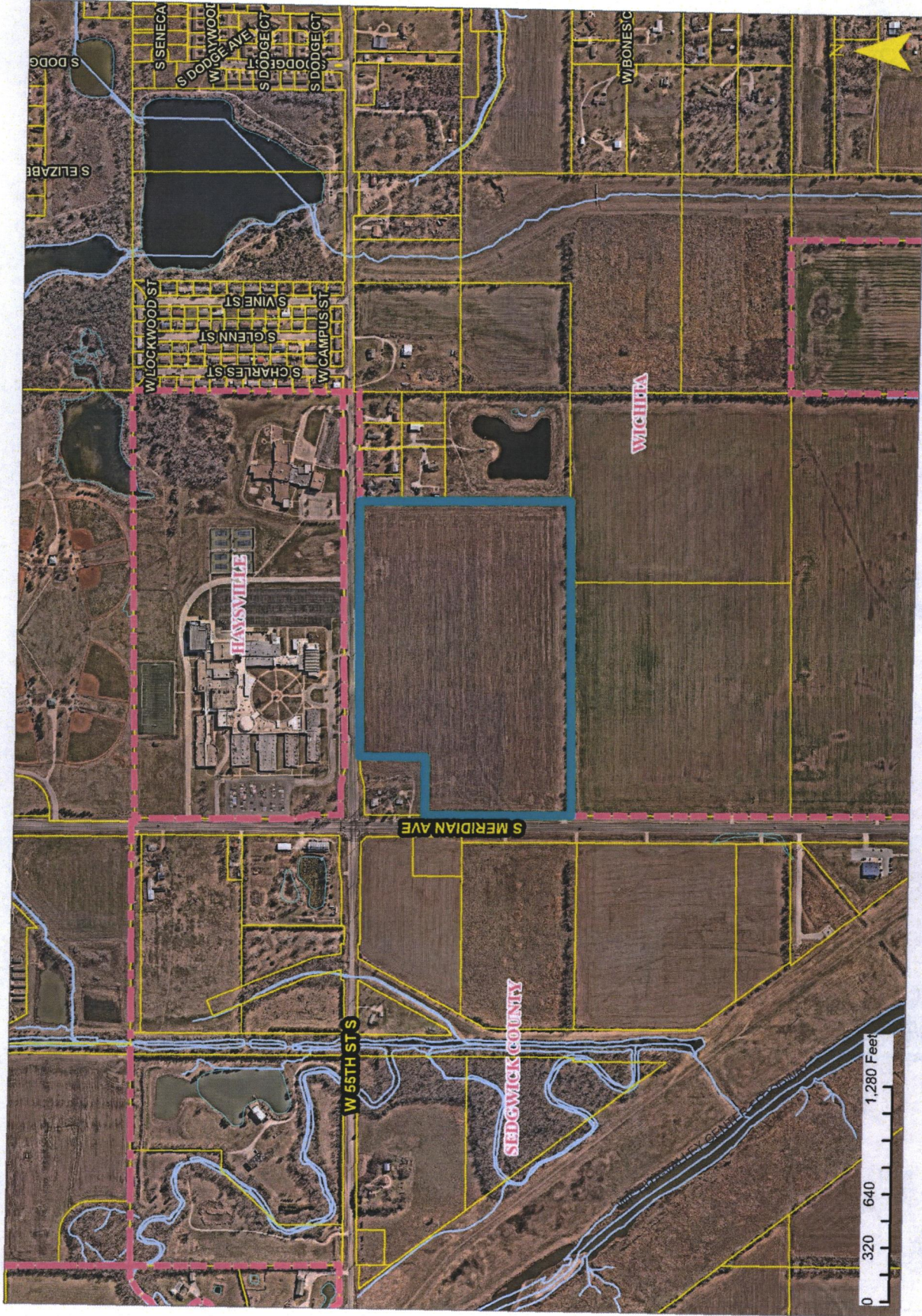
Kailyn Hogan

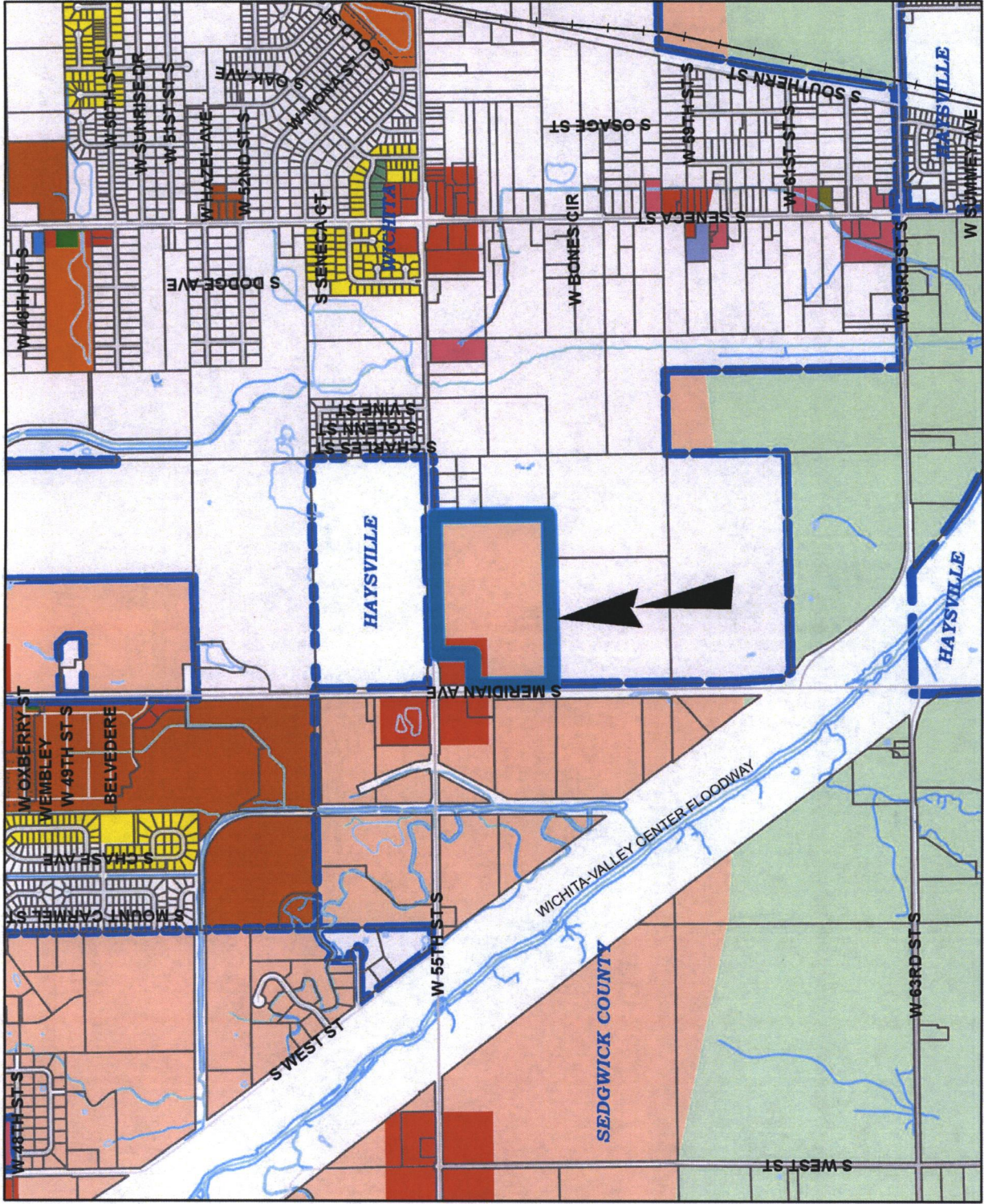
My name is Rick Rexroat. I live at 2005 W 55<sup>th</sup> Street S Wichita KS 67217.

I oppose the zoning change (ref. ZON2024-0060). The reason is I don't believe South Wichita / Haysville and the surrounding areas would benefit from another multi family or mobile / modular housing. This area already has (2) mobile home parks, (1) modular home on foundations neighborhood and (2) multi family dwelling neighborhoods all within one mile of this area. I believe that an additional multi family dwelling neighborhood will drive the value of my home down. I'm not against one or two lots being a duplex but to make the whole area of duplexes is too much.

Thank You for your time.

Rick Rexroat















**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

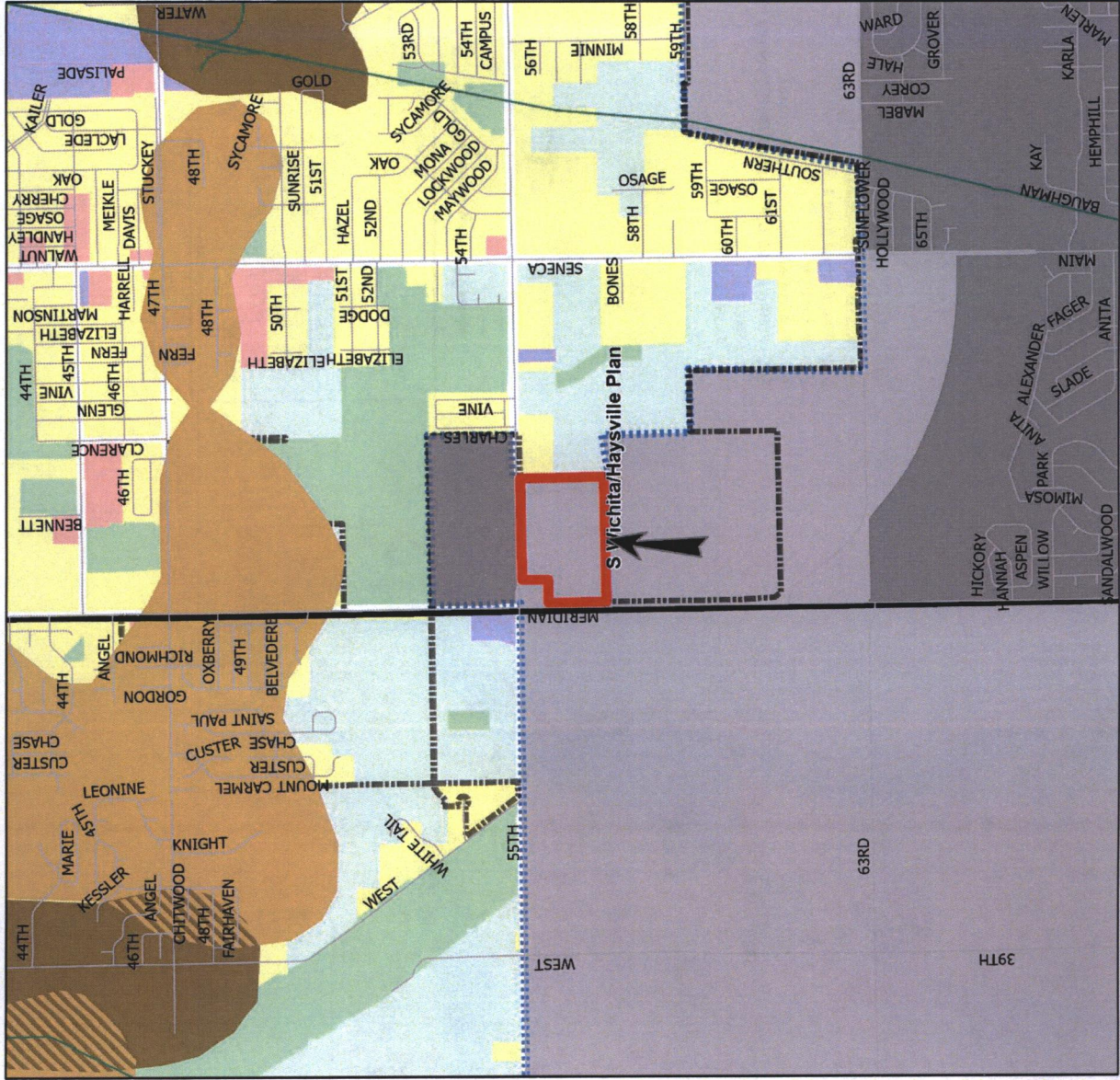
-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

## LAND USE

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











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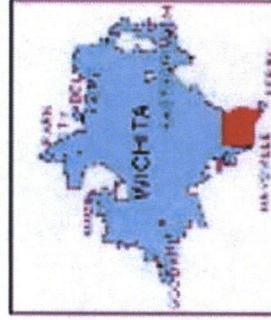
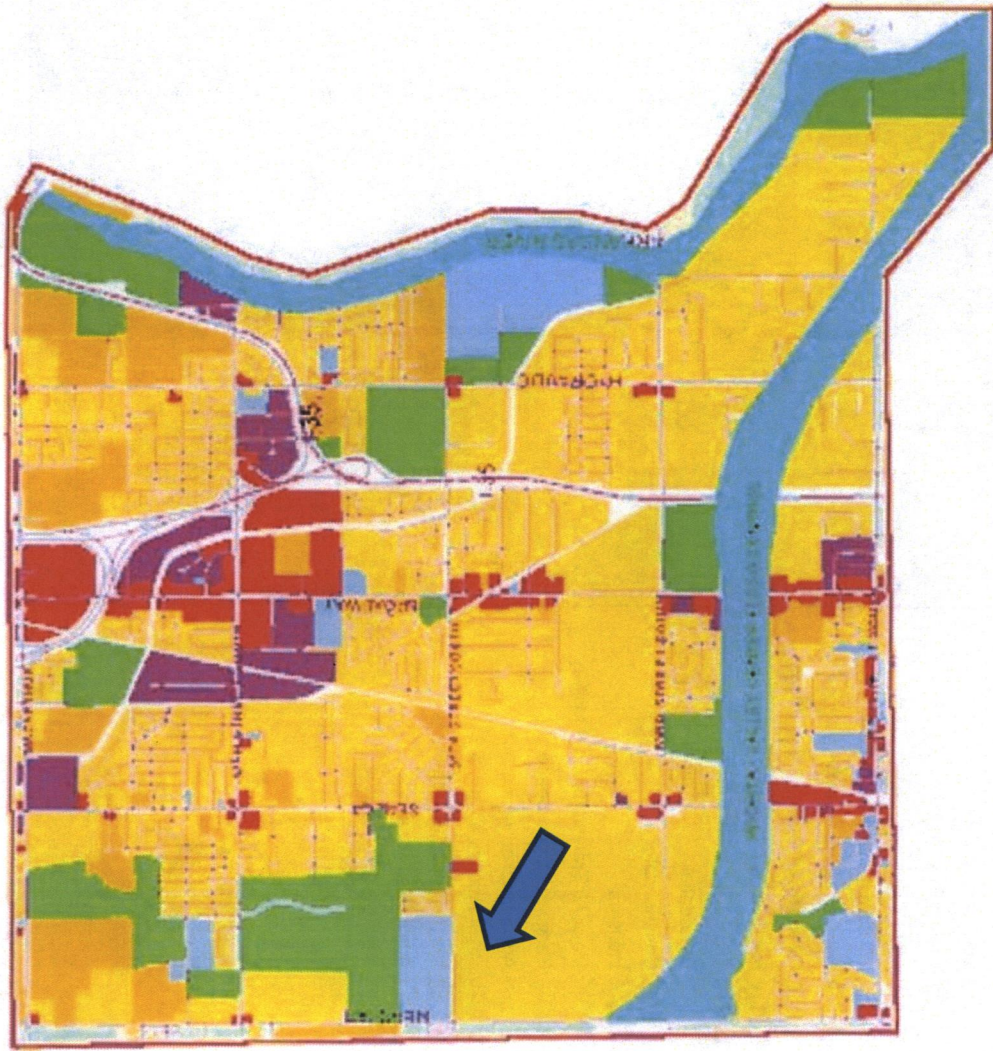


# SOUTH WICHITA HAYSVILLE AREA PLAN

## FUTURE LAND USE

### LEGEND

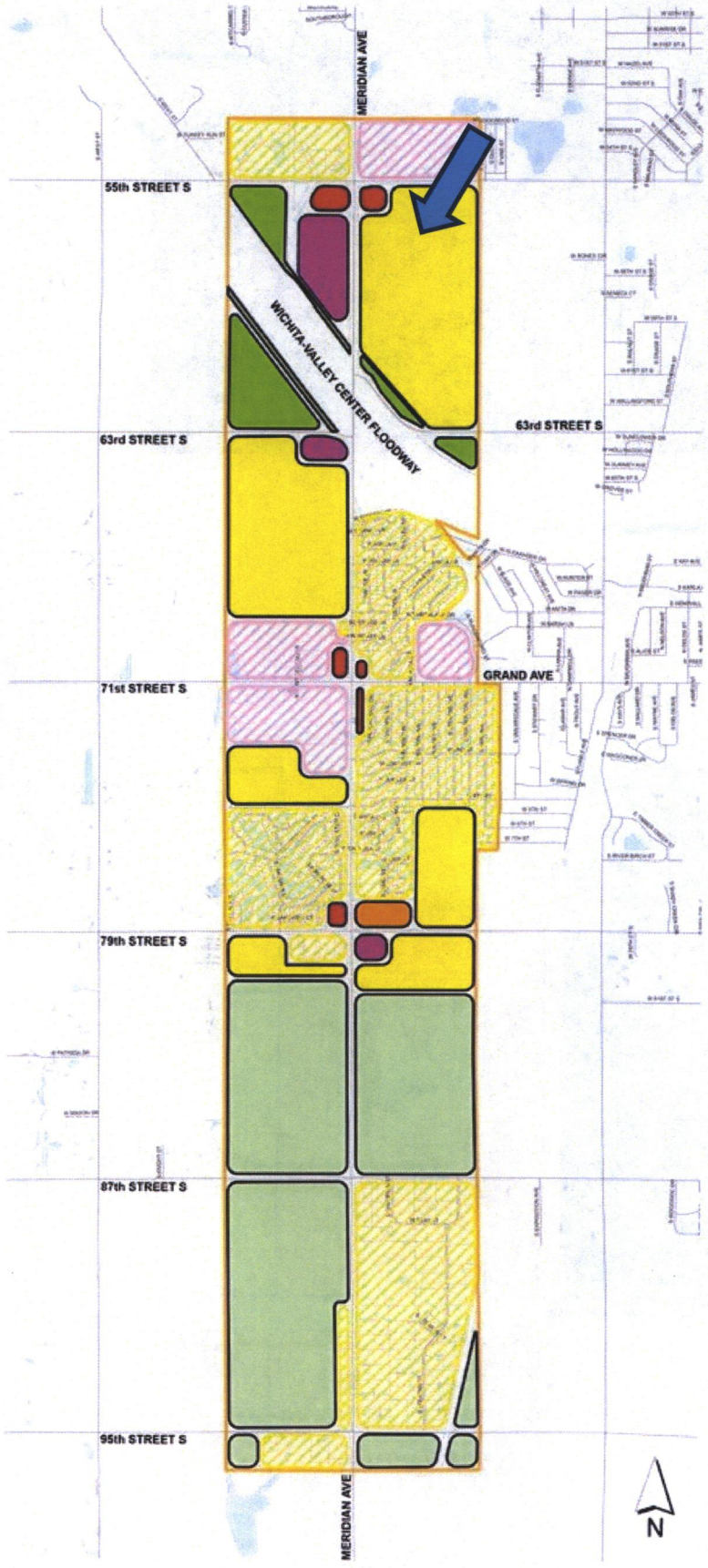
-  Residential Low Density
-  Residential Medium Density
-  Commercial Retail
-  Industrial
-  Public-Semi Public-Institutional
-  Public Parks-Open space-Golf Courses
-  Streets
-  Project Boundary



# City of Haysville Land Use Plan Map



South Meridian Corridor Plan Land Use Alternatives Map



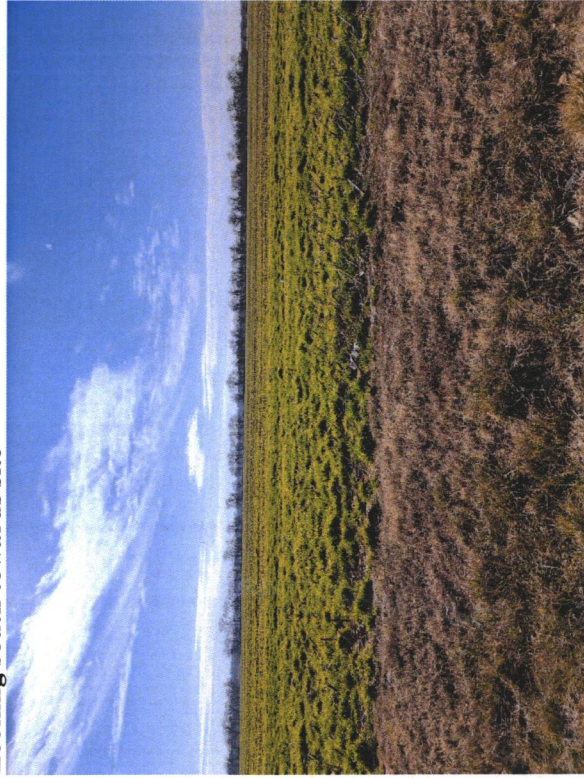
Looking east towards site



Looking west away from site



Looking south towards site



Looking north away from site

