



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

Dylan Bush
2464 North 167th Street West
Colwich, KS 67030

June 5, 2025

RE: ZON2025-00011 – Zone Change request in the County from RR Rural Residential to SF-20 Single Family Residential, generally located on the east side of North 167th Street West and within one-quarter mile north of West 21st Street North.

Dear Applicant;

At its regular meeting on **June 5, 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,

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

Christina Rieth
Associate Planner

CC: MABCD
Stephanie Wise, Citizens Advisory Board, District 3
Cathy Bush, *via email*



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

Dylan Bush
2464 North 167th St West
Colwich, KS 67030

April 24, 2025

RE: ZON2025-00011 – Zone Change request in the County from RR Rural Residential to SF-20 Single Family Residential, generally located on the east side of North 167th Street West and within one-quarter mile north of West 21st Street North.

Dear Applicant;

At its regular meeting on **April 24, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** 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 May 8, 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 County Clerk by **May 8, 2025, at 5:00 p.m.**

This application will be considered by the Sedgwick County District 3 of the Citizens Advisory Board on **Tuesday, May 13, 2025**, beginning at 7:00 p.m. Meetings take place at the Goddard District Conference Center, 315 S. Main Street in Goddard. For more information, please contact Nicole Gibbs at (316) 660-9386 or Nicole.Gibbs@sedgwick.gov.

This application will be heard by the Sedgwick County Board of County Commissioners on **Wednesday, June 4, 2025**, beginning at 9:00 a.m., at 100 North Broadway, Wichita, KS 67202. 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,

Christina Rieth
Current Plans
Associate Planner

Cc: MABCD

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	<u>aye</u>
JEFF BLUBAUGH	<u>aye</u>
STEPHANIE WISE	<u>aye</u>
RYAN BATY	<u>aye</u>
JAMES M. HOWELL	<u>aye</u>

Dated this 4 day of June, 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

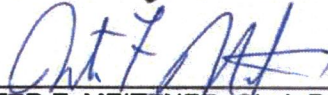
ATTEST:



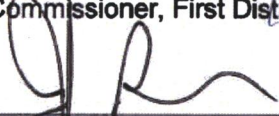
KELLY B. ARNOLD, County Clerk



RYAN BATY, Chairman
Commissioner, Fourth District



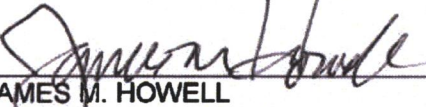
PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District



JEFF BLUBAUGH
Commissioner, Second District




STEPHANIE WISE
Commissioner, Third District



JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

 5/27/25

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 12th day of June, 2025, with subsequent publications being made on the following dates:

_____ 2025 _____ 2025
_____ 2025 _____ 2025
_____ 2025 _____ 2025

LSA K. STRUNK
Subscribed and sworn to before me this 12th day of June, 2025.

LSA K. STRUNK

My commission expires _____

Additional copies _____

Printer's fee _____



Sedgwick Co. public notice

(Published in The Ark Valley News June 12, 2025.)

RESOLUTION NO. 182-2025

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 April 24, 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. ZON2025-00011

Zone change request from RR Rural Residential District to SF-20 Single-Family Residential District on property legally described as:

Beginning 1,006.8 feet North and 1,751.72 feet East of the Southwest corner of the Southwest Quarter of Section 3, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence East 445.5 feet; thence North 103.6 feet; thence West 445.5 feet; thence South 103.6 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.

Commissioners present and voting were:

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

LSA K. STRUNK
LSA K. STRUNK
LSA K. STRUNK
LSA K. STRUNK

Dated this 12 day of June, 2025.

ATTEST:

Kelly B. Arnold
KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BAY
RYAN BAY, 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



STAFF REPORT
MAPC: April 24, 2025
CAB 3: May 13, 2025

AGENDA ITEM NO. 4.10

CASE NUMBER: ZON2025-00011 (County)

APPLICANT/AGENT: Dylan Bush (Applicant)

REQUEST: SF-20 Single-Family Residential District

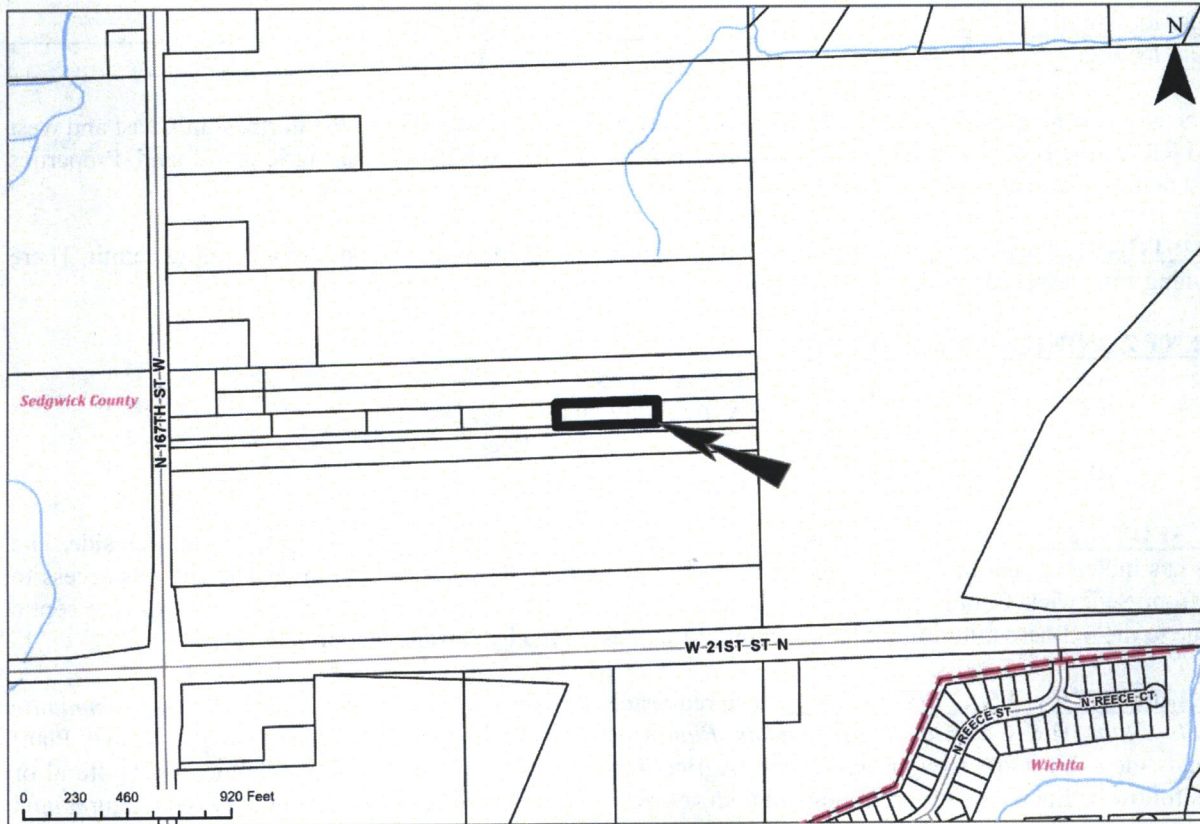
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 1.05 acres

LOCATION: Generally located east of North 167th Street West and north of West 21st Street North.

PROPOSED USE: Single-family dwelling.

RECOMMENDATION: Approve.



BACKGROUND: The applicant is requesting a zone change from RR Rural Residential District (RR) to SF-20 Single-Family Residential District (SF-20). The 1.05-acre property is generally located east of North 167th Street West and north of West 21st Street North. It is currently undeveloped.

The applicant is requesting a zone change in order to build a single-family dwelling on site. The current development standards set forth in the Wichita-Sedgwick County Unified Zoning Code (“UZC”) require a minimum of two acres in RR zoning to build a single-family dwelling. The requested SF-20 zoning requires a minimum of 20,000 square feet (0.46 acres) to build a single-family dwelling.

The applicant will be required to use an on-site septic system due to the 4.5-acre minimum lot area required for uses served by sewage lagoons. The UZC requires one off-street parking space for the single-family dwelling. The site is currently accessed by a private gravel road. The applicant has indicated that he has a shared access easement with the owner of said road.

Should the zone change request be approved to SF-20, the lot’s development standards will change, namely the front setback requirements, interior side setback requirements, minimum lot width, and minimum lot area. A table demonstrating the differences is below.

Development Standard	RR Rural Residential District	SF-20 Single-Family Residential District
Front setback	30 feet	25 feet
Rear setback	25 feet	25 feet
Interior side setback	20 feet	Ten feet
Street side setback	20 feet	20 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; 45 feet if located at least 25 feet from all lot lines; no maximum height limit for barns, silos and other similar farm buildings
Minimum lot width	200 feet	100 feet
Minimum lot area	Two acres	0.46 acres

The character of the neighborhood is rural and low-density residential. Properties to the north, south, east and west are zoned RR. Property to the north is undeveloped. Property to the south is in use as agricultural land. Properties to the east and west are developed with single-family dwellings on nonconforming lots.

CASE HISTORY: The property is not platted. Platting is required prior to the issuance of a building permit. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Undeveloped
SOUTH:	RR	Agricultural land
EAST:	RR	Single-family dwelling
WEST:	RR	Single-family dwelling

PUBLIC SERVICES: The site is currently accessed by a private gravel road with open ditches on each side. The applicant has indicated that he has a shared access easement with the owner of said road. The site has access to services from Sedgwick County Rural Water District 4. The applicant will be required to use an on-site septic system due to the 4.5-acre minimum lot area required for uses served by sewage lagoons.

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) recommends the subject site as appropriate for “Agricultural or Vacant” uses. The *Plan* defines Agricultural or Vacant as follows: “Encompasses 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.” The applicant is proposing a low-density residential use that will not use the full range of municipal services. Furthermore, the subject site is on the fringe of what the Future Growth Concept Map identifies is appropriate for “New Residential” uses.

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

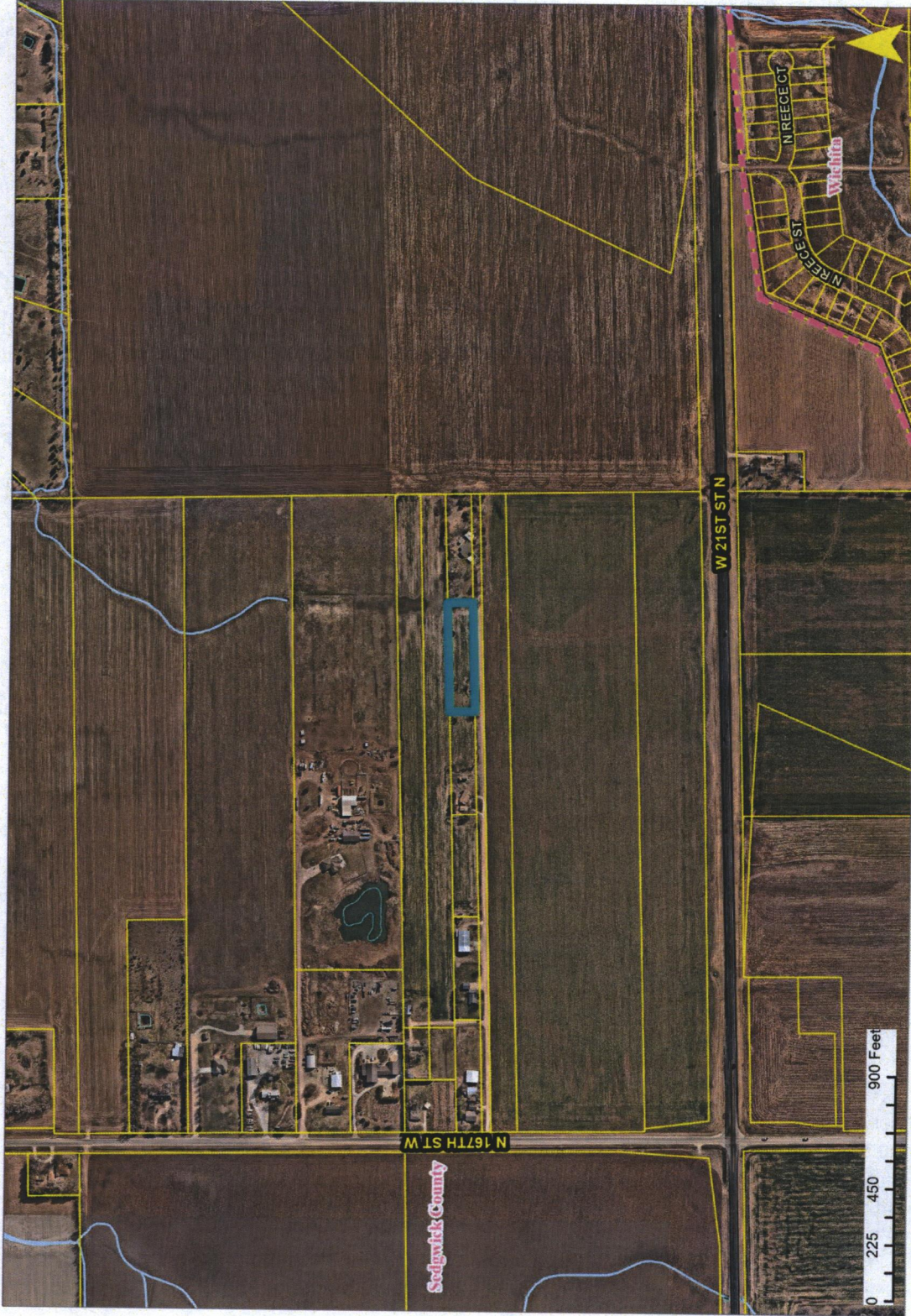
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is rural and low-density residential. Properties to the north, south, east and west are zoned RR. Property to the north is undeveloped. Property to the south is in use as agricultural land. Properties to the east and west are developed with single-family dwellings on nonconforming lots.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned RR, which is suitable for a limited number of residential, public, and civic uses, including single-family residences. The property’s lot size does not allow for a single-family residence to be built in its current zoning.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the requested zone change to have a significant impact on the immediate surroundings. The applicant is not introducing a new use to the area. The low-intensity nature of the development should not have a significant impact on community services or traffic.
4. **Length of time subject property has remained vacant as zoned:** The subject site has never been developed.
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 allow the property to be in conformance with the *Community Investments Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested zone change to have a significant impact on the Rural Water District services or traffic. Additionally, the applicant intends to use on-site septic services.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has not received any comment on the requested zone change.

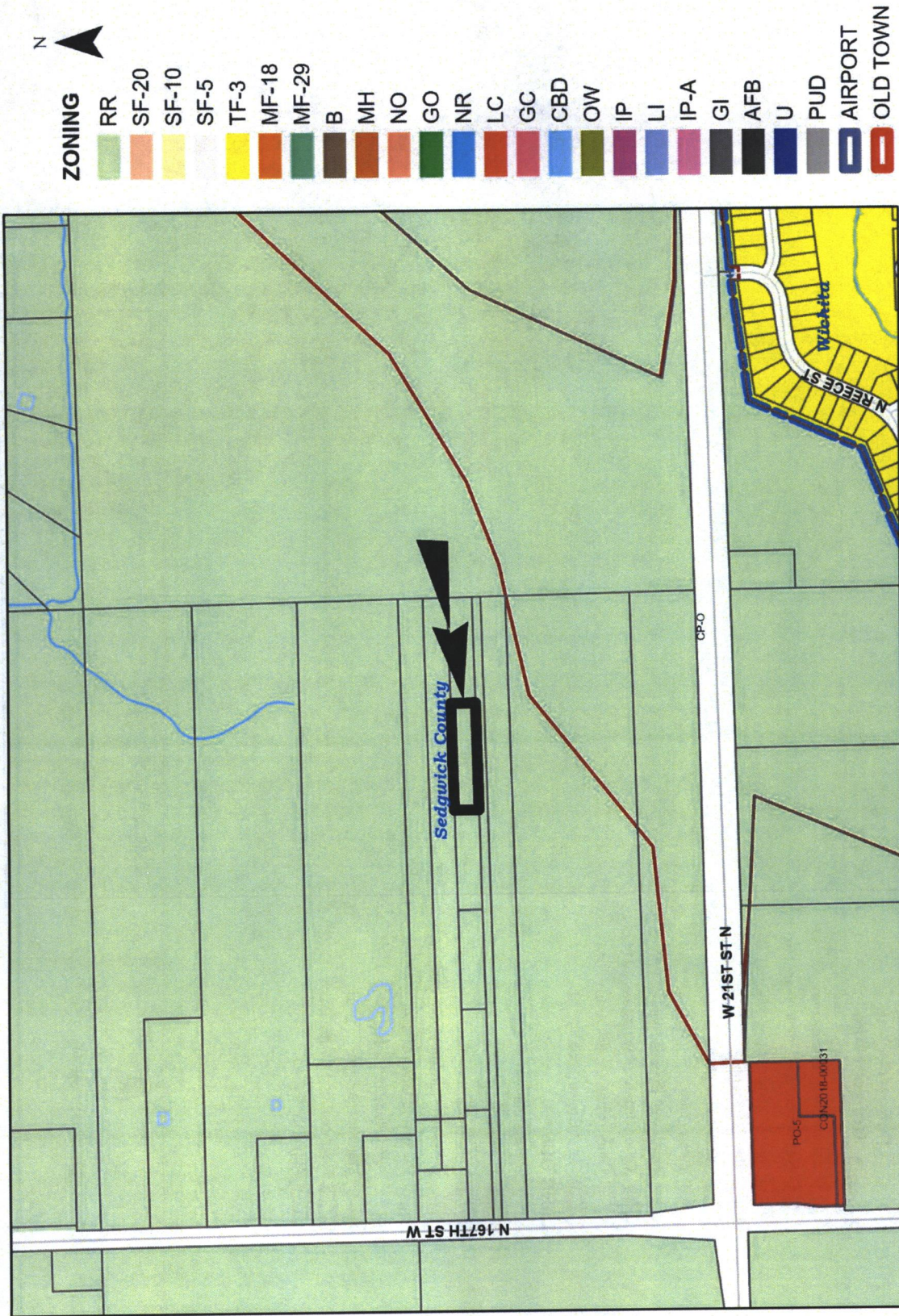
Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Photos

Aerial Map



Zoning Map



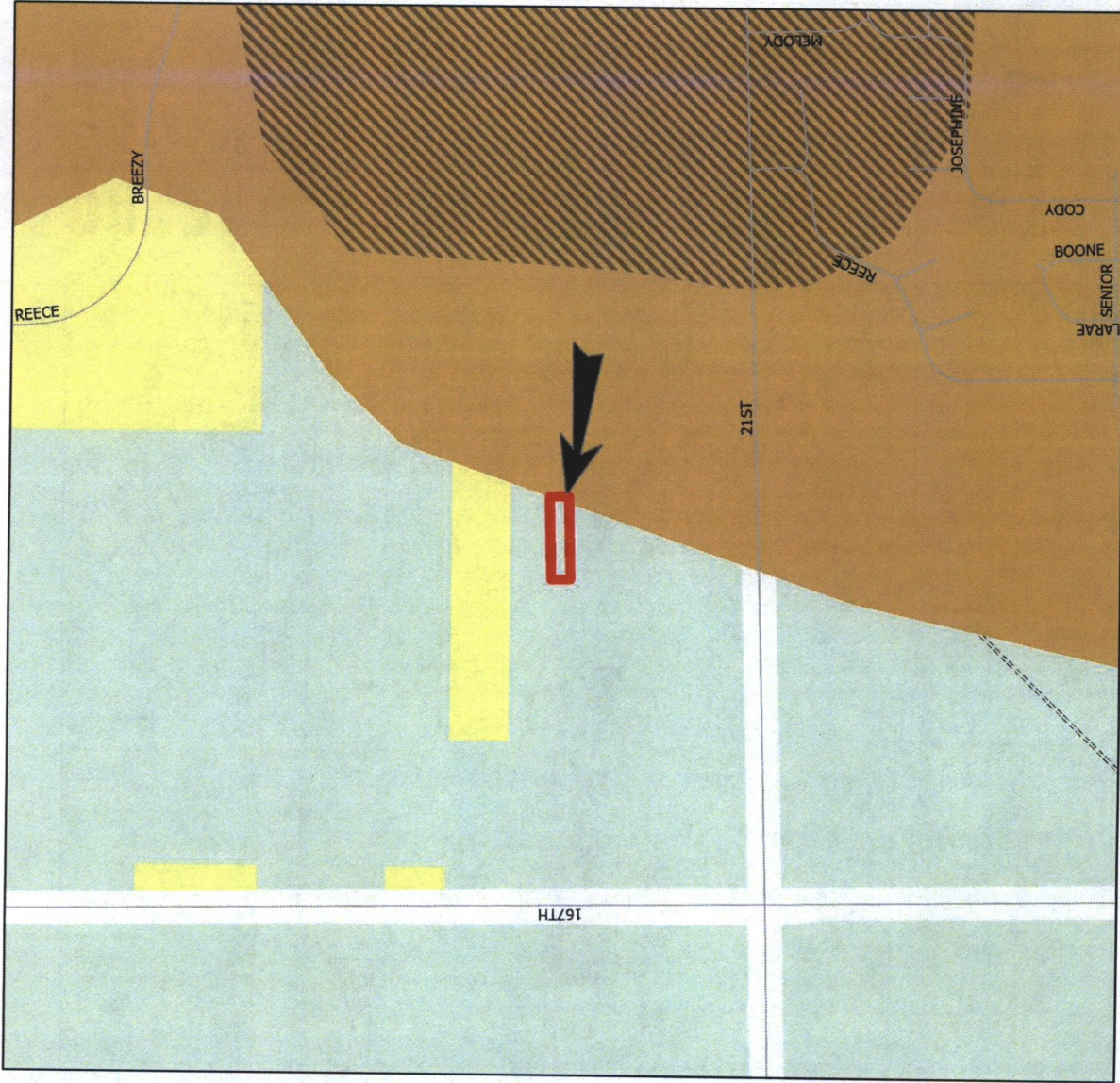
Future Land Use Map

**2035 Wichita
Future Growth
Concept Map**

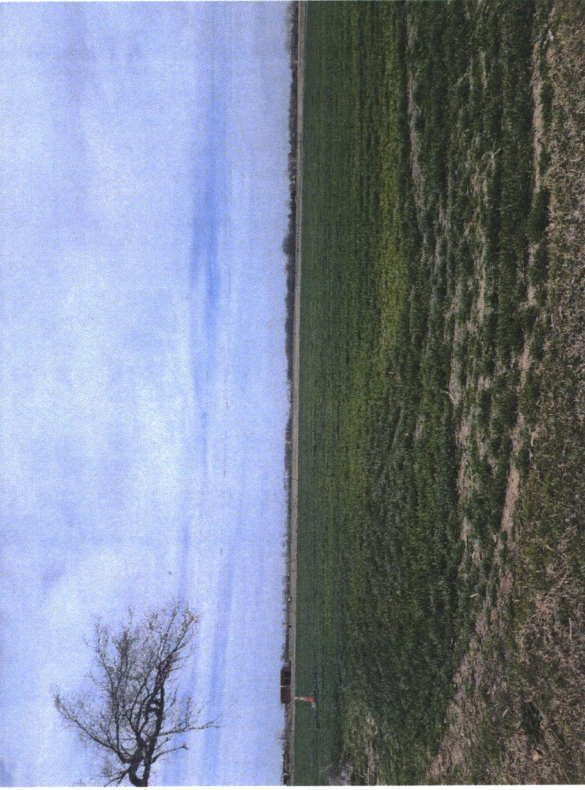
- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
 - Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood & Area Plans
 - Application Area



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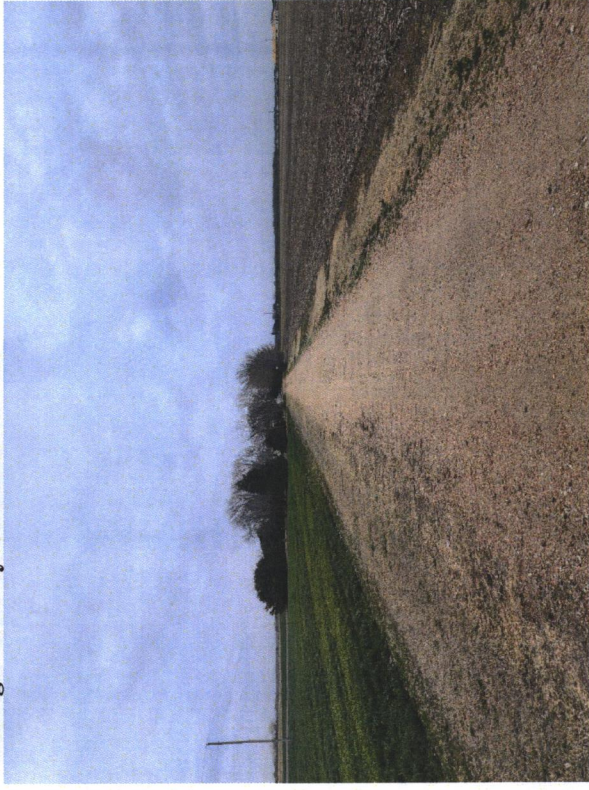
Looking north towards site



Looking south away from site



Looking east away from site



Looking west away from site

