Wichita-Sedgwick County Metropolitan Area Planning Department

Josh Roy
144 North Oliver Avenue
Wichita, KS 67208

April 7, 2026

RE: ZON2025-00067 - Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, generally located and 912 ft north of West 55th Street South and 0.4 miles west of South Seneca Street (5413 S Vine Street).

Dear Applicant,

On **April 7, 2026**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Senior Planner

Cc: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD
Joy Lake, *via email*

Wichita-Sedgwick County Metropolitan Area Planning Department

Josh Roy
144 North Oliver Avenue
Wichita, KS 67208

February 12, 2026

RE: ZON2025-00067 - Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, generally located and 912 ft north of West 55th Street South and 0.4 miles west of South Seneca Street (5413 S Vine Street).

Dear Applicant,

On **February 12, 2026**, 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 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 **February 26, 2026**. 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 **February 26, 2026** at 5:00 p.m.

The Wichita City Council will meet on Tuesday, March 17, 2026, at 9:00 a.m. for final decision. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202.

Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Associate Planner

Cc: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
Joy Lake, *via email*

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON April 17, 2026

ORDINANCE NO. 52-927

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. ZON2025-00067

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 10, Block B, Simmons Park Addition.

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 14th day of April, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form: for

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	IPL0306900	Legal Ad - IPL0306900		1.0	81.0L

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

MAPC/BZA February 12, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, February 12, 2026, 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.**

BZA2025-00091: Variance request in the City to allow gravel as a parking surface; generally located on the east side of North Hillside Avenue and within 500 feet north of East 27th Street North (2800 North Hillside Avenue).

CON2025-00162: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the west side of North Perry Avenue, within 900 feet north of West 13th Street North (1469 North Perry Avenue).

CON2026-00001: Conditional Use request in the City for an Entertainment Establishment in the City (with ZON2026-00001 for zone change from TF-3 to LC), generally located west of North Fairmount Avenue and one block south of East 17th Street North (1655 North Fairmount Avenue).

ZON2025-00067: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, generally located and 912 feet north of West 55th Street South and 0.4 miles west of South Seneca Street (5413 South Vine Street).

ZON2025-00072: Zone Change request in the City from GO General Office and MF-29 Multi-Family Residential to GC General Commercial to allow Construction Sales and Service, generally located to the southeast of the corner of East 9th Street North and North Hillside Avenue and on the west site of North Holyoke Avenue.

ZON2026-00001: Zone Change request in the City from TF-3 Two-Family Residential to LC Limited Commercial District (with CON2026-00001 for Entertainment Establishment in the City), generally located west of North Fairmount Avenue, within one block south of East 17th Street North (1655 North Fairmount Avenue).
IPL0306900
Jan 21 2026

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:
01/21/26 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Julie A Ambry

DIGITALLY SIGNED

Sworn to and subscribed before me on Jan 21, 2026, 9:58 AM EST

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. 4.3

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: February 12, 2026
DAB IV: February 2, 2026

CASE NUMBER: ZON2025-00067 (City)

APPLICANT/AGENT: Josh Roy (Applicant)

REQUEST: TF-3 Two-Family Residential District

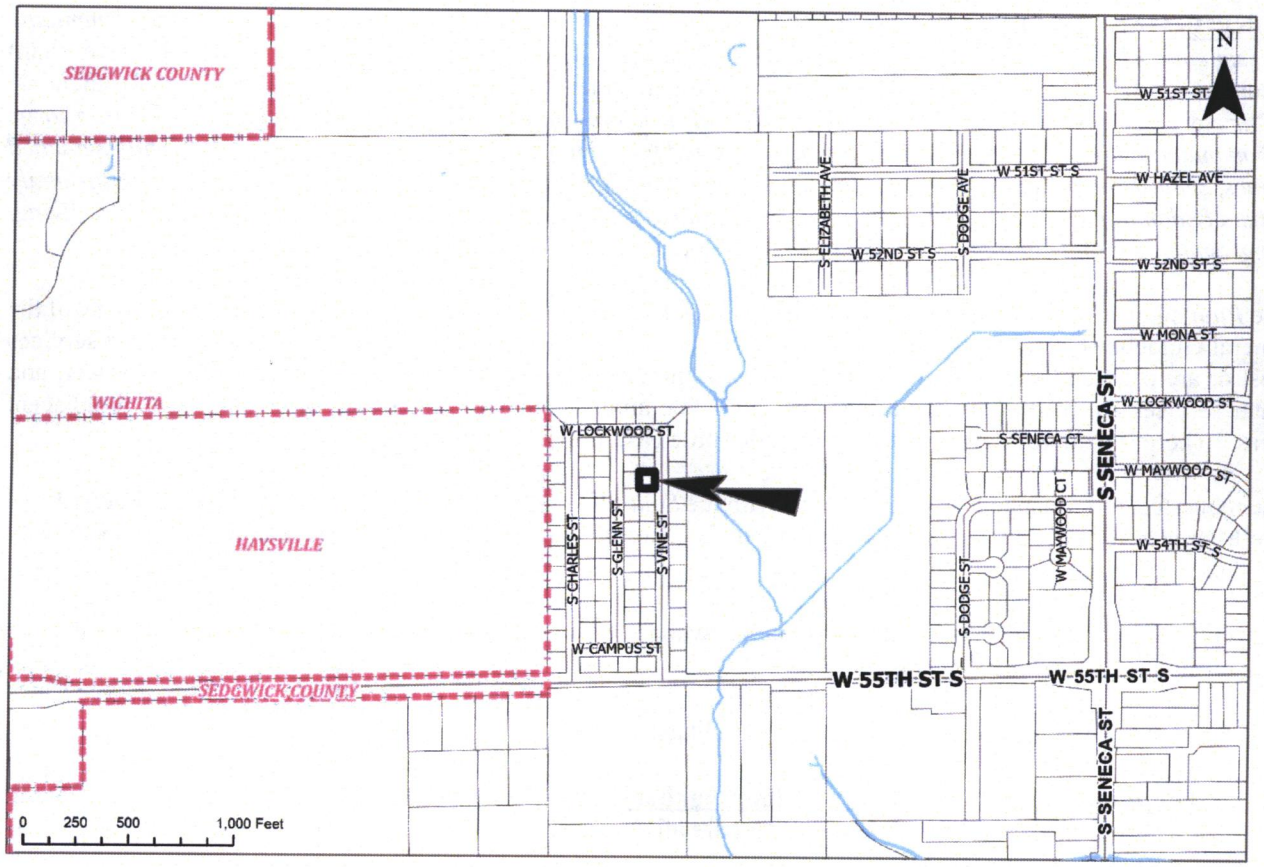
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.14 acres

LOCATION: Generally located on the west side of South Vine Street, within 1,000 feet north of West 55th Street South (5413 South Vine Street)

PROPOSED USE: One duplex

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) on an 0.14-acre property. The property is generally located on the west side of South Vine Street, within 1,000 feet north of West 55th Street South (5413 South Vine Street). The subject site is vacant. According to historic aerials, the subject site has never been developed.

The applicant is requesting the zone change in order to build a duplex on site. 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 3,500 square foot minimum lot size per unit. The size of the property can accommodate one duplex.

The character of the neighborhood is residential. Properties the north, south, east, and west are all zoned SF-5 and developed with single-family residences. There is a duplex development one-quarter mile east of the subject site, on the north side of West 55th Street South. The requested zone change is thus not introducing a new use to the area.

CASE HISTORY: In 1998, the subject site was platted as part of the Simmons Park Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residence
SOUTH:	SF-5	Single-family residence
EAST:	SF-5	Single-family residence
WEST:	SF-5	Single-family residence

PUBLIC SERVICES: The subject site currently has access to South Vine Street, a two-way local street with no sidewalks. The site has access to municipal sewer services but will need water services extended to the site. Wichita Transit does not serve this site.

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 primarily appropriate for "Residential" development. 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 fits within this category.

The *Plan*'s Locational Guidelines provide a framework for decision-making regarding land use changes. One of the general Guidelines states that "Development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with the development." The subject site has access to sewer, and water services are readily available. Another Guideline aims to "Support expansion of existing uses to adjacent areas." There is a duplex development one-quarter mile east of the subject site.

The requested zone change is in conformance with the *South Wichita/Haysville Area Plan*. The *Plan*'s Future Land Use Map identifies the subject site as appropriate for "Residential Low Density" uses. A duplex is a low-density housing type.

RECOMMENDATION: Based upon information available prior to the public hearings, staff recommends that the zone change 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. Properties the north, south, east, and west are all zoned SF-5 and developed with single-family residences.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, 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 property will bring additional residential development to an undeveloped lot. There is a duplex development one-quarter mile east of the subject site, on the north side of West 55th Street South. The requested zone change is thus not introducing a new use to the area.

4. **Length of time subject property has remained vacant as zoned:** According to historic aerials, 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 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* and the *South Wichita/Haysville Area Plan*, as discussed in the staff report.

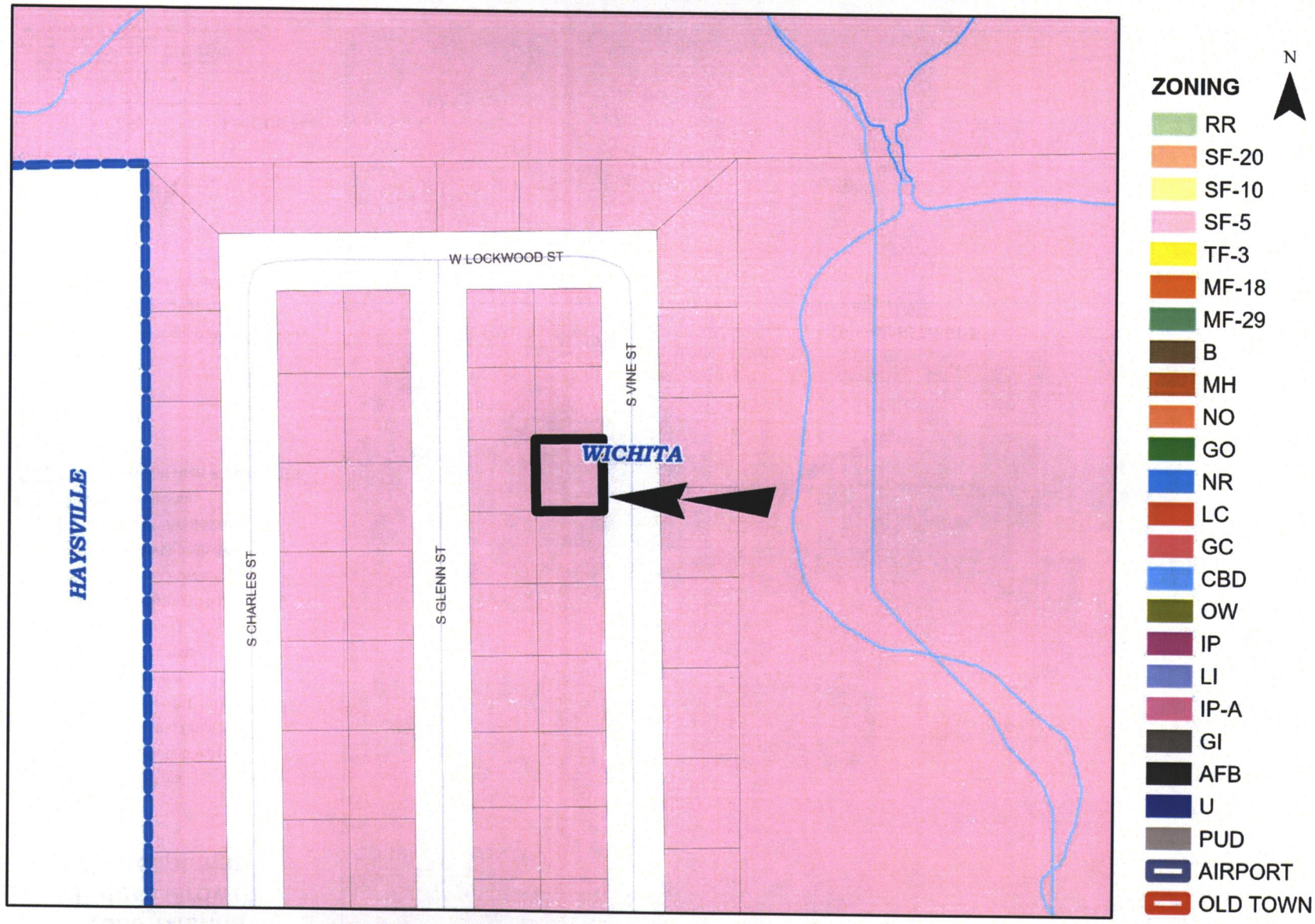
7. **Impact of the proposed development on community facilities:** The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities.

8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has not received any comments from the public on the requested zone change.

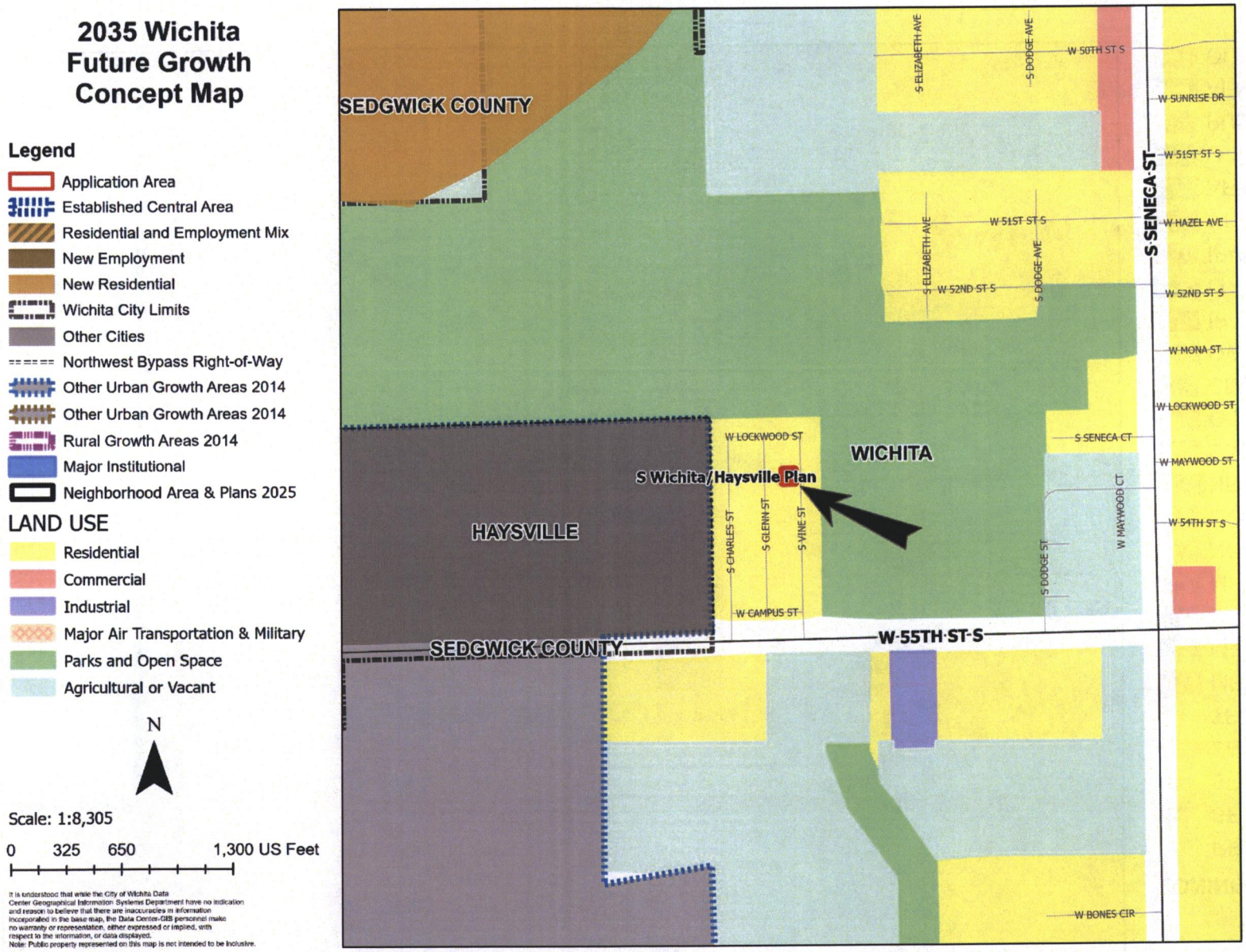
Staff Report Attachments:

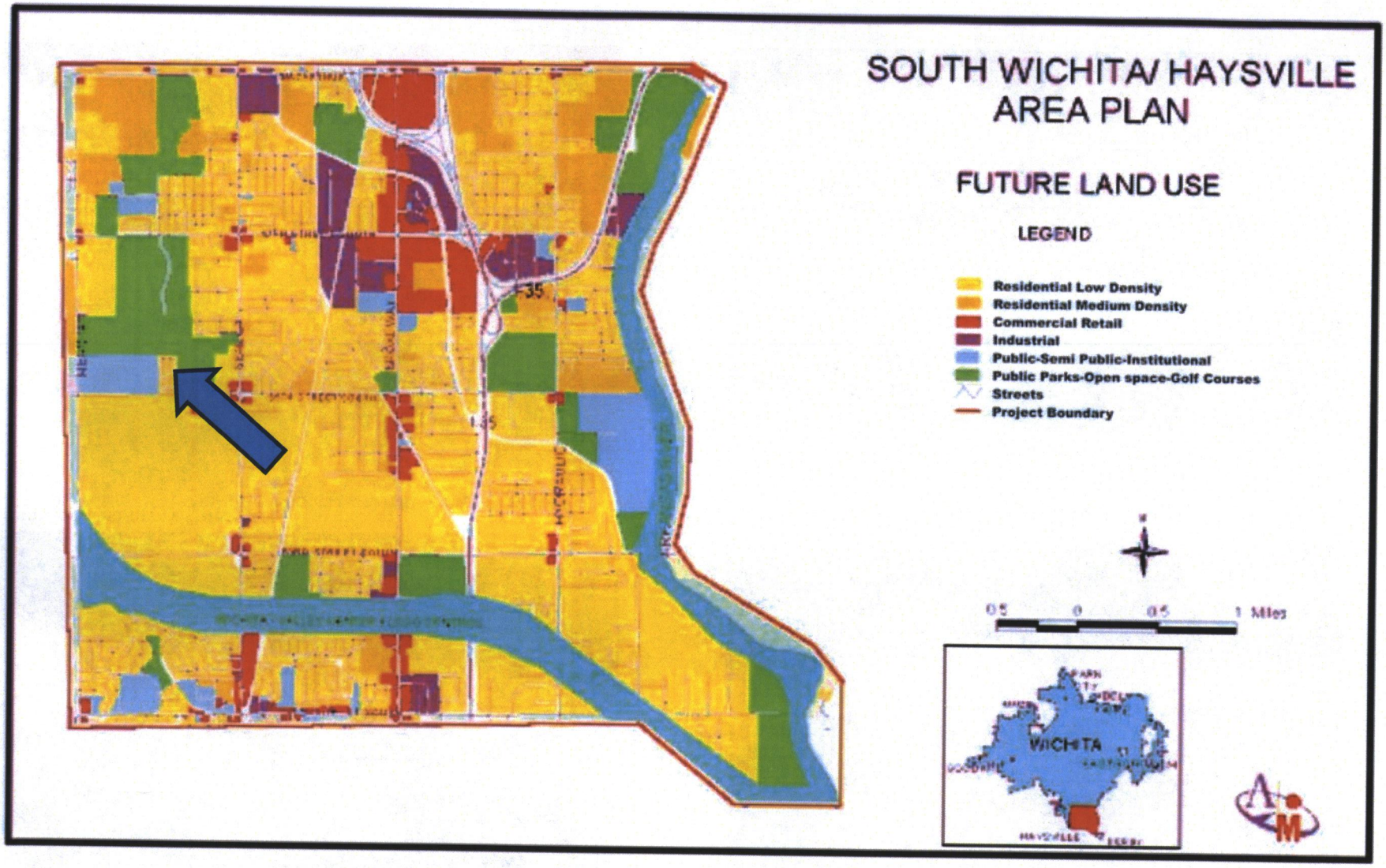
1. Aerial Map
2. Zoning Map
3. *Community Investments Plan* Future Land Use Map
4. *South Wichita/Haysville Plan* Future Land Use Map
5. Site Photos


W LOCKWOOD ST
S CHARLES ST
S GLENN ST
S VINE ST
HAYSVILLE
WICHITA
0 100 200 400 Feet
N


W LOCKWOOD ST
S VINE ST
S GLENN ST
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SF-10
SF-5
TF-3
MF-18
MF-29
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NR
LC
GC
CBD
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IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

2035 Wichita Future Growth Concept Map




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
35
135
0.5
0
0.5
1 Miles
WICHITA

Looking west towards site



Looking north away from site



Looking east away from site



Looking south away from site

