



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

December 23, 2025

Wieslaw E. and Tristen L. Potaczala
2947 S. Osage Ave.
Wichita, KS, 67217

RE: CON2025-00144 –A 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 South Osage and north of West 29th Street South (2947 South Osage Ave).

Dear Applicant:

At its regular meeting on **December 4, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 2947 South Osage Avenue), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were received against this application. Therefore the MAPC decision is final.

Sincerely,

Philip Zevenbergen, AICP
Current Plans, Division Manager

CC: Mike Hoheisel, Council Member District III
Rebecca Johnson, CSR, District III
MABCD



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

December 5, 2025

Wieslaw E. and Tristen L. Potaczala
2947 S. Osage Ave.
Wichita, KS, 67217

RE: CON2025-00144 –A 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 South Osage and north of West 29th Street South (2947 South Osage Ave).

Dear Applicant:

At its regular meeting on **December 4, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

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6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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 December 18, 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 **December 18, 2025, at 5:00 p.m.**

If no protest petitions are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on **Tuesday, January 6, 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.

CONDITIONAL USE RESOLUTION NO. CON2025-00144

WHEREAS, Wieslaw and Tristen Potaczala, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Accessory Apartment in SF-5 Single-Family Residential District zoning located at 2947 South Osage Avenue, legally described as:

Lot 10, Block C, F.A. Brown's Addition to Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of December 4, 2025, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Accessory Apartment in SF-5 Single-Family Residential District zoning located at 2947 South Osage Avenue, legally described as:

Lot 10, Block C, F.A. Brown's Addition to Wichita, Sedgwick County, Kansas.

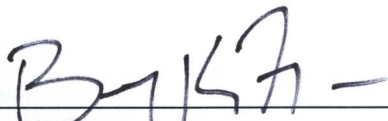
Approved subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 2947 South Osage Avenue), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 19th Day of December, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Bryan Frye, Chairman



Scott Wadle, Secretary

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	IPL0289243	Legal Ad - IPL0289243	MAPC 12/4/2025	2.0	142.0L

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

OCA 150004
Published in The Wichita Eagle on November 12, 2025
(One Time Only)
MAPC/BZA December 4, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 4, 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.**

BZA2025-00075: Variance request in the City to reduce a portion of the front setback from 20 feet to 0 feet on property zoned LI Limited Industrial District, generally located west of South Young Avenue and 800 feet south of West Kellogg Drive (1313 South Young Avenue).

BZA2025-00076: Variance request in the City to reduce the front setback from 25 feet to 8.5 feet on property zoned SF-5 Single-Family Residential District, generally located east of North Athenian Avenue and 650 feet south of West 53rd Street North (5310 North Athenian Avenue).

CON2025-00144: Conditional Use in the City to allow Accessory Apartment on property zoned SF-5 Single-Family Residential; generally located west of South Osage Avenue and north of West 29th Street South (2947 South Osage Avenue).

CON2025-00149: Conditional Use request in the City for an Accessory Apartment on property zoned TF-3 Two-Family Residential District, generally located on the east side of North Estelle Avenue, within 300 feet north of East 13th Street North (1430 North Estelle Avenue).

CON2025-00151: Conditional Use request in City to allow Utility, Major for ground water treatment facility, on property zoned SF-5 Single-Family Residential, generally located west of North Arkansas Avenue and approximately one mile south of West 53rd Street North (4465 North Arkansas Avenue).

PUD2025-00023: Zone Change from SF-5 Single Family Residential District to PUD Planned Unit Development to construct a food bank, generally located on the east side of North Amidon Avenue within a quarter mile north of West 29th Street North (3142 North Amidon Avenue).

PUD2025-00025: Zone Change to replace existing PUD Planned Unit Development #104 with a new PUD Planned Unit Development to implement mixed residential zoning, generally located on the northeast corner of North Greenwich Road and East 37th Street North (3864 North Greenwich Road).

VAC2025-00048: Request in the City to vacate a portion of complete access control to allow for a 40-foot opening for residential development on property zoned LC Limited Commercial District, located on the west side of South Julia Street and within one-block north of West Taft Avenue.

VAC2025-00050: Vacation request in the City of a 30-foot utility easement, generally located on the northeast corner of North Greenwich Road and East 29th Street North.

VAC2025-00051: Vacation request in the City of a portion of a joint access easement and a portion of a wall easement, generally located east along North Greenwich Road and 1,000 feet south of East Central Avenue.

ZON2025-00055: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow for Single-Family or Duplex land uses, generally located at the southwest corner of East 29th Street North and North 143rd Street East.
IPL0289243
Nov 13 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, depose 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 uninterrupted 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:
11/13/25 Digital

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amy Robbins



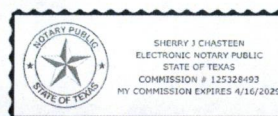
Amy Robbins

Sherry J Chasteen



Sworn to and subscribed before
me on

Nov 13, 2025, 8:28 AM EST



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

STAFF REPORT

MAPC: November 13, 2025

DAB III: December 3, 2025

CASE NUMBER: CON2025-00144 (City)

APPLICANT/AGENT: Wieslaw and Tristen Potaczala (Applicant)

REQUEST: Conditional Use to allow an Accessory Apartment

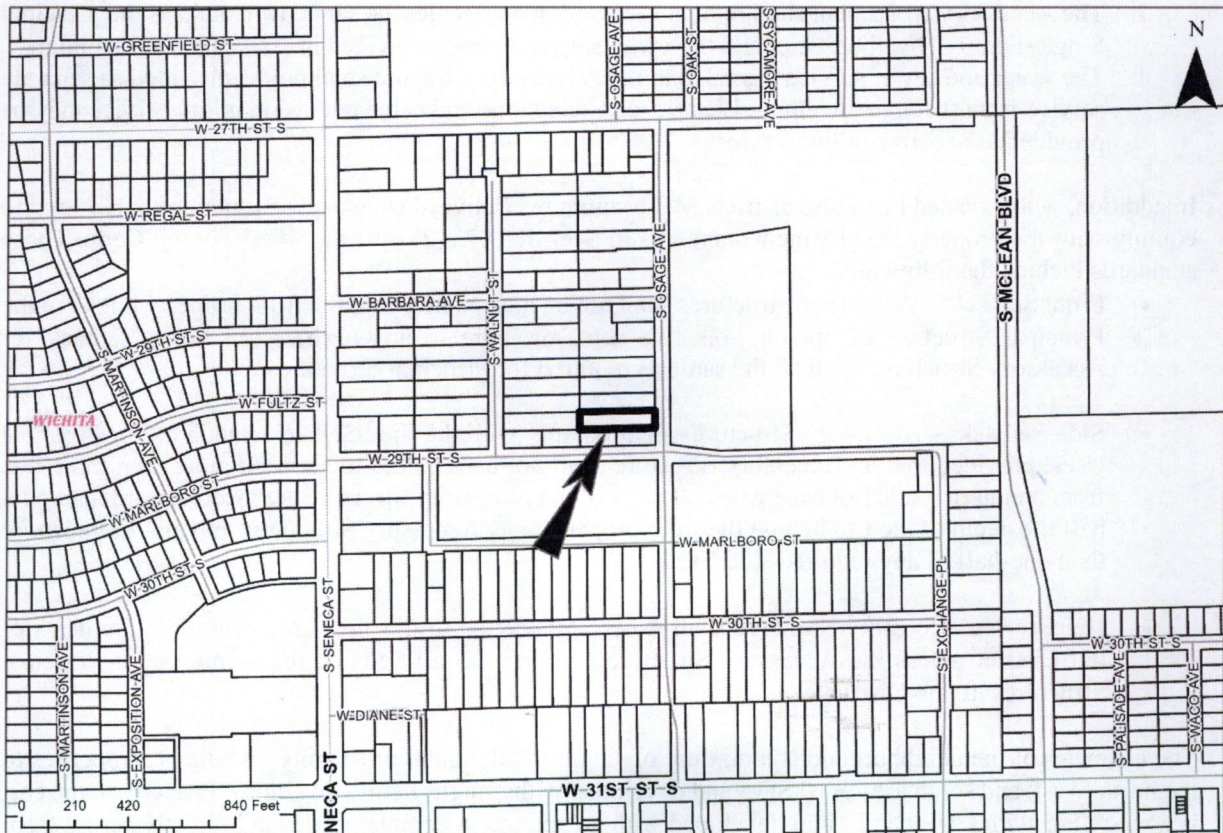
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.48 acres

LOCATION: Generally located one-quarter mile west of South McLean Blvd. and within one-half mile north of West 31st Street South (2947 S. Osage Ave.)

PROPOSED USE: Accessory Apartment

RECOMMENDATION: Approve with conditions



within one-block to the north.

CASE HISTORY: On April 10, 1950, the subject property was platted as part of the F. A. Browns Addition. There are no other zoning cases associated with the subject site.

ADJACENT ZONING AND LAND USE:

North:	SF-5	Single-family dwelling
South:	SF-5	Single-family dwelling
East:	SF-5 with CUP DP-20	Apartment complex and open space
West:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject site has access to South Osage Avenue, a two-way local street with sidewalks on both sides. All municipal services and utilities, such as water and sewer, already serve this site. Wichita Transit provides regular bus service within one-quarter mile to the east on South McLean Boulevard and within one-half mile south on West 31st Street South.

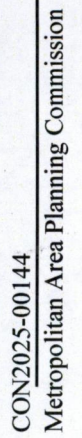
CONFORMANCE TO PLANS/POLICIES: The proposed use is in conformance with the *Community Investments Plan*. The *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map identifies the site as "Residential", which the Plan defines as "*areas that reflect the full diversity of residential development 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).*"

The requested Conditional Use is in conformance with the *Wichita: Places for People Plan*. The Plan outlines a list of Strategies intended to help guide the community in their actions to create walkable places within Wichita. Strategy 5 aims to "Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA." The subject site will create an additional unit of housing, adding to the range of housing in the immediate area. Strategy 6 aims to "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." The proposed Accessory Apartment creates infill housing amongst other residential buildings.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 2947 South Osage Avenue), and the ownership shall not be divided or sold as a condominium.
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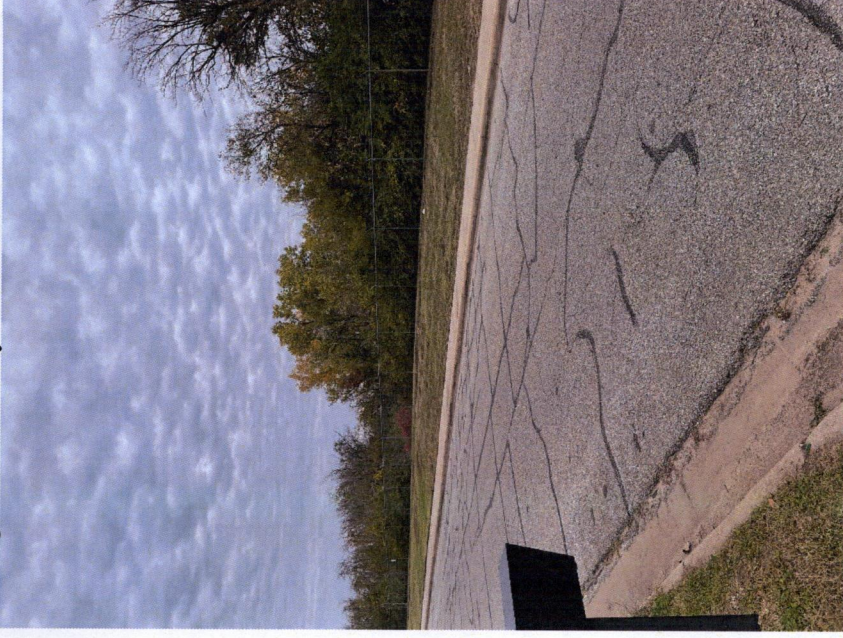
Additional Structures at
2947 S Osage Ave
Applicants: Wieslaw + ~~Tristen~~ Potaczala



Looking northwest at site



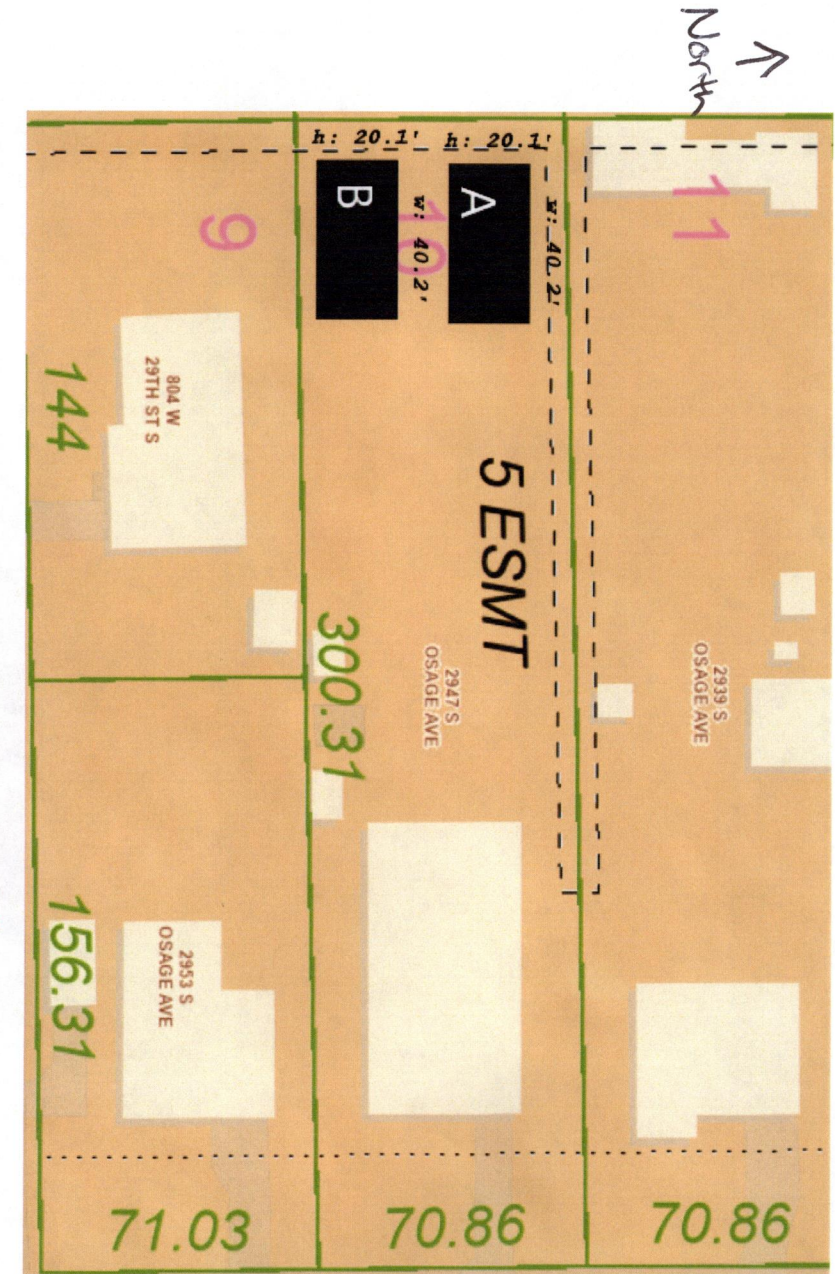
Looking northeast away from site



Looking west at property south of site



Additional Structures at
 2947 S Osage Ave
 Applicants: Lyleslaw + Kristen Potaczala



Building A: Detached garage (minimum of 20'x30') on a concrete pad (20'x40')

Building B: Tiny Home (16'x30') on a concrete pad (20'x40')

— Osage Ave —

SITE PLAN

APPROVED

12/19/25

[Signature]

CANVAS-144