



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

August 28, 2025

Jarvis & Serenity Seamon
9011 N. 127th St. E
Valley Center, KS 67147

RE: CON2025-000103 –Conditional Use to allow Accessory Apartment on property zoned RR Rural Residential, Generally located on the west side of North 127th Street East and within one-half mile north of East 85th Street North (9011 North 127th Street East).

Dear Applicant,

At its regular meeting on **August 28, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned 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 September 11, 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 **September 11, 2025, at 5:00 p.m.**

This application will be heard by the Citizens Advisory Board (CAB) I on **Monday, September 15, 2025**, beginning at 5:30 p.m. at the Bel-Aire City Hall (7651 East Central Park Avenue). For more information on this meeting, please contact Michelle Bastian at <mailto:michelle.bastian@sedgwick.gov>. This application will be presented to the Board of County Commissioners on **Wednesday, October 8, 2025**, beginning at 9:00 a.m. The Board of County Commissioners meeting will be held 100 North Broadway, Lower Level, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Pete Meitzner, Commissioner, District 1
Michelle Bastian, District 1

CONDITIONAL USE RESOLUTION NO. CON2025-00103

WHEREAS, Jarvis and Serenity Seaman, 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 RR Rural Residential District zoning located at 9011 North 127th Street East, legally described as:

The South Half of the Northeast Quarter of Section 27, Township 25 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the East 30 feet thereof for road.

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 August 28, 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 RR Rural Residential District zoning located at 9011 North 127th Street East, legally described as:

The South Half of the Northeast Quarter of Section 27, Township 25 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the East 30 feet thereof for road.

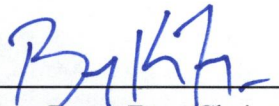
Approved subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (9011 North 127th Street East) 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 applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the Accessory Apartment, if necessary.
4. 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.

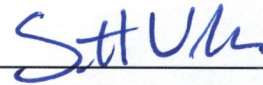
Adopted this 22 Day of Sept, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Bryan Frye, Chairman



Scott Wadle, Secretary

Sedgwick Co. public notice

(Published In The Ark Valley News
Aug. 7, 2025.)

MAPC August 28, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 28, 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.**

CON2025-00098: Conditional Use request in the County to allow an Accessory Apartment on property zoned RR Rural Residential District, generally located on the north side of West 117th Street North, within one-quarter mile east of North 151st Street West (14870 W 117th St N).

CON2025-00103: Conditional Use request in the County to allow an Accessory Apartment on property zoned RR Rural Residential District, generally located on the west side of North 127th Street East, within one-half mile north of East 85th Street North (9011 North 127th Street East).

VAC2025-00028: Vacation request in the County of a 30-foot x 170-foot right-of-way and a platted 40-foot streetside setback on property zoned SF-20 Single-family Residential District, generally located on the north side of South Edgewater Rd and within one-quarter mile east of S 143rd St. E. (752 S. Edgewater Rd).

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 August 7, 2025
Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission

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 7th day of August, 2025, with subsequent publications being made on the following dates:

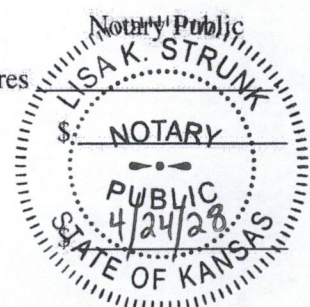
_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025

Subscribed and sworn to before me this 7th day of August, 2025.

My commission expires

Additional copies

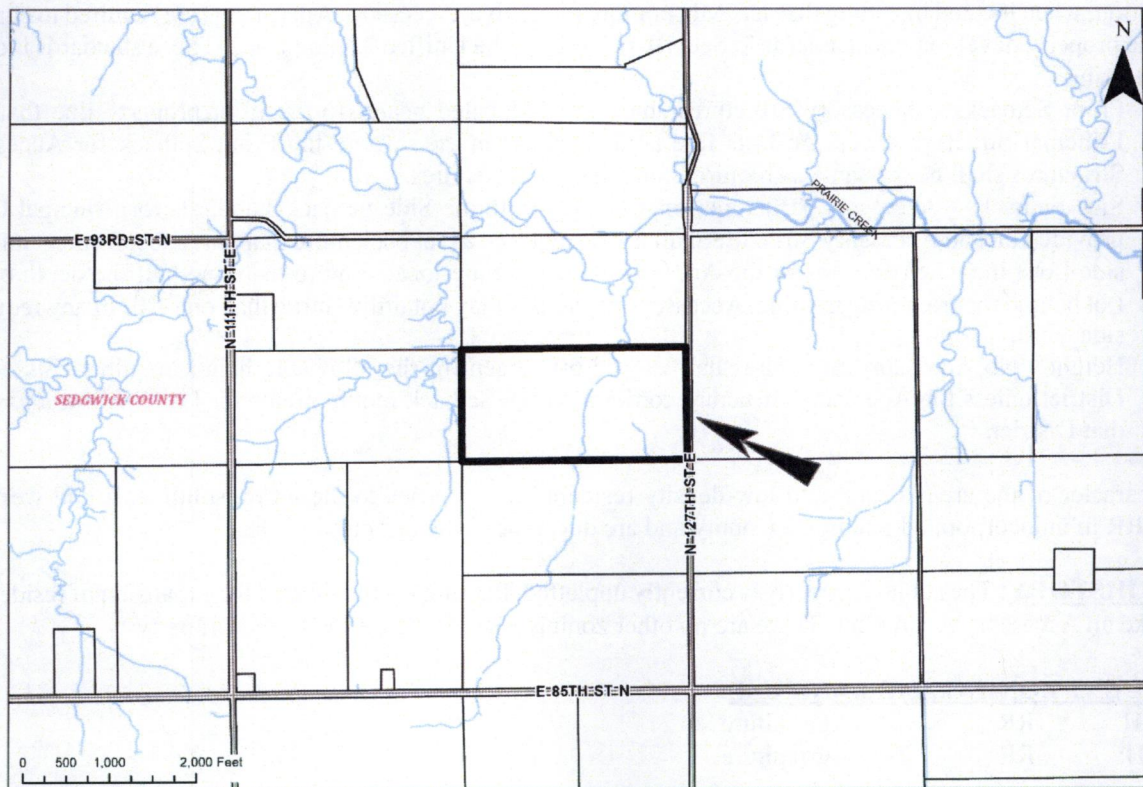
Printer's fee





STAFF REPORT
MAPC: August 28, 2025
CAB 1: September 15, 2025

<u>CASE NUMBER:</u>	CON2025-00103 (County)
<u>APPLICANT/OWNER:</u>	Jarvis & Serenity Seaman (Applicants)
<u>REQUEST:</u>	Conditional Use to permit an Accessory Apartment
<u>CURRENT ZONING:</u>	RR Rural Residential District
<u>SITE SIZE:</u>	78.30 acres
<u>LOCATION:</u>	Generally located on the west side of North 127 th Street East and within one-half mile north of East 85 th Street North (9011 North 127 th Street East)
<u>PROPOSED USE:</u>	Accessory Apartment.
<u>RECOMMENDATION:</u>	Approval with conditions.



CON2025-00103

EAST: RR Agriculture
WEST: RR Agriculture

PUBLIC SERVICES: This site has access to North 127th Street East, a gravel, two-lane county arterial street with open ditches on both sides. The property uses onsite sewage and is served by Sedgwick County Rural Water District #1.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as "Rural Area" on the Future Growth Map Concept Map. This category is described as follows: "Encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area." An Accessory Apartment on property this size should not be detrimental to neighboring properties.

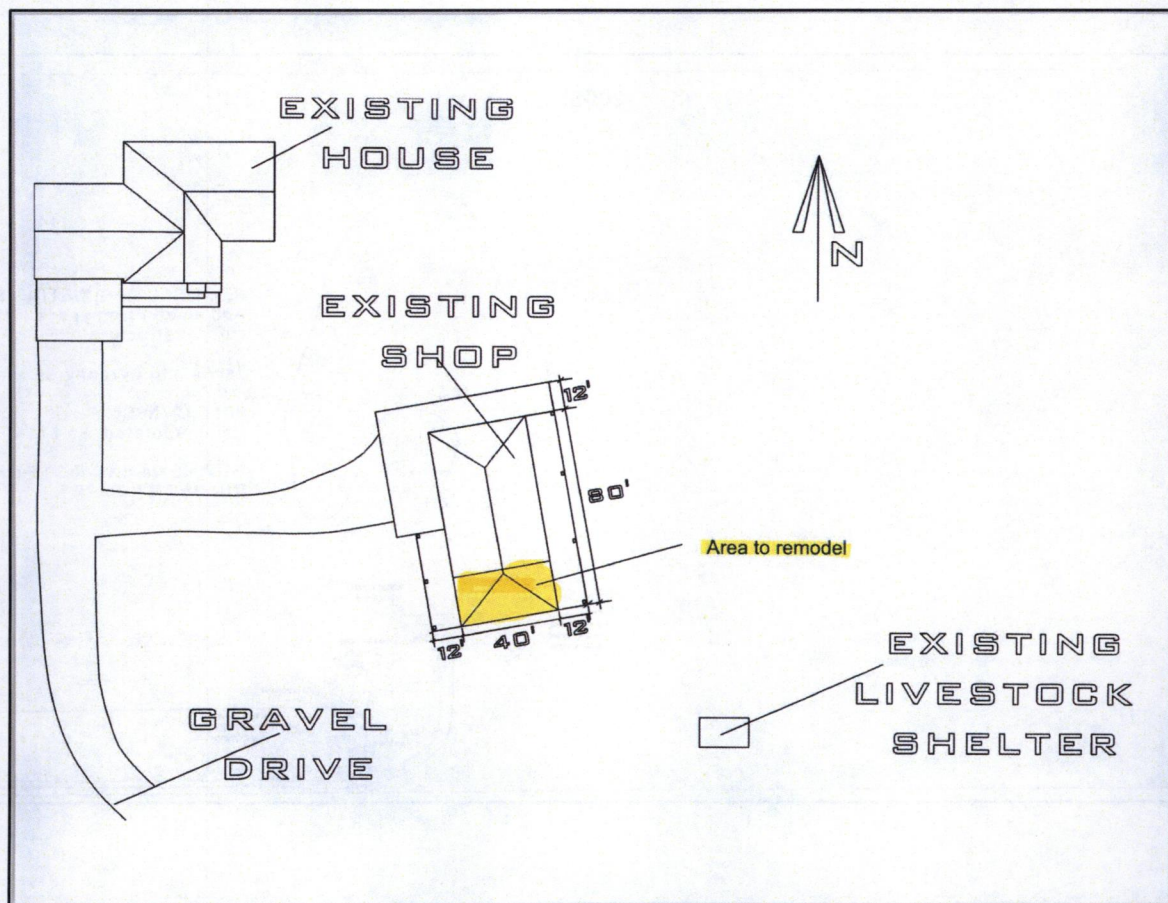
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for the Accessory Apartment be **APPROVED**, subject to the following conditions:

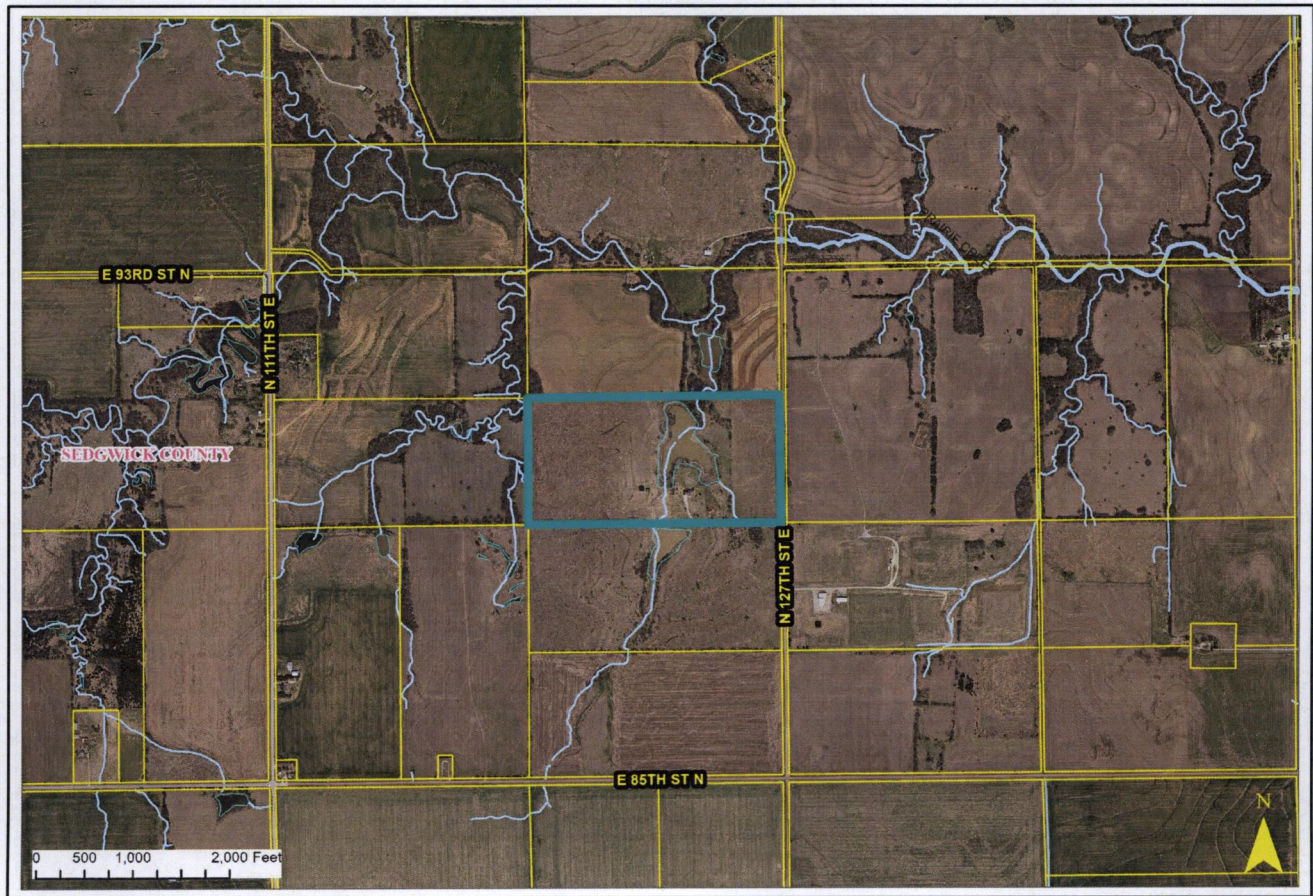
1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (9011 North 127th Street East) and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the Accessory Apartment, if necessary.
4. 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.

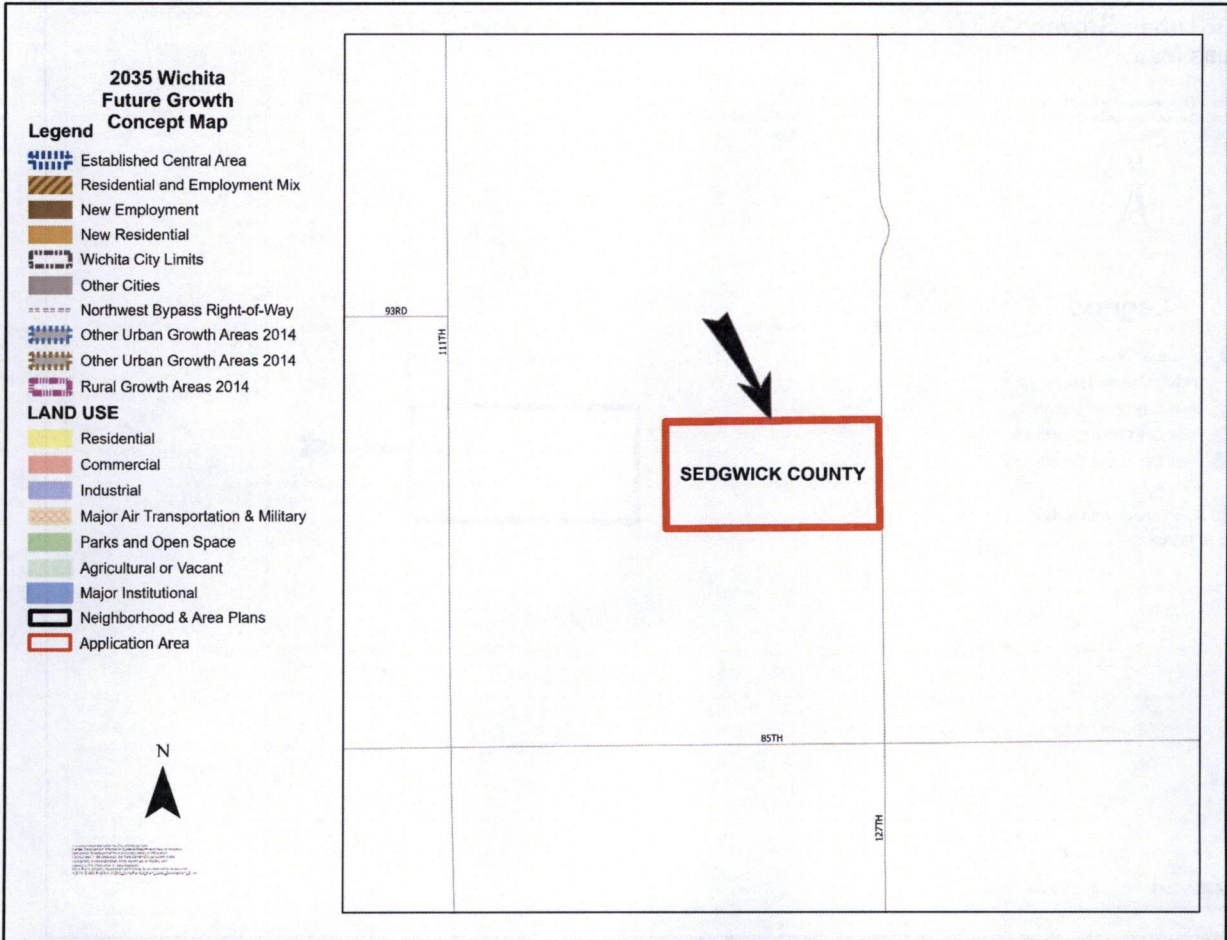
This recommendation is based on the following findings:

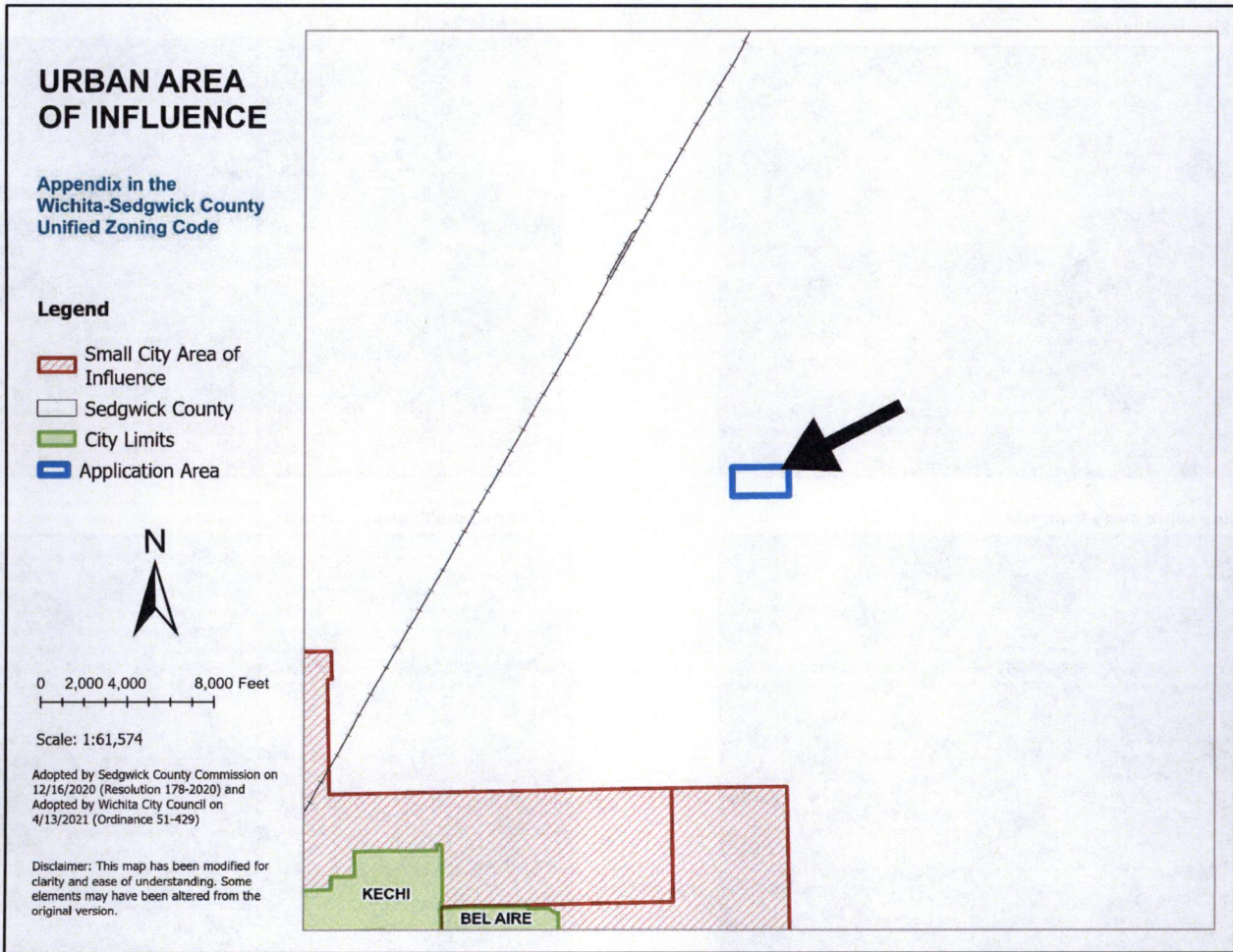
1. **The zoning, uses and character of the neighborhood:** The character of the area is rural and low-density residential. Properties to the north, south, east and west are zoned RR in unincorporated Sedgwick County and are developed with agricultural uses.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is currently zoned RR Rural Residential District, which is suitable for a single-family residence and an Accessory Apartment with an approved Conditional Use. The size of the property can easily accommodate a separate Accessory Apartment and the additional required parking space.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate that approval of the request will generate significant amounts of additional traffic and there is ample space for parking on site. The conditions of approval should minimize any potential detrimental impacts.
4. **Length of time subject property has remained vacant as zoned:** The subject property has been developed with a single-family dwelling, a shop, and two livestock shelters.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** It is not anticipated that the requested Conditional Use will have an effect on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment for the applicant.

Site Plan







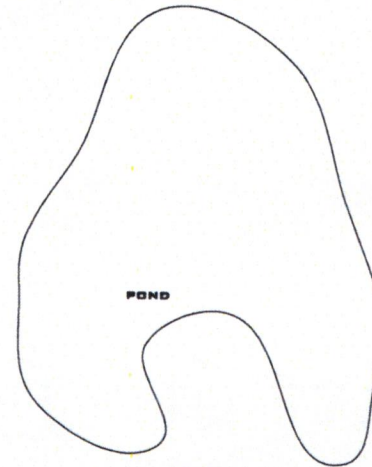


Looking west away from property



2605'

1324'



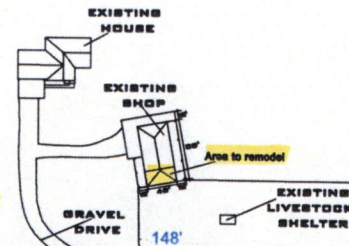
REMODEL OF EXISTING BARN
Add small living space inside
current structure

Jarvis and Serentiy Seaman

9011 127th St
Unincorporated, Ks 67147

S1/2 NE1/4 EXC E 30 FT FOR
RD. SEC 27-25-2E

EXISTING
LIVESTOCK
SHELTER



SITE PLAN

APPROVED 9/22/25 BY JBC