CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

September 5, 2025

Travis & Kathryn Folds
2377 N Richmond
Wichita, KS 67204

Joel & Lisa Folds
1748 N Illinois
Wichita, KS 67204

RE: CON2025-00088: Conditional Use request for an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the south side of North Richmond Avenue and within 915 feet north of West 21st Street North (2377 North Richmond Avenue).

Dear Applicant;

At its regular meeting on **September 2, 2025**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned 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 2377 North Richmond Avenue), and the ownership shall not be divided or sold as a condominium.
2. The Accessory Apartment shall have a hipped or gabled roof.
3. Development of the site shall be in conformance with the approved site plan.
4. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
5. 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.
6. 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.
7. 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.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2025

Travis & Kathryn Folds
2377 N Richmond
Wichita, KS 67204

Joel & Lisa Folds
1748 N Illinois
Wichita, KS 67204

RE: CON2025-00088: Conditional Use request for an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the south side of North Richmond Avenue and within 915 feet north of West 21st Street North (2377 North Richmond Avenue).

Dear Applicant;

At its regular meeting on **July 24, 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, 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 2377 North Richmond 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.

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 **August 7, 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 **August 7, 2025, at 5:00 p.m**.

OCA 150004 PUBLISHED at Wichita.gov/LegalNotices on September 5, 2025

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 25-412

WHEREAS, Planning for Travis & Kathryn Folds, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit an Accessory Apartment on property zoned SF-5 Single-Family Residential District located, legally described as:

Lot 20, Block 3, Benjamin Hills Second Addition to the 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 July 24, 2025, consider said application; and

WHEREAS, the Wichita City Council 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 Wichita City Council that this application be approved to allow a Conditional Use to permit an Accessory Apartment on property zoned SF-5 Single-Family Residential District located at 2377 North Richmond Avenue, legally described as:

Lot 20, Block 3, Benjamin Hills Second Addition to the 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 2377 North Richmond Avenue), and the ownership shall not be divided or sold as a condominium.
2. The Accessory Apartment shall have a hipped or gabled roof.
3. Development of the site shall be in conformance with the approved site plan.
4. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
5. 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.
6. 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.
7. 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.

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
49235	44681	Legal Ad - IPL0269632	Ord 52-806 Res 25-402-406 Res 25-412-415	2.0	170.0L

ATTENTION: CITY OF WICHITA/CLERKS OFFICE IP
455 N MAIN ST FL 13
WICHITA, KS 67202
srice@wichita.gov;LAlvarez@wichita.gov

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES
SEPTEMBER 5, 2025

ORDINANCE NO. 52-806
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.
An ordinance changing zoning on the south side of West 2nd Street North, east of Tyler Road.

RESOLUTION NO. 25-402
A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER IMPROVEMENTS – TALLGRASS EAST COMMERCIAL 2ND ADDITION)
A resolution regarding water improvements.

RESOLUTION NO. 25-403
A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER IMPROVEMENTS – TALLGRASS EAST COMMERCIAL 2ND ADDITION)
A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-404
A RESOLUTION DETERMINING THE ADVISABILITY OF THE ACQUISITION OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 1 SANITARY SEWER IMPROVEMENTS – REBER 2ND ADDITION)
A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-405
A RESOLUTION DETERMINING THE ADVISABILITY OF THE ACQUISITION OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 1 SANITARY SEWER IMPROVEMENTS – REBER 3 RD ADDITION)
A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-406
A RESOLUTION DETERMINING THE ADVISABILITY OF THE ACQUISITION OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 2 SANITARY SEWER IMPROVEMENTS – REBER 3 RD ADDITION)
A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-412
WHEREAS, PLANNING FOR TRAVIS & KATHRYN FOLDS, OWNERS, PURSUANT TO SECTION V-D OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE (HEREIN REFERRED TO AS UNIFIED ZONING CODE), REQUESTS A CONDITIONAL USE TO PERMIT AN ACCESSORY APARTMENT ON PROPERTY ZONED SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICT LOCATED, LEGALLY DESCRIBED AS: LOT 20, BLOCK 3, BENJAMIN HILLS SECOND ADDITION TO THE WICHITA, SEDGWICK COUNTY, KANSAS.
A resolution regarding a conditional use permit at 2377 North Richmond Avenue.

RESOLUTION NO. 25-414
A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 25- 349 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.
A resolution regarding improvements to Mt. Vernon from Southeast Boulevard to Oliver.

RESOLUTION NO. 25-415
A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 23- 492 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.
A resolution regarding improvements to 37th Street North and Ridge Road.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.
IPL0269632
Sep 5 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, 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:
09/05/25 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Sep 5, 2025, 10:08 AM EDT

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

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

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

That I, Shinita Rice, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. 25-412 is a true copy thereof and was published on such website beginning on the 5th day of September, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 5 day of September, 2025.

JAMES DECKARD
Notary Public, State of Kansas
My Appointment Expires
7-26-29

J. Deckard

Notary Public

(seal)

City Clerk's Office

City Hall •13th Floor •455 N. Main •Wichita, Kansas 67202

316.268.4529

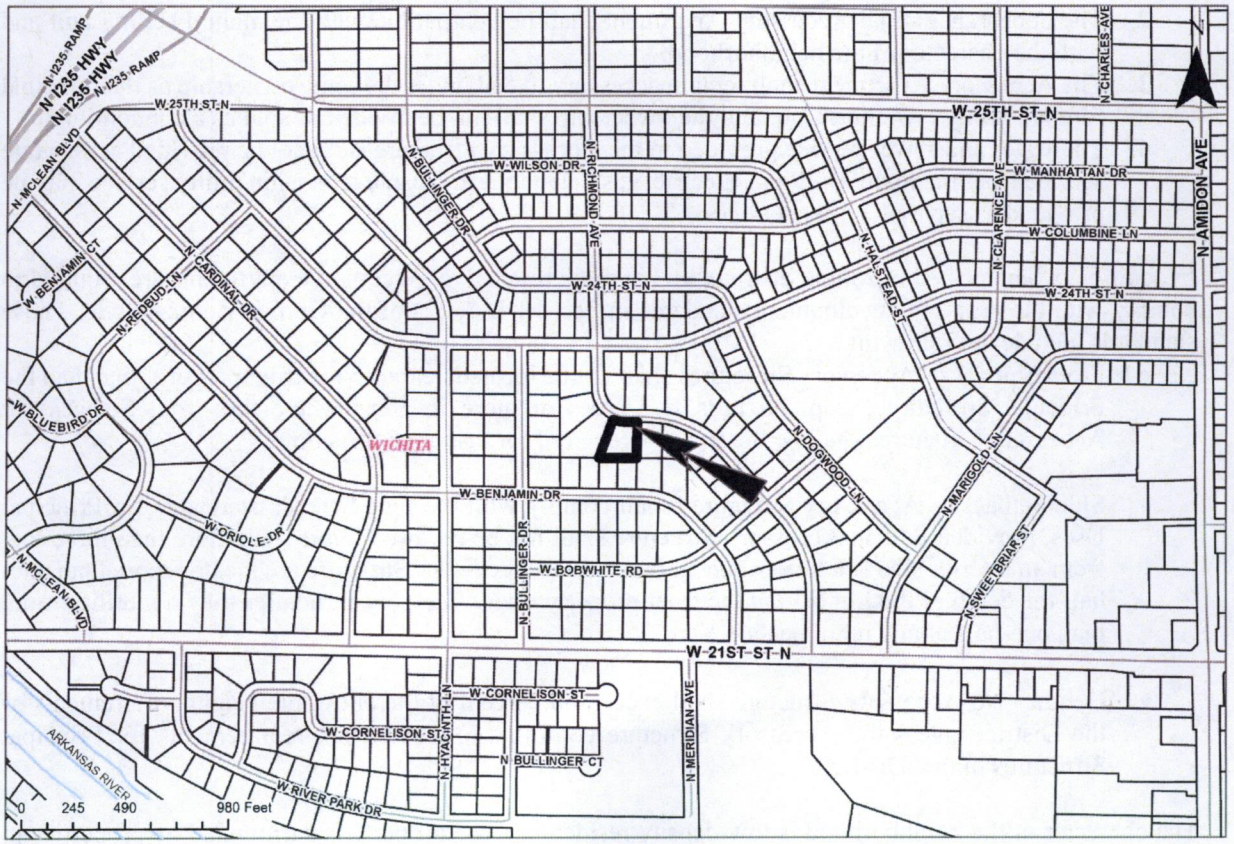
www.wichita.gov

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.3

STAFF REPORT
MAPC: July 24, 2025
DAB VI: August 11, 2025

CASE NUMBER:	CON2025-00088 (City)
APPLICANT/AGENT:	Travis & Kathryn Folds/Joel & Lisa Folds (Applicants)
REQUEST:	Conditional Use to allow an Accessory Apartment
CURRENT ZONING:	SF-5 Single-Family Residential District
SITE SIZE:	0.6 acres
LOCATION:	Generally located on the south side of North Richmond Avenue and within 915 feet north of West 21st Street North (2377 North Richmond Avenue)
PROPOSED USE:	Accessory Apartment
RECOMMENDATION:	Approve with conditions



CASE HISTORY: On November 9, 1953, the subject property was platted as part of the Benjamin Hills 2nd 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	Single-family dwelling
West:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject site has access to North Richmond Avenue, a two-way local street with a sidewalk on the north side. All municipal services and utilities, such as water and sewer, already serve this site. Wichita Transit does not serve the subject site, with the nearest stop over one-half of a mile to the east at the corner of West 24th Street North and North Amidon Avenue and at the corner of West 23rd Street North and North Amidon Avenue.

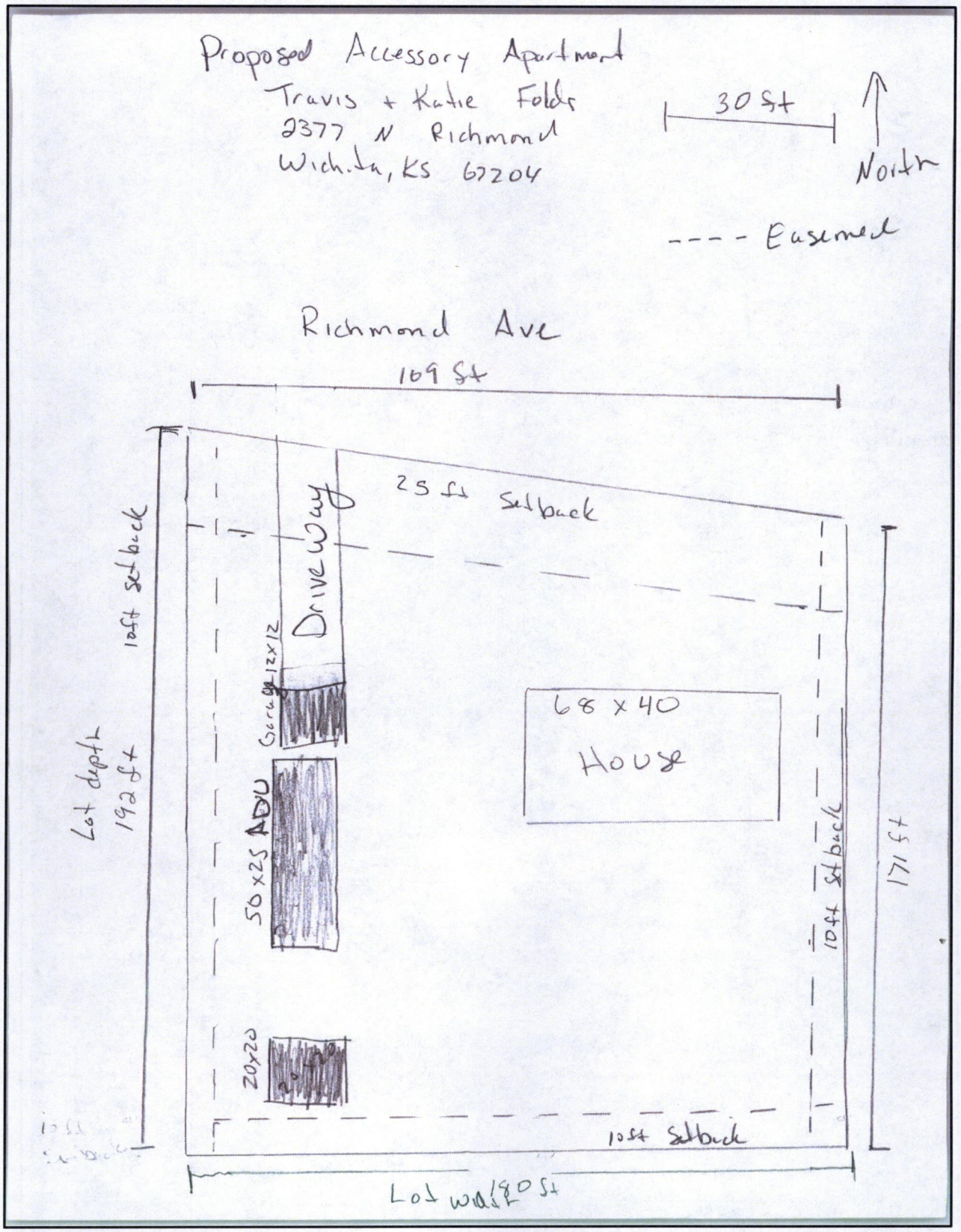
CONFORMANCE TO PLANS/POLICIES: The proposed use is in conformance with the *Community Investments Plan*. The *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map identifies the site as "Residential", which the Plan defines as "*areas that reflect the full diversity of residential development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

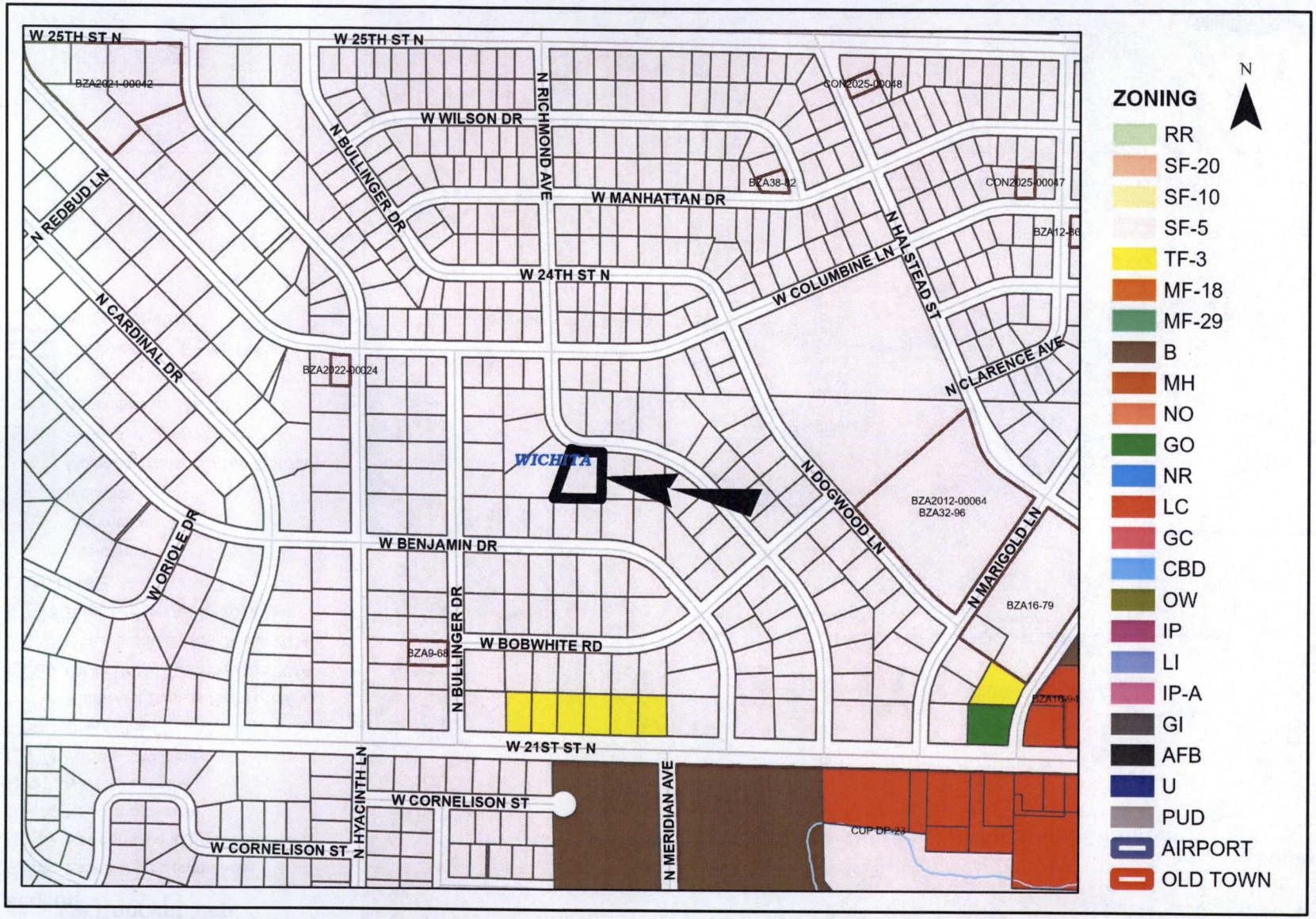
The requested Conditional Use is in conformance with the *Wichita: Places for People Plan*. The *Plan* outlines six Strategies that "help guide the community in their actions to create walkable places within Wichita." Strategy 5 aims to "Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA." An Accessory Apartment introduces a new type of housing not found within the immediate vicinity, which diversifies the types of housing in the area.

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 2377 North Richmond 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.
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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.

This recommendation is based on the following findings:


Proposed Accessory Apartment
Travis + Katie Folds
2377 N Richmond
Wichita, KS 67204
30 ft
North
---- Easement
Richmond Ave
109 ft
25 ft setback
Driveway
12x12
Garage
50x25 ADU
68 x 40
House
10ft setback
Lot depth 192 ft
10ft setback
171 ft
20x20
10ft setback
Lot width 80 ft


W 25TH ST N
W 25TH ST N
BZA2021-00042
N RICHMOND AVE
W WILSON DR
N BULLINGER DR
CON2025-00048
BZA38-82
CON2025-00047
W MANHATTAN DR
N REDBUD LN
N HALSTEAD ST
W COLUMBINE LN
W 24TH ST N
N CARDINAL DR
BZA2022-00024
N CLARENCE AVE
WICHITA
N DOGWOOD LN
BZA2012-00064
BZA32-96
W BENJAMIN DR
W ORIOLE DR
N MARIGOLD LN
BZA16-79
N BULLINGER DR
BZA9-68
W BOBWHITE RD
W 21ST ST N
N HYACINTH LN
W CORNELISON ST
N MERIDIAN AVE
W CORNELISON ST
CUP DP-23
N
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

Looking south into site



Looking east away from site



Looking north away from site



Looking west away from site



Proposed Accessory Apartment

Travis + Katie Folds
2377 N Richmond
Wichita, KS 67204

30 ft

North

SITE PLAN

---- Easement

APPROVED 7/24/25 BY JBE

