Wichita-Sedgwick County Metropolitan Area Planning Department

July 11, 2025

John and Audrey Roberts
16011 W. Shade St
Goddard, KS 67052

Paul Gray Homes, LLC
8100 E. 22nd St. N
Bldg 1900-1
Wichita, KS 67226

RE: CON2025-00076 –A Conditional Use request to allow an Accessory Apartment, In the SF-20 Single-family Residential District, generally located within one-half mile east of North 167th Street West and within one-half mile north of West Maple Street (16011 West Shade Street).

Dear Applicant:

At its regular meeting on **June 26, 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 building (16011 West Shade Street) 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.

No protests were filed against this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this application, please contact our office at 352-4864.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Stephanie Wise, Commissioner, District 3
Nicole Gibbs, Communications Coordinator
MABCD

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

June 26, 2025

John and Audrey Roberts
16011 W. Shade St
Goddard, KS 67052

Paul Gray Homes, LLC
8100 E. 22nd St. N
Bldg 1900-1
Wichita, KS 67226

RE: CON2025-00076 –A Conditional Use request to allow an Accessory Apartment, In the SF-20 Single-family Residential District, generally located within one-half mile east of North 167th Street West and within one-half mile north of West Maple Street (16011 West Shade Street).

Dear Applicant,

At its regular meeting on **June 26, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the Conditional Use 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 **July 10, 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 **July 10, 2025, at 5:00 p.m.**

This application is scheduled for consideration by the Board of Sedgwick County Commissioners on **Wednesday, August 6, 2025,** beginning at 9:00 a.m. The Board of County Commissioners meeting will be held at 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: Stephanie Wise, Commissioner, District 3
Nicole Gibbs, Communications Coordinator
MABCD

CONDITIONAL USE RESOLUTION NO. CON2025-00076

WHEREAS, John C. & Aurey A. Roberts, Jr., 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-20 Single-Family Residential District zoning located at 16011 West Shade Street, legally described as:

Lot 1, Block 1, Dry Creek Estates 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 June 26, 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-20 Single-Family Residential District zoning located at 16011 West Shade Street, legally described as:

Lot 1, Block 1, Dry Creek Estates 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 building (16011 West Shade Street) 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 August, 2025.

METROPOLITAN AREA PLANNING COMMISSION

Bryan Frye, Chairman

ATTEST:

Scott Wadle, Secretary

Sedgwick Co. public notice

(Published in The Ark Valley News June 5, 2025.)

MAPC June 26, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 12, 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.**

CON2025-00075: Conditional Use request in the County to allow an Accessory Apartment on property zoned SF-20 Single-Family Residential District, generally located within a quarter mile east of South 135th Street West and within a half mile south of West 31st Street South (13241 West 35th Circle South).

CON2025-00076: Conditional Use request in the County for an Accessory Apartment on property zoned SF-20 Single- Family Residential District, generally located one-half mile east of 167th Street West and one-half north of West Maple Street (16011 West Shade Street).

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 June 5, 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 5th day of June, 2025, with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 5th day of June, 2025.

Notary Public

My commission expires 4/24/28

Additional copies $ _____

Printer's fee

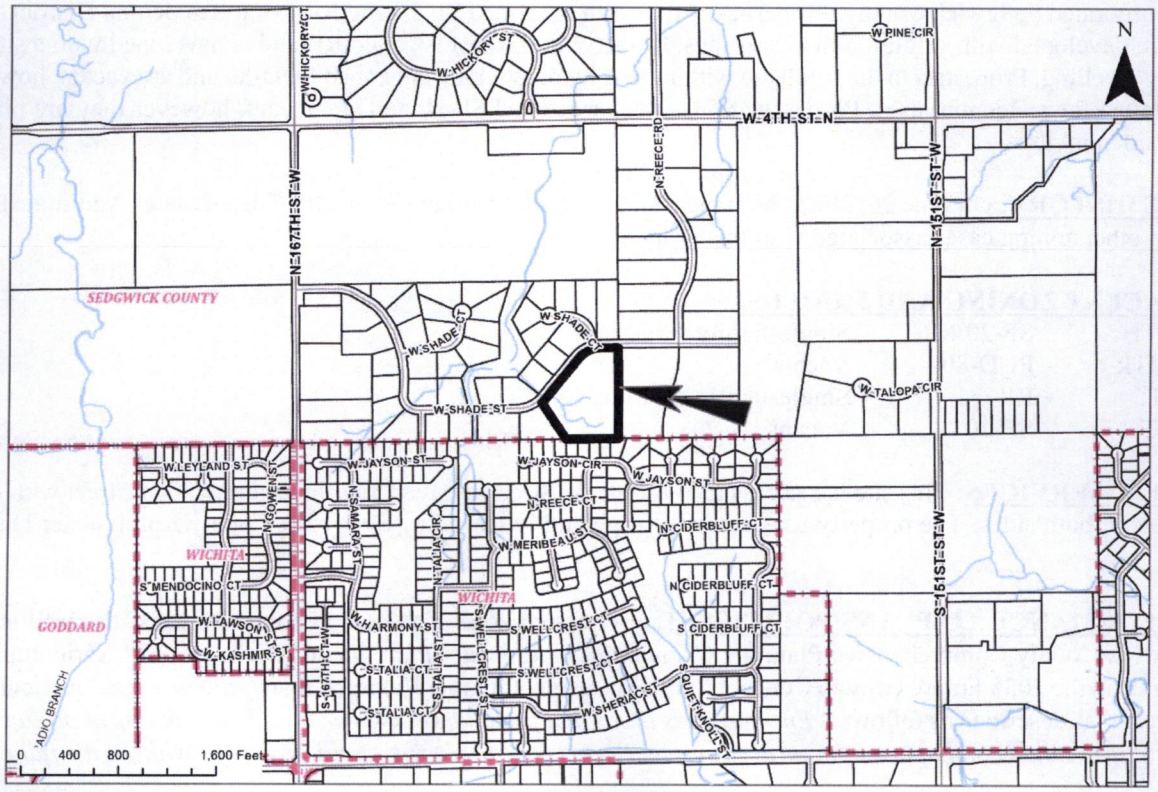
LISA K. STRUNK
NOTARY PUBLIC
STATE OF KANSAS

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.4

STAFF REPORT
MAPC: June 26, 2025
CAB 3: June 10, 2025

CASE NUMBER:	CON2025-00076 (County)
APPLICANT/OWNER:	John C. & Audrey Roberts (Applicants)/Paul Gray Homes, LLC (Agent)
REQUEST:	Conditional Use to permit an Accessory Apartment
CURRENT ZONING:	SF-20 Single-Family Residential District
SITE SIZE:	8.187 acres
LOCATION:	Generally located within one-half mile east of North 167th Street West and within one-half mile north of West Maple Street (16011 West Shade Street).
PROPOSED USE:	Accessory Apartment.
RECOMMENDATION:	Approval with conditions.



of municipal services likely will be developed in areas of the urban fringe that primarily are used for agriculture. Such development should occur in accordance with the Urban Fringe Development Standards for Wichita and Sedgwick County and should be developed in a manner that facilitates future connection to municipal services when they become available." 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 (16011 West Shade Street) 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 low-density residential. Properties to the north, east, and west are within unincorporated Sedgwick County. Properties to the north are zoned SF-20 and RR Rural Residential District (RR) and are developed with single-family dwellings. Property to the east is zoned RR and is developed with a single-family dwelling. Properties to the south are within the City of Wichita, are zoned PUD-80 and are vacant, however are platted for residential uses. Properties to the west are zoned SF-20 and are vacant, however they are platted for residential uses.

2. **The suitability of the subject property for the uses to which it has been restricted**: The subject site is currently zoned SF-20 Single-Family 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.

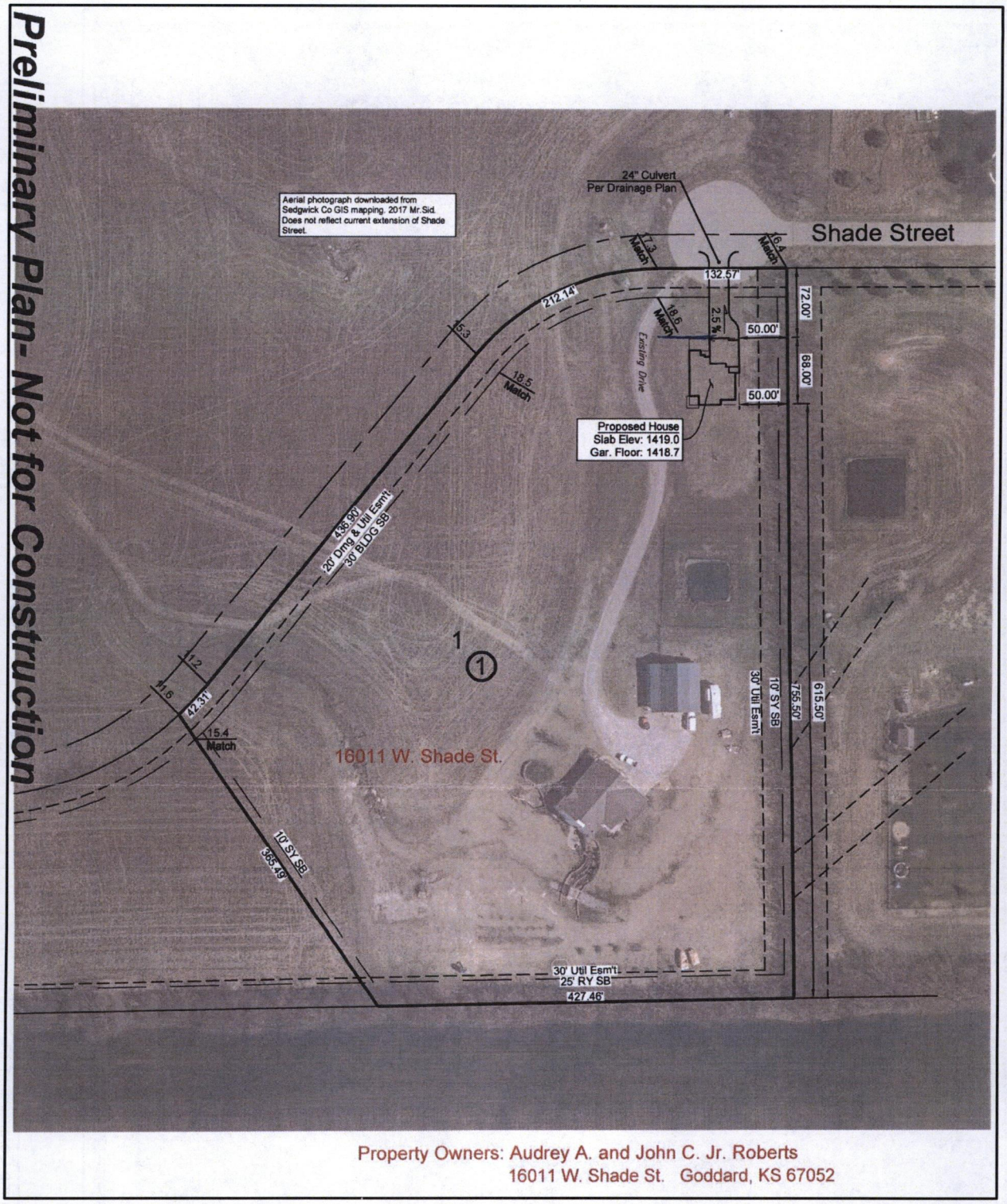
3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: Staff does not anticipate that approval of the request will generate significant amounts of additional traffic and there is ample space for parking on site. The conditions of approval should minimize any potential detrimental impacts.

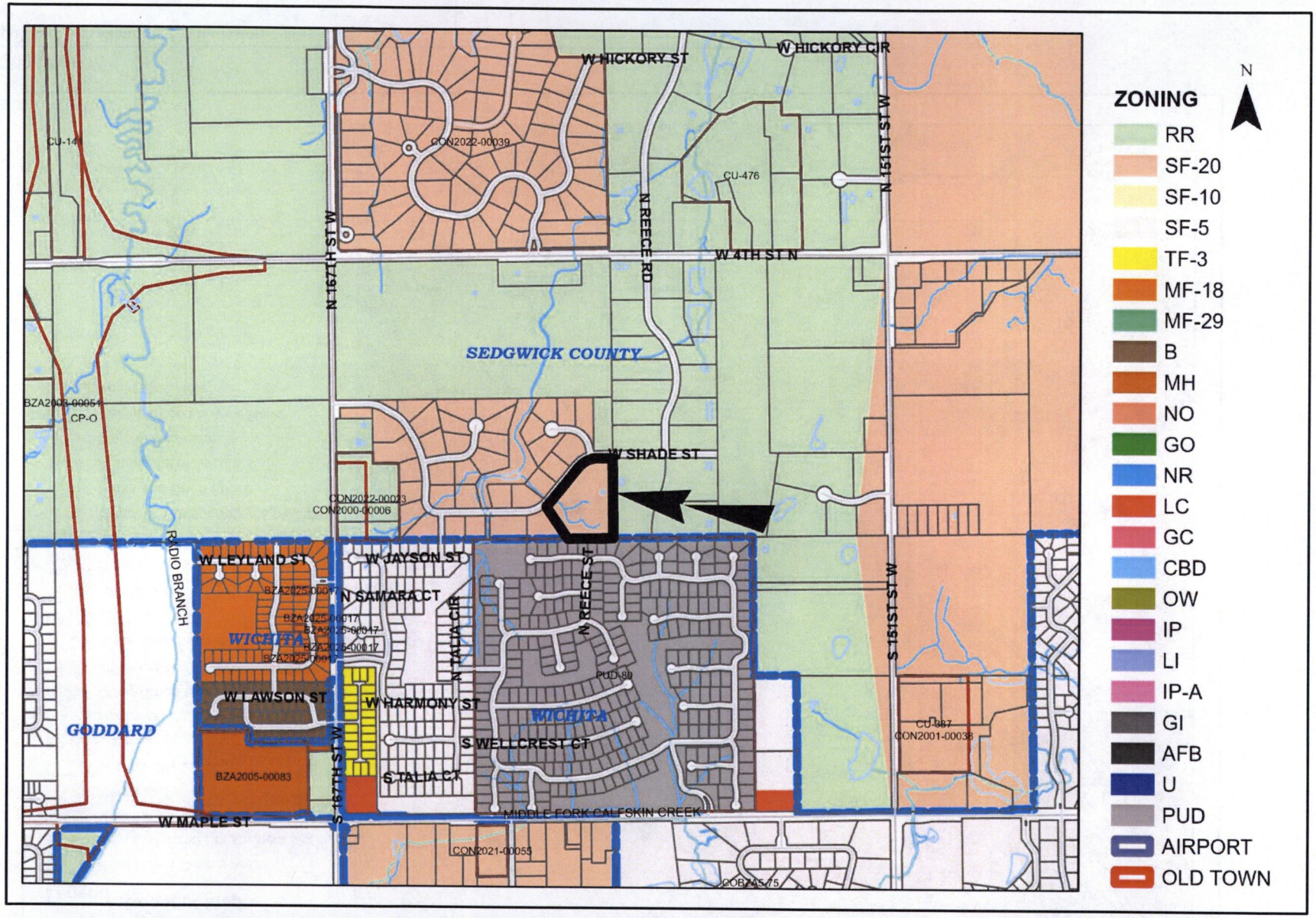
4. **Length of time subject property has remained vacant as zoned**: The subject property has been developed with a single-family dwelling.

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.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The request for an Accessory Apartment is in conformance with the *Community Investments Plan*, as discussed in this staff report.

Site Plan


Preliminary Plan- Not for Construction
Aerial photograph downloaded from Sedgwick Co GIS mapping. 2017 Mr.Sid. Does not reflect current extension of Shade Street.
24" Culvert Per Drainage Plan
Shade Street
17.3 Match
16.4 Match
132.57'
72.00'
68.00'
212.14'
15.3
18.5 Match
2.5 %
50.00'
50.00'
Existing Drive
Proposed House
Slab Elev: 1419.0
Gar. Floor: 1418.7
438.90'
20' Drng & Util Esm't
30' BLDG SB
1
1
1.2
11.6
42.31'
15.4 Match
16011 W. Shade St.
10' SY SB
355.49'
30' Util Esm't
10' SY SB
756.50'
615.50'
30' Util Esm't
25' RY SB
427.46'
Property Owners: Audrey A. and John C. Jr. Roberts
16011 W. Shade St. Goddard, KS 67052


W HICKORY ST
W HICKORY CIR
CU-14
CON2022-00039
CU-476
N 151ST ST W
N REECE RD
N 167TH ST W
W 4TH ST N
SEDGWICK COUNTY
BZA2008-00054
CP-O
W SHADE ST
CON2022-00023
CON2000-00006
RADIO BRANCH
W LEYLAND ST
W JAYSON ST
N SAMARA CT
N REECE ST
S 151ST ST W
BZA2025-00017
BZA2025-00047
WICHITA
N TALIA CIR
PUD 80
W LAWSON ST
W HARMONY ST
WICHITA
GODDARD
S WELLCREST CT
CU-487
CON2001-00038
BZA2005-00083
S TALIA CT
S 167TH ST W
MIDDLE FORK CALFSKIN CREEK
W MAPLE ST
CON2021-00055
COBZA45-75
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

URBAN AREA OF INFLUENCE

Appendix in the Wichita-Sedgwick County Unified Zoning Code

Legend

- Small City Urban Areas of Influence
- Rural Area
- Application Area
- City Limits

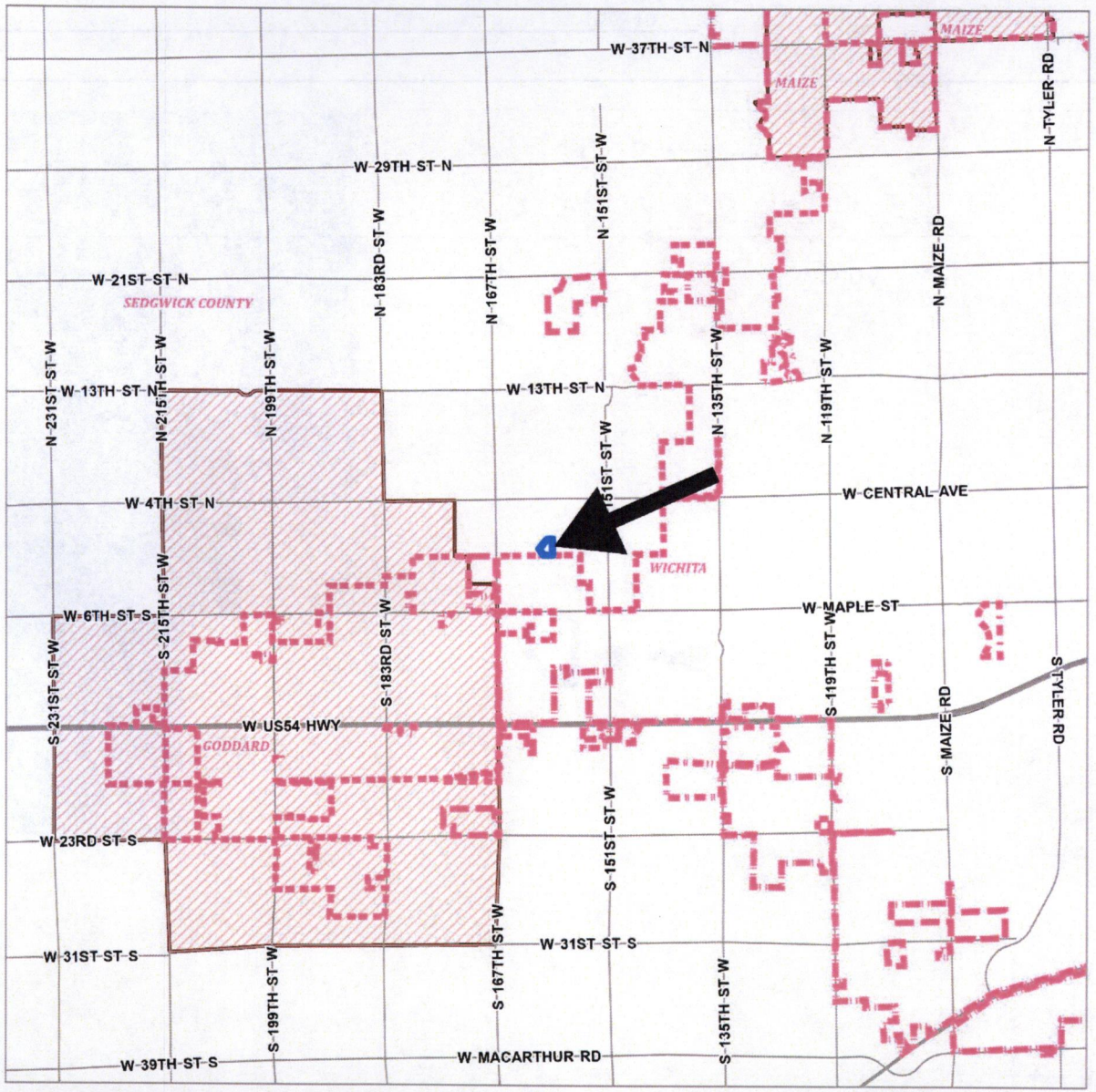
N

0 2,500 5,000 10,000 Feet

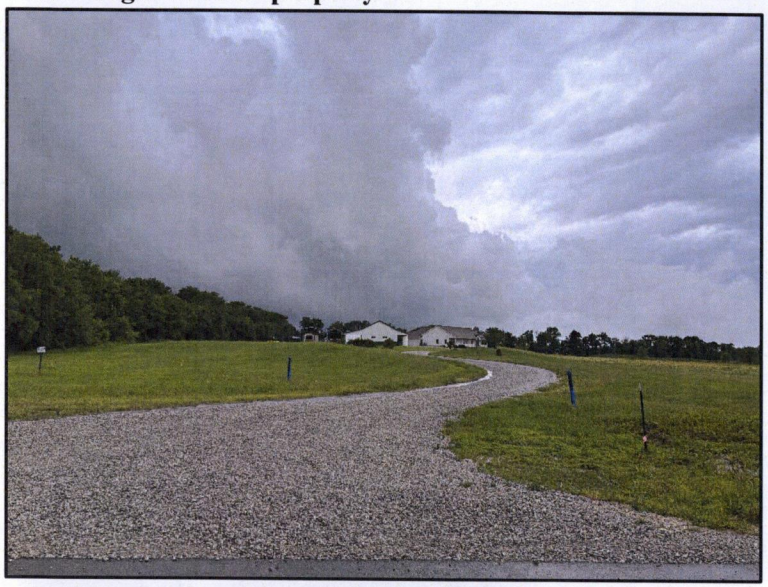
Scale: 1:74,993

Adopted by Sedgwick County Commission on 12/16/2020 (Resolution 178-2020) and Adopted by Wichita City Council on 4/13/2021 (Ordinance 51-429)

Disclaimer: This map has been modified for clarity and ease of understanding. Some elements may have been altered from the original version.



Looking south into property



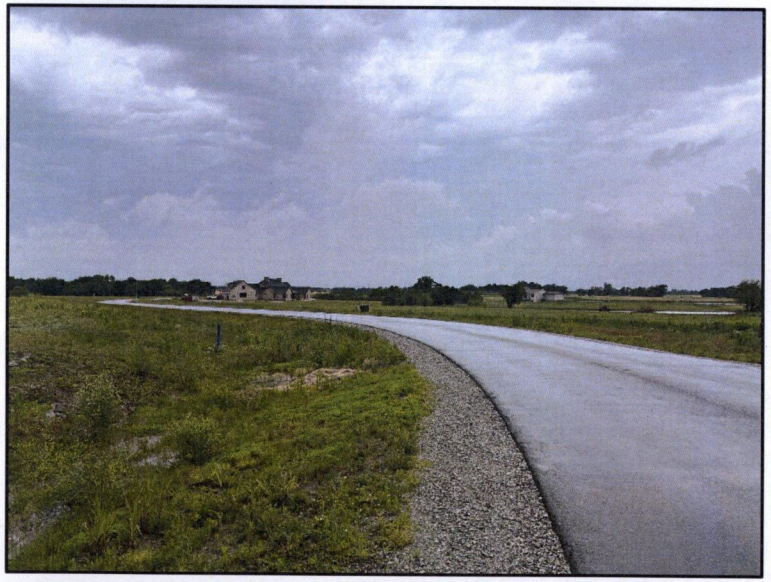
Looking east away from site



Looking north away from site



Looking west away from site



Preliminary Plan- Not for Construction



Property Owners: Audrey A. and John C. Jr. Roberts
16011 W. Shade St. Goddard, KS 67052

SITE PLAN

APPROVED 6/24/25 BY JBE

0 50' 100'
Scale: 1" = 100'

Builder to verify existing soil moisture, compaction, etc. is adequate to support slab on grade structure.

Street Plans Not Available. Street Plans & Grading Plans Created By Others. Elevations shown hereon are based on the "Drainage Plan" prepared by Certified Engineering Design, P.A., dated 10-18-21. Contractor to field verify.

General Notes:
1. Staking dimensions are shown for representation only.
2. This drawing does not represent a boundary survey. Easements and setbacks shown have been taken from the recorded plat or other known sources. It shall be the Builder's responsibility to ensure that the final location of the house conforms to all applicable setbacks and easements.
3. Any changes in elevations shown on this plan must be approved by the Developer or his Authorized Representative.
4. The Builder or their subcontractor(s) shall contact the Engineer immediately with any discrepancies.

Legend:			
CL	Center Line	GAR	Garage Floor
TF	Top Foundation	TC-RC	Top of Roll Curb
VO	View-Out Basement	FG	Finished Dirt Grade
PVO	Partial View-Out	TP	Top of Pavement
WO	Walk-Out Basement	EOP	Edge of Pavement
PWO	Partial Walk-Out	FL	Flow Line
BF	Basement Floor	XX.X	Spot Elevation
TC	Top of Curb		Slope Direction
		—> —	Swale Location

Location:
Lot 1 Blk 1 Dry Creek Estates

Prepared For:
Paul Gray Homes, (316) 978-9047

Date: 05/05/25 Drawn: KHS Approved: Job Number: 25-04-G218

LOT GRADING PLAN

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

E:\GRADE\Dry Creek Estates\Lot 01 Block 1.dwg