Wichita-Sedgwick County Metropolitan Area Planning Department

TBJ Holdings LLC
7946 West Meadow Park Circle
Wichita, KS 67205

March 4, 2026

RE: ZON2025-00065 – Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential for new duplex construction, generally located on the east side of South Saint Clair Avenue and 200 feet south of West Maple Street (320 South Saint Clair Avenue) (D-O Delano Overlay).

Dear Applicant;

At its regular meeting on **March 3, 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 application, please contact our office at 268-4421.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Associate Planner

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

TBJ Holdings LLC
7946 West Meadow Park Circle
Wichita, KS 67205

January 29, 2026

RE: ZON2025-00065 – Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential for new duplex construction, generally located on the east side of South Saint Clair Avenue and 200 feet south of West Maple Street (320 South Saint Clair Avenue) (D-O Delano Overlay).

Dear Applicant;

At its regular meeting on **January 29, 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 12, 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 12, 2026, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, March 3, 2026,** beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Associate Planner

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD
Scott Frey, 2100 West University Avenue, Wichita, KS 67213

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON March 13, 2026.

ORDINANCE NO. 52-913

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. ZON2025-00065

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:

Lots 2 and 4, on Saint Clair Avenue, in Maple Street Addition to Wichita, Sedgwick County, Kansas, and
Lots 10, 12, and 14, on Saint Clair Avenue, in Maple Street Addition to Wichita, Sedgwick County, Kansas.

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 10th day of March, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form: Jennifer Magaña for
Jennifer Magaña, City Attorney and Director of Law

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Jo Hensley, Deputy City Clerk

Being first duly sworn, deposes and says:

That I, Jo Hensley, 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. 52-913 is a true copy thereof and was published on such website beginning on March 13, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN before me this March 13, 2026.

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires: 1-27-2029

(seal)

Shinita Rice

Notary Public

City Clerk's Office

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

316.268.4529

www.wichita.gov

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Durham | The Herald-Sun
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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	IPL0300512	Legal Ad - IPL0300512	MAPC/BZA January 15, 2026 OFFICIAL HEARING	2.0	104.0L

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 January 15, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 15, 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.

CON2025-00157: Conditional Use request in the City for a Short Term Rental on property zoned SF-5 Single-Family Residential District, generally located south of East 14th Street North and 1,500 feet east of North Woodlawn Avenue (6845 East 14th Street North).

CON2025-00170: Conditional Use request in the City for Multi-Family development on property zoned TF-3 Two-Family Residential District, generally located on the north side of East Central Avenue, within one-quarter mile west of North Oliver Avenue (4406 East Central Avenue).

CUP2025-00042: Amendment in the City to CUP DP-250 to relocate an existing billboard on the northeast corner of Ridge and 37th (outside the CUP) to Parcel 8 and to amend a portion of the front setback of Parcel 8, generally located on the northwest corner of West 37th Street North and North Ridge Road (3801 North Ridge Road).

DER2024-00010: Unified Zoning Code amendment (City and County) pertaining to the Event Centers in the County land use.

PUD2025-00028: Zone Change from TF-3 Two Family Residential District to PUD Planned Unit Development to allow increased density and flexibility of development, generally located on the west side of North Webb Road within 750 feet south of East 45th Street North (4439 North Webb Road).

VAC2025-00056: Vacation request in the City to vacate platted street right of way, generally located north of West 16th Street North and 1,600 feet west of North Meridian Avenue (2920 West 16th Street North).

VAC2025-00057: Vacation request in the City to vacate a portion of a platted setback, generally located north of East Christy Place and 2,000 feet west of North Oliver Avenue (4046 East Christy Place).

ZON2025-00065: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential for new duplex construction, generally located on the east side of South Saint Clair Avenue and 200 feet south of West Maple Street (320 South Saint Clair Avenue) (D-O Delano Overlay).
W00000000
Publication Dates

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:
12/24/25 Print

Print Tearsheet Link

Marketplace Link

Kathy Wilson

DIGITALLY SIGNED

Kathy Wilson

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Dec 24, 2025, 10:27 AM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

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

AGENDA ITEM NO. 4.7

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: January 15, 2026
DAB IV: January 5, 2026

CASE NUMBER: ZON2025-00065 (City)

APPLICANT/AGENT: TBJ Holdings LLC (Applicant)

REQUEST: TF-3 Two-Family Residential District

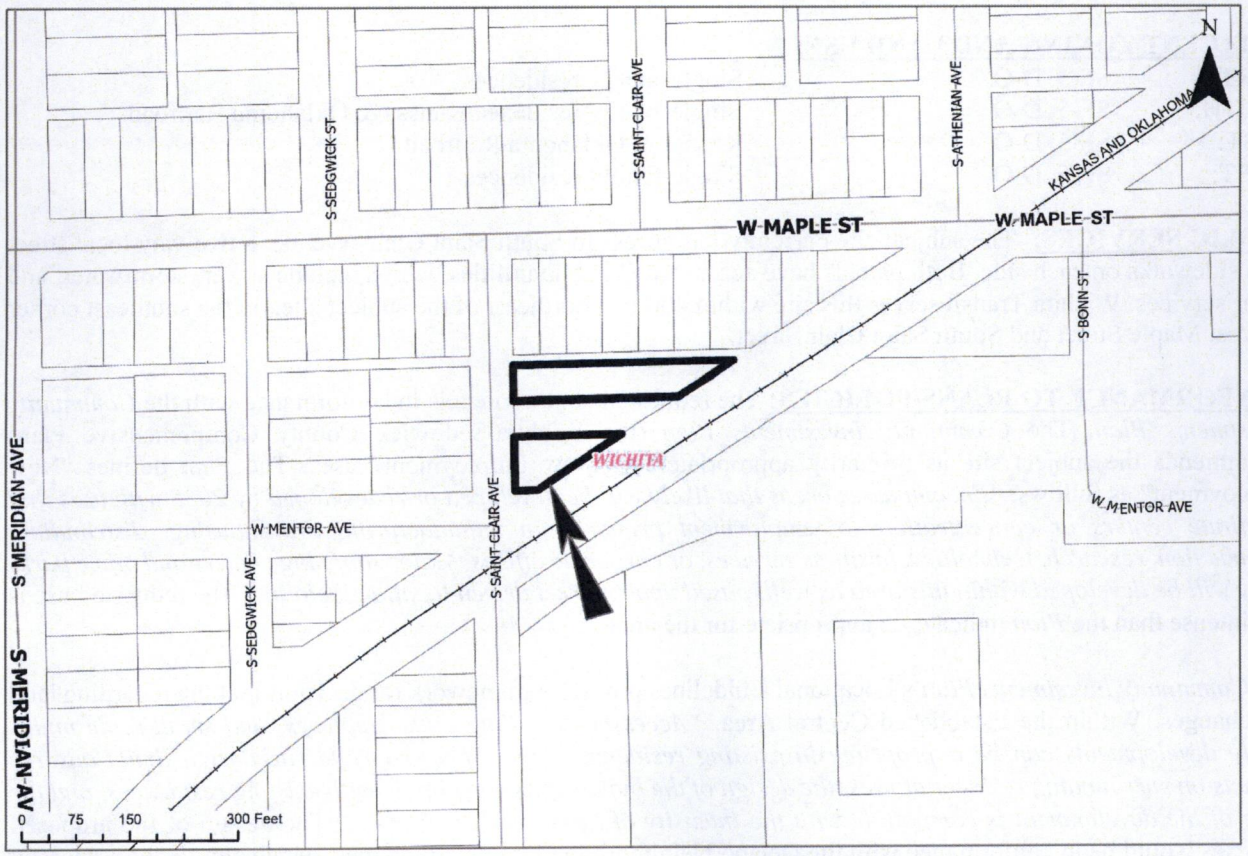
CURRENT ZONING: SF-5 Single-Family Residential District, D-O Delano Overlay

SITE SIZE: 0.46 acres

LOCATION: Generally located on the east side of South Saint Clair Avenue, within 200 feet south of West Maple Street (320 South Saint Clair Avenue).

PROPOSED USE: Two duplexes

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 two non-contiguous properties that are 0.30 and 0.16 acres in size. The properties are generally located on the east side of South Saint Clair Avenue, within 200 feet south of West Maple Street (320 South Saint Clair Avenue). Each subject site is vacant. According to historic aerials, each parcel was developed with one single-family dwelling until 2022.

The applicant is requesting the zone change in order to build a duplex on each of the parcels. Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. The setbacks shall remain as follows: 25-foot front setback, 20-foot rear setback, and a six-foot interior side setback. Parking shall remain at one parking space per dwelling unit, and the maximum height shall remain at 35 feet. SF-5 requires a 5,000 square foot minimum lot size for a single-family dwelling, while TF-3 requires a 3,000 square foot minimum lot size per unit in a duplex or 3,500 square feet for a single-family dwelling. Each of the parcels can accommodate one duplex.

The subject sites are located within the D-O Delano Overlay. Any new construction that occurs on site would be subject to the Delano Neighborhood Design Guidelines set forth in the Unified Zoning Code (UZC) and subject to review by the Delano Design Review Committee.

The character of the neighborhood is residential. Properties to the north of the northernmost parcel are zoned SF-5 and developed with single-family dwellings. The property between the two parcels is also zoned SF-5 and developed with a single-family dwelling. Property south and east of the subject site is zoned SF-5 and developed with the right-of-way for the Kansas and Oklahoma Railroad. Properties west of the subject site, across South Saint Clair Avenue, are zoned SF-5 and developed with single-family dwellings. All surrounding properties are located within the D-O Delano Overlay.

CASE HISTORY: In 1887, the subject sites were platted as part of the Maple Street Addition. In 2003, the subject sites were added to the D-O Delano Overlay (DR03-09).

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5, D-O	Single-family residences
SOUTH:	SF-5, D-O	Single-family residence/Kansas & Oklahoma Railroad
EAST:	SF-5, D-O	Kansas & Oklahoma Railroad
WEST:	SF-5, D-O	Single-family residences

PUBLIC SERVICES: The subject site currently has access to South Saint Clair Avenue, a two-way local street with sidewalks on each side. Both parcels have access to all public utilities, which include sewer, stormwater, and water services. Wichita Transit serves this site within 400 feet northeast of the subject site, on the southeast corner of West Maple Street and South Saint Clair Street.

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 "New Employment" uses. The *Plan* defines "New Employment" as follows: "*Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors).*" The requested use is less intense than the *Plan* indicates is appropriate for the area.

The *Community Investments Plan*'s Locational Guidelines provide a framework for decision-making regarding land use changes. Within the Established Central Area, *"Accessory dwelling units, duplexes, and small-scale multi-family developments can be appropriate in existing residential areas if appropriate site design limits adverse impacts on surrounding residential uses, the design of the buildings is compatible with existing residences, and the scale of the development is compatible with the intensity of the surrounding area."* The design of the proposed duplexes would be in conformance with the Delano Neighborhood Design Guidelines, which aim to "be respectful

of the character of one of Wichita's earliest commercial and residential districts."

The requested zone change is also in conformance with the *Wichita: Places for People Plan*. The *Plan* outlines a list of Strategies that promote walkability within Wichita's Established Central Area. Strategies 5 and 6, which aim to "provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA" and "encourage infill and redevelopment that is contextual to the environment in which it is occurring." The requested zone change would bring infill development to vacant lots and add to the diversity of housing in the area.

The requested zone change is in conformance with the *Delano Neighborhood Plan*. The *Plan*'s Future Land Use Map identifies the site as appropriate for "Residential" uses. The requested development on site is residential.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the 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 to the north of the northernmost parcel are zoned SF-5 and developed with single-family dwellings. The property between the two parcels is also zoned SF-5 and developed with a single-family dwelling. Property south and east of the subject site is zoned SF-5 and developed with the right-of-way for the Kansas and Oklahoma Railroad. Properties west of the subject site, across South Saint Clair Avenue, are zoned SF-5 and developed with single-family dwellings. All surrounding properties are located within the D-O Delano Overlay.

2. **The suitability of the subject property for the uses to which it has been restricted:** The properties are 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. It does not allow for a duplex.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Development would bring additional residences to undeveloped lots. Staff does not anticipate the requested zone change will detrimentally affect nearby property.

4. **Length of time subject property has remained vacant as zoned:** According to historic aerials, the subject sites have been vacant since 2022.

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 undeveloped parcels that are also appropriate for such development, which is generally considered a gain to the community. 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*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood 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. *Delano Neighborhood Plan* Future Land Use Map
5. Site Photos


S SEDGWICK ST
S SAINT CLAIR AVE
S ATHENIAN AVE
KANSAS AND OKLAHOMA RR
W MAPLE ST
S BONN ST
WICHITA
W MENTOR AVE
S SEDGWICK AVE
S SAINT CLAIR AVE
S MERIDIAN AVE
FRIENDS
0 70 140 280 Feet
N


S MERIDIAN AVE
S SEDGWICK ST
S SAINT CLAIR AVE
S ATHENIAN AVE
S CLARENCE ST
W MAPLE ST
W MAPLE ST
CON2024-00239
PUD-98
BZA4-57
DR 03-09
DR 03-09
CON2004-00049
BZA2005-00054
WICHITA
W MENTOR AVE
S SEDGWICK AVE
S SAINT CLAIR AVE
S MERIDIAN AVE
W UNIVERSITY AVE
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

2035 Wichita Future Growth Concept Map

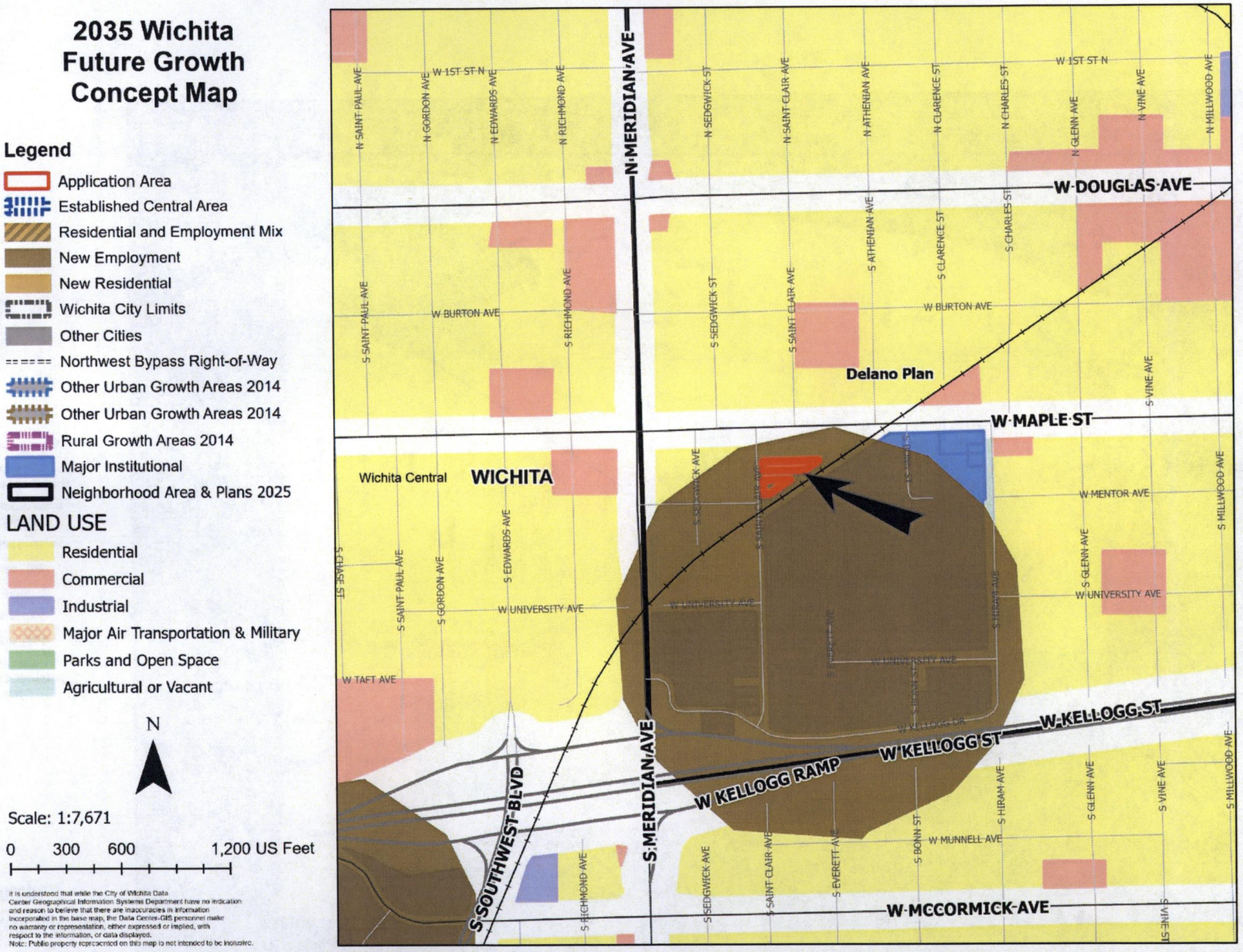
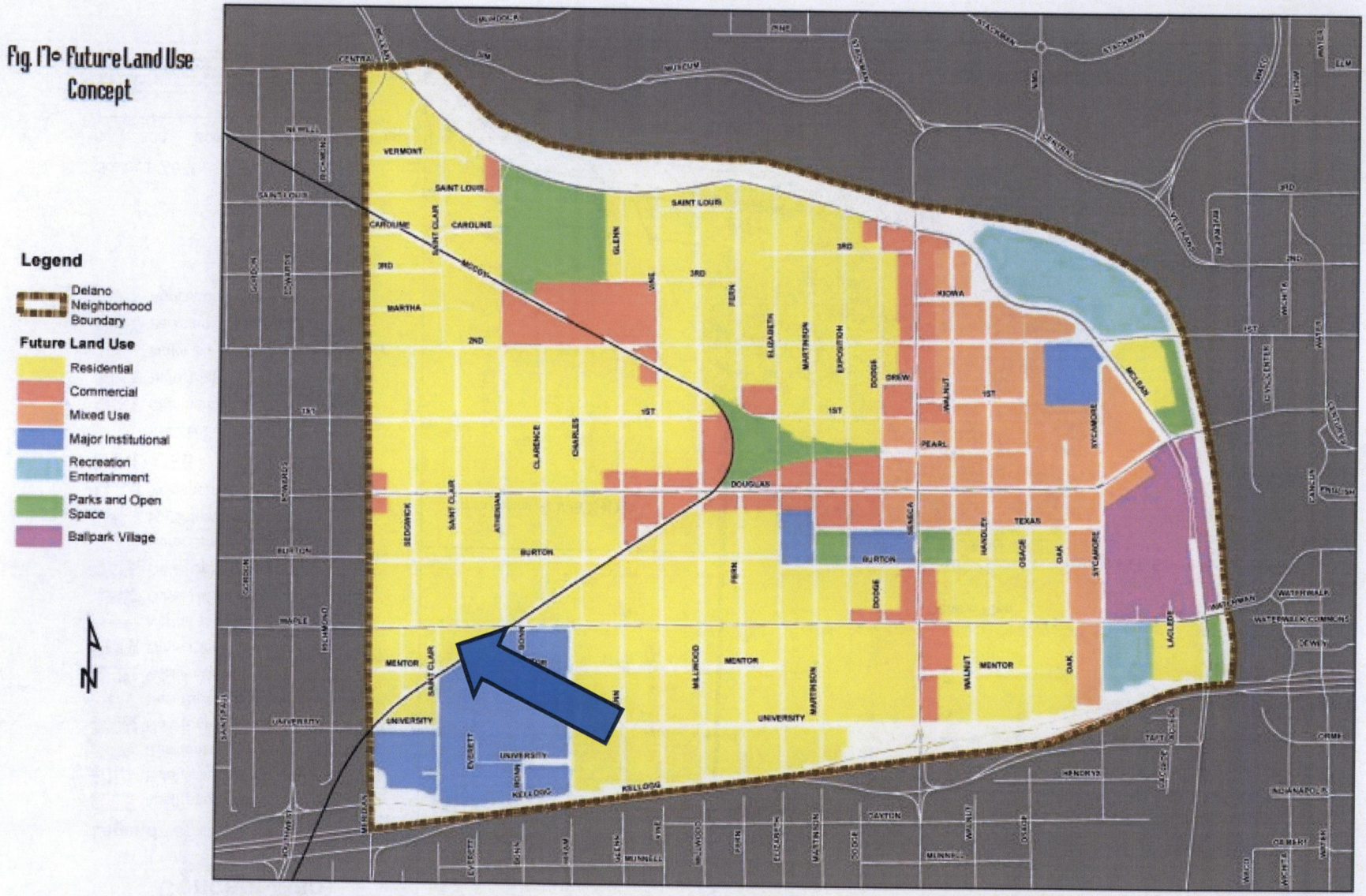


Fig. 17: Future Land Use Concept



Looking south towards site



Looking north away from site



Looking west away from site



Looking west away from site



Looking north towards site



Looking south away from site



Looking east towards site



Looking east towards site

