Wichita-Sedgwick County Metropolitan Area Planning Department

Presbytery of Wichita
8918 West 21st Street North
Suite 200
Wichita, KS 67207

February 3, 2026

RE: ZON2025-00058 – Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southeast corner of East Gilbert Street and South Rock Road (8031 East Gilbert Street).

Dear Applicant;

At its regular meeting on **February 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: Byron Adrian, *via email*

Wichita-Sedgwick County Metropolitan Area Planning Department

Presbytery of Wichita
8918 West 21st Street North
Suite 200
Wichita, KS 67207

December 19, 2025

RE: ZON2025-00058 – Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southeast corner of East Gilbert Street and South Rock Road (8031 East Gilbert Street).

Dear Applicant;

At its regular meeting on **December 18, 2025**, 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 **January 2, 2026, due to the holiday.** 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 **January 2, 2026, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) II on **Wednesday, January 14, 2026**, beginning at 6:00 p.m. Meetings take place at the Rockwell Branch Library, 5939 East 9th Street North, Wichita, KS 67208. For more information, please visit Wichita.gov/dab2 or contact Teresa Veazey, Community Services Representative for District II, at 316-352-4886 or TCVeazey@wichita.gov.

Lastly, this application will be considered by the Wichita City Council on **Tuesday, February 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: Byron Adrian, *via email*

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

ORDINANCE NO. 52-893

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. ZON2025-00058

Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District, on property legally described as:

Block 1, Eastridge Park Addition, Exempt No. 2573-2, 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 February, 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. 52-893 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 13th day of February, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN to before me this 13 day of February, 2026.

Shinita Rice

Notary Public

STATE NOTARY PUBLIC KANSAS

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires: 9-27-2029

(seal)

City Clerk's Office

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

316.268.4529

www.wichita.gov

McClatchy

The Beaufort Gazette
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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	IPL0293011	Legal Ad - IPL0293011	MAPC/BZA December 18, 2025	2.0	166.0L

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 December 18, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 18, 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.**

BZA2025-00079: Variance request in the City to have less than three feet of building separation between the primary structure and the accessory structure, generally located on the west side of North Meridian Avenue, within 75 feet north of West 3rd Street North (409 North Meridian Avenue).

BZA2025-00080: Variance request in the City to reduce the front building setback to three feet on property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 south of West 1st Street North (220 North Walnut Street).

PUD2025-00026: PUD amendment request in the City to PUD #66 to modify allowed uses, signage, parking, and ownership requirements on property generally located on the north side of West MacArthur Road, within a quarter-mile west of South Seneca Street.

VAC2025-00052: Vacation request in the City to vacate the west one foot of a utility easement of a property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut St).

VAC2025-00053: Vacation request in the City to vacate a portion of the street right-of-way to allow for future development, generally located on the northwest corner of East Waterman Street and South Washington Avenue.

VAC2025-00054: Vacation request in the City to vacate a portion of a platted setback, generally located south of West Taft Avenue and 1,800 feet east of South Ridge Road (6803 West Taft Avenue).

ZON2025-00056: Zone Change request in the City from NR Neighborhood Retail to LC Limited Commercial District with Protective Overlay, generally located south of East 21st Street North and one-quarter mile west of North Hillside Avenue.

ZON2025-00058: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southeast corner of East Gilbert Street and South Rock Road (8031 East Gilbert Street).

ZON2025-00059: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southwest corner of West 27th Street South and South Elizabeth Street (1511 West 27th Street South).

ZON2025-00060: Zone Change request in the City from B Multi-Family Residential District to LI Limited Industrial District to expand an existing warehouse, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut Street).

ZON2025-00061: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District and GO General Office District for future development, generally located on the southeast corner of West 51st Street North and North Meridian Avenue.

ZON2025-00062: Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District for medical office and apartment development, generally located south of West 37th Street North and 2,000 feet east of North Ridge Road.

ZON2025-00063: Zone Change request in the City from NR Neighborhood Retail District to GO General Office District, generally located on the southeast corner of South Hillside Avenue and East English Street (200 South Hillside Avenue).

ZON2025-00064: Zone Change request in the City from LC Limited Commercial to GC General Commercial with PO #467, generally located on the northeast corner of East 29th Street North and North Oliver Avenue.
IPL0293011
Nov 26 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:
11/26/25 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Nov 26, 2025, 12:08 PM 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. 4.6

WICHITA–SEDGWICK COUNTY W-SC METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: December 18, 2025
DAB II: January 14, 2026

CASE NUMBER: ZON2025-00058 (City)

APPLICANT/AGENT: Presbytery of Southern Kansas (Applicant) / Mennonite Rehabilitation Housing Services, Inc. (Agent)

REQUEST: MF-18 Multi-Family Residential District

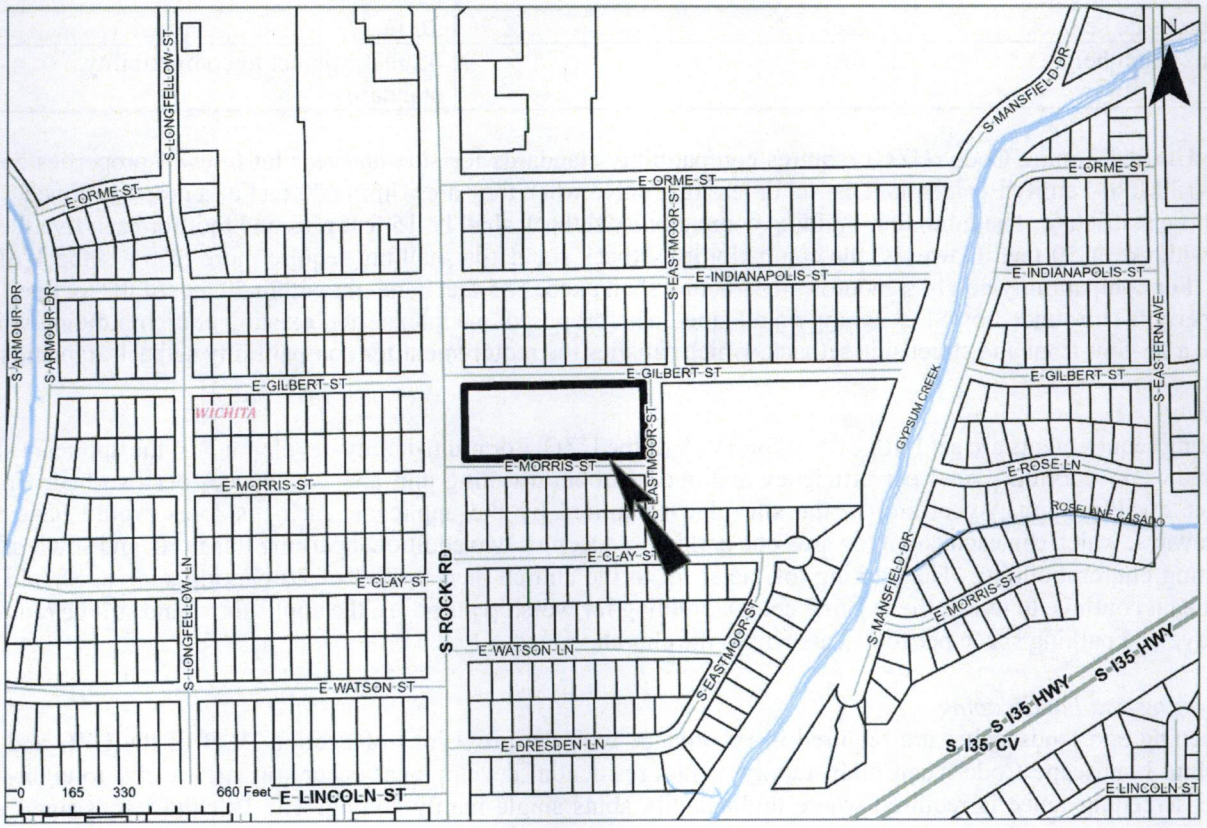
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 3.1 acres

LOCATION: Generally located on the southeast corner of East Gilbert Street and South Rock Road (8031 East Gilbert Street)

PROPOSED USE: Senior living development

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to MF-18 Multi-Family Residential District (MF-18). The property is generally located on the southeast corner of East Gilbert Street and South Rock Road (8031 East Gilbert Street). The property is currently developed with a church and open space.

The applicant is requesting the zone change in order to allow a senior living development on site. The applicant intends to build six quadplexes on site around the existing church building, for a total of 24 dwelling units. Access to the quadplexes would be either from Gilbert Street or Morris Street. The 3.1-acre site would allow 17.4 dwelling units per acre in MF-18 District, for a maximum of 53 dwelling units on site. The applicant has indicated they would develop less than half of the maximum allowed dwelling units on site. The requested zone change would permit more uses on site than its current zoning, namely multi-family development at a higher density. Additionally, it would allow changes to the minimum lot area, minimum lot width, and setback requirements, as demonstrated in the table below.

Development Standard	SF-5 Single-Family Residential	MF-18 Multi-Family Residential
Minimum lot area	5,000 square feet	3,500 square feet for single-family; 3,000 square feet per dwelling unit for duplex; 2,500 square feet per dwelling unit for multi-family (maximum 17.4 dwelling units per acre); 5,000 square feet for nonresidential uses
Minimum lot width	50 feet	35 feet for single-family; 50 feet for all other uses
Front setback	25 feet	25 feet
Rear setback	20 feet	20 feet, subject to compatibility standards
Interior side setback	Six feet	Six feet, subject to compatibility standards
Street side setback	15 feet	20 feet
Maximum height	35 feet	45 feet, subject to compatibility standards

The Unified Zoning Code (UZC) requires compatibility standards for side and rear lot lines of properties zoned MF-18 Multi-Family Residential District or less restrictive when they are within 500 feet of a property zoned TF-3 or more restrictive. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. However, the compatibility setback standards shall not require more than a setback of 25 feet. For compatibility height standards, no structure shall exceed 35 feet in height within 50 feet of the lot line. The property is surrounded by SF-5 zoning on all sides. The proposed quadplexes and existing church building would have a 25-foot front and street side setback, which satisfies the requirement for compatibility setback standards.

Parking

Parking requirements are set forth by Section IV-A of the UZC. For multi-family developments, the applicant shall provide 1.25 parking spaces per efficiency and one bedroom dwelling unit and 1.75 spaces per two-bedroom or larger dwelling unit. According to the site plan submitted by the applicant, each quadplex would have two driveways, which can each count towards one parking space, plus two additional parking lots north and south of the existing church building. The parking lots adjacent to the church have a total of 20 parking spaces. Should the applicant continue to utilize the existing church building for worship purposes, the applicant would still be required to have one parking space per four seats within the church.

Screening and Landscaping

Screening and landscaping are required in accordance with the provisions of Section IV-B of the UZC and the Wichita Landscape Code when multi-family or non-residential development occurs on site. A six- to eight-foot solid screening fence is required where multi-family abuts single-family zoning. The Wichita Landscape Code

requires a landscaped street yard with parking lot screening along all properties lines where across the street from residential zoning if parking lots are installed. The site plan shows individual driveways, which do not require landscape screening. Additionally, one shade tree or two ornamental trees are required for each 20 spaces in the parking lot. A landscape plan must be submitted to the Planning Department prior to the issuance of building permits.

The character of the neighborhood is low-density residential. Properties to the north, south, and west are all zoned SF-5. Properties to the north, south, and west are developed with single-family dwellings. Property to the east is developed with a school.

CASE HISTORY: In 1958, the subject site was platted as part of the Eastridge Park Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwellings
SOUTH:	SF-5	Single-family dwellings
EAST:	SF-5	School
WEST:	SF-5	Single-family dwellings

PUBLIC SERVICES: The subject site has access to South Rock Road, East Gilbert Street, East Morris Street, and South Eastmoor Street. East Gilbert Street and South Eastmoor Street are both two-way local streets with sidewalks on each side. East Morris Street is a two-way local street with a sidewalk on the south side. South Rock Road is a five-lane arterial street with a designated turn lane and sidewalks on each side. The site currently has access to sewer services, but water services may need to be extended onto the site. Wichita Transit serves this site within one-quarter mile southwest of the subject site, on the southeast corner of East Clay Street and South Rock Road.

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), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for "Commercial" uses. The *Plan* describes "Commercial" as follows:

"*Encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, Residential Uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types.*" The requested use on site is not commercial use. However, the proposed development is less intensive than a commercial use, which aligns with the goals of the *Plan*.

The *Community Investment Plan*'s Locational Guidelines provide a framework for decision-making regarding land use changes to encourage patterns of development that efficiently and effectively use land, public infrastructure, and services, strive for compatibility among various land uses, and promote quality of place through design. One of the General Development Patterns outside the Established Central Area states that "Small, neighborhood-serving retail and office uses and high-density residential uses not located at arterial intersections should be limited to the intersection of an arterial and a collector street." The proposed higher-density development is along an arterial street.

The *Plan*'s Land Use Compatibility Guidelines state that "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 development would be required to have screening, landscaping, and compatibility setback standards to limit the adverse impacts on surrounding residential uses.

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 low-density residential. Properties to the north, south, and west are all zoned SF-5. Properties to the north, south, and west are developed with single-family dwellings. Property to the east is developed with a school.

2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is presently zoned SF-5, which allows single-family by-right in addition to several public and civic uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have a significant detrimental impact on nearby property. Screening, landscaping, and compatibility standards should mitigate any potential detrimental impacts to the adjacent residential properties.

4. **Length of time subject property has remained vacant as zoned:** The subject site is currently developed with a church building on a large lot.

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 allow residential development that promotes infill housing on a large lot, which is generally considered a gain to the public. Denial may represent a loss of economic opportunity for the applicant.

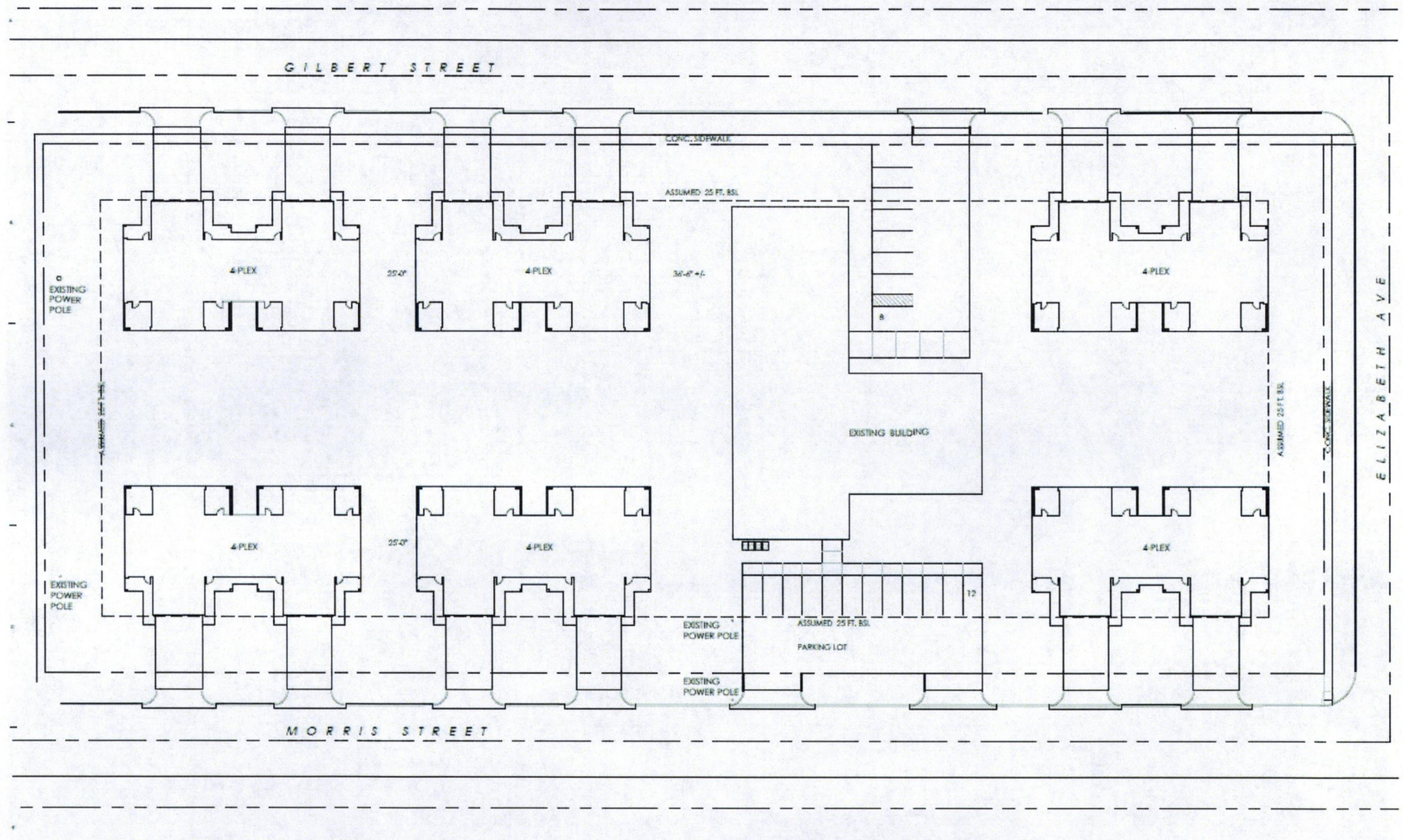
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in partial conformance with the *Community Investments Plan*, as discussed in the staff report.

7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested zone change to have a significant impact on community facilities.

8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received one phone call from a member of the public. Said member was curious about the application but did not express support nor opposition to the requested zone change.

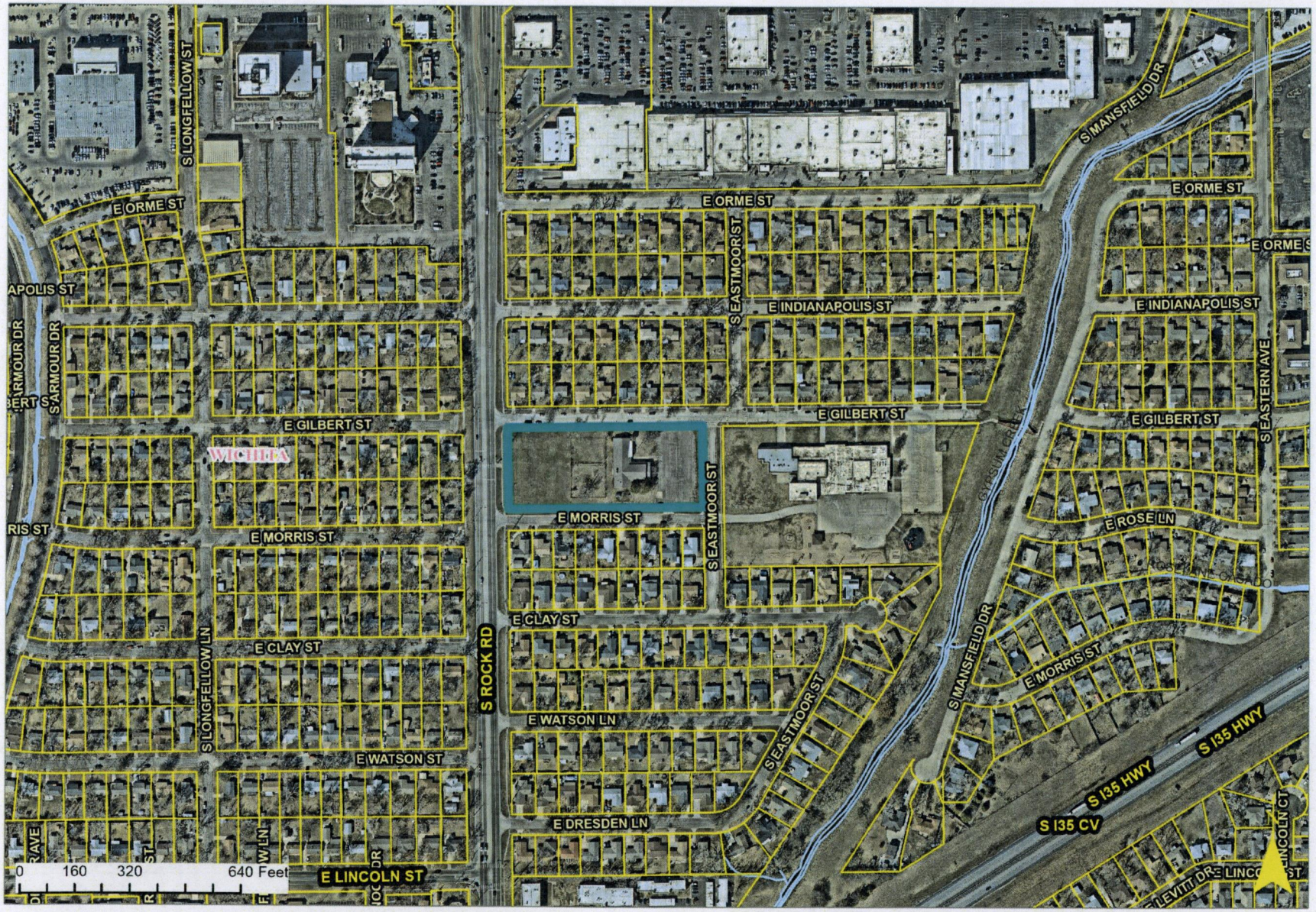
Staff Report Attachments:

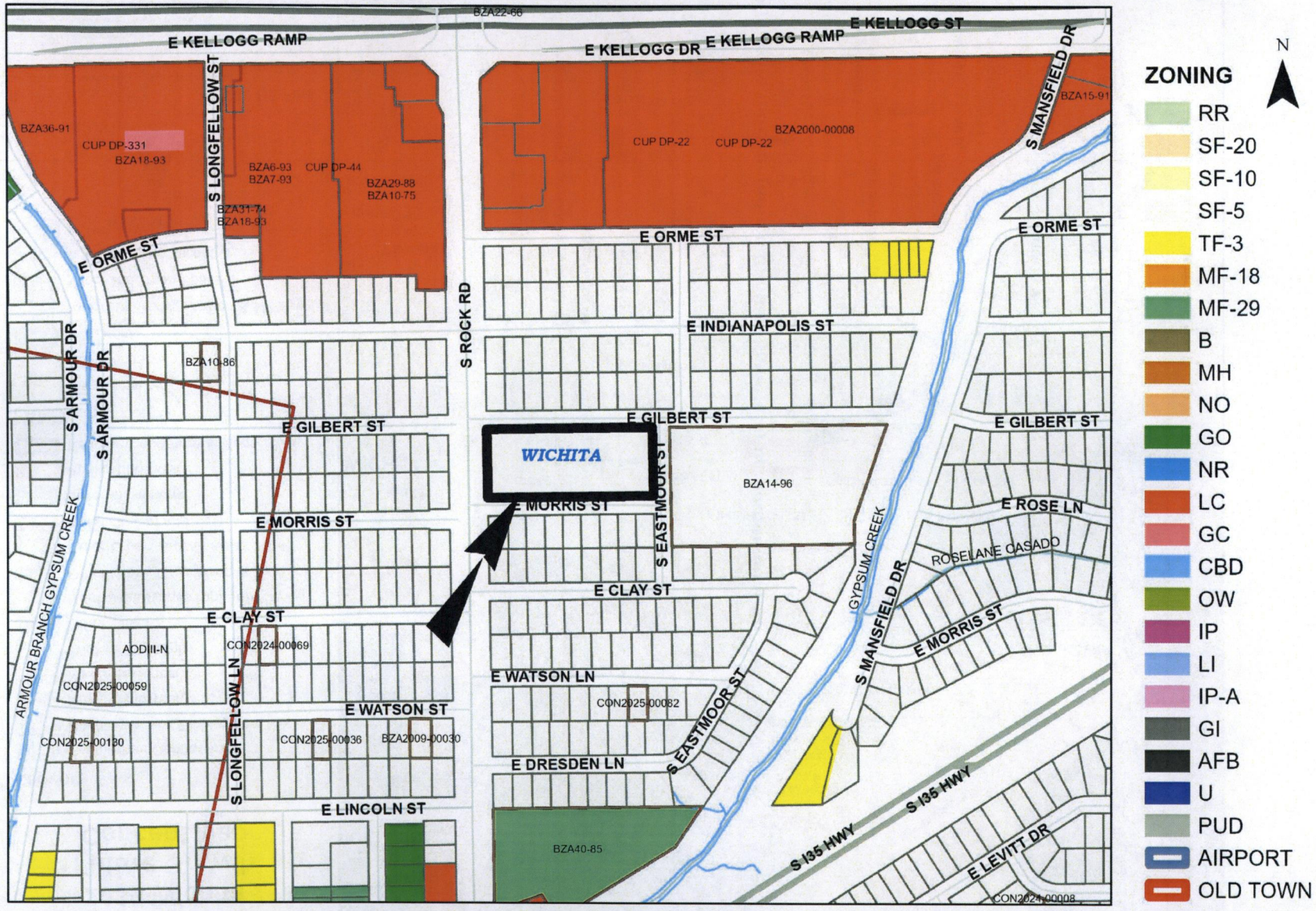
1. Applicant-Submitted Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos



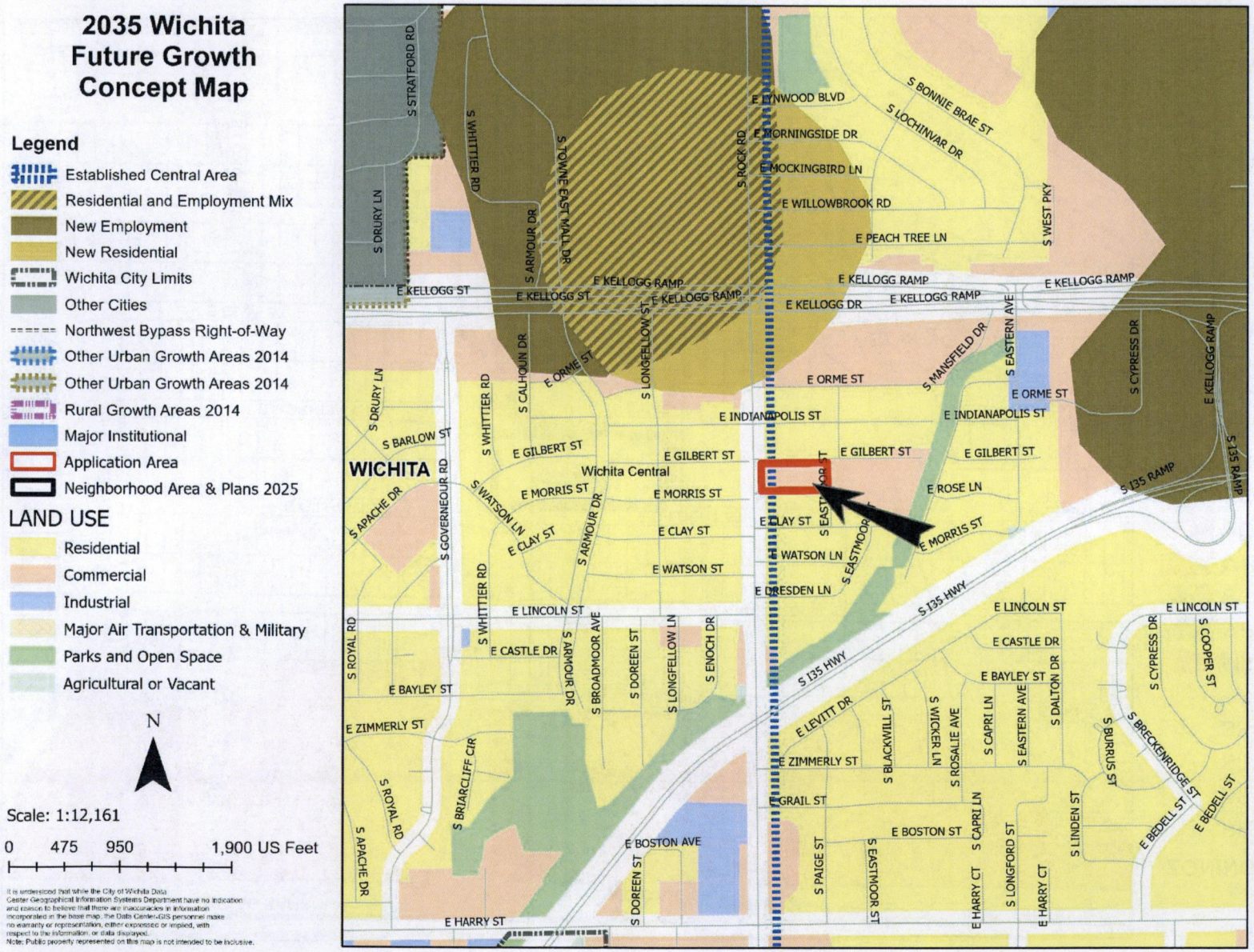
A SITE DEVELOPMENT PLAN
1"= 20'-0"

NORTH


E ORME ST
S LONGFELLOW ST
S ARMOUR DR
E GILBERT ST
E MORRIS ST
E CLAY ST
E WATSON ST
E LINCOLN ST
S ROCK RD
S EASTMOOR ST
E INDIANAPOLIS ST
E DRESDEN LN
S MANSFIELD DR
E ROSE LN
S EASTERN AVE
S I35 HWY
S I35 CV
0 160 320 640 Feet


E KELLOGG RAMP
BZA22-66
E KELLOGG DR
E KELLOGG RAMP
E KELLOGG ST
S MANSFIELD DR
BZA15-91
BZA36-91
CUP DP-331
BZA18-93
S LONGFELLOW ST
BZA6-93
BZA7-93
CUP DP-44
BZA29-88
BZA10-75
BZA31-74
BZA18-93
CUP DP-22
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S ROCK RD
S ARMOUR DR
S ARMOUR DR
BZA10-86
E INDIANAPOLIS ST
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E MORRIS ST
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ROSELANE GASADD
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GYPSUM CREEK
S MANSFIELD DR
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ARMOUR BRANCH GYPSUM CREEK
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CON2025-00059
E WATSON LN
CON2025-00082
S EASTMOOR ST
E WATSON ST
S LONGFELLOW LN
CON2025-00130
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TF-3
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AFB
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PUD
AIRPORT
OLD TOWN

2035 Wichita Future Growth Concept Map



It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.
Note: Public property represented on this map is not intended to be inclusive.

Looking west towards site



Looking east away from site



Looking south away from site



Looking north towards site



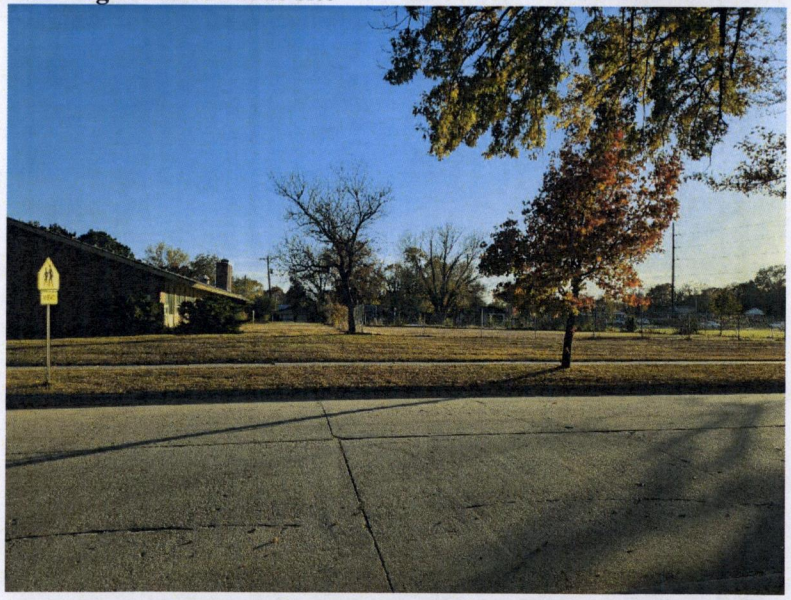
Looking west away from site



Looking east towards site



Looking south towards site



Looking north away from site

