CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Marilyn and John LLC
10180 Southwest Boulevard
Wichita, KS 67215

December 16, 2025

RE: ZON2025-00052 – Zone Change request in the City from LI Limited Industrial to TF-3 Two-Family Residential to allow duplex development, generally located on the northeast corner of West 31st Street South and South 119th Street West (11600 West 31st Street South).

Dear Applicant;

At its regular meeting on **December 16, 2025**, 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
Current Plans
Associate Planner

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD
Professional Engineering Consultants, attn: Rebecca Mellies, 303 South Topeka Avenue, Wichita, KS 67202

Wichita-Sedgwick County Metropolitan Area Planning Department

Marilyn and John LLC
10180 Southwest Boulevard
Wichita, KS 67215

November 13, 2025

RE: ZON2025-00052 – Zone Change request in the City from LI Limited Industrial to TF-3 Two-Family Residential to allow duplex development, generally located on the northeast corner of West 31st Street South and South 119th Street West (11600 West 31st Street South).

Dear Applicant;

At its regular meeting on **November 13, 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 **December 1, 2025, due to the Thanksgiving 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 **December 1, 2025, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, December 16, 2025**, 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
Current Plans
Associate Planner

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
Professional Engineering Consultants, attn: Rebecca Mellies, 303 South Topeka Avenue, Wichita, KS 67202

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON December 26, 2025

ORDINANCE NO. 52-877

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. ZON2025-00052

Zone change request in the City from LI Limited Industrial District to TF-3 Two-Family Residential District, on property legally described as:

Lot 1, Block A; and Reserves A and B, Skyway West 4th 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 23rd day of December, 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, ~~Deputy~~ City Clerk

(SEAL)

Approved as to form: Jennifer Magaña

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. 52-877 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 26th day of December, 2025.

Jo Hensley

Signature

SUBSCRIBED AND SWORN to before me this 24th day of December, 2025.

Shinita Rice

Notary Public

(Seal) SHINITA RICE NOTARY PUBLIC STATE OF KANSAS My Appt. Expires: 9/27/2029

City Clerk's Office

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

316.268.4529

www.wichita.gov

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

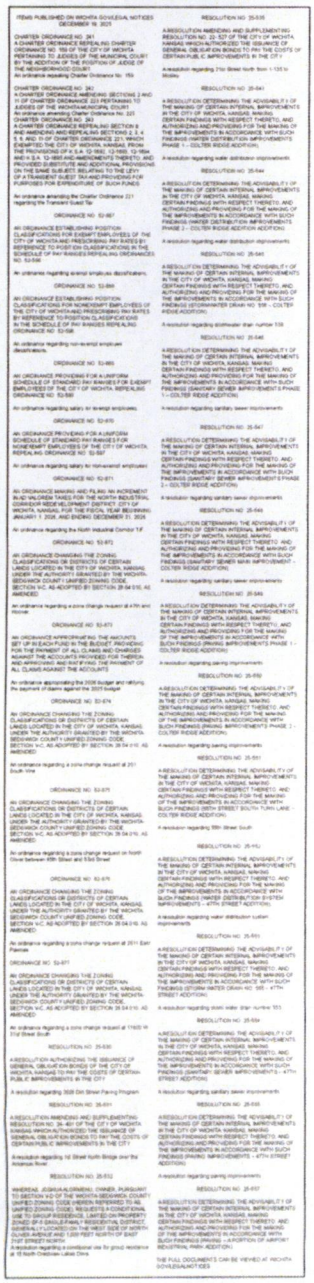
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

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		Legal Ad - IPL0301430		3.0	444.0L

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



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:
12/28/25 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

DIGITALLY SIGNED

Mary Castro

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Dec 29, 2025, 10:40 AM EST

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®

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES
DECEMBER 19, 2025

CHARTER ORDINANCE NO. 241
A CHARTER ORDINANCE REPEALING CHARTER ORDINANCE NO. 159 OF THE CITY OF WICHITA PERTAINING TO JUDGES OF THE MUNICIPAL COURT BY THE ADDITION OF THE POSITION OF JUDGE OF THE NEIGHBORHOOD COURT
An ordinance repealing Charter Ordinance No. 159

CHARTER ORDINANCE NO. 242
A CHARTER ORDINANCE AMENDING SECTIONS 2 AND 11 OF CHARTER ORDINANCE 223 PERTAINING TO JUDGES OF THE WICHITA MUNICIPAL COURT
An ordinance amending Charter Ordinance No. 223

CHARTER ORDINANCE NO. 243
A CHARTER ORDINANCE REPEALING SECTION 8 AND AMENDING AND REPEALING SECTIONS 2, 3, 4, 5, 6, AND 11 OF CHARTER ORDINANCE 221, WHICH EXEMPTED THE CITY OF WICHITA, KANSAS, FROM THE PROVISIONS OF K.S.A. 12-1692, 12-1693, 12-1694, AND K.S.A. 12-1695 AND AMENDMENTS THERETO, AND PROVIDED SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECT, RELATING TO THE LEVY OF A TRANSIENT GUEST TAX AND PROVIDING FOR PURPOSES FOR EXPENDITURE OF SUCH FUNDS

An ordinance amending the Charter Ordinance 221 regarding the Transient Guest Tax

ORDINANCE NO. 52-867

AN ORDINANCE ESTABLISHING POSITION CLASSIFICATIONS FOR EXEMPT EMPLOYEES OF THE CITY OF WICHITA AND PRESCRIBING PAY RATES BY REFERENCE TO POSITION CLASSIFICATIONS IN THE SCHEDULE OF PAY RANGES REPEALING ORDINANCES NO. 52-598

An ordinance regarding exempt employee classifications.

ORDINANCE NO. 52-868

AN ORDINANCE ESTABLISHING POSITION CLASSIFICATIONS FOR NONEXEMPT EMPLOYEES OF THE CITY OF WICHITA AND PRESCRIBING PAY RATES BY REFERENCE TO POSITION CLASSIFICATIONS IN THE SCHEDULE OF PAY RANGES REPEALING ORDINANCE NO. 52-596

An ordinance regarding non-exempt employee classifications.

ORDINANCE NO. 52-869

AN ORDINANCE PROVIDING FOR A UNIFORM SCHEDULE OF STANDARD PAY RANGES FOR EXEMPT EMPLOYEES OF THE CITY OF WICHITA, REPEALING ORDINANCE NO. 52-599

An ordinance regarding salary for exempt employees

ORDINANCE NO. 52-870

AN ORDINANCE PROVIDING FOR A UNIFORM SCHEDULE OF STANDARD PAY RANGES FOR NONEXEMPT EMPLOYEES OF THE CITY OF WICHITA, REPEALING ORDINANCE NO. 52-597

An ordinance regarding salary for non-exempt employees

ORDINANCE NO. 52-871

AN ORDINANCE MAKING AND FILING AN INCREMENT IN AD VALOREM TAXES FOR THE NORTH INDUSTRIAL CORRIDOR REDEVELOPMENT DISTRICT, CITY OF WICHITA, KANSAS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

An ordinance regarding the North Industrial Corridor TIF

ORDINANCE NO. 52-872

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 regarding a zone change request at 47th and Hoover

ORDINANCE NO. 52-873

AN ORDINANCE APPROPRIATING THE AMOUNTS SET UP IN EACH FUND IN THE BUDGET, PROVIDING FOR THE PAYMENT OF ALL CLAIMS AND CHARGES AGAINST THE ACCOUNTS PROVIDED FOR THEREIN, AND APPROVING AND RATIFYING THE PAYMENT OF ALL CLAIMS AGAINST THE ACCOUNTS

An ordinance appropriating the 2026 budget and ratifying the payment of claims against the 2025 budget

ORDINANCE NO. 52-874

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 regarding a zone change request at 201 South Vine

ORDINANCE NO. 52-875

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 regarding a zone change request on North Oliver between 45th Street and 53rd Street.

ORDINANCE NO. 52-876

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 BEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED

An ordinance regarding a zone change request at 2611 East Pawnee

ORDINANCE NO. 52-877

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 regarding a zone change request at 11600 W. 31st Street South

RESOLUTION NO. 25-530

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY

A resolution regarding 2026 Dirt Street Paving Program

RESOLUTION NO. 25-531

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24- 401 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 1st Street North Bridge over the Arkansas River

RESOLUTION NO. 25-532

WHEREAS, JOSHUA ALORMENU, OWNER, 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 GROUP RESIDENCE, LIMITED ON PROPERTY ZONED SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICT, GENERALLY LOCATED ON THE WEST SIDE OF NORTH OLIVER AVENUE AND 1,000 FEET NORTH OF EAST 21ST STREET NORTH
A resolution regarding a conditional use for group residence at 15 North Crestview Lakes Drive

RESOLUTION NO. 25-535

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 22- 527 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 21st Street North from I-135 to Mosley

RESOLUTION NO. 25-543

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 DISTRIBUTION IMPROVEMENTS PHASE 1 – COLTER RIDGE ADDITION)

A resolution regarding water distribution improvements

RESOLUTION NO. 25-544

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 DISTRIBUTION IMPROVEMENTS PHASE 2 – COLTER RIDGE ADDITION ADDITION)

A resolution regarding water distribution improvements

RESOLUTION NO. 25-545

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 (STORMWATER DRAIN NO. 556 – COLTER RIDGE ADDITION)

A resolution regarding stormwater drain number 556

RESOLUTION NO. 25-546

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 PHASE 1 – COLTER RIDGE ADDITION)

A resolution regarding sanitary sewer improvements

RESOLUTION NO. 25-547

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 PHASE 2 – COLTER RIDGE ADDITION)

A resolution regarding sanitary sewer improvements

RESOLUTION NO. 25-548

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 MAIN IMPROVEMENT – COLTER RIDGE ADDITION)

A resolution regarding sanitary sewer improvements

RESOLUTION NO. 25-549

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 (PAVING IMPROVEMENTS PHASE 1 – COLTER RIDGE ADDITION)

A resolution regarding paving improvements

RESOLUTION NO. 25-550

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 (PAVING IMPROVEMENTS PHASE 2 – COLTER RIDGE ADDITION)

A resolution regarding paving improvements

RESOLUTION NO. 25-551

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 (55TH STREET SOUTH TURN LANE – COLTER RIDGE ADDITION)

A resolution regarding 55th Street South

RESOLUTION NO. 25-552

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 DISTRIBUTION SYSTEM IMPROVEMENTS – 47TH STREET ADDITION)

A resolution regarding water distribution system improvements

RESOLUTION NO. 25-553

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 (STORM WATER DRAIN NO. 555 – 47TH STREET ADDITION)

A resolution regarding storm water drain number 555

RESOLUTION NO. 25-554

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 – 47TH STREET ADDITION)

A resolution regarding sanitary sewer improvements

RESOLUTION NO. 25-555

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 (PAVING IMPROVEMENTS – 47TH STREET ADDITION)

A resolution regarding paving improvements

RESOLUTION NO. 25-557

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 (PAVING – A PORTION OF AIRPORT INDUSTRIAL PARK ADDITION)

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

That Mandy Hebert, Administrative Aide I, from the Planning Department 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. _____ is a true copy thereof and was published on such website beginning on the 23rd day of October, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 17th day of October, 2025.

JAMES DECKARD
Notary Public, State of Kansas
My Appointment Expires
7-25-2029

Notary Public

(seal)

City Clerk's Office
Paul Leeker, City Clerk
City Hall •13th Floor •455 N. Main •Wichita, Kansas 67202
316.268.4529 ext. 2805
www.wichita.gov

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
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Idaho Statesman
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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
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San Luis Obispo Tribune
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Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0283150	Legal Ad - IPL0283150		3.0	237.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

OCA 150004
Published in The Wichita Eagle on October 22, 2025
(One Time Only)
MAPC/BZA November 13, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, November 13, 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.**

BZA2025-00064: Variance request in the City to allow a 65-foot pole sign, generally located at the northwest corner of the interchange of Interstate 235 and South West Street (3405 South West Street).

BZA2025-00067: Sign Variance request in the City to allow for a roof sign on property zoned CBD Central Business District, generally located on the west side of South Hydraulic Avenue and within 165 feet of East English Street (213 & 215 South Hydraulic Street & 212 South Greenwood Avenue).

CON2025-00118: Conditional Use in the City to allow Personal Improvement Service (massage therapy) on property zoned GO General Office, generally located on the south side of East Central Avenue and 600 feet east of North Edgemoor Drive (5739 East Central Avenue).

CON2025-00133: Conditional Use request in the City for Personal Improvement Service in the GO General Office District, generally located on the northwest corner of South Seneca Street and West 29th Street South (2935 South Seneca Street).

CON2025-00136: Conditional Use request in the City for Group Residence, Limited in the SF-5 Single-Family District, generally located on the west side of North Oliver Avenue and 1,000 feet north of East 21st Street North (15 North Crestview Lakes Drive).

CON2025-00138: Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the northeast corner of South Meridian Avenue and West Pawnee Avenue (2412 West Pawnee Avenue).

CON2025-00140: Conditional Use request in the City for multi-family density (with ZON2025-00049 to TF-3), generally located on the west side of North Arapaho Avenue, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

CUP2025-00036: Amendment in the City to CUP DP-347 to remove architectural controls on Parcels 1, 5, and 6, modify building coverage and gross floor area, generally located on the southeast corner of East Kellogg Street and South Wildcat Lane (9901 East Kellogg Street).

VAC2025-00043: Vacation request in the City to vacate platted reserve plattor's text on property zoned SF-5 Single-Family Residential, generally west of South 143rd Street East and approximately 950 feet north of East Pawnee Road.

VAC2025-00045: Vacation request in the City of 13-foot utility easement, generally located on the southeast corner of West Irving Avenue and South Seneca Street (1106 South Seneca Street & 1015 West Irving Street).

VAC2025-00046: Vacation request in the City of a portion of a platted 20-foot drainage and utility easement on property located at the northeast corner of Fairmount Avenue and Thunder Street (4919 N Fairmount Ave).

VAC2025-00047: Vacation request in the City to vacate platted setbacks to allow for the zoned/CUP setbacks to govern and vacate street right-of-way, generally located on the southeast corner of East Kellogg Drive and South Wildcat Lane (9901 East Kellogg Street).

ZON2025-00048: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the west side of South Vine Avenue and one block south of West Douglas Avenue (201 South Vine Avenue).

ZON2025-00049: Zone Change request in the City from SF-5 Single-Family Residential District to Two-Family Residential District (with CON2025-00140 to allow multi-family density), generally located on the west side of North Arapaho Street, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

ZON2025-00050: Zone Change request in the City from SF-5 Single-Family Residential District and LC Limited Commercial District to LI Limited Industrial District to allow for future industrial development, generally located on the west side of North Oliver Ave, between East 45th Street North and East 53rd Street North.

ZON2025-00051: Zone Change request in the City from SF-5 Single-Family Residential to B Multi-Family Residential with Protective Overlay for a medical clinic, generally located south of East Pawnee Avenue and 2,000 feet west of South Hillside Avenue (2611 East Pawnee Avenue).

ZON2025-00052: Zone Change request in the City from LI Limited Industrial to TF-3 Two-Family Residential to allow duplex development, generally located on the northeast corner of West 31st Street South and South 119th Street West (11600 West 31st Street South).
IPL0283150
Oct 22 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:
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Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Russ Cage Davis

DIGITALLY SIGNED

Sworn to and subscribed before me on Oct 22, 2025, 10:49 AM EDT

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ELECTRONIC NOTARY PUBLIC
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MY COMMISSION EXPIRES 4/24/2029

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AGENDA ITEM NO. 4.13

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: November 13, 2025
DAB IV: November 5, 2025

CASE NUMBER: ZON2025-00052 (City)

APPLICANT/AGENT: Marilyn & John LLC (Applicant)/ Professional Engineering Consultants (Agent)

REQUEST: TF-3 Two-Family Residential District

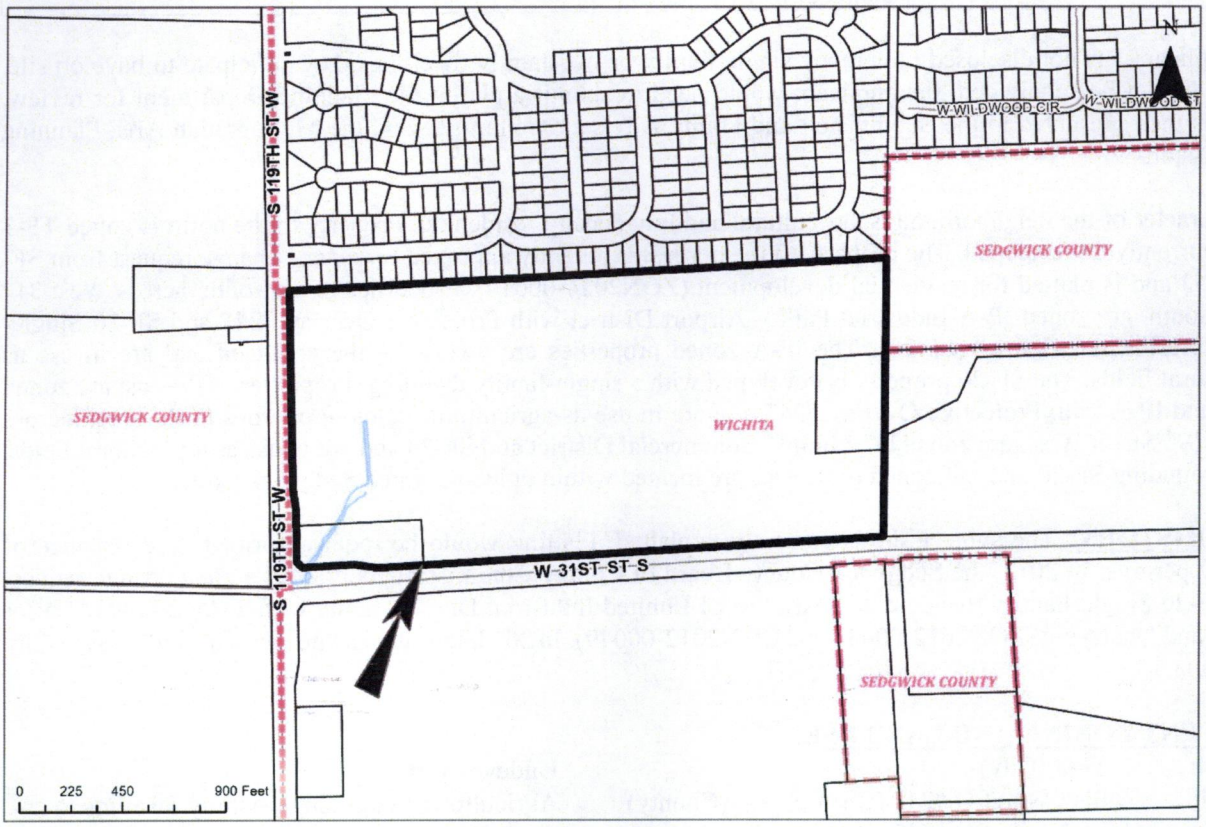
CURRENT ZONING: LI Limited Industrial District

SITE SIZE: 73.3 acres

LOCATION: Generally located on the northeast corner of West 31st Street South and South 119th Street West

PROPOSED USE: Single-family and/or duplex development

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from LI Limited Industrial District (LI) to TF-3 Two-Family Residential District (TF-3). The 73.3-acre property is generally located on the northeast corner of West 31st Street South and South 119th Street West. The subject site is currently an agricultural field.

The applicant has indicated they intend to use the site for single-family and/or duplex development. LI zoning allows for a limited number of commercial and industrial uses. It does not allow residential uses, either by right or with a Conditional Use. TF-3 zoning allows for a limited number of residential, civic, and public uses, namely single- and two-family residential dwellings. Should the zone change request be approved, the development standards would become more restrictive, as demonstrated in the table below.

Development Standard	LI Limited Industrial District	TF-3 Two-Family Residential District
Minimum lot size	No minimum	3,500 square feet for single-family; 3,000 square feet per dwelling unit for duplex and multi-family (maximum 14.5 dwelling units per acre); 5,000 square feet for nonresidential uses
Minimum lot width	No minimum	35 feet
Minimum front setback	20 feet	25 feet
Minimum rear setback	No minimum	20 feet
Minimum street side setback	No minimum	15 feet
Minimum interior side setback	Zero feet, but if a setback is provided, at least five feet	Six feet, except five feet if lot is below 6,000 square feet
Maximum height	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks, subject to compatibility standards	35 feet

The applicant has not disclosed how many single-family or two-family dwellings they anticipate to have on site. Should the lot be subdivided, the applicant would need to submit a plat to the Planning Department for review, which is then presented to the Subdivision and Utility Advisory Committee and the Metropolitan Area Planning Commission.

The character of the neighborhood is agricultural and low-density residential. Property to the north is zoned TF-3 and is currently undeveloped. The property to the north was recently approved for a zone change request from SF-5 to TF-3 and is platted for residential development (ZON2024-00019). Properties to the south, across West 31st Street South, are zoned IP-A Industrial Park – Airport District with Protective Overlay #247 and SF-20 Single-Family Residential District (SF-20). The IP-A zoned properties are owned by the applicant and are in use as agricultural fields. The SF-20 property is developed with a single-family dwelling. Properties to the east are zoned SF-20 and IP-A with Protective Overlay #247 and are in use as agricultural fields. Properties to the west, across South 119th Street West, are zoned LC Limited Commercial District and SF-20 and are in use as agricultural fields. All surrounding SF-20 and LC-zoned properties are located within unincorporated Sedgwick County.

CASE HISTORY: The subject site is currently unplatted. Platting would be required prior to the issuance of building permits. In 2012, the Sedgwick County Board of County Commissioners granted a zone change request from SF-20 Single-Family Residential District to LI Limited Industrial District, along with a Conditional Use for Mining and Quarrying (ZON2012-00032 and CON2012-00049). In 2014, the subject site was annexed into the City of Wichita.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3 (City)	Undeveloped
SOUTH:	IP-A with PO #247 (City), SF-20 (County)	Agricultural fields, single-family dwelling
EAST:	IP-A with PO #247 (City), SF-20 (County)	Agricultural fields

WEST: SF-20, LC (County) Agricultural field

PUBLIC SERVICES: The subject site currently has access to South 119th Street West and West 31st Street South. South 119th Street West is a two-lane, county arterial roadway with open ditches on each side, and West 31st Street South is an unpaved county arterial roadway with open ditches on each side. Municipal services such as water, sanitary sewer, and stormwater services would need to be extended prior to development on-site. Wichita Transit does not provide bus service to this site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is governed by the following plans:

Community Investments Plan: The requested zone change is in conformance with the *Community Investments Plan*. The *Plan*'s 2035 Wichita Future Growth Concept Map recommends the site as primarily appropriate for "New Residential" uses. The *Plan* defines "New Residential" as "*areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category*." Single-family and duplex development are considered appropriate uses within that category. The southeastern portion of the site is recommended for "New Residential/Employment Mix", which the *Plan* describes as follows: "*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor*." The requested zone change allows for higher density than the surrounding zoning.

The *Plan*'s Locational Guidelines aim to "Support expansion of existing uses to adjacent areas." The applicant is requesting the zone change for single-family and/or duplex development, which already exists immediately north of the subject site.

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 agricultural and low-density residential. Property to the north is zoned TF-3 and is currently undeveloped. The property to the north was recently approved for a zone change request from SF-5 to TF-3 and is platted for residential development (ZON2024-00019). Properties to the south, across West 31st Street South, are zoned IP-A Industrial Park – Airport District with Protective Overlay #247 and SF-20 Single-Family Residential District (SF-20). The IP-A zoned properties are owned by the applicant and are in use as agricultural fields. The SF-20 property is developed with a single-family dwelling. Properties to the east are zoned SF-20 and IP-A with Protective Overlay #247 and are in use as agricultural fields. Properties to the west, across South 119th Street West, are zoned LC Limited Commercial District and SF-20 and are in use as agricultural fields. All surrounding SF-20 and LC-zoned properties are located within unincorporated Sedgwick County.

2. **The suitability of the subject property for the uses to which it has been restricted**: The property is presently zoned LI Limited Industrial District, which is suitable for a limited number of commercial and industrial uses. It does not allow for any type of residences, either by right or with a Conditional Use.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: Staff does not anticipate the removal of restrictions to have substantial detrimental impacts on nearby property. There are two developments zoned TF-3 within one-half mile of the subject site. Therefore, the applicant is not introducing a new type of development to the area. Given the proximity of residential zoning, the current LI District would permit uses that could have significant detrimental impacts. The requested rezoning promotes development that is more compatible with the surrounding area.

4. **Length of time subject property has remained vacant as zoned**: The property has historically been used for agricultural purposes.

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 residential development in an area that is in-character with nearby properties slated for single-family and duplex development. Denial may represent a loss of economic opportunity for the applicant.

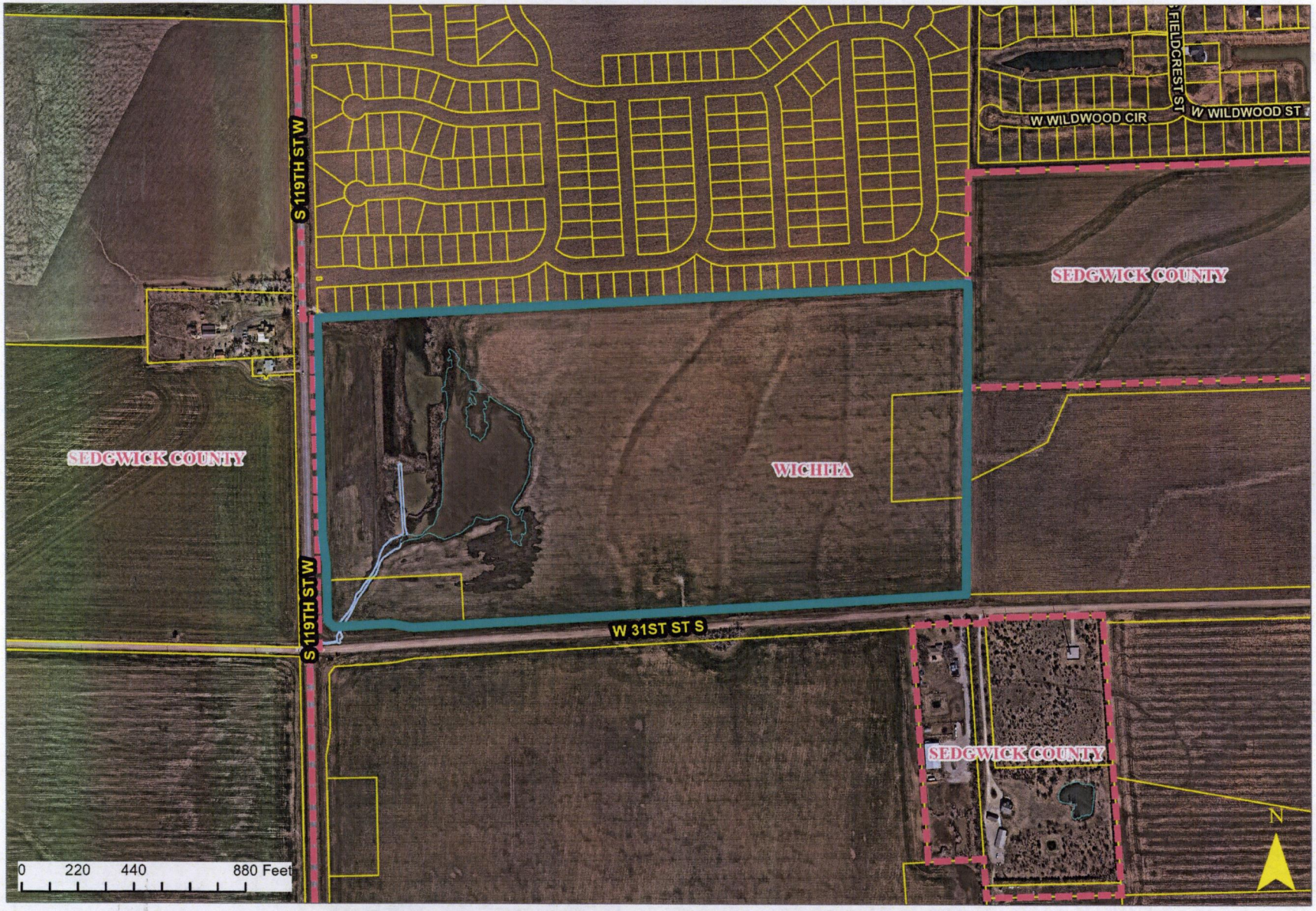
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The requested zoning is in conformance with the *Community Investments Plan*, as discussed in the staff report.

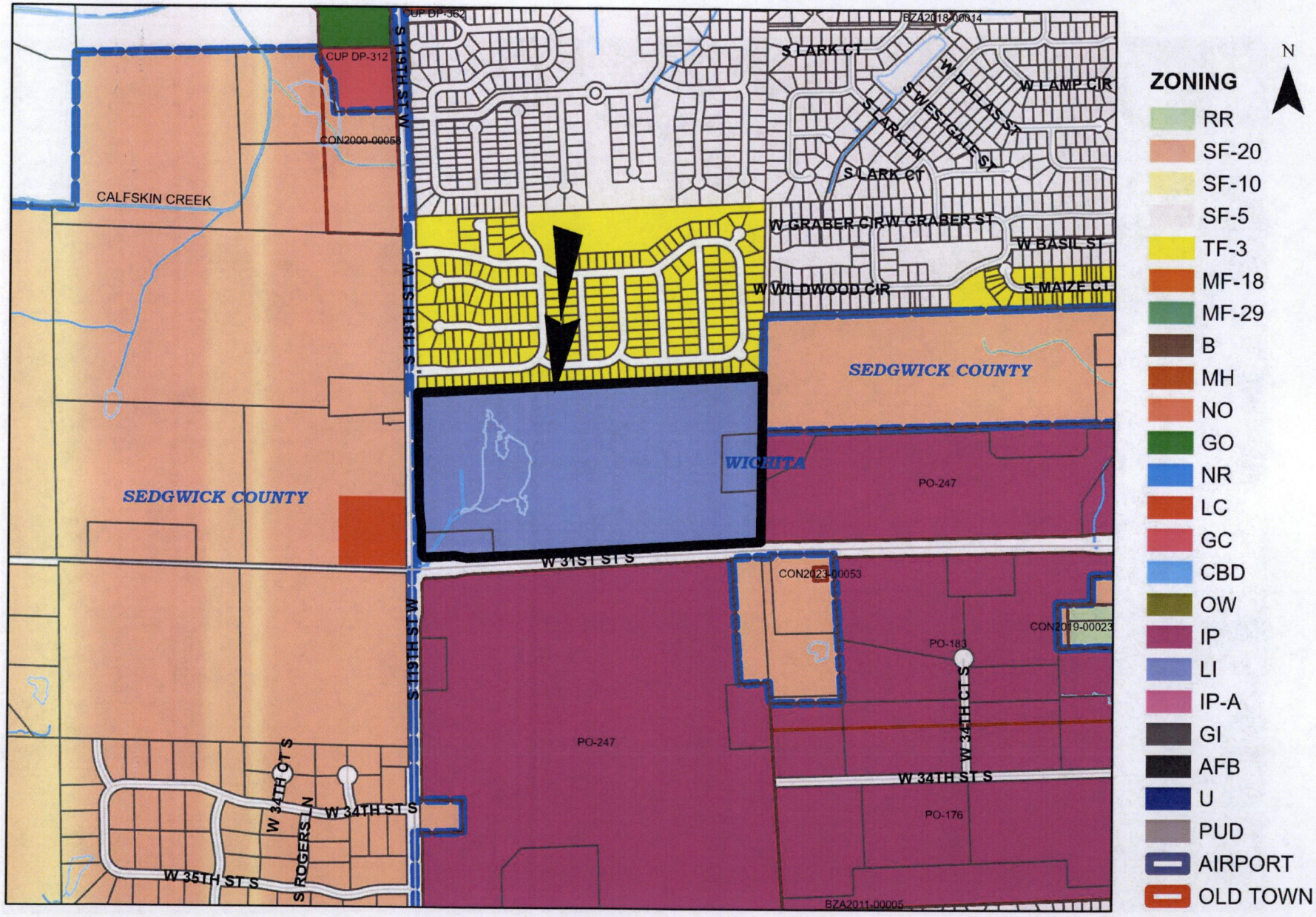
7. **Impact of the proposed development on community facilities:** Staff anticipates the requested zone change would bring additional traffic to the area. Municipal services for residential development, such as water and sewer, will need to be extended to support development.

8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has not received comments on the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Photos


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FIELDCREST ST
W WILDWOOD ST
SEDGWICK COUNTY
WICHITA
SEDGWICK COUNTY
SEDGWICK COUNTY
0 220 440 880 Feet
N


CUP DP-362
CUP DP-312
CON2000-00058
CALFSKIN CREEK
S 119TH ST W
BZA2018-00014
S LARK CT
W DALLAS ST
W LAMP CIR
S WESTGATE ST
S LARK LN
S LARK CT
W GRABER CIR
W GRABER ST
W BASIL ST
W WILDWOOD CIR
S MAIZE CT
SEDGWICK COUNTY
WICHITA
PO-247
W 31ST ST S
CON2023-00053
CON2019-00023
PO-183
W 34TH CT S
PO-247
W 34TH ST S
PO-176
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PUD
AIRPORT
OLD TOWN

2035 Wichita Future Growth Concept Map



Legend

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014
- Major Institutional
- Application Area
- Neighborhood Area & Plans 2025

LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant

N

Scale: 1:18,566

0 500 1,000 2,000 US Feet

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 north towards site



Looking south away from site



Looking northeast towards site



Looking northwest away from site

