



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

December 2, 2025

Kyle Myers
23700 W. 47th St. S
Goddard, KS 67052

RE: CON2025-00134 –A Conditional Use request to allow an Accessory Apartment in the RR Rural Residential District, generally located on the north side of West 47th Street South and within one-half mile west of South 231st Street West (23700 West 47th 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 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 (23700 West 47th Street South) and the ownership shall not be divided or sold as a condominium.
2. If a lot split were to occur in the future, the Conditional Use shall only be permitted the principal dwelling identified on the approved site plan.
3. Development of the site shall be in conformance with the approved site plan.
4. 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.
5. 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 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

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



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

November 17, 2025

Kyle Myers
23700 W. 47th St. S
Goddard, KS 67052

RE: CON2025-00134 –A Conditional Use request to allow an Accessory Apartment in the RR Rural Residential District, generally located on the north side of West 47th Street South and within one-half mile west of South 231st Street West (23700 West 47th 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 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 December 1, 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 **December 1, 2025. at 5:00 p.m.**

This application is scheduled for consideration by the Board of Sedgwick County Commissioners on **Wednesday, January 7, 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

CONDITIONAL USE RESOLUTION NO. CON2025-00134

WHEREAS, Kyle and Jesca, 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 Aptment in RR Rural Residential District zoning located at 23700 West 47th Street South, legally described as:

That part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the Southwest corner of said Southeast Quarter; thence East along the South line of said Southeast Quarter, 845.87 feet to a point 1,791.25 feet West of the Southeast corner of said Southeast Quarter; thence North, parallel with the East line of said Southeast Quarter, 916.50 feet; thence East, parallel with the South line of said Southeast Quarter, 473.65 feet to the East line of the Southwest Quarter of said Southeast Quarter; thence North along the East line of the Southwest Quarter of said Southeast Quarter, 391.96 feet to the Northeast corner of the Southwest Quarter of said Southeast Quarter; thence West along the North line of the Southwest Quarter of said Southeast Quarter, 1,317.17 feet to the Northwest corner of the Southwest Quarter of said Southeast Quarter; thence South along the West line of the Southwest Quarter of said Southeast Quarter, 1,309.02 feet to the place of beginning.

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 November 13, 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 Aptment in RR Rural Residential District zoning located at 23700 West 47th Street South, legally described as:

That part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the Southwest corner of said Southeast Quarter; thence East along the South line of said Southeast Quarter, 845.87 feet to a point 1,791.25 feet West of the Southeast corner of said Southeast Quarter; thence North, parallel with the East line of said Southeast Quarter, 916.50 feet; thence East, parallel with the South line of said Southeast Quarter, 473.65 feet to the East line of the Southwest Quarter of said Southeast Quarter; thence North along the East line of the Southwest Quarter of said Southeast Quarter, 391.96 feet to the Northeast corner of the Southwest Quarter of said Southeast Quarter; thence West along the North line of the Southwest Quarter of said Southeast Quarter, 1,317.17 feet to the Northwest corner of the Southwest Quarter of said Southeast Quarter; thence South along the West line of the Southwest Quarter of said Southeast Quarter, 1,309.02 feet to the place of beginning.

Approved subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (23700 West 47th Street South) and the ownership shall not be divided or sold as a condominium.
2. If a lot split were to occur in the future, the Conditional Use shall only be permitted the principal dwelling identified on the approved site plan.
3. Development of the site shall be in conformance with the approved site plan.

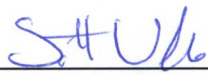
4. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the Accessory Apartment, if necessary.
5. If the Zoning Administrator finds that there is a violation of any of 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 2nd Day of December, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:


Bryan Frye, Chairman


Scott Wadle, Secretary

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Sedgwick Co. public notice

(Published in The Ark Valley News
Oct. 23, 2025.)

MAPC 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.**

BZA2025-00070: Variance request in the County to allow a 10-foot fence on property zoned RR Rural Residential District, generally located on the east side of South 103rd Street East, within one-half mile south of East 55th Street South (5860 South 103rd Street East).

CON2025-00134: Conditional Use request in the County for an Accessory Apartment on property zoned RR Rural Residential District, generally located on the north side of West 47th Street South, within one-half mile west of South 231st Street West (23700 West 47th Street South).

CON2025-00141: Conditional Use request in the County for a Recreational Vehicle Campground on property zoned RR Rural Residential District, generally located on the west side of South 159th Street West, within 700 feet north of East 63rd Street South (6255 South 159th

Street East).

VAC2025-00044: Vacation request in the County of a 35-foot right-of-way, generally located on the east side of North 47th Street East and within 650 feet north of East 93rd Street North (9500 & 9530 North Oliver Street).

ZON2025-00046: Zone Change request in the County from RR Rural Residential to GC General Commercial District to allow Vehicle Storage Yard and Warehouse, Self-Service Storage, generally located on the northeast corner of North 95th Street East and Highway 254 (6240 N Webb Rd).

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 October 23, 2025

Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission

first duly sworn, deposes and that of The Ark Valley News, Internet Index, a weekly newspaper published in and of Sedgwick County Kansas, with a circulation on a yearly basis in Sedgwick County. Said newspaper is not a trade publication.

It is weekly published at least weekly and has been so published continuously in Sedgwick County and state for a period of one year prior to the first publication of this affidavit admitted at the post office of Sedgwick County as second class matter.

This is a true copy thereof and a true and entire issue of said

_____ consecutive weeks, the

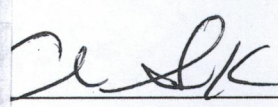
being made as aforesaid on the
October, 2025.

_____ omissions being made on the

_____, 2025

_____, 2025

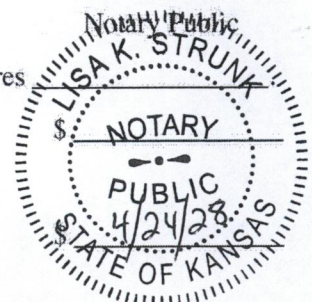
_____, 2025


before me this 23rd day
_____, 2025.

My commission expires

Additional copies

Printer's fee



STAFF REPORT
MAPC: November 13, 2025

CASE NUMBER: CON2025-00134 (County)

APPLICANT/OWNER: Kyle Myers (Applicant)

REQUEST: Conditional Use to Permit an Accessory Apartment

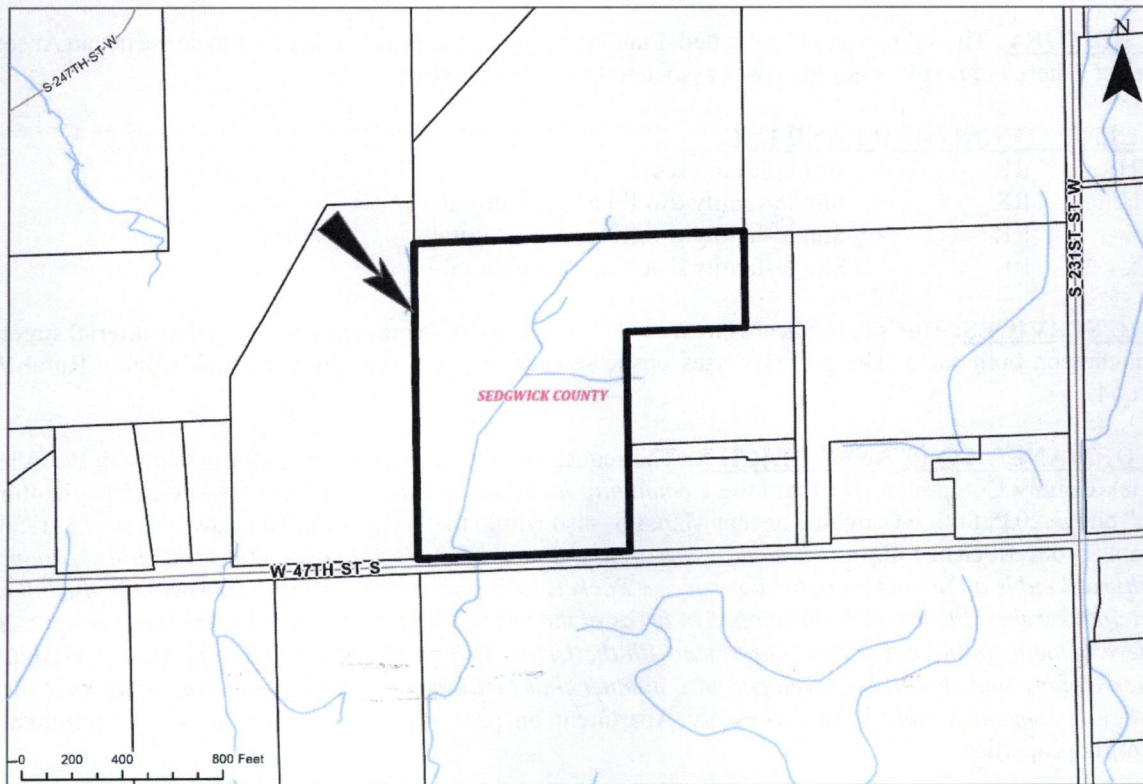
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 28.9 acres

LOCATION: Generally located on the north side of West 47th Street South and within one-half mile west of South 231st Street West (23700 West 47th Street South)

PROPOSED USE: Accessory Apartment

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow an Accessory Apartment on property zoned RR Rural Residential District (RR). The 28.9 acre subject site is generally located on the north side of West 47th Street South and within one-half mile west of South 231st Street West (23700 West 47th Street South).

The property is currently developed with a single-family dwelling. The applicants desire to construct an Accessory Apartment. The proposed Accessory Apartment is defined as such because it would have living facilities for sleeping, eating, sanitation and a kitchen, which requires water and sewer services. The Accessory Apartment is proposed to be placed a minimum of 36.4 feet from the east (interior side) property line. It is proposed to be located north of the principal dwelling unit. The proposed site plan shows the Accessory Apartment being accessed from the driveway that accesses the principal dwelling unit.

The Wichita-Sedgwick County Unified Zoning Code (“UZC”) defines an “Accessory Apartment” (Sec. II-B.1.b) as a dwelling unit that may be wholly within or may be detached from a principal building. Accessory Apartments are also subject to Supplementary Use Regulation Sec.III-D.6.a:

1. a maximum of one Accessory Apartment may be allowed on the same lot as a single-family dwelling unit that may be within the main building, within an accessory building or constructed as an Accessory Apartment;
2. the appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood;
3. the Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family dwelling unit, and the ownership shall not be divided or sold as a condominium; and
4. the water and sewer service provided to the Accessory Apartment shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

The character of the area is low-density residential. The property is surrounded on all sides by the RR District. All abutting parcels are developed with single-family dwellings and/or agricultural uses.

CASE HISTORY: The subject site is unplatted. Platting would not be required in order to construct an Accessory Apartment. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agricultural uses
SOUTH:	RR	Single-family dwelling/Agricultural
EAST:	RR	Single-family dwellings/Agricultural
WEST:	RR	Single-family dwelling/Agricultural

PUBLIC SERVICES: This site has access to West 47th Street South, a gravel two-lane county arterial street with open ditches on both sides. The property uses onsite sewage and is served by Sedgwick County Rural Water District #4.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as “Agricultural or Vacant” on the 2035 Future Growth Concept Map. It is also within the Wichita Urban Growth Area. “Agricultural or Vacant” is described as follows: “*Encompasses areas that are undeveloped or used for agricultural production. Agricultural land is an important natural resource. Pockets of low-density residential uses without the full range 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 (23700 West 47th Street South) and the ownership shall not be divided or sold as a condominium.
2. If a lot split were to occur in the future, the Conditional Use shall only be permitted the principal dwelling identified on the approved site plan.
3. Development of the site shall be in conformance with the approved site plan.
4. 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.
5. 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.

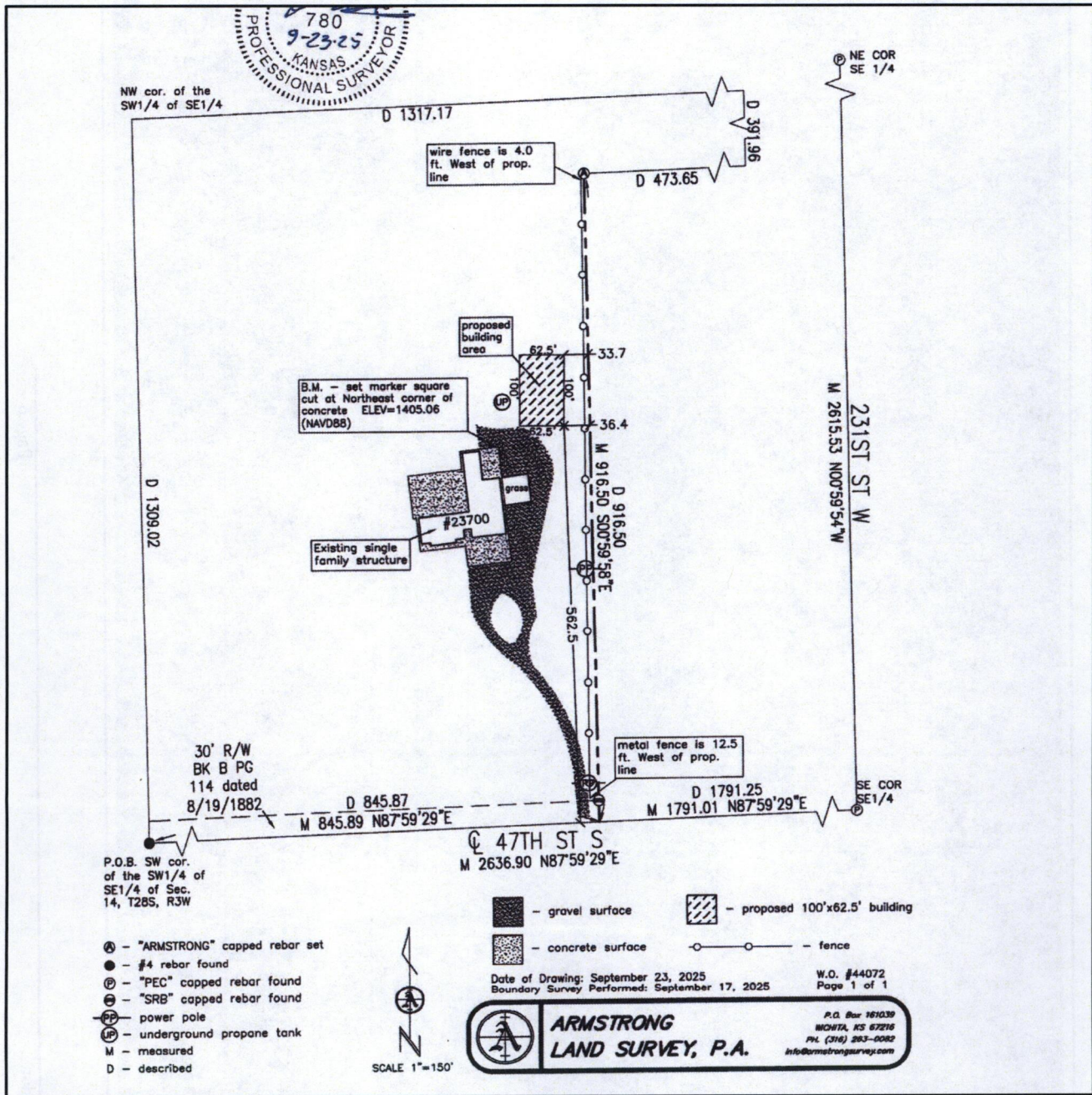
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the area is low-density residential. The property is surrounded on all sides by the RR District. All abutting parcels are developed with single-family dwellings and/or agricultural uses.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is currently zoned RR Rural 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.
7. **Impact of the proposed development on community facilities:** Staff expects that there will be minimal impact on public roads and services.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff had not received any comments from the public regarding the requested Conditional Use.

Attachments:

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Future Growth Map
5. Urban Area of Influence Map
6. Urban Growth Area Map
7. Site Photos

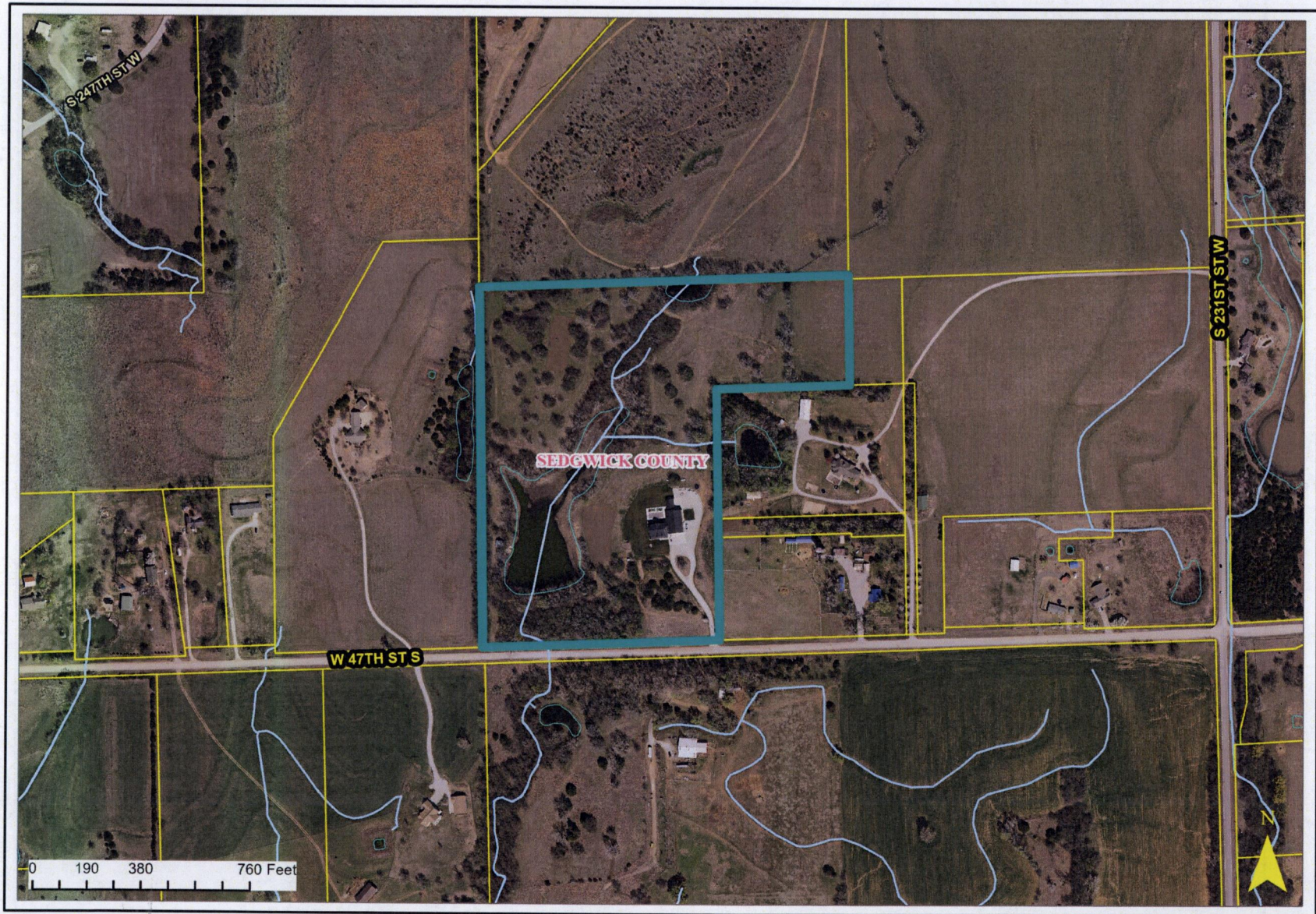
Site Plan

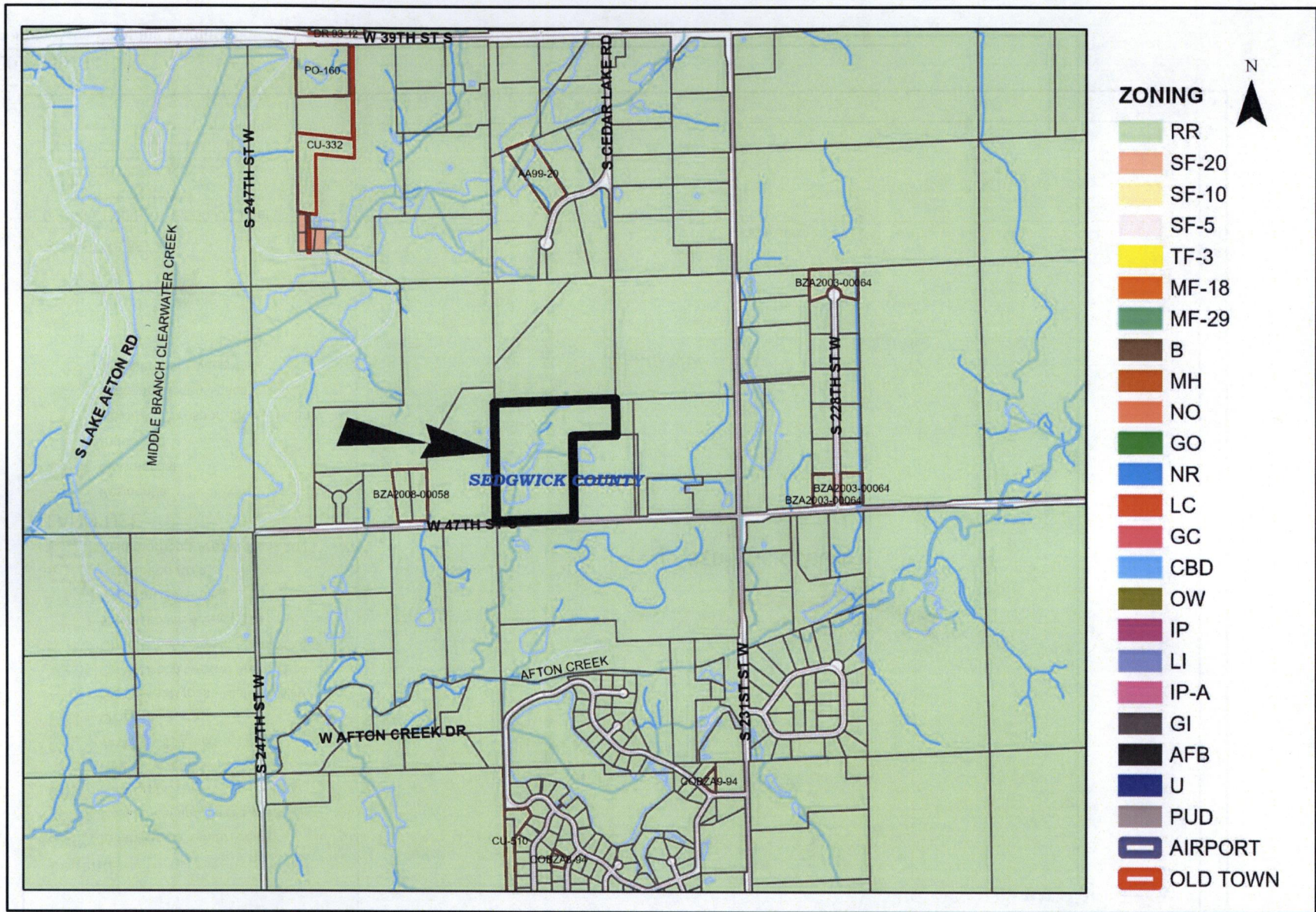


CON2025-00134

Metropolitan Area Planning Commission

Page 5





Legend

- ## LAND USE

- N

Scale: 1:18,687

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 or 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.



URBAN AREA OF INFLUENCE

Appendix in the
Wichita-Sedgwick County
Unified Zoning Code

Legend

-  Small City Area of Influence
-  Sedgwick County
-  City Limits
-  Application Area

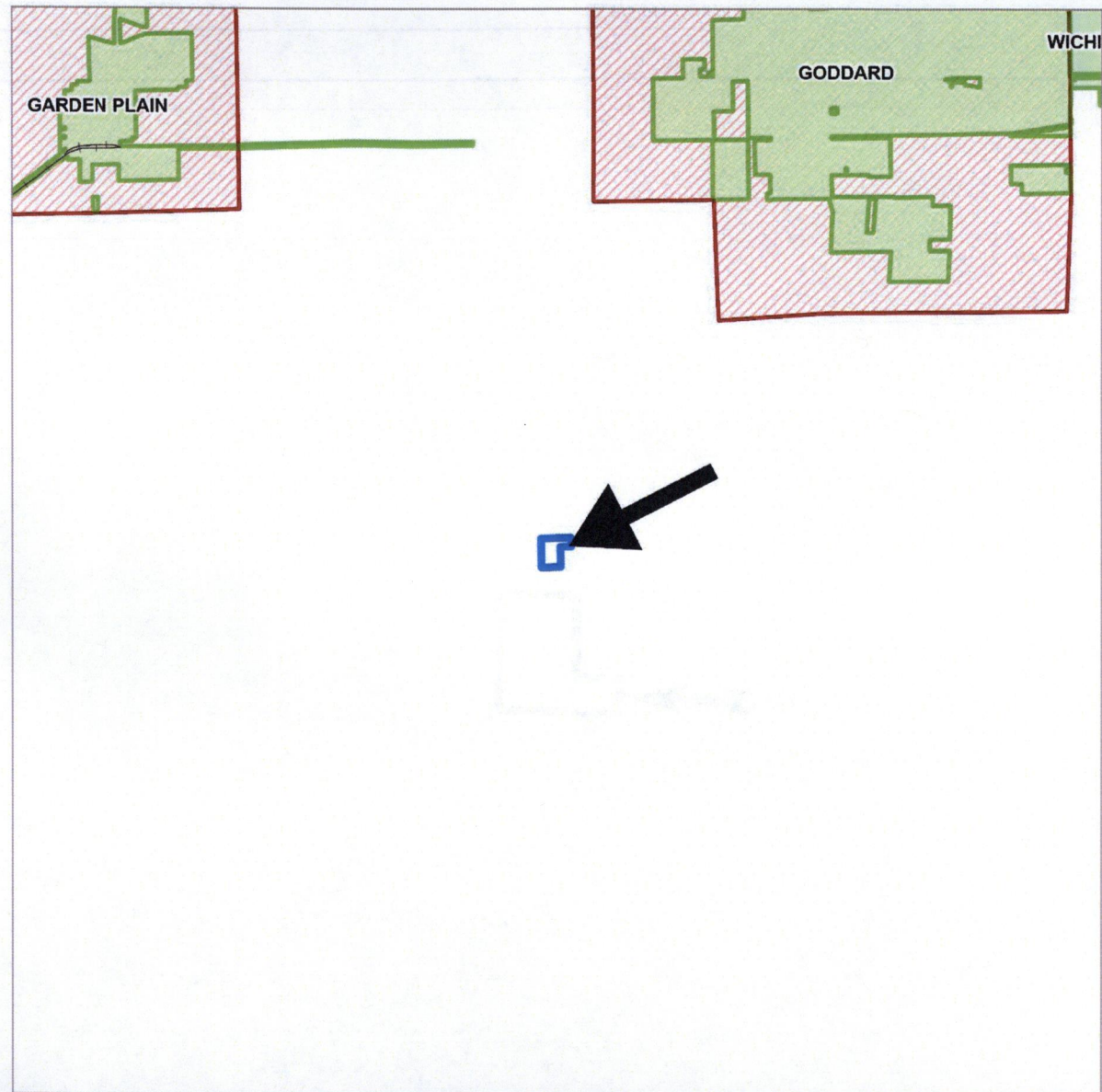


0 2,000 4,000 8,000 Feet

Scale: 1:70,853

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.



2035 Urban Growth Areas Map

(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

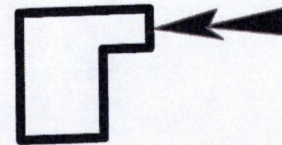


Legend

- Application Area
- K-96 Special Use Corridor
- SDA**
- Wichita Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- State Highway
- US Federal Highway
- Interstate
- Kansas Turnpike (TOLL)
- Arterial
- Ramp
- DISTRICT**
- Reece Road Improvement; Self-Suppd Municipal Improvement; Springdale County Club Improvement; Sunswep
- Highlands Improvement; Sunview Improvement; K-42
- Estates Improvement; Crestview Country Club Improvement; Oaklawn Improvement
- St. Marks Improvement; Furley Improvement; Peck Improvement; Miles Village-Lake Waltanna
- <all other values>
- IndusDistr&SedgCoPark
- 2025_SDA_Urban_Growth_Area

Scale: 1:17,713

0 500 1,000 2,000 Feet



Looking north into property



Looking east away from site



Looking south away from site



Looking west away from site



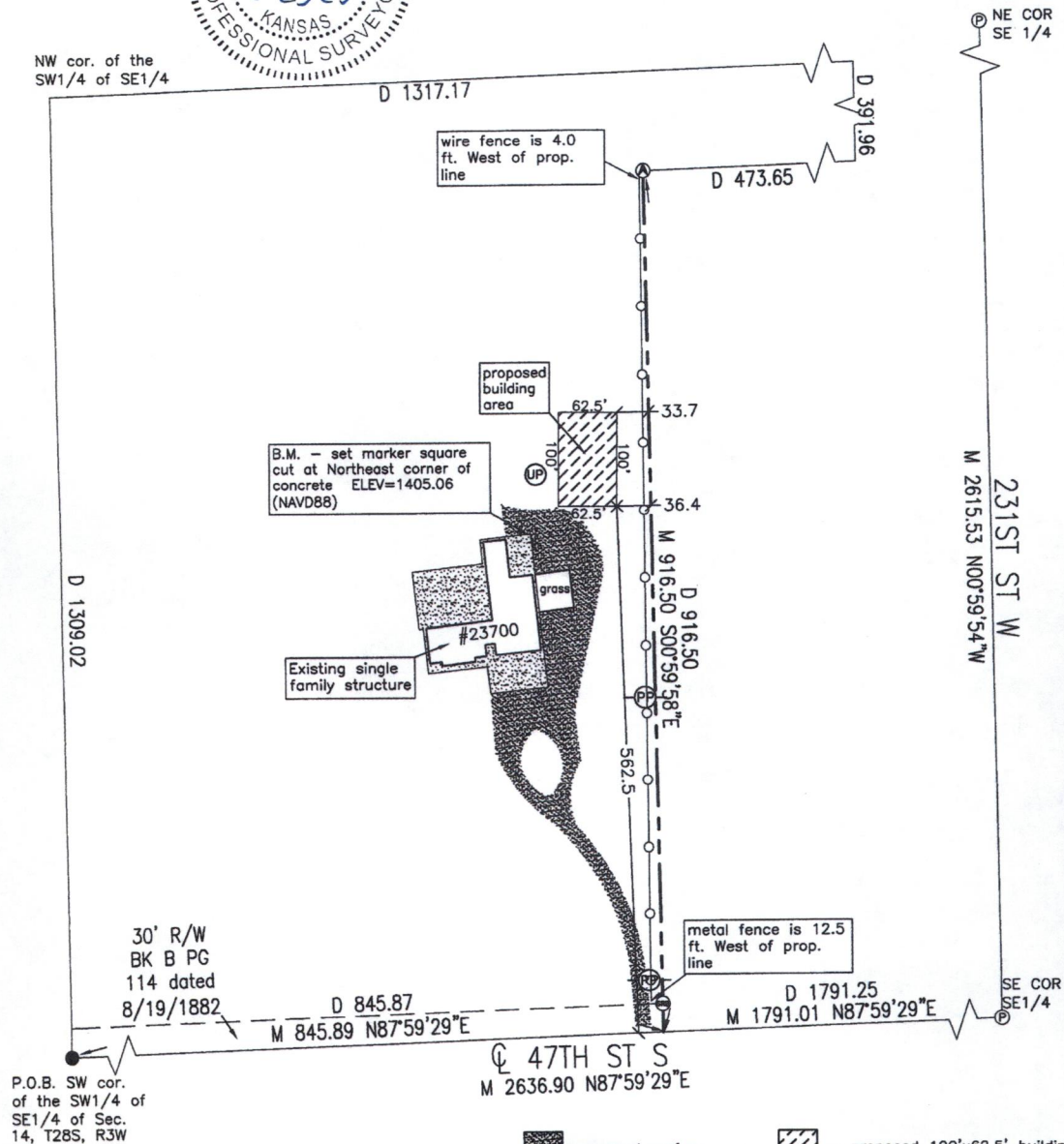
SITE PLAN

23700 W 47th St. S, Goddard, KS 67052

Kyle Myers

LEGAL DESCRIPTION:

That part of the SW1/4 of the SE1/4 of Section 14, T28S, R3W of the 6th P.M., Sedgwick County, Kansas, described as BEGINNING at the Southwest corner of said SE1/4; THENCE East along the South line of said SE1/4, 845.87 feet to a point 1,791.25 feet West of the Southeast corner of said SE1/4; THENCE North, parallel with the East line of said SE1/4, 916.50 feet; THENCE East, parallel with the South line of said SE1/4, 473.65 feet to the East line of the SW1/4 of said SE1/4; THENCE North along the East line of the SW1/4 of said SE1/4, 391.96 feet to the Northeast corner of the SW1/4 of said SE1/4; THENCE West along the North line of the SW1/4 of said SE1/4, 1317.17 feet to the Northwest corner of the SW1/4 of said SE1/4; THENCE South along the West line of the SW1/4 of said SE1/4, 1309.02 feet to the place of BEGINNING.



APPROVED 11/13/25 JSC

002025-00134

SITE PLAN

- Ⓐ - "ARMSTRONG" capped rebar set
- - #4 rebar found
- Ⓟ - "PEC" capped rebar found
- Ⓢ - "SRB" capped rebar found
- Ⓟ - power pole
- Ⓢ - underground propane tank
- M - measured
- D - described



- - gravel surface
- ▨ - proposed 100'x62.5' building
- - concrete surface
- - fence

Date of Drawing: September 23, 2025
Boundary Survey Performed: September 17, 2025

W.O. #44072
Page 1 of 1



ARMSTRONG
LAND SURVEY, P.A.

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WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com