



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

December 16, 2025

BATC, LLC
7540 W. Northwind St. #300
Wichita, KS 67205

RE: ZON2025-000048 – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, Generally located on the west side of South Vine Avenue and within one block south of West Douglas Avenue (201 South Vine Avenue)

Dear Applicant;

At its regular meeting on **December 16, 2025**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Eatherly'.

Brad Eatherly
Current Plans
Senior Planner

CC: Dalton Glasscock, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD
Illysa Harms 212 S. Vine Ave. Wichita, KS 67213



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

November 14, 2025

BATC, LLC
7540 W. Northwind St. #300
Wichita, KS 67205

RE: ZON2025-000048 – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, Generally located on the west side of South Vine Avenue and within one block south of West Douglas Avenue (201 South Vine Avenue)

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 request to change zoning from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District.

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. 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 presented to the Wichita City Council on **Tuesday, December 16, 2025**, beginning at 9:00 a.m.

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: Dalton Glasscock, Council Member, District IV
Brooke Kauchak, CSR, District IV
Illysa Harms 212 S. Vine Ave. Wichita, KS 67213

OCA 150004

PUBLISHED at Wichita.gov/LegalNotices on December 26, 2025

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.

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. ZON2025-00048

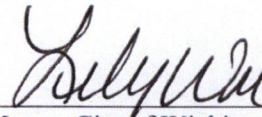
Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District zoning, on property legally described as:

Lots 1 and 2, Block 13, Junction Town Company Addition to the City of 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.

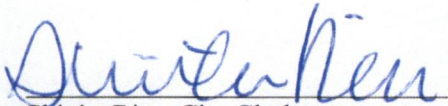
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 23rd day of December, 2025.



Lily Wu, Mayor, City of Wichita

ATTEST:

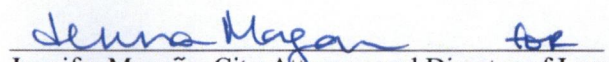


Shinita Rice, City Clerk



Approved as to form:

(SEAL)



Jennifer Magaña, City Attorney and Director of Law

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 plat'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, depose 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:
10/22/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



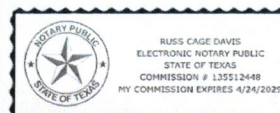
Sherry Chasteen

Russ Cage Davis



Sworn to and subscribed before
me on

Oct 22, 2025, 10:49 AM EDT



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



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

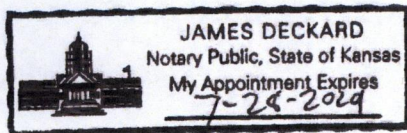
That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, 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.



[Signature]

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



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

AGENDA ITEM NO. 4.9

CASE NUMBER: ZON2025-00048 (City)

APPLICANT/AGENT: BATC, LLC (Applicant)

REQUEST: TF-3 Two-Family Residential District

CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.1609 acres

LOCATION: Generally located on the west side of South Vine Avenue and within one block south of West Douglas Avenue (201 South Vine Avenue)

PROPOSED USE: Duplex development

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to TF-3 Two-Family Residential District (TF-3). The 0.1609-acre property is generally located on the west side of South Vine Avenue and within one-block south of West Douglas Avenue (201 South Vine Avenue).

The applicant has indicated they intend to use the site for duplex development. It is unknown at this time whether the applicant intends to demolish the existing dwelling or convert it into a duplex. Any modification to the exterior or plan to demolish will require review by the Delano Design Review Committee. The site is currently developed with a single-family dwelling. Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 requires a 5,000 square foot minimum lot size, while TF-3 requires a 3,000 square foot minimum lot size per dwelling unit (6,000 square feet for one duplex). Based on the size of the subject site, the applicant could place one duplex on the subject site.

The property is bounded on the north, east, south, and west by the SF-5 District and is developed on all sides by single-family dwellings. Multiple TF-3-zoned properties are within 500 feet of the subject site, including the lots to the northeast, northwest, and south. A duplex is developed less than 250 feet to the southeast of the subject site.

CASE HISTORY: On February 28, 1886, the subject site was platted as part of the Junction Town Company Addition. There are no other zoning cases associated with this property. The property is part of the Delano Overlay District.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling
SOUTH:	SF-5	Single-family dwelling
EAST:	SF-5	Single-family dwelling
WEST:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject site currently has access to South Vine Avenue, a two-lane, paved local street with no sidewalks on either side. The site also has access to West Burton Avenue, a two-lane, paved local street with sidewalks on both sides. The subject site has what appears to be a usable alley which could facilitate rear access to the site. All Municipal Services serve the site currently. Wichita Transit serves the area at the southwest and northeast corners of West Maple Street and South Glenn Avenue, approximately 600 feet southwest of the subject property. Wichita Transit also serves the site on the southwest corner of West Douglas Avenue and South Glenn Avenue, approximately 700 feet northwest of the subject property. The site has access to city water and sewer.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the following plans:

Community Investments Plan: 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 "Residential" uses. The *Plan* defines "Residential" as "areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes)." Duplex development is an appropriate use for this area.

The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of "Development Pattern, Guideline 2.a encourages, "infill development that maximizes public investment in existing and planned infrastructure and services."

Wichita: Places for People Plan: The requested zone change is in conformance with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned

as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested Duplex partially aligns with Strategy 5: *Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.* The scale of the request is not out of character with the neighborhood, with several TF-3-zoned lots within several hundred feet of the subject site. The request aligns with Strategy 6: *Encourage infill and redevelopment that contextual to the environment in which it is occurring.* Adding duplex development to the neighborhood should not adversely affect the area. Any changes to the exterior of the structure or construction of a new structure will require review and approval by the Delano Design Review Committee.

Delano Neighborhood Plan: The proposed zone change is in conformance to the Delano Neighborhood Plan. The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Residential.” Any changes to the exterior of the structure or construction of a new structure will require review and approval by the Delano Design Review Committee.

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:

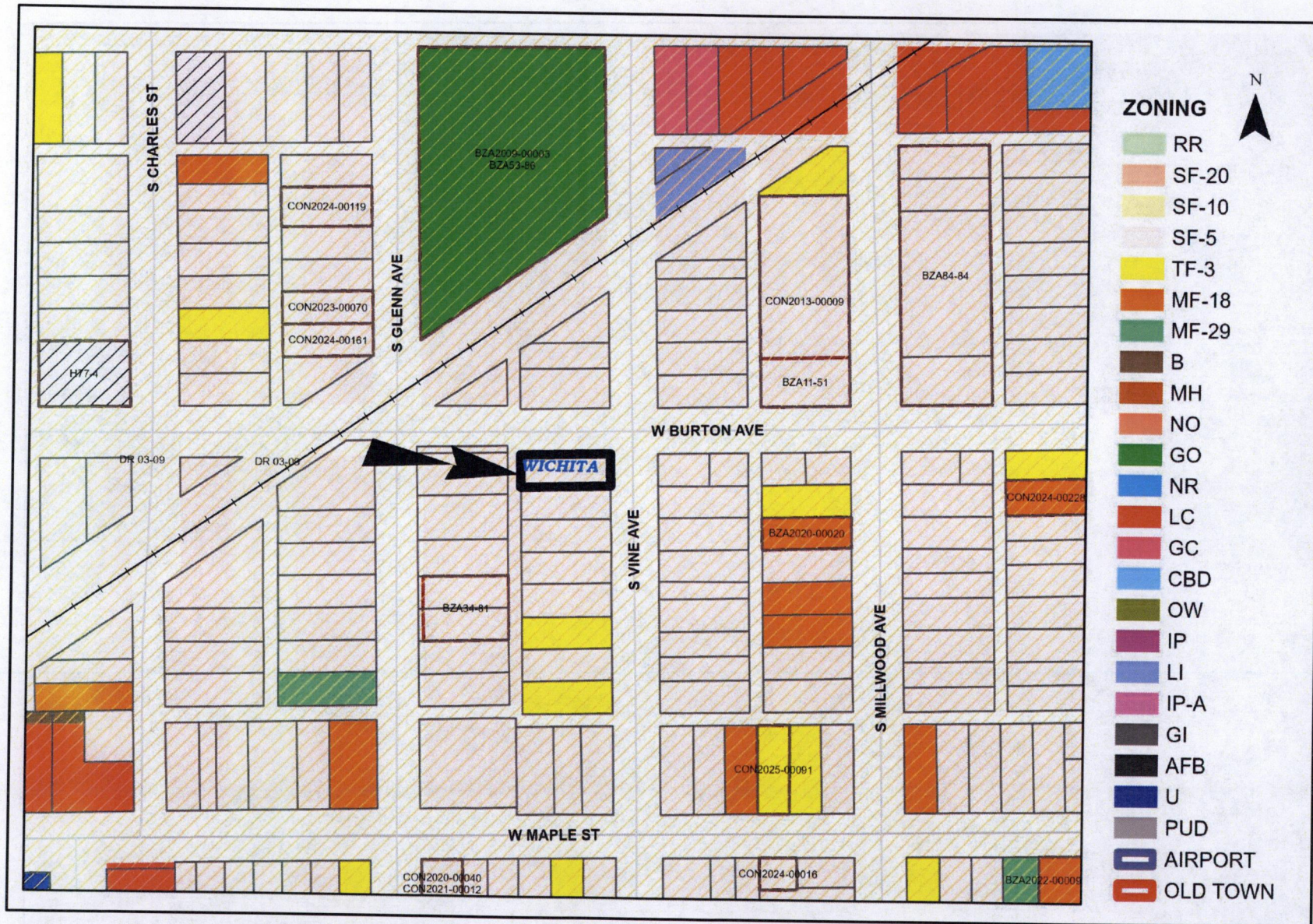
1. **The zoning, uses and character of the neighborhood:** The property is bounded on the north, east, south, and west by the SF-5 District and is developed on all sides by single-family dwellings. Several TF-3 zoned properties are within 500 feet of the subject site, including the lots to the northeast, northwest, and south. A duplex is developed less than 250 feet to the southeast of the subject site.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5, which is suitable for a limited number of residential, public, and civic uses, including single-family residences.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have significant detrimental impacts on nearby property. There are several duplexes developed on properties zoned TF-3 within several hundred feet from the subject site. There is a duplex less than 250 feet to the southeast of the subject site. Therefore, duplexes are not a new type of development to the area.
4. **Length of time subject property has remained vacant as zoned:** The site is currently developed with a single-family dwelling.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new development in an area that is appropriate for such 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 would continue to allow the property to be in conformance with the *Community Investments Plan*, and the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities.

8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has received no comments in regard to the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. 2035 Future Growth Land Use Map
4. Delano Neighborhood Plan Map
5. Site Photos





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

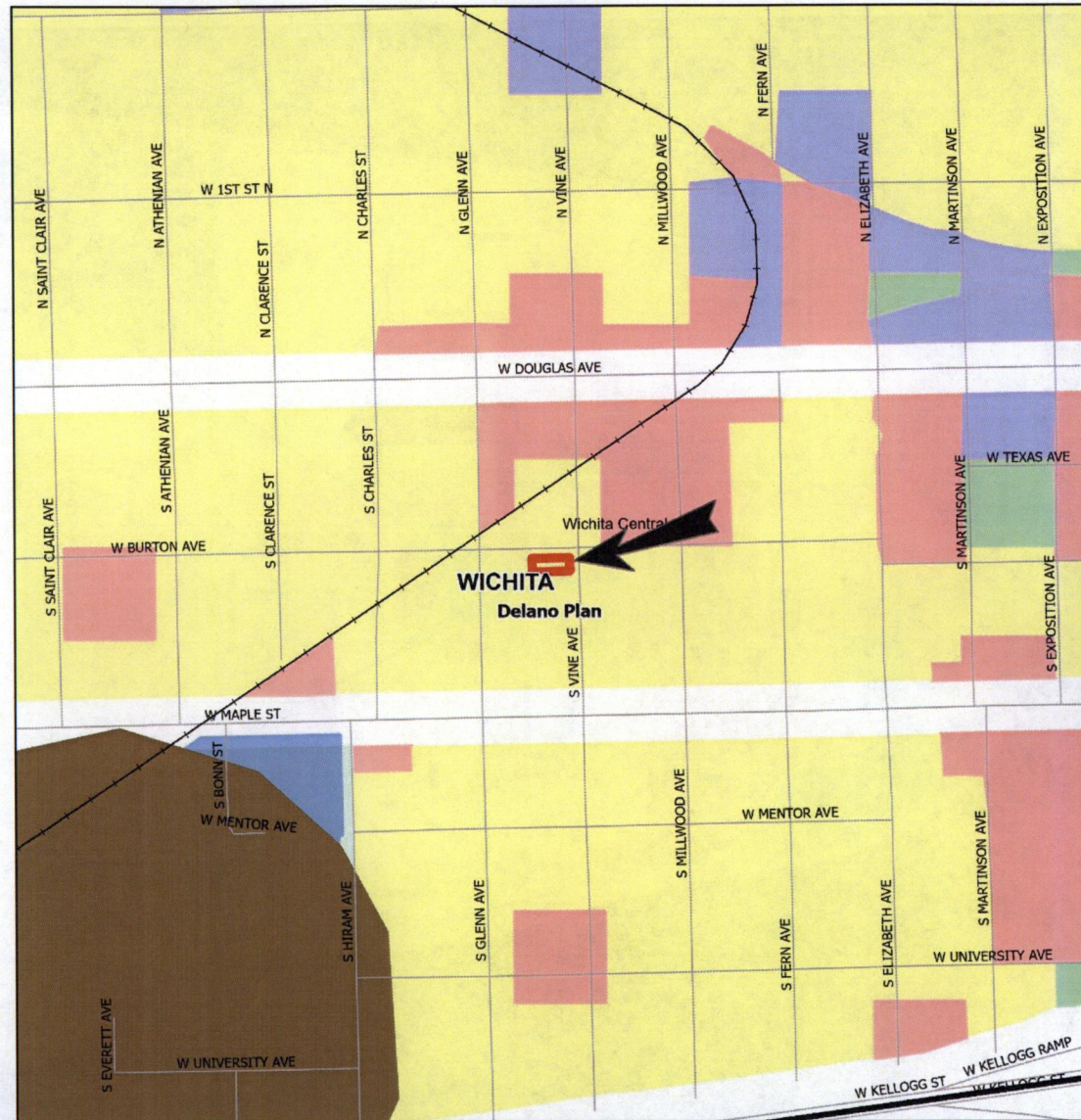
-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant



Scale: 1:6,229

0 245 490 980 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.



[illegible]

Looking west into site



Looking north away from site



Looking east away from site



Looking south away from site

