CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2026

Steve & Sheryl Simon
6042 N. Ridge Rd.
Maize, KS 67101

PSC Consulting
2532 N. Cardinal Dr.
Wichita, KS 67204

RE: ZON2025-00054 – Zone change request in the County from SF-20 Single-Family Residential to MF-29 Multi-Family Residential District, generally located on the southwest corner of North Broadway Avenue and East 69th Street North.

Dear Applicant;

At its regular meeting on **January 21, 2026**, the Board of County Commissioners heard the above captioned request. The action of the BOCC was to **APPROVE** the request, subject to Protective Overlay #468, which reads:

Protective Overlay #468

a. Single-family dwellings: 25% of all units
b. Duplexes: 35% of all units
c. Triplexes: 15% of all units
d. Quadplexes: 15% of all units
e. MF-29: 10 % of all units

For all housing types except Single-family, these percentages shall be maximum densities with a 25% adjustment permitted.

The development must connect to a public water source.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Ryan Baty, Commissioner, District 4
Iron Horse Dev., LLC 142 N Emporia Wichita, KS 67202
Nancy Hunter 7205 N. Broadway Ave. Wichita, KS 67219
MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

December 5, 2025

Steve & Sheryl Simon
6042 N. Ridge Rd.
Maize, KS 67101

PSC Consulting
2532 N. Cardinal Dr.
Wichita, KS 67204

RE: ZON2025-00054 – Zone change request in the County from SF-20 Single-Family Residential to MF-29 Multi-Family Residential District, generally located on the southwest corner of North Broadway Avenue and East 69th Street North.

Dear Applicant;

At its regular meeting on **December 4, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned requests. The action of the MAPC was to recommend **APPROVAL** of the 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 18, 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 18, 2025, at 5:00 p.m.**

This application will be considered by the Board of County Commissioners on **Wednesday, January 14, 2026,** beginning at 9:00 a.m., at 100 North Broadway, Wichita, KS 67202.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Ryan Baty, Commissioner, District 4
Iron Horse Dev., LLC 142 N Emporia Wichita, KS 67202
Nancy Hunter 7205 N. Broadway Ave. Wichita, KS 67219

(150004) Published in The Ark Valley News on 01-29-26

RESOLUTION NO. 018-2026

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on December 4, 2025, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2025-00054

Zone change request from SF-20 Single-Family Residential District to MF-29 Multi-Family Residential District, subject to Protective Overlay #468.

Legally described as:

The North half of the Northeast Quarter of Section 8, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract beginning at the Northeast corner of the Northeast Quarter of Section 8, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence West 325 feet, thence South 280 feet, thence East 325 feet, thence North 280 feet to the point of beginning; AND EXCEPT a tract of land beginning at the Northwest corner of the Northeast Quarter of Section 8, Township 26 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas, thence East 200 feet, thence South 335 feet, thence West 200 feet, thence North 335 feet to the point of beginning; AND EXCEPT a tract beginning 810.74 feet East of the Northwest corner of the Northeast Quarter of Section 8, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence East 171.1 feet, thence Southeasterly 1,336.4 feet, thence West 171.1 feet, thence Northwesterly 1,336.54 feet to the point of beginning; AND EXCEPT all that portion of the North half of the Northeast Quarter of Section 8, Township 26 South, Range 1 East of the 6th P.M,, Sedgwick County, Kansas, lying West of a tract beginning 810.74 feet East of the Northwest corner of the Northeast Quarter of Section 8, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence East 171.1 feet, thence Southeasterly 1,336.4 feet, thence West 171.1 feet, thence Northwesterly 1,336.54 feet to the point of beginning (as conveyed to the Board of County Commissioners, Sedgwick County, Kansas, in Deed Book 1281, Page 232).

SECTION II. Protective Overlay #468 shall consist of the following additional limitations upon the property:

1) Single-family dwellings: 25% of all units
2) Duplexes: 35% of all units
3) Triplexes: 15% of all units
4) Quadplexes: 15% of all units
5) MF-29: 10% of all units
6) For all housing types except Single-family, these percentages shall be maximum densities with a 25% adjustment permitted.
7) All residences and dwellings are required to be supplied with water by a public/municipal water source.

SECTION III. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

[balance of this page intentionally left blank, signature page follows]

Commissioners present and voting were:

PETER F. MEITZNER	aye
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN BATY	aye
JAMES M. HOWELL	naye

Dated this 21 day of January, 2026.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

JEFF BLUBAUGH, Chairman
Commissioner, Second District

STEPHANIE WISE, Chair Pro Tem
Commissioner, Third District

APPROVED AS TO FORM:

KIRK W. SPONSEL
Deputy County Counselor

RYAN BATY
Commissioner, Fourth District

PETER F. MEITZNER
Commissioner, First District

JAMES M. HOWELL
Commissioner, Fifth District

Sedgwick Co. public notice

(Published In The Ark Valley News Nov. 13, 2025.)

MAPC December 4, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 4, 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.**

CON2025-00148: Conditional Use request in the County to allow Oil and Gas Drilling on property zoned RR Rural Residential District, generally located on the north and south sides of West 63rd Street South, within one-half mile west of South Seneca Street. (Haysville Area of Influence)

CON2025-00152: Conditional Use request in the County to allow Vehicle Storage Yard on property zoned RR Rural Residential, generally located on the west side of South Grove Street and within 0.70 miles north of East 79th Street South (7415 South Grove Street). (Haysville Area of Influence)

CON2025-00155: Conditional Use request in the County to allow a single-vehicle Recreational Vehicle Campground on property zoned RR Rural Residential District, generally located on the south side of West 71st Street South, one-half mile east of South 71st Street West (6725 West 71st Street South).

VAC2025-00049: Vacation request in the County to vacate plattor's text on property zoned RR Rural Residential, generally located east of North Maize Road and 2,000 feet north of West 53rd Street North.

ZON2025-00053: Zone Change request in the County from RR Rural Residential to LI Limited Industrial to allow industrial development, located at the southeast corner of East 45th Street North and North Greenwich Road.

ZON2025-00054: Zone Change request in the County from SF-20 Single Family Residential to MF-29 Multi-family Residential with Protective Overlay to allow residential development, located at the southwest corner of North Broadway Avenue and West 69th Street North. (Park City Area of Influence)

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 November 13, 2025
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 13th day of November, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 13th day of November, 2025.

Lisa K. Strunk
Notary Public

My commission expires 4/24/28

Additional copies $ _____

Printer's fee _____

LISA K. STRUNK NOTARY PUBLIC 4/24/28 STATE OF KANSAS

AGENDA ITEM NO. 4.10

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: December 4, 2025

CASE NUMBER: ZON2025-00054 (County)

APPLICANT/AGENT: Steve & Sheryl Simon/Iron Horse Dev., LLC (Applicant) / PSC Consulting. (Agent)

REQUEST: MF-29 Multi-Family Residential District with Protective Overlay #468

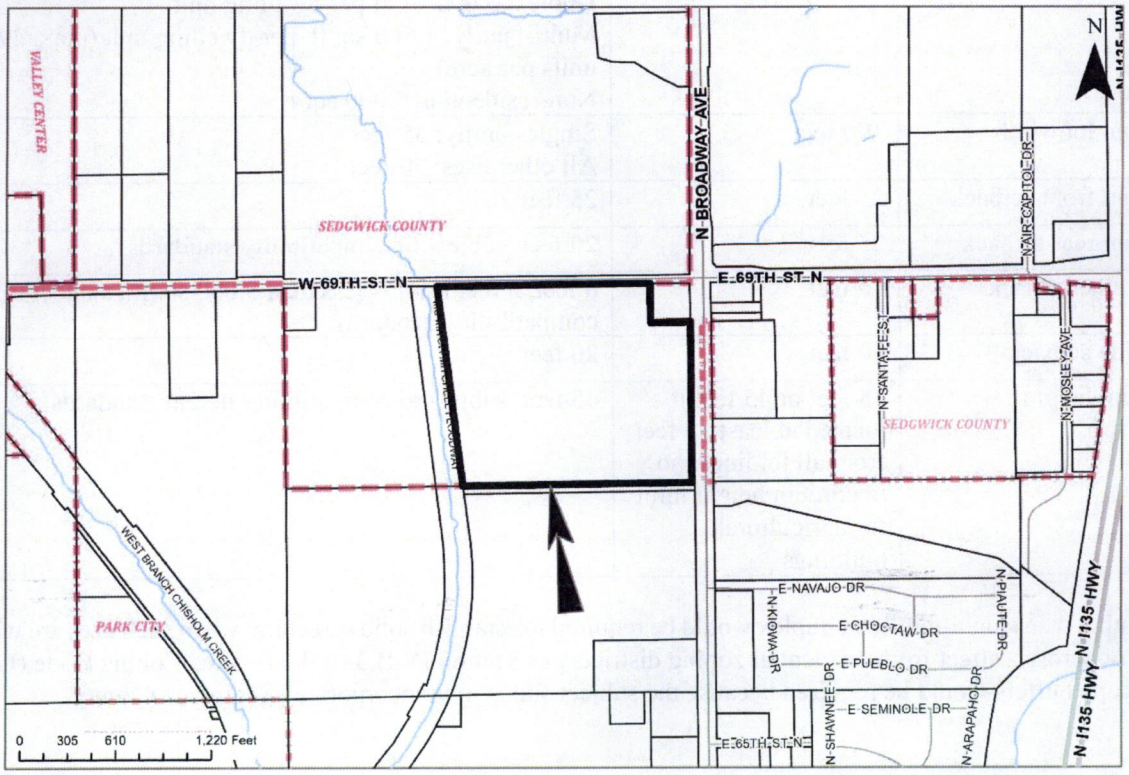
CURRENT ZONING: SF-20 Single-Family Residential District

SITE SIZE: 44 acres

LOCATION: Generally located on the southwest corner of North Broadway Avenue and East 69th Street North

PROPOSED USE: Residential development.

RECOMMENDATION: Approve, with Protective Overlay #468



BACKGROUND: The applicant is requesting a zone change from SF-20 Single-Family Residential District (SF-20) to MF-29 Multi-Family Residential District (MF-29) with Protective Overlay (PO) #468. The 44-acre property is generally located on the southwest corner of North Broadway Avenue and East 69th Street North. The site is currently in Agricultural use.

The applicant has indicated they intend to use the site for residential development. The applicant is requesting a PO be included in the zone change. PO #468 would limit the types of uses to residential. It also would limit the number of types of housing, listed below:

1. Single-family dwellings: 25% of all units
2. Duplexes: 35% of all units
3. Triplexes: 15% of all units
4. Quadplexes: 15% of all units
5. MF-29: 10 % of all units (by MF-29, the applicant means any building larger than a quadplex)

The PO also states that any of those percentages, except single-family dwellings, could be increased by up to 25 percent, ie: 10 percent could be increased to 12.5 percent and 35 percent could be increased to 43.75 percent. Staff believes that the PO is not necessary at this location because the Locational Guidelines discussed further in this report suggest that the subject area is appropriate for higher density residential to buffer the single-family residential districts to the south and west from the commercial and industrial districts to the north and northeast.

Should the zone change request be approved, there would be an increase in permitted uses on site, such as two-family and multi-family residential development at a maximum density of 29 dwelling units per acre. The requested zone change would also alter the requirements for minimum setbacks, minimum lot size, minimum lot width, and maximum height. Below is a table that shows the different development standards of the existing and requested zoning districts:

Development Standard	SF-20 Single-Family Residential District	MF-29 Multi-Family Residential District
Minimum lot area	20,000 square feet	Single-family: 3,500 sq. ft Duplex: 3,000 sq. ft per dwelling unit Multi-family: 1,500 sq. ft. per dwelling unit (max. 29 units per acre) Non-residential: 5,000 sq. ft
Minimum lot width	100 feet	Single-family: 35 feet All other uses: 50 feet
Minimum front setback	25 feet	25 feet
Minimum rear setback	25 feet	20 feet, subject to compatibility standards
Interior side setback	10 feet	6 feet, 5 feet if lot is less than 5,000 sq. ft., subject to compatibility standards
Street side setback	20 feet	20 feet
Maximum height	35 feet or 45 feet if located at least 25 feet from all lot lines; no maximum height limit for agricultural buildings	45 feet, subject to compatibility height standards

Any use other than single-family or duplex would be required to establish solid screening when such uses are within, abutting, or across a street from residential zoning districts per Section IV.B.3 of the Unified Zoning Code (UZC). No landscape buffers would be required because the subject site is in unincorporated Sedgwick County.

The UZC Sec. IV-C.5.a, Compatibility Height standards state that no structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The proposed MF-29 zoned site abuts and is adjacent to the SF-20 zoning district on the west property lines and RR Rural Residential District (RR) zoning district to the north, across West 69th Street North. The subject site also abuts single-family residential zoning in the City of Park City to the south and east. Structures located more than 50 feet from the lot line of property zoned TF-3 or more restrictive may increase height at a ratio of one foot in height for each three feet of setback beyond 50 feet. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet.

According to Section IV.B.2.a, compatibility setbacks will apply to all uses in MF-18 Multi-Family Residential District (MF-18) or led restrictive base zoning when such uses are located on zoning lots within 500 feet of property zoned TF-3 or more restrictive, except, however, that when the separating street is a freeway or expressway, compliance with the compatibility standards shall not be required. Compatibility standards for setbacks shall only apply to rear and side lot lines adjacent to 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. In no case shall the compatibility setback standards alone require more than a 25-foot setback. All uses within the subject property shall comply with compatibility setback standards on all sides of the property except for the northeast where the site abuts commercial property located in the City of Park City.

The character of the neighborhood is a mix between residential, commercial, industrial and agricultural. Property to the north, across East 69th Street North, is zoned RR and is developed with Agricultural uses. Property to the northeast is within the city limits of Park City, is zoned C-2 Service Business, and is developed with Agricultural uses. Property further to the northeast, across the intersection of North Broadway Avenue and East 69th Street North, is within the city limits of Park City, is zoned I-1, Light Industrial, and is developed with an Amazon.com distribution center. Properties to the east, across North Broadway Avenue, are within the city limits of Park City, are zoned R-1 Single-Family Residential, and are developed with single-family dwellings and agricultural uses. Property to the south is with the city limits of Park City, is zoned R-2 Single-family Residential, and is developed with Agricultural uses. Property to the west is zoned SF-20, is owned by Sedgwick County, and is used as a drainage ditch.

CASE HISTORY: The site is currently unplatted. Platting will be required prior to development. No other zoning cases are associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agriculture
NORTHEAST:	C-2 (Park City)	Agriculture
SOUTH:	R-2 (Park City)	Agriculture
EAST:	R-1 (Park City)	Single-family dwellings/Agriculture
WEST:	SF-20	Agriculture

PUBLIC SERVICES: The subject site currently has access to East 69th Street North and North Broadway Avenue. East 69th Street North is a county, two-lane, paved arterial street with open ditches on both sides. North Broadway Avenue is a four-lane, paved county arterial street with open ditches on both sides. The applicant indicates that they intend to utilize Park City municipal services. The development will need to annex into Park City in order to connect to Park City utilities.

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 to be appropriate for "Small City Urban Growth Area", which the *Plan* defines as: "*Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors.*" With the subject site being in the Park City Urban Growth Area, staff reviewed the Park City Comprehensive Development Plan to identify the proposed future land use of

the subject site. The attached Future Land Use map from the City of Park City recommends the subject site as appropriate for Residential and Commercial.

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 1.e states, "*Higher-density residential uses and neighborhood-serving retail and office uses should buffer lower-density residential uses from major commercial and employments centers and industrial uses*." The proposed residential development includes a large portion of multi-family development, based on the percentages given in the PO. This allows for higher-density residential to buffer the single-family zoned properties to the south and west from the property to the north, which is identified as being appropriate for Light Industrial in the Future Land Use Map for the City of Park City and the Amazon Distribution Center northeast of the subject site. Staff feels that the PO language is not needed because higher density residential should be promoted at this location based on the Locational Guidelines.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends **APPROVAL** of the request.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: The character of the neighborhood is a mix between residential, commercial, industrial and agricultural. Property to the north, across East 69th Street North, is zoned RR and is developed with Agricultural uses. Property to the northeast is within the city limits of Park City, is zoned C-2 Service Business, and is developed with Agricultural uses. Property further to the northeast, across the intersection of North Broadway Avenue and East 69th Street North, is within the city limits of Park City, is zoned I-1, Light Industrial, and is developed with an Amazon.com distribution center. Properties to the east, across North Broadway Avenue, are within the city limits of Park City, are zoned R-1 Single-Family Residential, and are developed with single-family dwellings and agricultural uses. Property to the south is with the city limits of Park City, is zoned R-2 Single-family Residential, and is developed with Agricultural uses. Property to the west is zoned SF-20, is owned by Sedgwick County, and is used as a drainage ditch.

2. **The suitability of the subject property for the uses to which it has been restricted**: The property is presently zoned SF-20, 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**: It is expected that an increase in traffic would occur should the proposal be approved. Staff does not anticipate the removal of restrictions to have significant detrimental affects on nearby properties. Staff's recommendation to remove the Protective Overlay will promote higher density residential, which is deemed more appropriate given future commercial and industrial development in the area based on Park City's Comprehensive Plan.

4. **Length of time subject property has remained vacant as zoned**: The property is in agricultural use but has never been developed.

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 is in conformance with the *Community Investments Plan* as discussed in the staff report.

7. **Impact of the proposed development on community facilities**: The proposed development would create increased traffic along East 69th Street North and North Broadway Avenue. The development would require significant extensions of water and sewer services, which would occur in conjunction with

the annexation into the City of Park City. Improvements to rights-of-way and the details of extending utilities would be determined at the time of platting. The appropriate Traffic Engineering will determine at what time the increase in traffic will merit a traffic signal at the intersection of East 69th Street North and North Broadway Avenue.

8. **Opposition or support of neighborhood residents**: At the time of the publication of the staff report, staff has not received any comments from the public regarding the proposal.

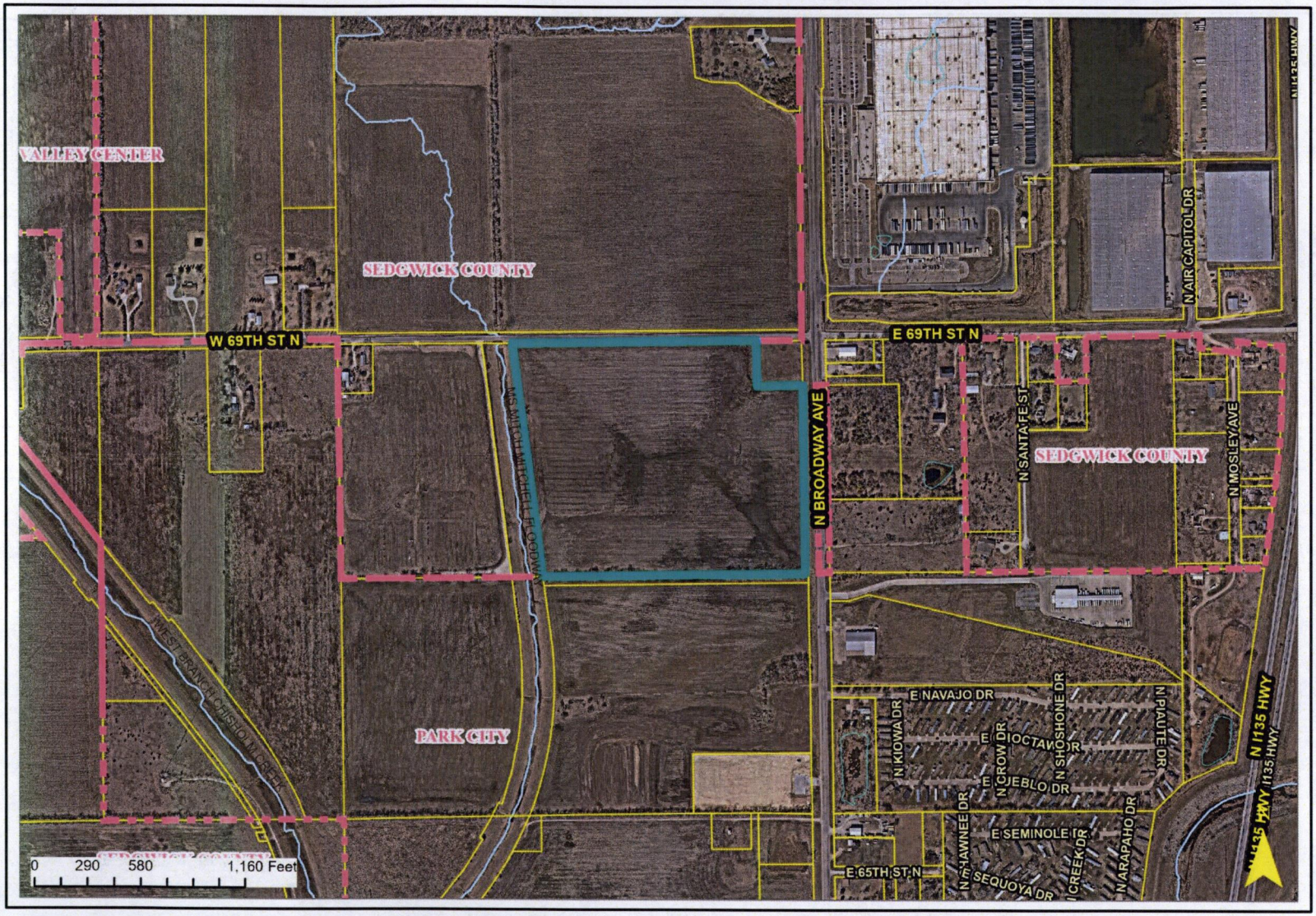
Attachments:

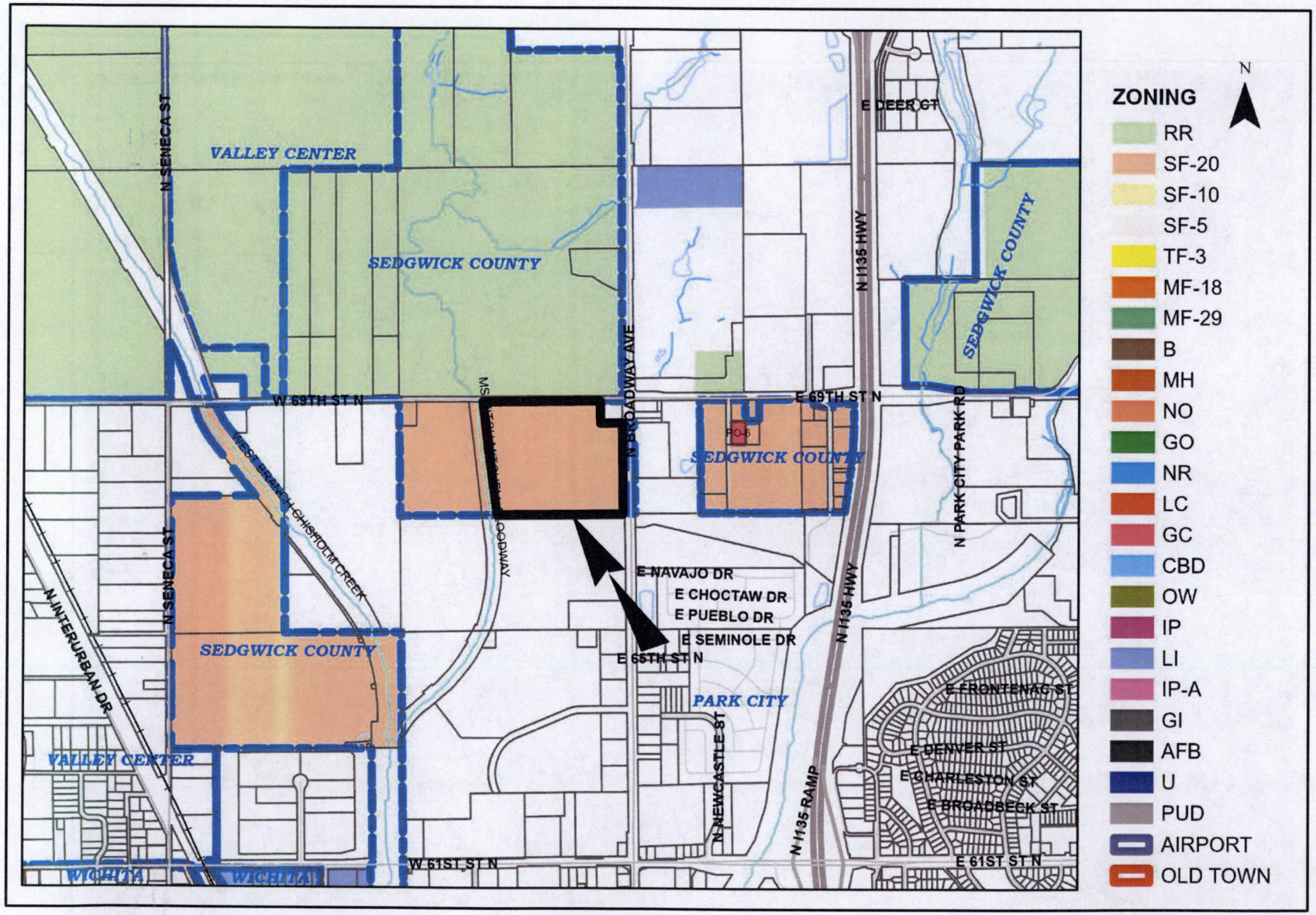
1. Proposed Protective Overlay #468
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Urban Area of Influence Map
6. Urban Growth Area Map
7. Park City Zoning Map
8. Park City Future Growth Map
9. Site Photos

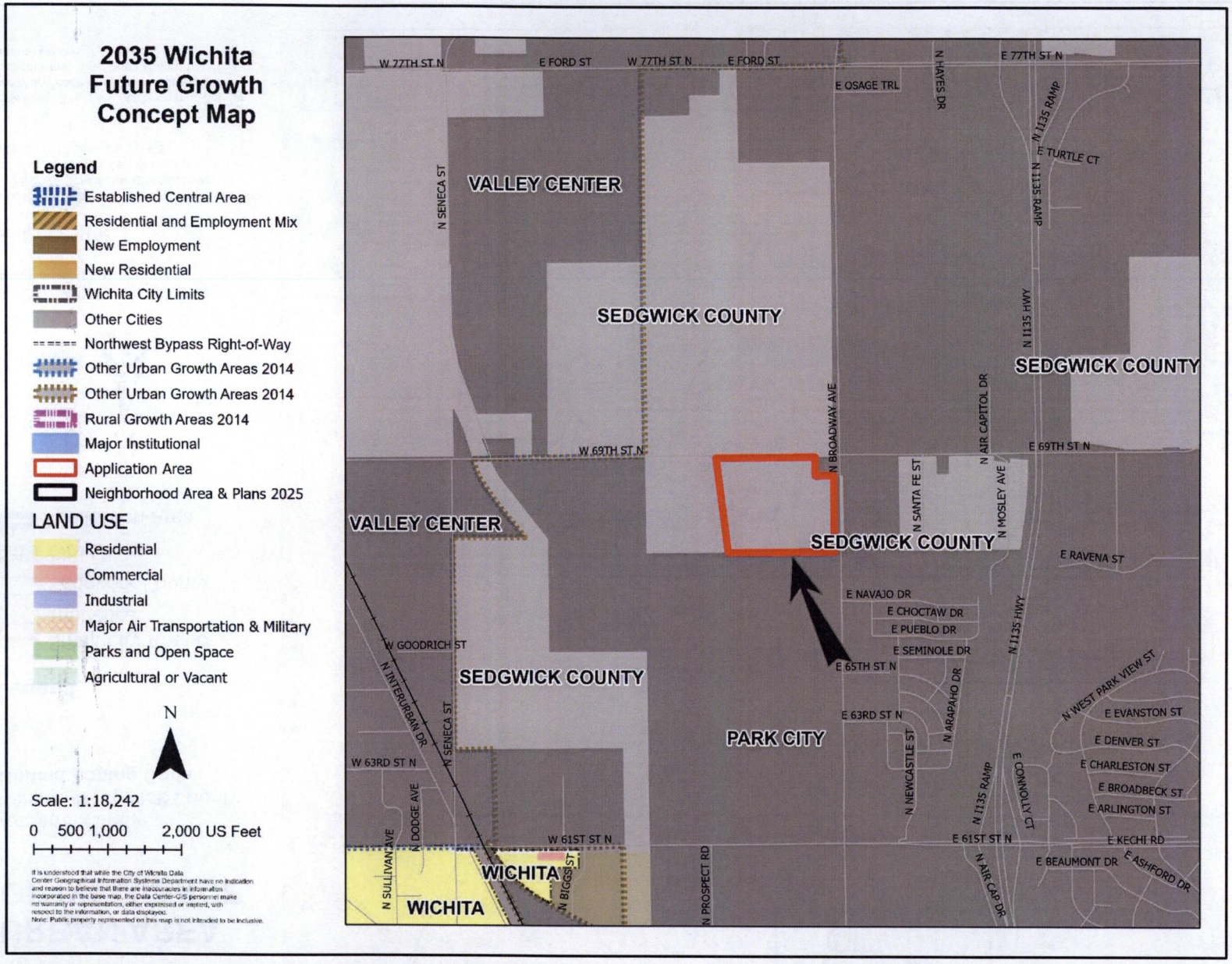
Proposed PO #468

a. Single-family dwellings: 25% of all units
b. Duplexes: 35% of all units
c. Triplexes: 15% of all units
d. Quadplexes: 15% of all units
e. MF-29: 10 % of all units

For all housing types except Single-family, these percentages shall be maximum densities with a 25% adjustment permitted.


VALLEY CENTER
SEDGWICK COUNTY
W 69TH ST N
E 69TH ST N
N BROADWAY AVE
N SANTA FE ST
N MOSLEY AVE
N AIR CAPITOL DR
SEDGWICK COUNTY
MS MITCH MITCHELL FLOODWAY
WEST BRANCH LOWER ARKANSAS RIVER
PARK CITY
E NAVAJO DR
N KIOWA DR
E IOCTAW DR
N SHOSHONE DR
N PIAUTE DR
E CROW DR
E JEBLO DR
N CHEYENNE DR
E SEMINOLE DR
CREEK DR
N ARAPAHO DR
E 65TH ST N
N SEQUOYA DR
N I135 HWY
I135 HWY
0 290 580 1,160 Feet


ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
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U
PUD
AIRPORT
OLD TOWN
N
VALLEY CENTER
SEDGWICK COUNTY
PARK CITY
WICHITA
N SENECA ST
W 69TH ST N
E 69TH ST N
E DEER CT
N 135 HWY
N BROADWAY AVE
N PARK CITY PARK RD
MISSOURI PACIFIC RAILROAD
WEST BRANCH CHISHOLM CREEK
E NAVAJO DR
E CHOCTAW DR
E PUEBLO DR
E SEMINOLE DR
E 65TH ST N
N INTERURBAN DR
N NEWCASTLE ST
N 135 RAMP
E FRONTENAC ST
E DENVER ST
E CHARLESTON ST
E BROADBECK ST
W 61ST ST N
E 61ST ST N


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: 1:18,242
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.
W 77TH ST N
E FORD ST
E OSAGE TRL
N HAYES DR
E 77TH ST N
N 135 RAMP
E TURTLE CT
N SENECA ST
VALLEY CENTER
SEDGWICK COUNTY
N 135 HWY
N BROADWAY AVE
N AIR CAPITOL DR
W 69TH ST N
E 69TH ST N
N SANTA FE ST
N MOSLEY AVE
E RAVENA ST
E NAVAJO DR
E CHOCTAW DR
E PUEBLO DR
E SEMINOLE DR
E 65TH ST N
W GOODRICH ST
N INTERURBAN DR
N ARAPAHO DR
E 63RD ST N
W 63RD ST N
PARK CITY
N NEWCASTLE ST
N WEST PARK VIEW ST
E EVANSTON ST
E DENVER ST
E CHARLESTON ST
E BROADBECK ST
E ARLINGTON ST
E KECHI RD
E BEAUMONT DR
E ASHFORD DR
N DODGE AVE
N SULLIVAN AVE
W 61ST ST N
E 61ST ST N
N BIGGS ST
WICHITA
N PROSPECT RD
N AIR CAP DR
E CONNOLLY CT

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

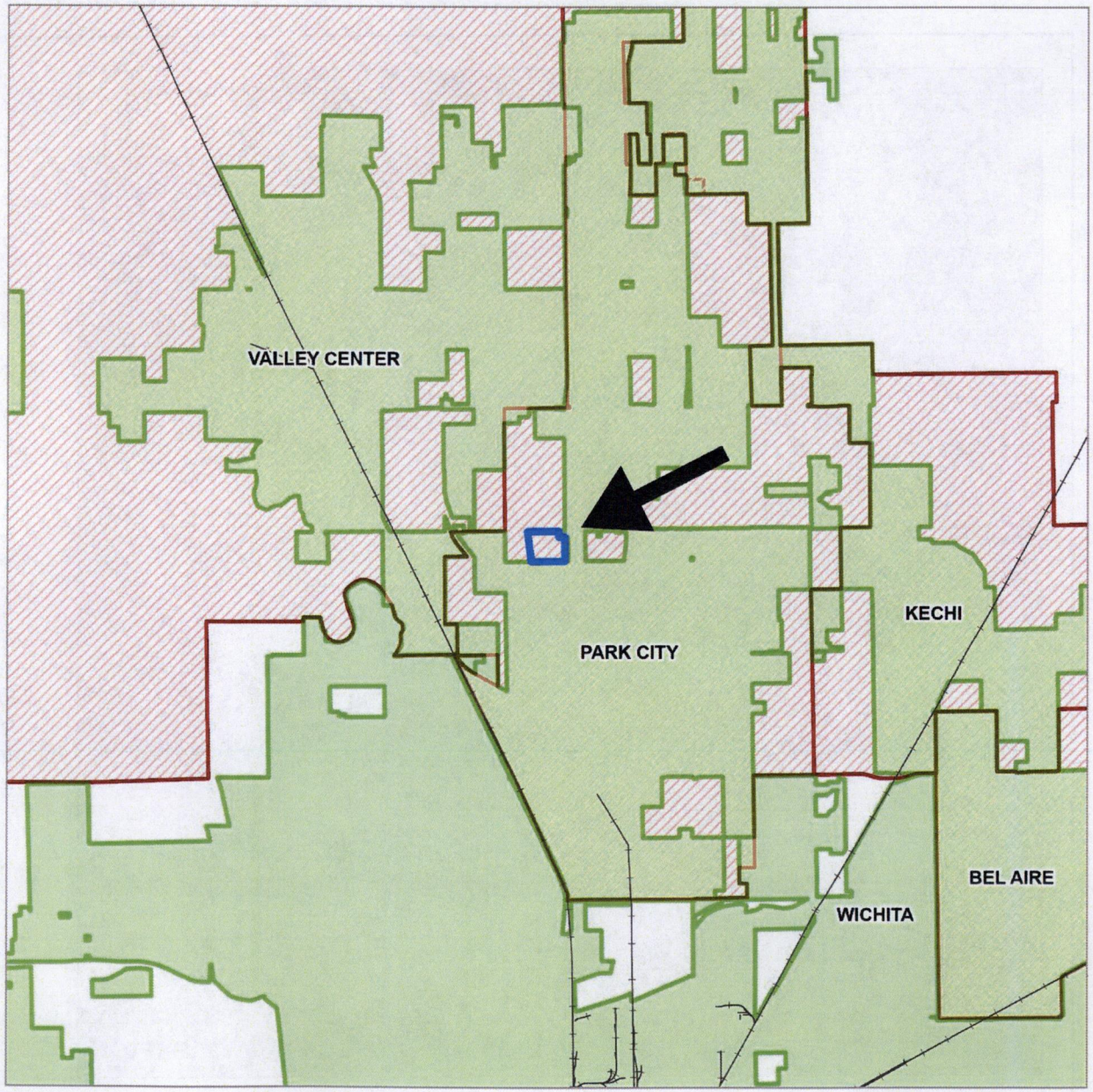
N

0 2,0004,000 8,000 Feet

Scale: 1:69,166

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)

N

Legend

- Application Area
- Railroad
- Small City Limits
- Wichita City Limits
- K-96 Special Use Corridor

SDA

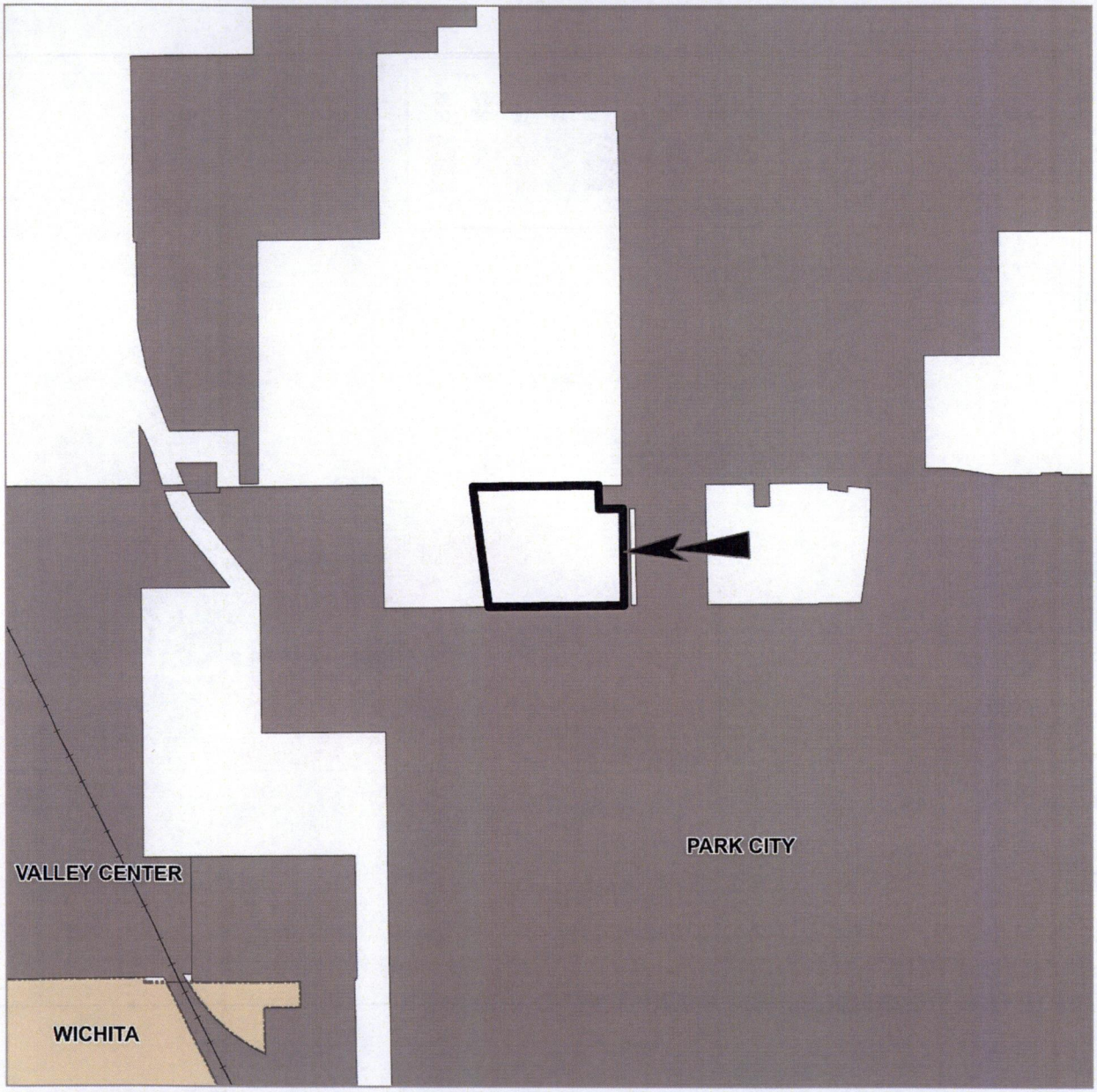
- Wichita Growth Area
- Small CIty Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- State Highway
- US Federal Highway
- Interstate
- Kansas Turnpike (TOLL)
- Arterial
- Ramp

DISTRICT

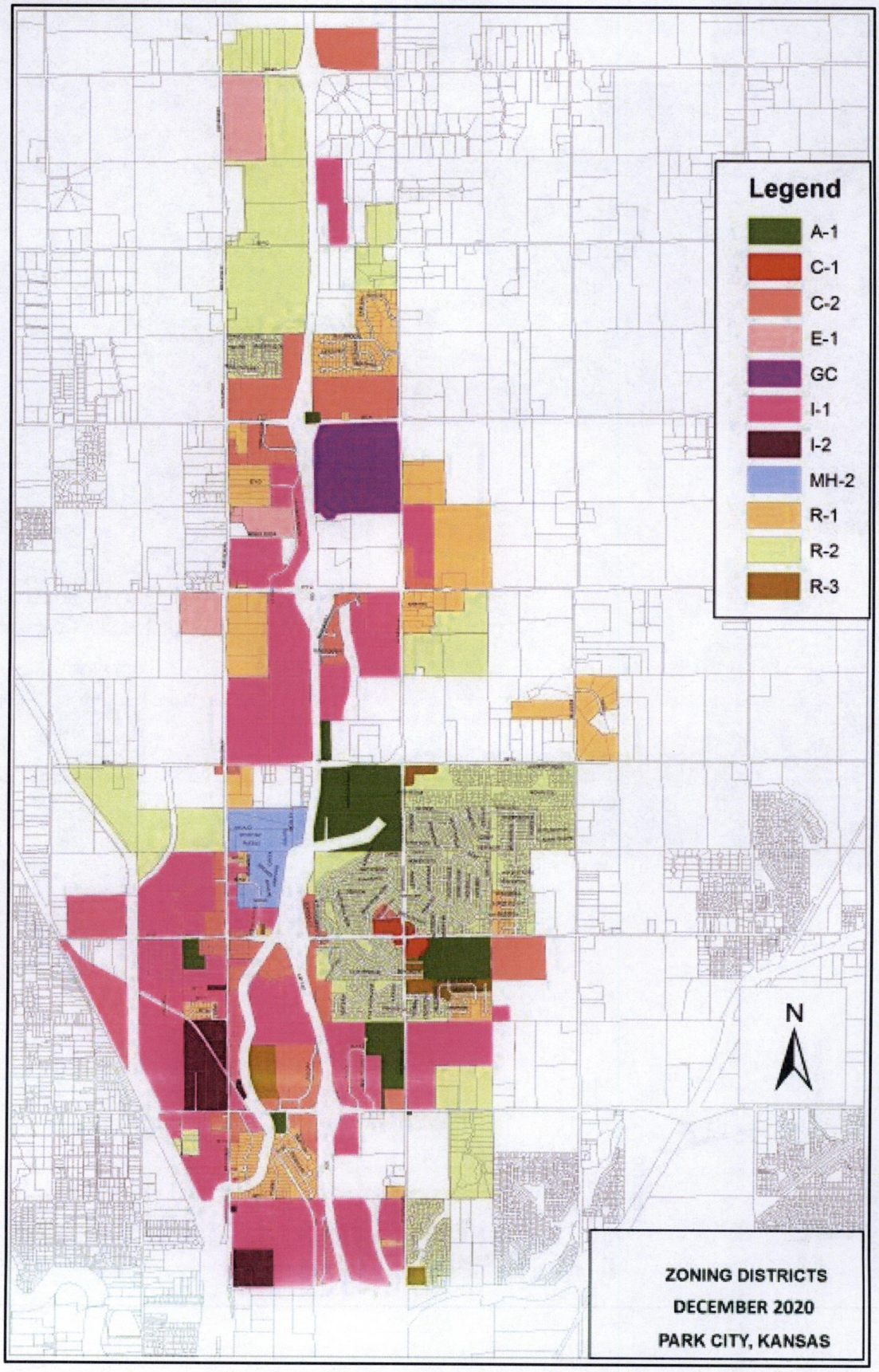
- Reece Road Improvement; Self-Suppd Municipal Improvement; Springdale County Club Improvement; Sunswept Highlands Improvement; Sunview Improvement; K-42 Estates Improvement; Crestview Country Club Improvement; Oaklawn Improvement
- St. Marks Improvement; Furley Improvement; Peck Improvement; Miles Village-Lake Waltanna
- <all other values>
- IndusDistr&SedgCoPark

Scale: 1:17,291

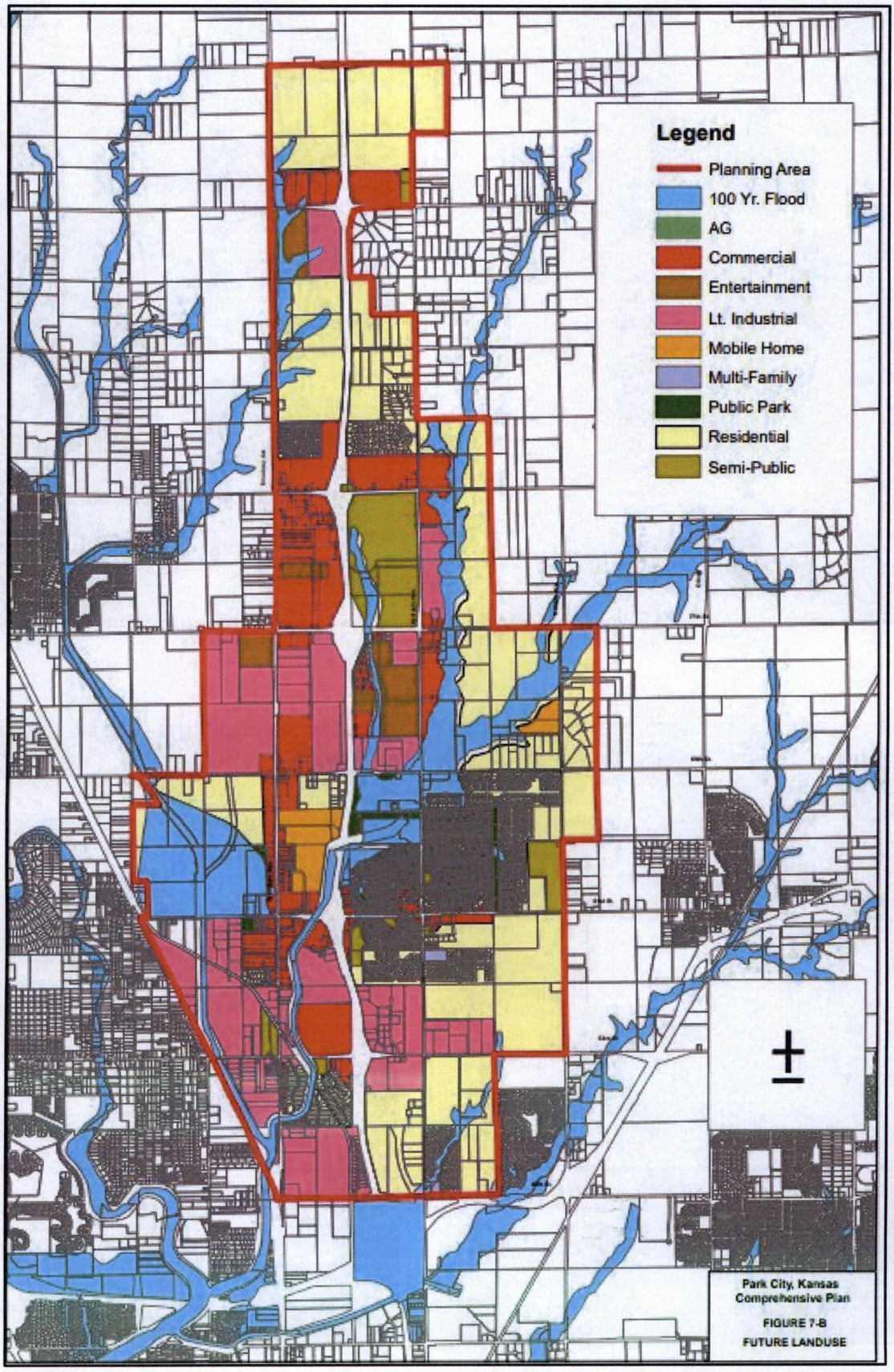
0 500 1,000 2,000 Feet



Park City Zoning Map



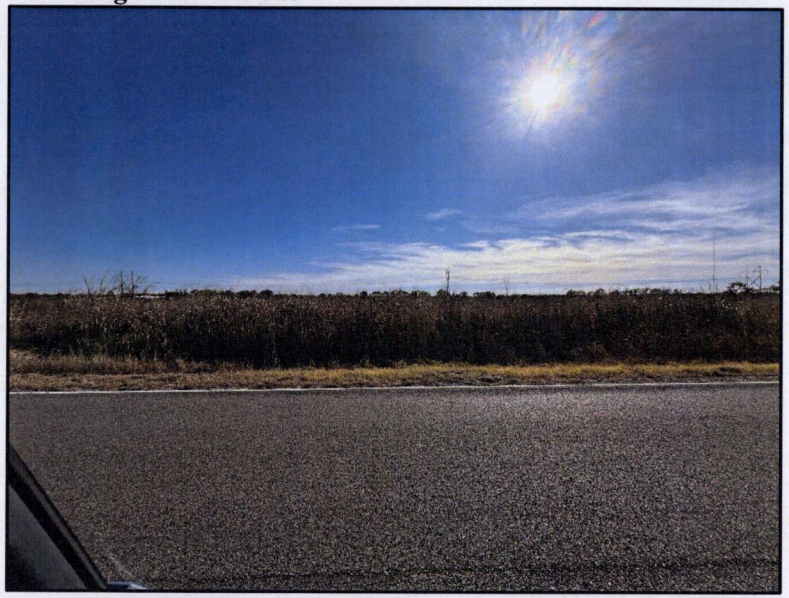
Park City Future Growth Map



Looking west into site



Looking south into site



Looking east into site



Looking west away from site



Looking north away from site



Looking northeast away from site



Looking east away from site



Looking east away from site

