CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2026

Brian W. & Gina M. Hall
1620 East 84th Street South
Haysville, KS, 67060

RE: ZON2025-00069 – Zone Change request in the County from RR Rural Residential District to SF-20 Single-Family Residential District, generally located at the northwest corner of East 84th Street South and South Hydraulic Avenue (1620 East 84th Street South).

Dear Applicant,

At its regular meeting on **April 8, 2026**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the Board was to **APPROVE** the above captioned request. If you have any questions concerning this application, please contact our office at (316) 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Jeff Blubaugh, Commissioner District II
MABCD

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Brian W. & Gina M. Hall
1620 East 84th Street South
Haysville, KS, 67060

February 12, 2026

RE: ZON2025-00069 – Zone Change request in the County from RR Rural Residential District to SF-20 Single-Family Residential District, generally located at the northwest corner of East 84th Street South and South Hydraulic Avenue (1620 East 84th Street South).

Dear Applicant;

At its regular meeting on **February 12, 2026**, 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 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 **February 26, 2026.** 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 County Clerk by **February 26, 2026, at 5:00 p.m.**

This application will be considered by the Board of County Commissioners on **Wednesday, March 11, 2026**, beginning at 9:00 a.m., at 100 North Broadway Avenue, Wichita, KS 67202, for final action.

****BE ADVISED****

The City of Wichita and Sedgwick County have been made aware of a nationwide email scam that may be sent out to an applicant and/or agent regarding their application following the Planning Commission hearing. We have had one (1) reported instance where this email was masquerading as the Wichita-Sedgwick County Planning Department (MAPD).

The email has specific information about the application and references the date of the Planning Commission hearing. It prompts the individual to pay an invoice related to an "Application Review and Approval Fee." In the instance that was reported to us, the email came from planningdept.wichitasedgwickcounty@usa.com. Nationwide, the common theme appears to have the "@usa.com" address and utilizes a name related to the Planning Department associated with the application.

This email is fraudulent! Do not click on any link to pay any invoice!

1. MAPD does not have an automated email system that contacts applicants/agents regarding their case. All email correspondence with an applicant/agent is from a staff person with an @wichita.gov email address. This correspondence is typically from the case Planner assigned to the case.
2. The invoice paid at the time of application is the only payment the Planning Department requires. No additional payment is ever needed to proceed to the next step of the public hearing process.

If you receive an email you believe is fraudulent, please contact the Planning Department immediately. Please contact the case planner signed at the end of this letter by calling 316-268-4421 or email Planning@wichita.gov.

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

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Jeff Blubaugh, Commissioner District II

(150004) Published in The Ark Valley News on 04-23-26

RESOLUTION NO. 073-2026

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

WHEREAS, the owner(s) of the below-described property applied for a zone change request from SF-20 Single-Family Residential District to RR Rural Residential District in **ZON2025-00069**.

WHEREAS, after providing proper notice as required by law, the Metropolitan Area Planning Commission ("Planning Commission") did consider said application at the meeting of February 12, 2026.

WHEREAS, the Planning Commission has forwarded its recommendation to the Board of County Commissioners of Sedgwick County, Kansas for final action.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas that:

SECTION I. Under the authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the Board hereby approves the zone change request from RR Rural Residential District to SF-20 Single-Family Residential District, for property legally described as:

Lot 1, Block A, Mahoney 2nd Addition, Sedgwick County, Kansas.

SECTION II. A 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 upon the taking effect of this Resolution.

[Remainder of page intentionally left blank, signature page follow]

SECTION III. 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.

Commissioners present and voting were:

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

Dated this 8 day of April, 2026.

ATTEST:

KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

SAMANTHA SEANG 2/23/26
SAMANTHA SEANG
Assistant County Counselor

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

JEFF BLUBAUGH, Chairman
Commissioner, Second District

STEPHANIE WISE, Chair Pro Tem
Commissioner, Third District

PETER F. MEITZNER
Commissioner, First District

RYAN BATY
Commissioner, Fourth District

JAMES M. HOWELL
Commissioner, Fifth District

Sedgwick Co. public notice

(Published in The Ark Valley News Jan. 22, 2026.)

MAPC February 12, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, February 12, 2026, 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.**

BZA2025-00090: Variance request in the County to reduce interior side setback from 20 feet to 5.4 feet for an accessory structure on property zoned RR Rural Residential, generally located on the east side of South Bedford Circle, within 225 feet north of East Dove Hill Drive (6562 Bedford Circle).

CON2025-00169: Conditional Use request in the County to allow a Wireless Communication Facility on property zoned RR Rural Residential District, generally located on the north side of West 95th Street South, one-quarter mile west of South 215th Street West (22000 West 95th Street South).

ZON2025-00069: Zone Change request in the County from RR Rural Residential SF-20 Single-Family Residential, generally located northwest corner of East 84th Street South and South Hydraulic Avenue (1620 East 84th Street South).

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 January 22, 2026
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 22nd day of January, 2026. with subsequent publications being made on the following dates:

_____, 2026 _____, 2026

_____, 2026 _____, 2026

_____, 2026 _____, 2026

Chris Strunk

Subscribed and sworn to before me this 22nd day of January, 2026.

Lisa K. Strunk
Notary Public

My commission expires 4/24/2028

Additional copies $_____

Printer's fee $_____

LISA K. STRUNK NOTARY PUBLIC STATE OF KANSAS

Sedgwick Co. public notice

(Published in The Ark Valley News Jan. 8, 2026.)

MAPC January 15, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 29, 2026, 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.**

CON2025-00169: Conditional Use request in the County to allow a Wireless Communication Facility on property zoned RR Rural Residential District, generally located on the north side of West 95th Street South, one-quarter mile west of South 215th Street West (22000 West 95th Street South).

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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 January 8, 2026
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 8th day of January, 2026 with subsequent publications being made on the following dates:

_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 8th day of January, 2026

Notary Public

My commission expires

Additional copies $

Printer's fee

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

AGENDA ITEM NO. 4.4

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: February 12, 2026

FILE COPY

CASE NUMBER: ZON2025-00069 (County)

APPLICANT/AGENT: Brian W. and Gina M. Hall (Applicants)

REQUEST: SF-20 Single-Family Residential District

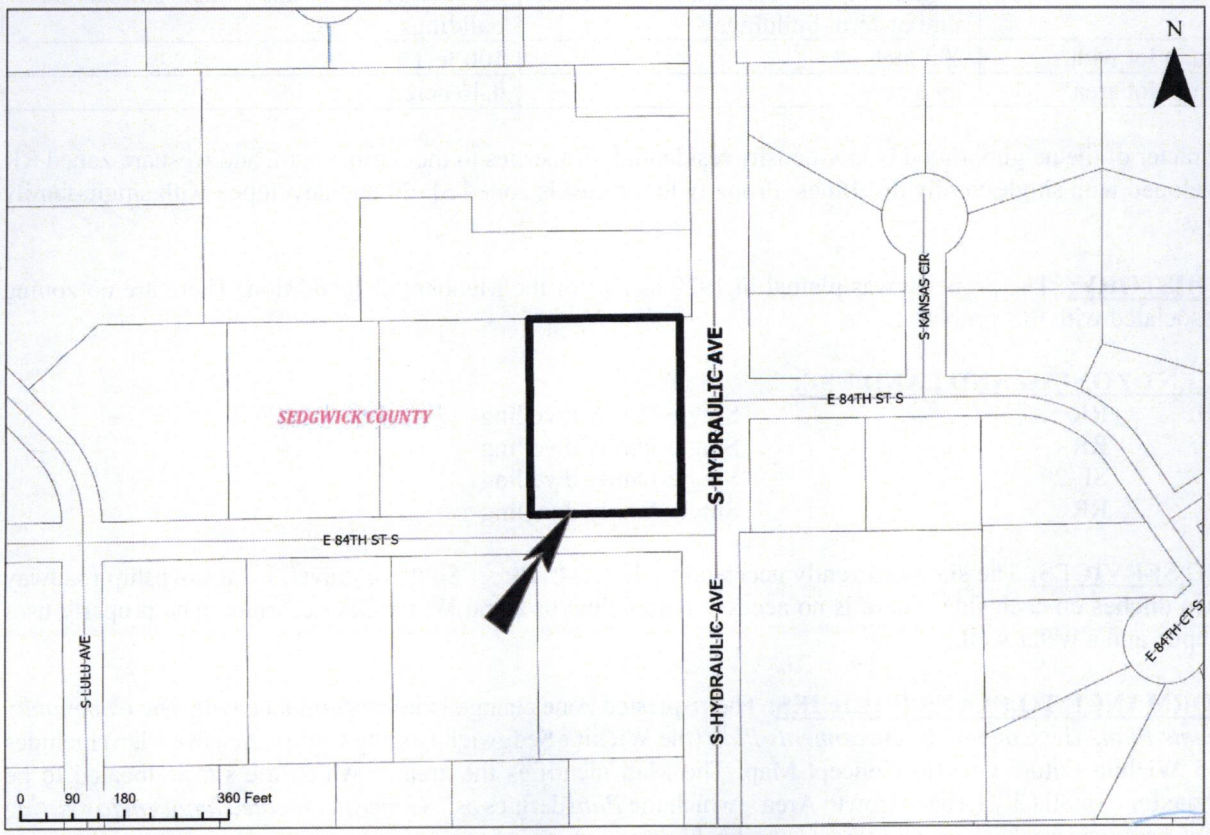
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 2.06 acres

LOCATION: Generally located at the northwest corner of East 84th Street South and South Hydraulic Avenue (1620 East 84th Street South)

PROPOSED USE: To split the existing lot and build a home on the new lot

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from RR Rural Residential District (RR) to SF-20 Single-Family Residential District (SF-20). The 2.06-acre property at 1620 East 84th Street South is generally located at the northwest corner of East 84th Street South and South Hydraulic Avenue. It is currently developed with a single-family dwelling.

The applicant is requesting a zone change in order to split the lot and build a home on the new lot. The current development standards set forth in the Wichita-Sedgwick County Unified Zoning Code ("UZC") require a minimum of two acres in RR zoning to build a single-family dwelling. The requested SF-20 zoning requires a minimum of 20,000 square feet (0.46 acres) to build a single-family dwelling. A lot split would not be possible under RR zoning.

The applicant will be required to use an on-site septic system due to the three-acre minimum lot area required for uses served by sewage lagoons. Final minimum lot size for a lot in the SF-20 District will be determined based on on-site sewer requirements, which may require greater than 20,000 square feet. The UZC requires one off-street parking space per single-family dwelling.

Should the zone change request be approved to SF-20, the lot's development standards will change, namely the front setback requirements, interior side setback requirements, minimum lot width, and minimum lot area. A table demonstrating the differences is below.

Development Standard	RR Rural Residential District	SF-20 Single-Family Residential District
Front setback	30 feet	25 feet
Rear setback	25 feet	25 feet
Interior side setback	20 feet	Ten feet
Street side setback	20 feet	20 feet
Maximum height	35 feet; 45 feet if located at least 25 feet from all lot lines; no maximum height limit for barns, silos and other similar farm buildings	35 feet; 45 feet if located at least 25 feet from all lot lines; no maximum height limit for barns, silos and other similar farm buildings
Minimum lot width	200 feet	100 feet
Minimum lot area	Two acres	0.46 acres

The character of the neighborhood is low-density residential. Properties to the north, south, and west are zoned RR and developed with single-family dwellings. Property to the east is zoned SF-20 and developed with single-family dwellings.

CASE HISTORY: The property was platted in 1979 as part of the Mahoney 2nd Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Single-family dwelling
SOUTH:	RR	Single-family dwelling
EAST:	SF-20	Single-family dwelling
WEST:	RR	Single-family dwelling

PUBLIC SERVICES: The site is currently accessed by East 84th Street South, a gravel, local township roadway with open ditches on each side. There is no access to municipal or Rural Water District water. The property uses onsite septic and a water well.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located 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 Haysville Urban Growth Area, staff reviewed the Haysville Comprehensive Plan to identify the proposed future land use of the subject site. The attached Haysville Land Use Plan Map from the identifies the site as appropriate for residential development. At the time of the writing of this report, the City of Haysville has not responded to inquiries regarding their Planning Commission hearing the request.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is low-density residential. Properties to the north, south, and west are zoned RR and developed with single-family dwellings. Property to the east is zoned SF-20 and developed with single-family dwellings.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned RR, which is suitable for a limited number of residential, public, and civic uses, including single-family residences. The property's lot size allows for one single-family residence in its current zoning, therefore a zone change is necessary for a lot split.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the requested zone change to have a significant impact on the immediate surroundings. The applicant is not introducing a new use to the area. The low-intensity nature of the development should not have a significant impact on community services or traffic.

4. **Length of time subject property has remained vacant as zoned:** The subject site is developed with a single-family dwelling, which was constructed in 1981.

5. **Relative gain to 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 Zone Change will have an adverse effect on the public health, safety, or welfare. 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 allow the property to be in conformance with the *Community Investments Plan*, as discussed in the staff report.

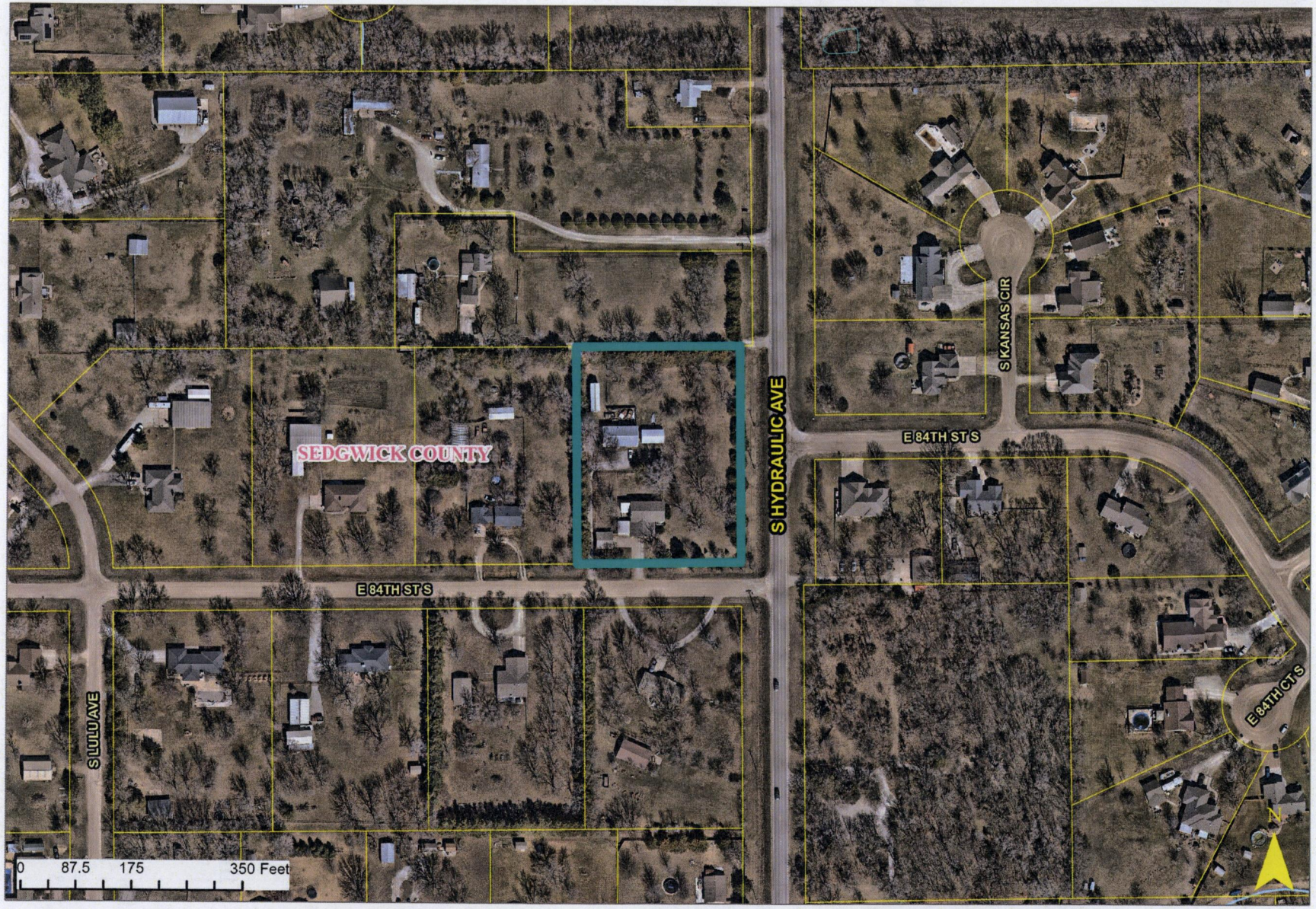
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested zone change to have a significant impact on community facilities.

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

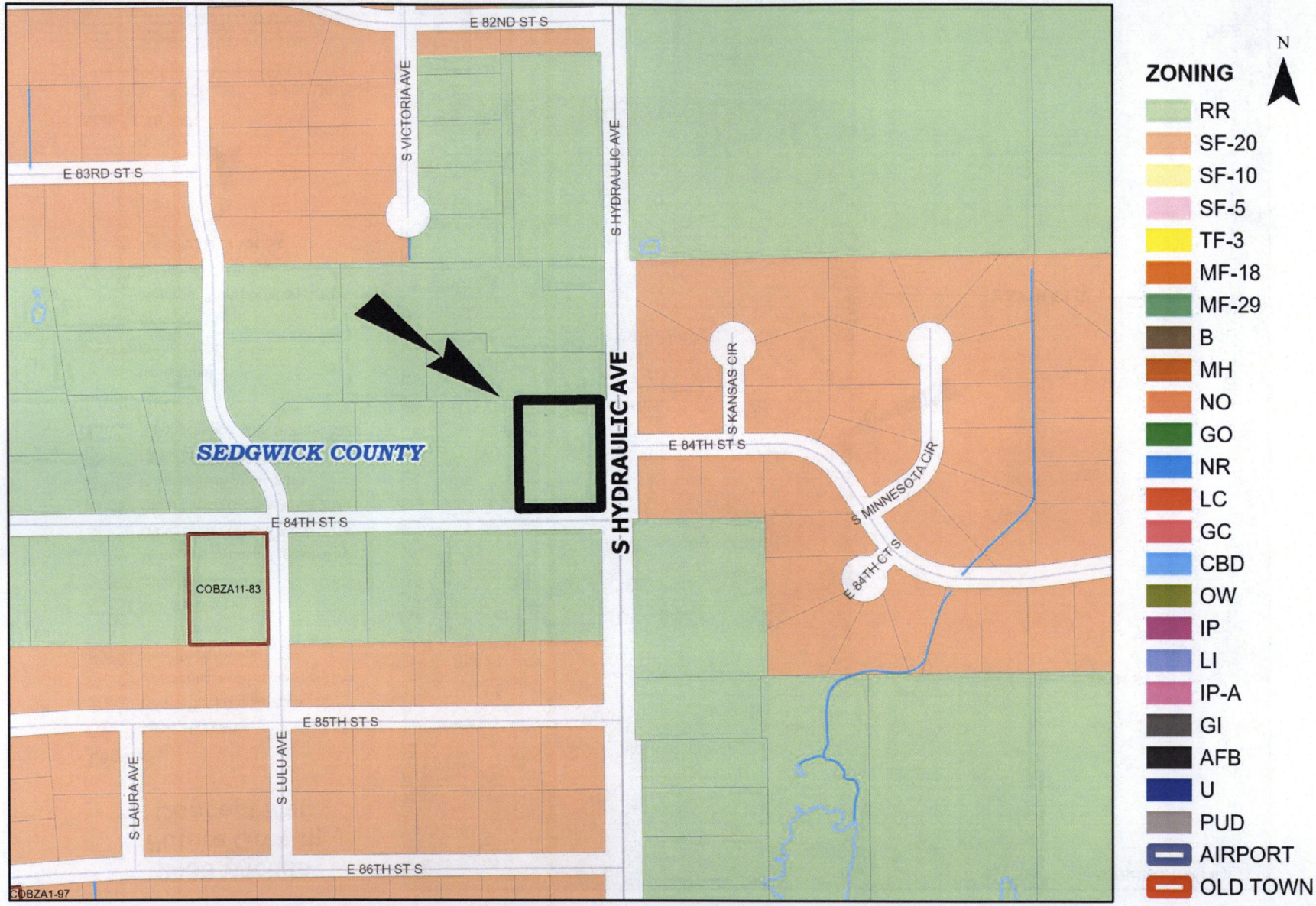
Staff Report Attachments:

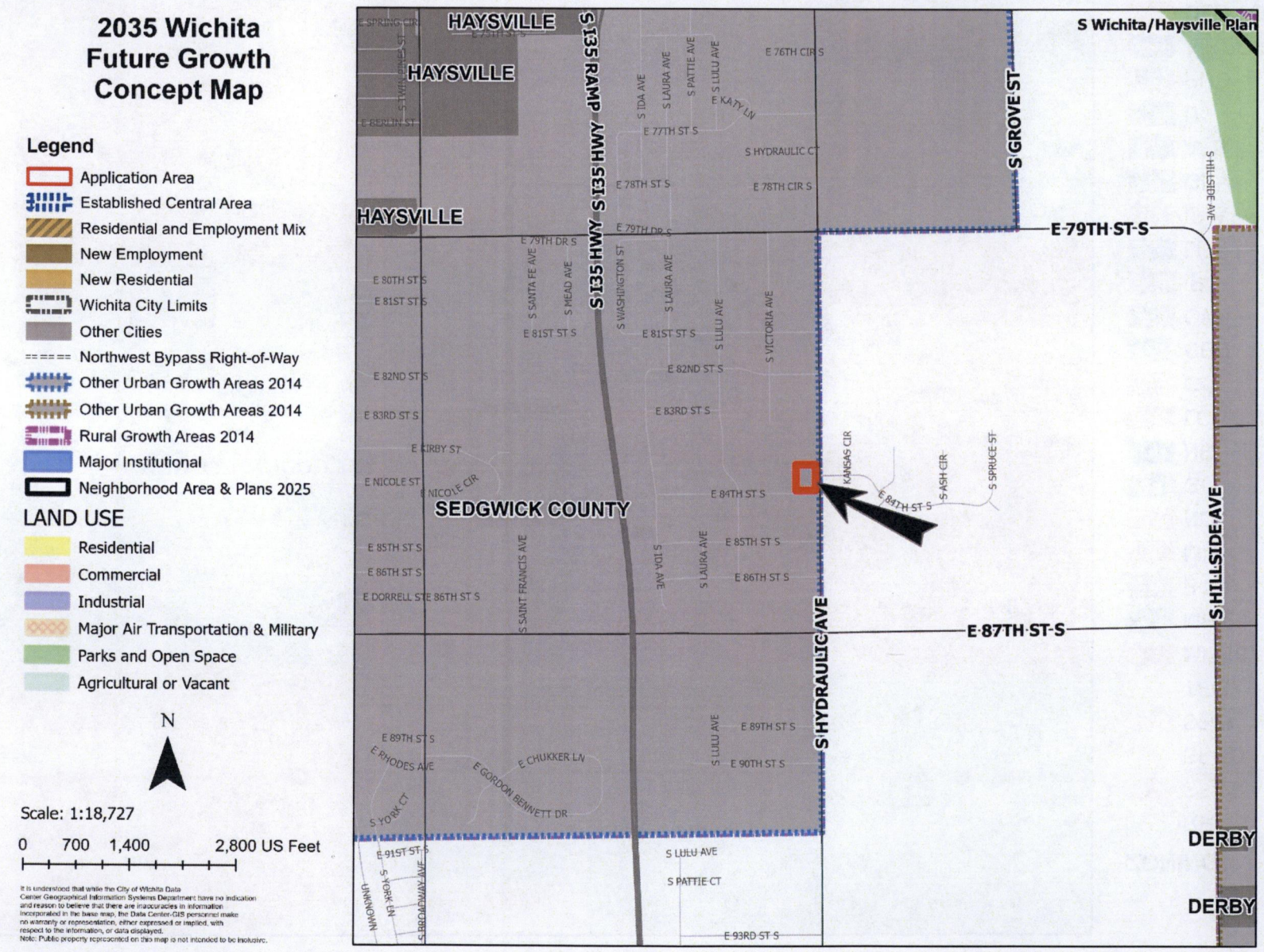
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Urban Growth Areas Map
5. Haysville Land Use Plan Map
6. Site Photos

Aerial Map


SEDGWICK COUNTY
S HYDRAULIC AVE
S KANSAS CIR
E 84TH ST S
E 84TH ST S
E 84TH CT S
S LULU AVE
0 87.5 175 350 Feet
N

Zoning Map


E 82ND ST S
S VICTORIA AVE
S HYDRAULIC AVE
E 83RD ST S
SEDGWICK COUNTY
S KANSAS CIR
E 84TH ST S
S MINNESOTA CIR
E 84TH CT S
COBZA11-83
E 85TH ST S
S LAURA AVE
S LULU AVE
E 86TH ST S
COBZA1-97
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN


2035 Wichita Future Growth Concept Map
Legend
Application Area
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
Neighborhood Area & Plans 2025
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
N
Scale: 1:18,727
0 700 1,400 2,800 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.
HAYSVILLE
S 135 HWY
S 135 RAMP
S GROVE ST
S Wichita/Haysville Plan
E 79TH ST S
S HILLSIDE AVE
SEDGWICK COUNTY
E 87TH ST S
S HYDRAULIC AVE
DERBY
DERBY

Urban Growth Areas Map

2035 Urban Growth Areas Map

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

N

Legend

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

SDA

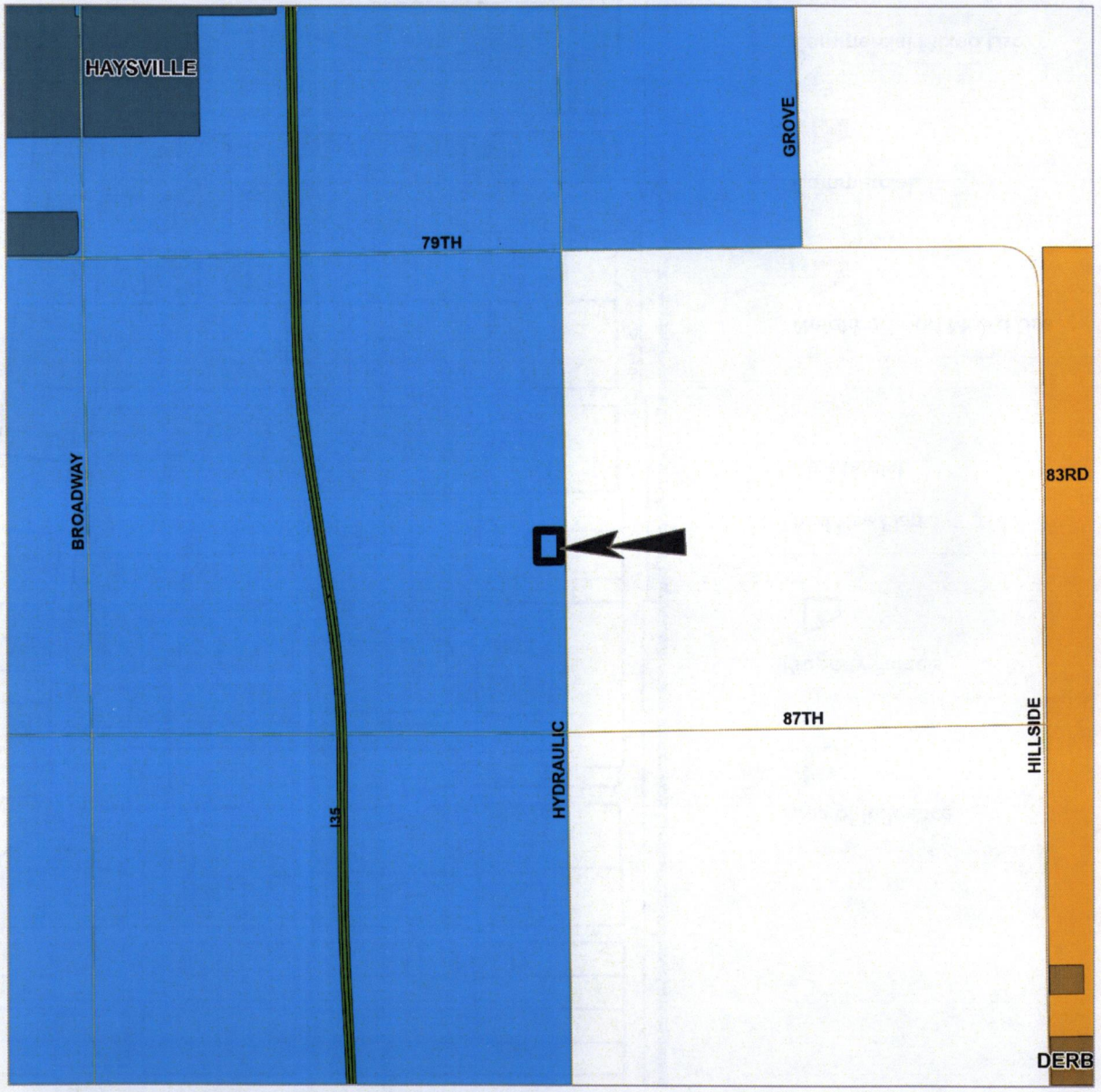
- Wichita Growth Area
- Small CIty Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- State Highway
- US Federal Highway
- Interstate
- Kansas Turnpike (TOLL)
- Arterial
- Ramp

DISTRICT

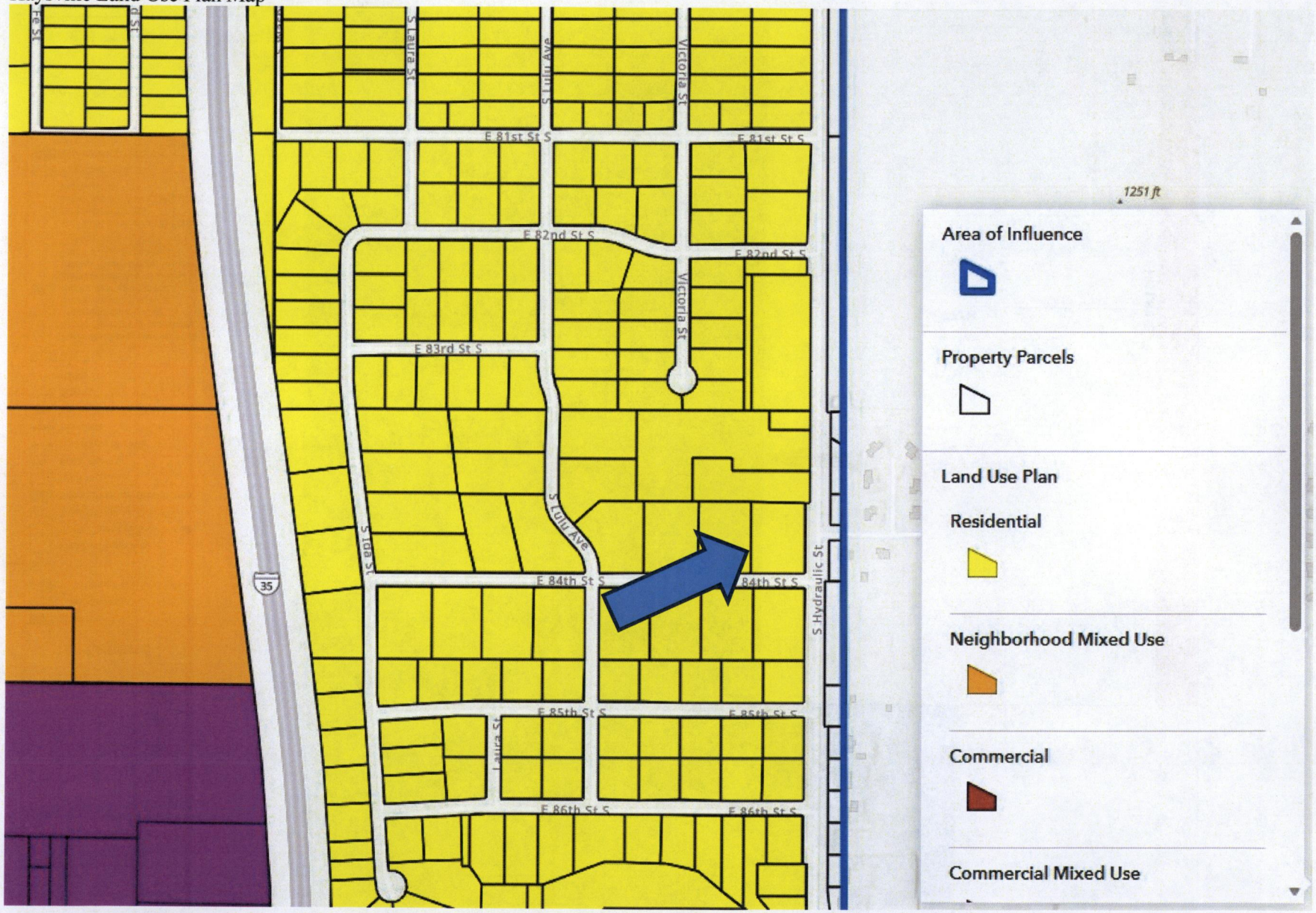
- Reece Road Improvement; Self-Suppd Municipal Improvement; Springdale County Club Improvement; Sunswept Highlands Improvement; Sunview Improvement; K-42 Estates Improvement; Crestview Country Club Improvement; Oaklawn Improvement
- St. Marks Improvement; Furley Improvement; Peck Improvement; Miles Village-Lake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

Scale: 1:17,752

0 625 1,250 2,500 Feet



Haysville Land Use Plan Map



Looking north towards site



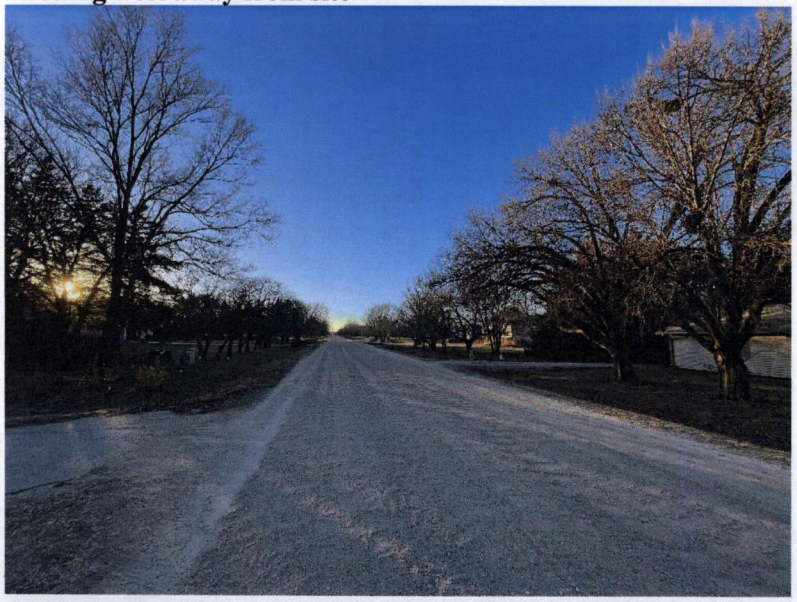
Looking northwest towards site



Looking west towards site



Looking west away from site



Looking south away from site



Looking north away from site



Looking east away from site

