Wichita-Sedgwick County Metropolitan Area Planning Department

Gateway Center, LLC
Attn: Jeff Mullen
8100 E. 22nd St. N.
Wichita, KS, 67226

April 16, 2026

Baughman Company, P.A.
Attn: Phil Meyer
315 S. Ellis Street
Wichita KS, 67211

RE: ZON2026-00003 – Zone Change request in the City from LI Limited Industrial District to TF-3 Two-Family Residential District for residential development, generally located on the east side of North Greenwich Road and within one-quarter mile north of East 37th Street North.

Dear Applicant,

At its regular meeting on **April 14, 2026**, 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 (316) 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Becky Tuttle, Councilmember District II
Teresa Veazey, CSR District II
MABCD

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Gateway Center, LLC
Attn: Jeff Mullen
8100 E. 22nd St. N.
Wichita, KS, 67226

March 12, 2026

Baughman Company, P.A.
Attn: Phil Meyer
315 S. Ellis Street
Wichita KS, 67211

RE: ZON2026-00003 – Zone Change request in the City from LI Limited Industrial District to TF-3 Two-Family Residential District for residential development, generally located on the east side of North Greenwich Road and within one-quarter mile north of East 37th Street North.

Dear Applicant,

At its regular meeting on **March 12, 2026**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the Zone Change request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **March 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 City Clerk by **March 26, 2026, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, April 14, 2026,** beginning at 9:00 a.m., at 455 North Main Street, 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.

Development signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Becky Tuttle, Councilmember District II
Teresa Veazey, CSR District II
MABCD

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON April 24, 2026

ORDINANCE NO. 52-929

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. ZON2026-00003

Zone change request in the City from LI Limited Industrial District and PUD Planned Unit Development #104 to TF-3 Two-Family Residential District, on property legally described as:

> The Southwest Quarter of Section 27, Township 26 South, Range 2 East, 6th Principal Meridian, Sedgwick County, Kansas, except the South 1015.00 Feet, thereof. Subject to road rights-of-way of record.

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 21st day of April, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0314352	Legal Ad - IPL0314352	03 12 2026 MAPC SUMMARY OFFICIAL HEARING	1.0	89.0L

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

MAPC/BZA March 12, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 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. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2026-00010: Variance request in the City to allow a reduction in parking from 127 to 30 for Group Residence; General on property zoned LC Limited Commercial District with PO #437, generally located on the north side of West 9th Street North, within one block west of North Main Street.

CON2026-00011: Conditional Use request in the City for multi-family density in the TF-3 Two-Family Residential District, generally located west of South Bonn Street and approximately one quarter mile north of West Harry Street (1311 South Bonn Avenue).

CON2026-00023: Conditional Use request in the City for an Accessory Apartment on property zoned TF-3 Two-Family Residential District, generally located on the east side of North Fairview Avenue, within 175 feet south of West 20th Street North (2044 North Fairview Avenue).

DER2025-00015: Unified Zoning Code amendment (City) to the Public Notification pertaining to requirements for the mailed notification letters.

DER2026-00001: Comprehensive Plan amendment (City and County) pertaining to urban scale density in unincorporated Sedgwick County.

VAC2026-00002: Vacation request in the City to vacate a portion of the west building setback on property zoned SF-5 Single-Family Residential District, generally located on the south side of West 34th Street North, and one block east of North Arkansas Avenue (525 West 34th Street North).

ZON2026-00002: Zone Change request in the City from B Multi-Family Residential District to LC Limited Commercial District, generally located on the east side of North Pennsylvania Avenue, within 300 feet south of East 3rd Street North (332 North Pennsylvania Avenue).

ZON2026-00003: Zone Change request in the City from PUD #104 and LI Limited Industrial District to TF-3 Two-Family Residential District, generally located on the east side of North Greenwich Road and within one-quarter mile north of East 37th Street North.
IPL0314352
Feb 18 2026

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)

the undersigned, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
02/18/26 Print

Print Tearsheet Link

Marketplace Link

Russ Davis

DIGITALLY SIGNED

Russ Davis

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Feb 18, 2026, 10:27 AM EST

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

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

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 19th day of February, 2026.

Signature

SUBSCRIBED AND SWORN to before me this 18th day of February 2026

STATE OF KANSAS NOTARY PUBLIC
JO HENSLEY
My Appointment Expires
1-7-2030

Notary Public

(seal)

City Clerk's Office

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

316.268.4529 ext. 2805

www.wichita.gov

AGENDA ITEM NO. ____

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: March 12, 2026
DAB II: March 9, 2026

CASE NUMBER: ZON2026-00003 (City)

APPLICANT/AGENT: Gateway Center, LLC (Applicant)/ Baughman Company, P.A. (Agent)

REQUEST: TF-3 Two-Family Residential District

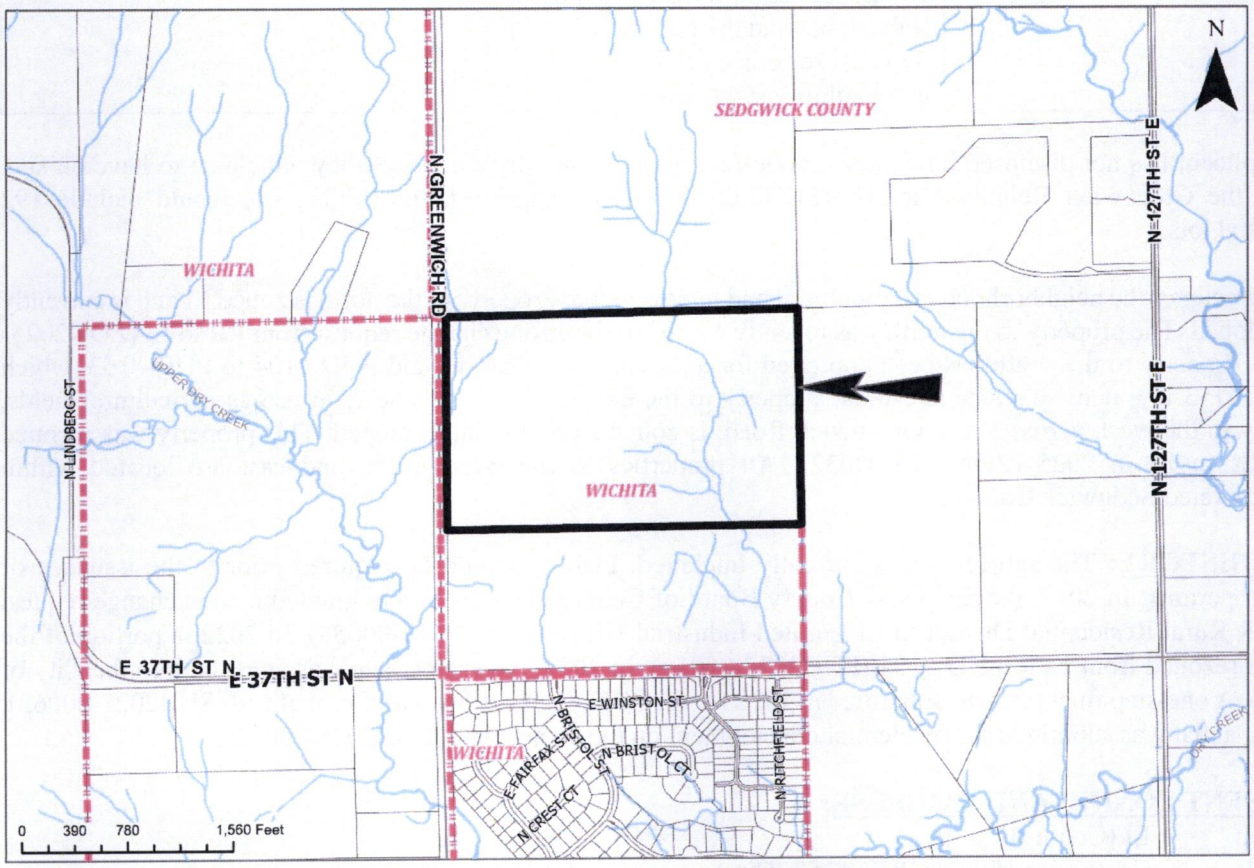
CURRENT ZONING: LI Limited Industrial District & PUD Planned Unit Development #104

SITE SIZE: 100.28 acres

LOCATION: Generally located east of North Greenwich Road and one-quarter mile north of East 37th Street North

PROPOSED USE: Residential development

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from LI Limited Industrial District (LI) and PUD Planned Unit Development #104 (The Gateway) to TF-3 Two-Family Residential District (TF-3). The 100.28-acre property is generally located east of North Greenwich Road and one-quarter mile north of East 37th Street North. The subject site is currently an agricultural field.

The applicant has indicated they intend to use the site for single-family and/or duplex development. LI zoning allows for a number of commercial and industrial uses. It does not allow residential uses, either by right or with a Conditional Use. The PUD #104 allows MF-18 multi-family residential uses; however, this zone only applies to the southwestern corner of the subject site. TF-3 zoning allows for a limited number of residential, civic, and public uses, namely single- and two-family residential dwellings. Should the zone change request be approved, the development standards would become more restrictive, as demonstrated in the table below.

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

The applicant has not disclosed how many single-family or two-family dwellings they anticipate to have on site. Should the Greenwich Heights Addition (SUB2025-00062) be approved, the subject site would include 192 residential lots.

The character of the neighborhood is agricultural and undeveloped. Property to the north is zoned LI and is currently undeveloped. The property to the north was recently approved for a zone change request from RR to LI (ZON2025-00053). Property to the south has been approved for a zone change from LI and PUD #104 to PUD #153, which permits TF-3 low density residential uses. Property to the east is zoned RR and is in use as agricultural fields. Property to the west, across North Greenwich Road, is zoned LI and is undeveloped. This property was rezoned from RR to LI in 2025 (ZON2025-00032). All properties to the west, north, and east are located within unincorporated Sedgwick County.

CASE HISTORY: The subject site is currently unplatted. Platting would be required prior to the issuance of building permits. In 2017, the Sedgwick County Board of County Commissioners granted a zone change request from RR Rural Residential District to LI Limited Industrial District (ZON2017-00055). In 2022, a portion of the site was rezoned from LI to PUD #104 (PUD2022-00016). In 2024, the subject site was annexed into the City of Wichita. A one-step final plat was submitted in 2022 for the PUD #104 site but was not finalized (SUB2022-00062). In 2025, a plat was submitted for residential development on the subject site (SUB2025-00062).

ADJACENT ZONING AND LAND USE:

NORTH:	LI (County)	Undeveloped
SOUTH:	Greenwich Heights PUD #153 (City)	Undeveloped

EAST:	RR (County)	Agricultural
WEST:	LI (County)	Undeveloped

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

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

Community Investments Plan: The requested zone change is in partial conformance with the *Community Investments Plan*. The *Plan*'s 2035 Wichita Future Growth Concept Map recommends the site as primarily appropriate for "New Residential" uses with portions of the site designated for "New Residential/Employment Mix" and "New Employment".

The *Plan* defines "New Residential" as "*areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category*." Single-family and duplex development are considered appropriate uses within that category.

A portion of the southwestern corner of the site is recommended for "New Residential/Employment Mix", which the *Plan* describes as follows: "*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.*"

The southwestern corner is additionally designated as appropriate for "New Employment", which is described as follows: "*areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors. In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed. In areas where the uses are already established, pockets of industrial uses associated with extraction, processing or refinement of natural resources or recycling of waste materials likely will be developed."* Given that only a small portion of the site is designated for "New Employment" or "New Residential/Employment Mix", the requested zone change is appropriate for this area.

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

However, Development Guideline 3.d states Low-density residential uses should be buffered from commercial and industrial areas by open space, water bodies, changes in topography, or major barriers such as arterial streets or highways. Property to the north was recently approved to LI zoning. There is no specific type of development currently planned. Permitting low density residential development could introduce compatibility issues between the two sites without proper separation and buffering.

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

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: The character of the neighborhood is agricultural and undeveloped. Property to the north is zoned LI and is currently undeveloped. The property to the north was recently approved for a zone change request from RR to LI (ZON2025-00053). Property to the south

has been approved for a zone change from LI and PUD #104 to PUD #153, which permits TF-3 low density residential uses. Property to the east is zoned RR and is in use as agricultural fields. Property to the west, across North Greenwich Road, is zoned LI and is undeveloped. This property was rezoned from RR to LI in 2025 (ZON2025-00032). All properties to the west, north, and east are located within unincorporated Sedgwick County.

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

3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: Given the proximity of residential zoning, the current LI District would permit uses that could have significant detrimental impacts. The requested zone change is adding additional restrictions to the site that make the proposed uses more compatible with residential development to the south. However, the existing LI zoning to the north and west may have detrimental impacts upon residential uses on the subject site.

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

5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Approval would permit new residential development in an area that is in-character with nearby properties slated for single-family and duplex development. However, it would introduce residential development in close proximity to industrial zoning to the north and west. Denial may represent a loss of economic opportunity for the applicant.

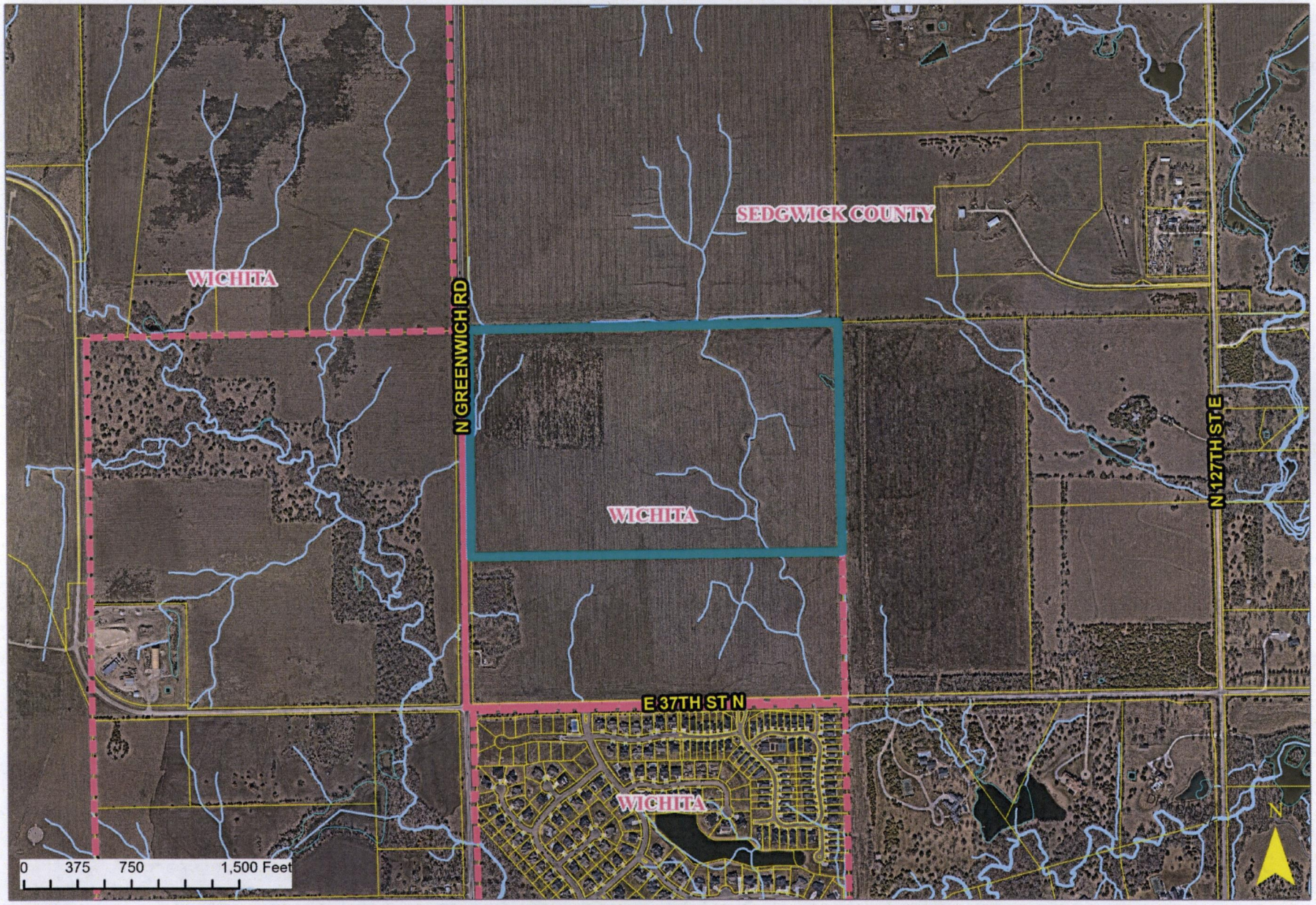
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The requested zoning is in partial conformance with the *Community Investments Plan*, as discussed in the staff report.

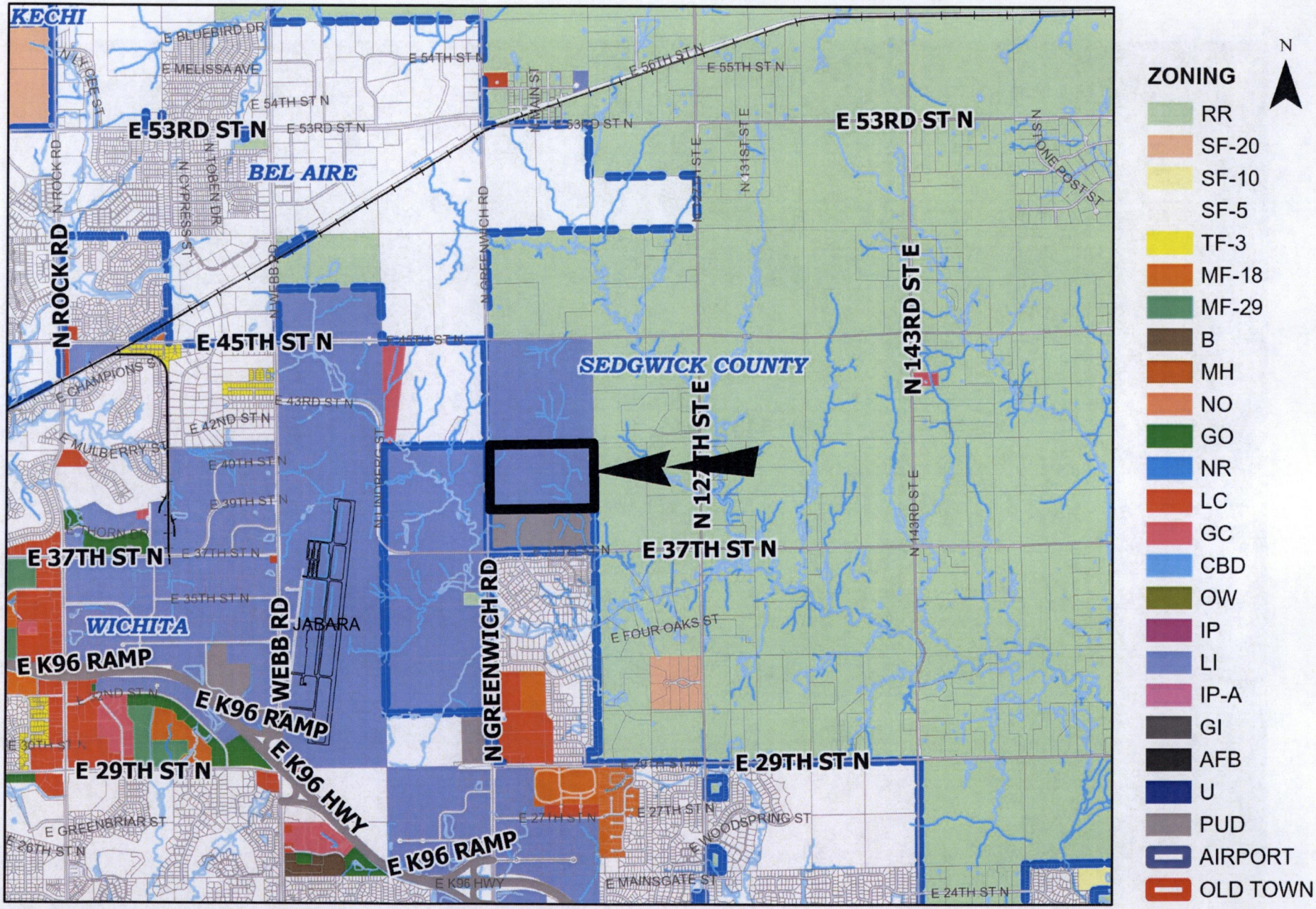
7. **Impact of the proposed development on community facilities:** Staff anticipates the requested zone change would bring additional traffic to the area. Municipal services for residential development, such as water and sewer, will need to be extended to support development. Public Works indicated that there are water pressure issues in the area. The applicant should discuss hydrant flow information with Public Works.

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

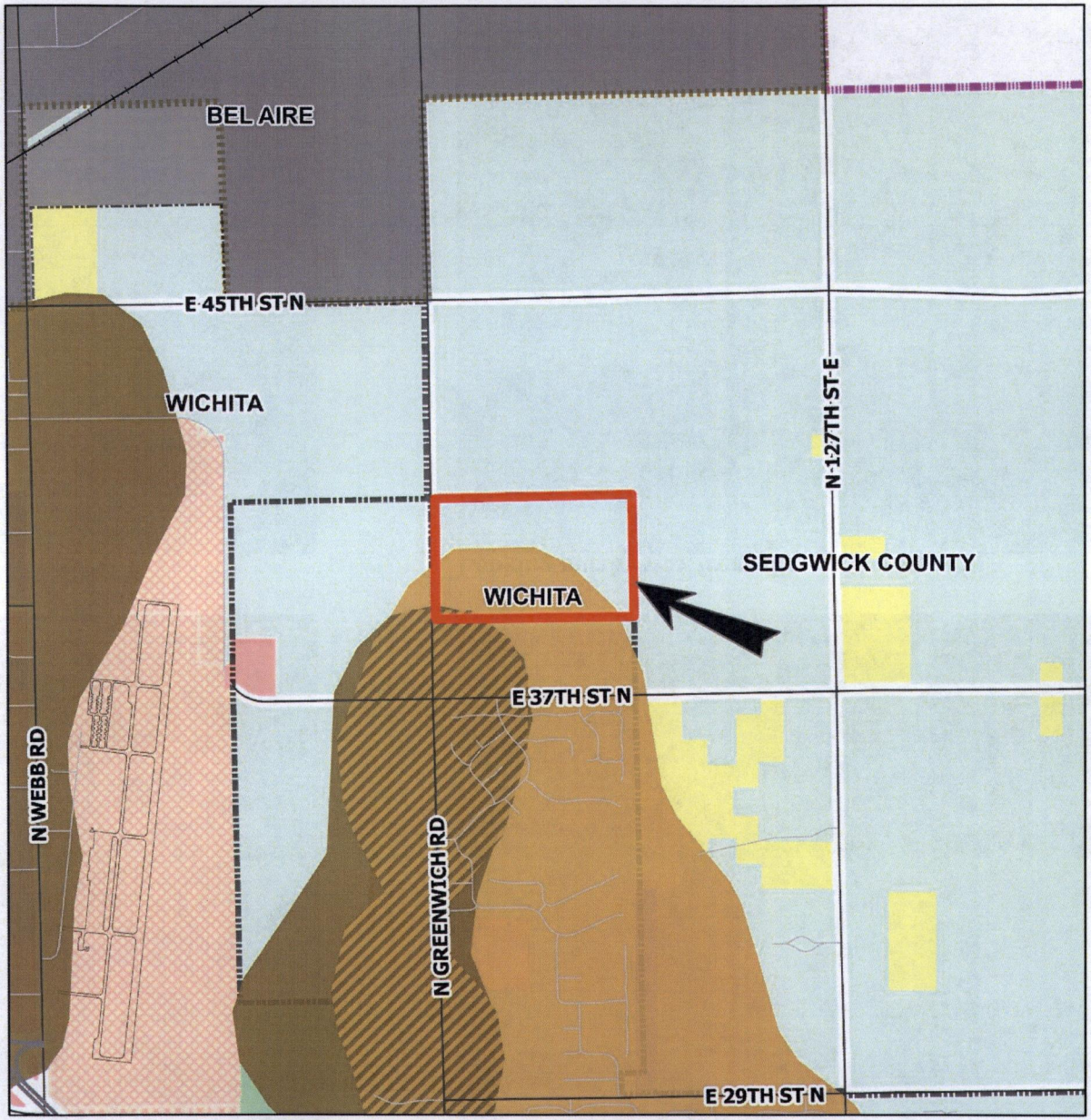
Staff Report Attachments:

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


WICHITA
SEDGWICK COUNTY
N GREENWICH RD
WICHITA
N 127TH ST E
E 37TH ST N
WICHITA
0 375 750 1,500 Feet
N


KECHI
BEL AIRE
SEDGWICK COUNTY
WICHITA
JABARA
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E 45TH ST N
E 37TH ST N
E 29TH ST N
N ROCK RD
WEBB RD
N GREENWICH RD
N 127TH ST E
N 143RD ST E
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E K96 RAMP
E K96 HWY
E K96 RAMP
E BLUEBIRD DR
E MELISSA AVE
E 54TH ST N
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E 56TH ST N
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E WOODSPRING ST
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SF-5
TF-3
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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: 1:22,145

0 850 1,700 3,400 US Feet

It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.
Note: Public property represented on this map is not intended to be inclusive.

Looking east towards site



Looking south away from site



Looking west away from site



Looking north away from site

