Wichita-Sedgwick County Metropolitan Area Planning Department

K2 Properties, LLC
7255 W. Northwind Ste. 100
Wichita, KS, 67205

June 16, 2026

RE: ZON2026-00004 – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development, generally located on the west side of North Clara Street and 300 feet north of West Saint Louis Avenue (525 North Clara Street).

Dear Applicant,

At its regular meeting on **June 16, 2026**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request subject to Protective Overlay #481 as stated:

Protective Overlay #481:

1. A hip or gabled roof shall be required.
2. No more than one duplex shall be allowed.

If you have any questions concerning this application, please contact our office at (316) 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

K2 Properties, LLC
7255 W. Northwind Ste. 100
Wichita, KS, 67205

April 23, 2026

RE: ZON2026-00004 – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development, generally located on the west side of North Clara Street and 300 feet north of West Saint Louis Avenue (525 North Clara Street).

Dear Applicant,

At its regular meeting on **April 23, 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 **May 7, 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 **May 7, 2026, at 5:00 p.m.**

Lastly, this application will be considered by the Wichita City Council on **Tuesday, June 2, 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: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
MABCD

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON June 26, 2026

ORDINANCE NO. 53-061

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. ZON2026-00004

Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District with Protective Overlay #481, on property legally described as:

Lot 13, Block 5, Kell Hawkins Addition, Sedgwick County, Kansas.

Protective Overlay #481 shall read:

1. A hip or gabled roof shall be required.
2. No more than one duplex shall be allowed.

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 June, 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

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Jo Hensley, Deputy City Clerk

Being first duly sworn, deposes and says:

That I, Jo Hensley, Deputy City Clerk 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.

The attached Ordinance No. 53-061 is a true copy thereof and was published on such website beginning on June 26, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN before me this June 26, 2026.

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires:
4-27-2029

(seal)

Shinita Rice

Notary Public

City Clerk's Office

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

316.268.4529

www.wichita.gov

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
49235	136420	Legal Ad - IPL0352394	June26 Resolutions	3.0	333.0L

ATTENTION: CITY OF WICHITA/CLERKS OFFICE IP
455 N MAIN ST FL 13
WICHITA, KS 67202
srice@wichita.gov;LAlvarez@wichita.gov;jhensley@wichita.gov

LEGAL NOTICE
ITEMS PUBLISHED ON
WICHITA.GOV/LEGAL NOTICES
JUNE 26, 2026

RESOLUTION NO. 26-057
A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 25-311 OF THE CITY OF WICHITA, KANSAS, WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.
A resolution to pay for the cost of public improvements.

RESOLUTION NO. 26-058
A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.
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A resolution to pay for the cost of public improvements.

ORDINANCE NO. 53-047
AN ORDINANCE AMENDING SECTION 5.10.025 OF THE CODE OF THE CITY OF WICHITA, KANSAS PERTAINING TO DOMESTIC BATTERY AND REPEALING THE ORIGINAL OF SAID SECTION.
An Ordinance amending the code regarding domestic battery.

ORDINANCE NO. 53-048
AN ORDINANCE AMENDING SECTIONS 5.42.010 AND 5.42.035 OF THE CODE OF THE CITY OF WICHITA PERTAINING TO PETIT THEFT AND REPEALING THE ORIGINALS OF SAID SECTIONS.
An ordinance amending the code regarding petit theft.

ORDINANCE NO. 53-049
AN ORDINANCE AMENDING SECTION 5.66.050 OF THE CODE OF THE CITY OF WICHITA, KANSAS PERTAINING TO CRIMINAL TRESPASS AND REPEALING THE ORIGINAL OF SAID SECTION.
An ordinance amending the code regarding criminal trespassing.

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ORDINANCE NO. 53-051
AN ORDINANCE REPEALING SECTIONS 5.50.020, 5.50.030, 5.50.040 AND .50.050 OF THE CODE OF THE CITY OF WICHITA, KANSAS RELATING TO HARASSING AND AGGRESSIVE CONTACT.
An Ordinance repealing sections of the code regarding harassing and aggressive contact.

ORDINANCE NO. 53-052
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An Ordinance repealing a section of the code regarding buying sexual relations.

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AN ORDINANCE CREATING SECTIONS 11.04.282, 11.38.400, 11.38.410 AND AMENDING SECTIONS 11.24.020 AND 11.60.200 OF THE CODE OF THE CITY OF WICHITA, KANSAS PERTAINING TO TEXTING IN CONSTRUCTION ZONES AND AUTHORIZING LIGHTS ON CERTAIN CONSTRUCTION VEHICLES AND REPEALING THE ORIGINALS OF SAID SECTIONS.
An ordinance creating sections of code regarding texting in constructions zones and lights on constructions vehicles.

ORDINANCE NO. 53-054
AN ORDINANCE CREATING SECTION 11.51.075 AND AMENDING SECTIONS 11.38.080, 11.51.010, 11.51.020 AND 11.51.050 OF THE CODE OF THE CITY OF WICHITA, KANSAS PERTAINING TO THE OPERATION OF GOLF CARTS AND REPEALING THE ORIGINALS OF SAID SECTIONS.
An Ordinance creating and amending sections of code regarding golf carts.

ORDINANCE NO. 53-055
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.
An Ordinance to change the zoning classification of certain lands within Wichita.

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ORDINANCE NO. 53-062
AN ORDINANCE PROVIDING FOR THE ACQUISITION BY EMINENT DOMAIN OF CERTAIN PRIVATE PROPERTY, EASEMENTS AND RIGHT-OF-WAY THEREIN, FOR THE PURPOSE OF ACQUIRING REAL PROPERTY FOR THE IMPROVEMENT OF SOUTH 143RD STREET EAST BETWEEN EAST HARRY STREET AND U.S. HIGHWAY 54 IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, DESIGNATING THE LANDS REQUIRED FOR SUCH PURPOSES AND DIRECTING THE CITY ATTORNEY TO FILE A PETITION IN THE DISTRICT COURT OF SEDGWICK COUNTY, KANSAS, FOR ACQUISITION OF THE LANDS AND EASEMENTS THEREIN TAKEN AND PROVIDING FOR PAYMENT OF THE COST THEREOF.
An Ordinance to acquire land for improvements of 143rd Street East between Harry and US HWY 54.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.

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:
06/26/26 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

DIGITALLY SIGNED

Mary Castro

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Jun 26, 2026, 9:38 AM EDT

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®

LEGAL NOTICE
ITEMS PUBLISHED ON
WICHITA.GOV/LEGAL NOTICES
JUNE 26, 2026

RESOLUTION NO. 26-257
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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	IPL0318973	Legal Ad - IPL0318973	3-26-2026 MAPC	2.0	156.0L

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 March 5, 2026
(One Time Only)
MAPC/BZA March 26, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 26, 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.

BZA2026-00008: Variance in the City to reduce the front setbacks on a thru-lot to 20.1 feet on the east and 12.4 feet on the west to build an addition onto a single-family house on property zoned TF-3 Two-Family Residential; located on the northwest corner of South Hydraulic Avenue and Southeast Boulevard (2221 South Hydraulic).

BZA2026-00013: Variance request in the City to reduce required parking from 11 spaces to 3 spaces for Group Residence, Limited; generally located on the west side of North Armour Drive and within 550 feet north of East Central Avenue (557 North Armour Drive).

CON2026-00019: Conditional Use in the City to allow a Tavern and Drinking establishment on property zoned CBD Central Business District; generally located on southeast corner of South Seneca Street and West Douglas Avenue (1029 West Douglas Avenue, Suite 101).

CON2026-00025: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single Residential; Generally located on the west side of North Belmont Avenue and 250 feet north of East 3rd Street North (425 North Belmont Avenue).

CON2026-00029: Conditional Use request in the City to allow wrecking and salvage with waiver of #1 and #3 (with ZON2026-00005 LC to LI) on property zoned LC Limited Commercial District; generally located northwest corner of South Broadway Avenue and East Mt. Vernon Street (1963 South Broadway Avenue).

CON2026-00032: Conditional Use request in the City to allow Group Residence, Limited on property zoned SF-5 Single-Family Residential District; generally located on the west side of North Armour Drive and within 550 feet north of East Central Avenue (557 North Armour Drive).

PUD2026-00002: Zone Change request in the City from MF-18 Multi-Family Residential with PO-371 to PUD to create the Elm Street Apartments PUD; generally located on the south side of West Elm Street, between North Mt. Carmel Avenue and North St. Paul Avenue.

VAC2026-00004: Vacation request in the City to vacate a portion of the platted street side building setback on property zoned SF-5 Single-Family Residential District, generally located at the southwest corner of West Del Sienno Street and West Pecos Avenue (3601 West Del Sienno Street).

VAC2026-00005: Vacation request in the City to vacate a 20 feet alley abutting between the lots, generally located on east of South Laura Avenue and 348 feet north of US-54 (428 South Laura Avenue, 427 South Pattie Avenue).

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

ZON2026-00004: 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 North Clara Street and 300 feet north of West Saint Louis Avenue (525 North Clara Street).

ZON2026-00005: Zone Change requesting the City from LC Limited Commercial to LI Limited Industrial (with CON2026-29 for wrecking and salvage yard); generally located northwest corner of S Broadway Street and E Mt. Vernon Street (1963 S Broadway Avenue).
IPL0318973
Mar 4 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:
03/04/26 Print

Print Tearsheet Link

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Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Mar 4, 2026, 10:51 AM EST

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

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 5th day of March, 2026.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 3rd day of March, 2026.

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

Jo Hensley

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. 4.6

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: April 23, 2026
DAB VI: April 13, 2026

CASE NUMBER: ZON2026-00004 (City)

APPLICANT/AGENT: K-2 Properties LLC (Applicant)

REQUEST: TF-3 Two-Family Residential District

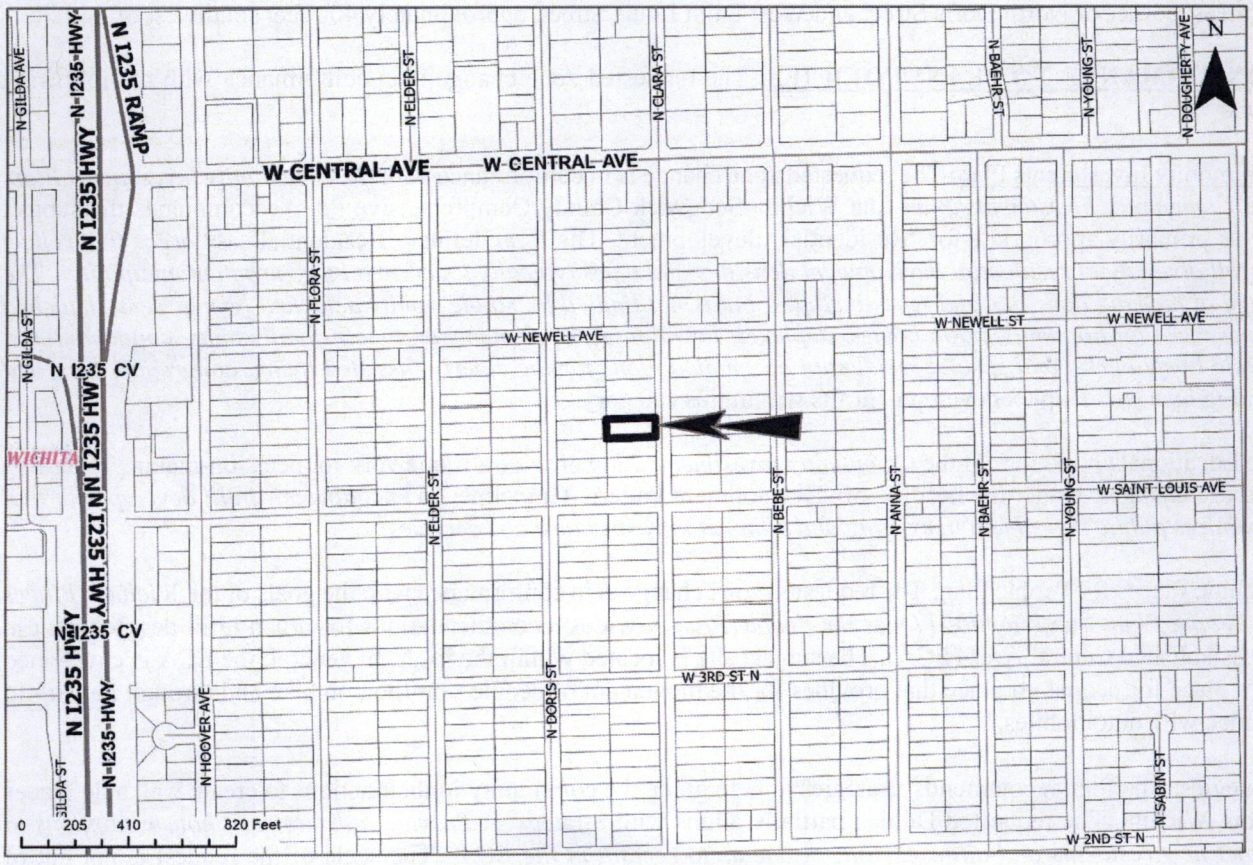
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.32 acres

LOCATION: Generally located on the west side of North Clara Street and 300 feet north of West Saint Louis Avenue (525 North Clara Street)

PROPOSED USE: One duplex

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) on a 0.32-acre property. The property is generally located on the west side of North Clara Street and 300 feet north of West Saint Louis Avenue (525 North Clara Street). The subject site is currently vacant. A single-family dwelling constructed in 1942 was demolished in 2026.

The applicant is requesting the zone change in order to build a duplex on site. 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 unit (6,000 square feet for a duplex). Based on the size of the subject site, the applicant could split the site into two separate parcels and develop one duplex on each parcel.

The character of the neighborhood is residential. Properties to the north, south, east, and west are all zoned SF-5 and developed with single-family residences. There is a duplex development within 300 feet to the southeast along North Clara Street, and within 300 feet to the northwest along North Doris Street. The requested zone change is thus not introducing a new use to the area.

CASE HISTORY: In 1939, the subject site was platted as part of the Kell Hawkins Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

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

PUBLIC SERVICES: The subject site currently has access to North Clara Street, an unpaved, two-way local street with no sidewalks. The site has access to municipal water and sewer services. Wichita Transit serves the area at the northeast corner of North Doris Street and West Saint Louis Street, approximately 400 feet southwest of this site.

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) recommends the subject site as primarily appropriate for "Residential" development. 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 fits within this category.

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 a duplex to the neighborhood should not adversely affect the area.

RECOMMENDATION: Based upon information available prior to the public hearings, staff recommends that the zone change 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 residential. Properties to the north, south, east, and west are all zoned SF-5 and developed with single-family residences.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, 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 detrimental impacts on nearby property. There is a duplex development within 300 feet to the southeast along North Clara Street, and within 300 feet to the northwest along North Doris Street. The requested zone change is thus not introducing a new use to the area.

4. **Length of time subject property has remained vacant as zoned:** The subject site has been vacant since 2026, when the single-family dwelling which was constructed in 1942 was demolished.

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 on an under-developed parcel that is also 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 allow the property to be in conformance with the *Community Investments Plan* and the *Wichita: Places for People 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 not received any comments from the public on the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. *Community Investments Plan* Future Land Use Map
4. Site Photos


W NEWELL AVE
WICHITA
N DORIS ST
N CLARA ST
N BEBE ST
W SAINT LOUIS AVE
0 50 100 200 Feet
N


W CENTRAL AVE
W CENTRAL AVE
N ELDER ST
N FLORA ST
N ELDER ST
W NEWELL AVE
W NEWELL ST
N ANNA ST
N BAEHR ST
WICHITA
W SAINT LOUIS AVE
N DORIS ST
N CLARA ST
N BEBE ST
W 3RD ST N
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: 1:15,572

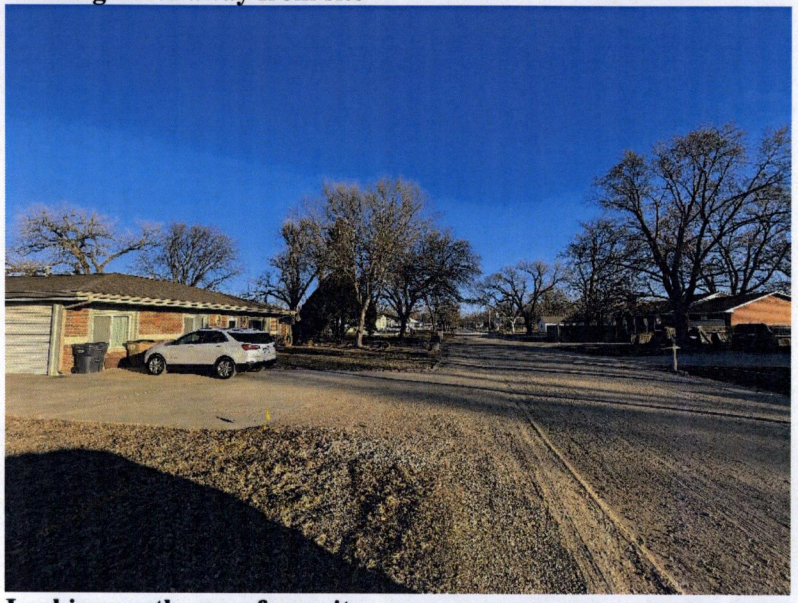
0 600 1,200 2,400 US Feet

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.

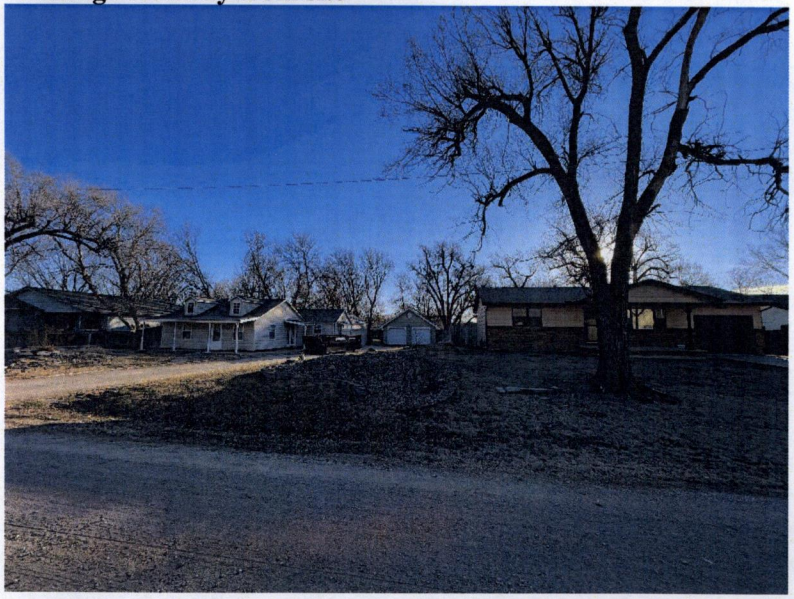
Looking west towards site



Looking north away from site



Looking east away from site



Looking south away from site

