Wichita-Sedgwick County Metropolitan Area Planning Department

June 16, 2026

Clear Water Purification, LLC
10700 S. 97th Street West
Clearwater, KS 67026

Garber Surveying Service, P.A.
Attn: Dan Garber
2908 N. Plum St.
Hutchinson, KS 67502

RE: ZON2026-00016 – Zone change request in the City from SF-5 Single-Family Residential District to GC General Commercial District; generally located on the west side of South Seneca Street, within one-half mile north of West 63rd Street West.

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 request, subject to the following Protective Overlay.

Protective Overlay #485

1. All uses on site shall limited to those permitted by-right in the LC Limited Commercial District, except for Construction Sales and Service as permitted in the GC General Commercial District.

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

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: Dalton Glasscock, Council Member, District IV
Brooke Kauchak, CSR District IV

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

May 15, 2026

Clear Water Purification, LLC
10700 S. 97th Street West
Clearwater, KS 67026

Garber Surveying Service, P.A.
Attn: Dan Garber
2908 N. Plum St.
Hutchinson, KS 67502

RE: ZON2026-00016 – Zone change request in the City from SF-5 Single-Family Residential District to GC General Commercial District; generally located on the west side of South Seneca Street, within one-half mile north of West 63rd Street West.

Dear Applicant,

At its regular meeting on **May 14, 2026**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **Approve** the amendment request, subject to the following Protective Overlay.

Protective Overlay #485

1. All uses on site shall limited to those permitted by-right in the LC Limited Commercial District, except for Construction Sales and Service as permitted in the GC General Commercial District.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **May 28, 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 28, 2026, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, June 16, 2026**, beginning at 9:00 a.m.

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

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: Dalton Glasscock, Council Member, District IV
Brooke Kauchak, CSR District IV

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

ORDINANCE NO. 53-059

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. ZON2026-00016

Zone Change Request in the City from SF-5 Single-Family Residential District to GC General Commercial District, subject to Protective Overlay #485, on property legally described as:

Lot 2, Block A, Waterboy Addition to Wichita, Sedgwick County, Kansas, now platted as:
A portion of the Southeast Quarter of Section 30, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on December 24, 2025, as follows:
Beginning at the Northeast corner of the Southeast Quarter of Section 30, Township 28 South, Range 1 East of the 6th P.M.; Thence with a bearing of South 00°47'56" East (basis of bearings is NAD 83 Kansas South Zone), along the East line of said Southeast Quarter, a distance of 263.16 feet; Thence South 88°45'55" West, a distance of 1,324.30 feet to the West line of the Northeast Quarter of said Southeast Quarter; Thence North 00°46'12" West, along the West line of the Northeast Quarter of said Southeast Quarter, a distance of 263.16 feet to the Northwest corner of the Northeast Quarter of said Southeast Quarter; Thence North 88°45'54" East, along the North line of said Southeast Quarter, a distance of 1,324.17 feet to the Point of Beginning.

Protective Overlay #485

1. All uses on site shall be limited to those permitted by-right in the LC Limited Commercial District, except for Construction Sales and Service as permitted in the GC General Commercial District.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning change 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.

[Remainder of Page Intentionally Left Blank]

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. 53-059 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. 26-257
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. 26-256
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.
A resolution to pay for the cost of public improvements.

RESOLUTION NO. 26-255
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.
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.

ORDINANCE NO. 53-050
AN ORDINANCE AMENDING SECTION 5.72.010 OF THE CODE OF THE CITY OF WICHITA, KANSAS PERTAINING TO INTERFERENCE WITH LAW ENFORCEMENT AND REPEALING THE ORIGINAL OF SAID SECTION.
An Ordinance amending the code regarding interference with law enforcement.

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
AN ORDINANCE REPEALING SECTION 5.68.020 OF THE CODE OF THE CITY OF WICHITA, KANSAS PERTAINING TO BUYING SEXUAL RELATIONS.
An Ordinance repealing a section of the code regarding buying sexual relations.

ORDINANCE NO. 53-053
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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A resolution to pay for the cost of public improvements.

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

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 23rd day of April, 2026.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 21st day of April, 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

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	117414	Legal Ad - IPL0332420		3.0	246.0L

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

Published www.wichita.gov/LegalNotices on April 23, 2026
MAPC/BZA May 14, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 14, 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.**

BZA2026-00033: Variance request in the City to reduce front setback from 20 feet to 1.5 feet for a carport on property zoned SF-5 Single-Family Residential District, generally located on the west side of South Gordon Street, approximately 900 feet south of West 27th Street South (2921 South Gordon Street).

CON2026-00046: Conditional Use request in the City for Group Residence, Limited on property zoned SF-5 Single Family Residential; generally located at the southeast corner of East 26th Street North and North Gentry Avenue (2650 North Gentry Avenue).

CON2026-00047: Conditional Use request for Entertainment Establishment in the City on property zoned LC Limited Commercial, generally located on the northeast corner of South Hydraulic Avenue and East Morris Street (1712 East Morris).

CON2026-00051: Conditional Use request in the City to allow Neighborhood Swimming Pool on property zoned TF-3 Two-Family Residential, generally located southeast of South Webb Road and East Pawnee Road.

PUD2026-00007: Amendment to PUD-98 to adjust the Maximum Building Coverage and Maximum Gross Floor Area to Parcel 1 to allow additional residential development, generally located on the southwest corner of South Meridian Avenue and West Maple Street (301 South Meridian Avenue).

PUD2026-00008: Zone Change request in the city from TF-3 Two-Family Residential District to create the Abilene Place PUD #161, generally located on the east side of South 167th Street West and within 400 feet north of West U.S. Highway 54/400.

PUD2026-00009: Zone Change request in the city from MH Manufactured Housing to PUD #162 to permit Recreational Vehicle Campground, generally located on the northeast corner of South Greenwich Road and East Waterman Street.

VAC2026-00015: Vacation request in the City to vacate a drainage and utility easement on property zoned GC General Commercial District with CUP DP-337, generally located on the north side of West Village Circle, within 1000 feet east of North Ridge Road.

VAC2026-00016: Vacation request in the City to vacate a utility easement and the uses of a platted reserve, generally located southeast of East Pawnee Road and South Webb Road.

VAC2026-00017: Vacation request in the City for a portion of platted right-of-way, generally located at the southeast corner of West Maple Street and South Tyler Road (330 South Tyler Road).

ZON2026-00015: Zone Change request in the City from SF-5 Single-Family Residential to MF-29 Multi-Family Residential, generally located within 100 feet west of the corner of East 2nd Street North and North Yale Avenue (3612 East 2nd Street North).

ZON2026-00016: Zone Change request in the City from SF-5 Single-Family Residential to GC General Commercial, generally located on the west side of South Seneca Street and a half mile north of West 63rd Street South (5961 South Seneca).

ZON2026-00018: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District, generally located on the south side of West 21st Street North, within 200 feet west of North Shefford Street (11407 West 21st Street North).

ZON2026-00019: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District, generally located at the northeast corner of West 29th Street North and North Amidon Avenue (1732 West 29th Street North).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. 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 April 23, 2026
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
IPL0332420
Apr 22 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:
04/22/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Apr 22, 2026, 9:39 AM EDT

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®

AGENDA ITEM NO. 4.13

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: May 14, 2026
DAB IV: May 4, 2026

CASE NUMBER: ZON2026-00016 (City)

APPLICANT/AGENT: Clear Water Purification, LLC (Applicant) / Garber Surveying Service, P.A.. (Agent)

REQUEST: GC General Commercial District

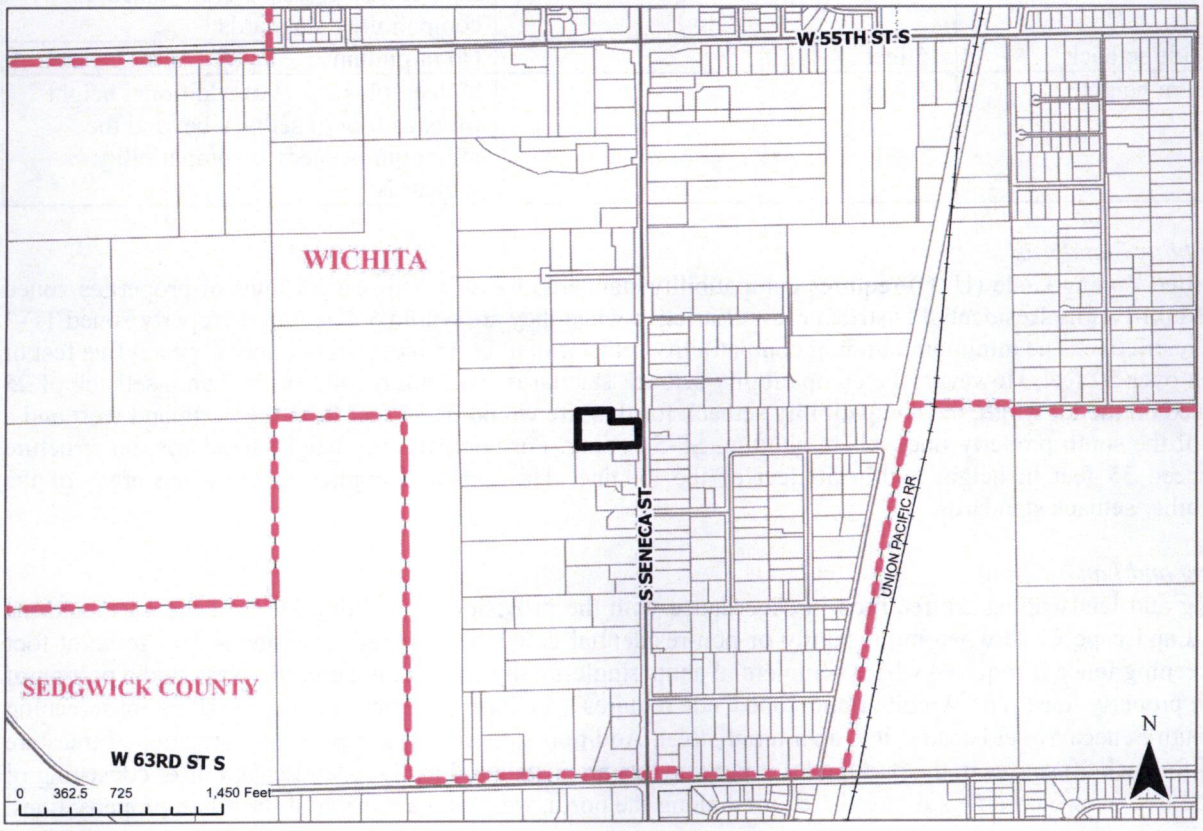
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 2.269 acres

LOCATION: Generally located on the west side of South Seneca Street, one-half mile north of West 63rd Street South (5961 South Seneca Street).

PROPOSED USE: Commercial Uses

RECOMMENDATION: Deny General Commercial, Approve LC Limited Commercial



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to GC General Commercial District (GC). The property is generally located on the west side of South Seneca Street, one-half mile north of West 63rd Street South (5961 South Seneca Street). The application does not state a specific commercial use. The site is currently undeveloped. The site is in the process of being platted as Lot 2 of a four-lot subdivision (Waterboy Addition). Lot 1 is a small lot for the existing residential dwelling. The subject Lot 2 is along South Seneca Street with the other two lots encompassing the remainder of the larger side to the west. A joint access easement would be dedicated to provide access to all lots from South Seneca Street. The plat also identifies an existing 150-foot transmission line easement along the north portion of the site where existing transmission lines traverse the site.

Development Standards
A zone change to GC would allow for the development of a wide variety of higher intensity commercial uses, all housing types, and public and civic uses. Additionally, it would allow changes to the minimum lot area, minimum lot width, and setback requirements, as demonstrated in the table below.

Development Standard	SF-5 Single-Family Residential	GC General Commercial
Minimum lot area	5,000 square feet	2,500 square feet for Single-Family; 2,000 square feet per Dwelling Unit for Duplex; 580 square feet per Dwelling Unit for Multi-Family (maximum 75.1 Dwelling Units per acre); no minimum for nonresidential uses
Minimum lot width	50 feet	No Minimum
Front setback	25 feet	20 feet
Rear setback	20 feet	No minimum, subject to compatibility standards
Interior side setback	Six feet	Zero feet or at least 5 feet, subject to compatibility standards
Street side setback	15 feet	No minimum
Maximum height	35 feet	80 feet, plus 2 feet of additional height for each foot of setback beyond the minimum, subject to compatibility standards

Compatibility Standards
The Unified Zoning Code (UZC) requires compatibility standards for side and rear lot lines of properties zoned MF-18 Multi-Family Residential District or less restrictive when they are within 500 feet of a 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. However, the compatibility setback standards shall not require more than a setback of 25 feet. Based on the lot width, the compatibility setback for this site would be 25 feet from the north and west and a portion of the south property lines where abutting SF-5 zoning. For compatibility height standards, no structure shall exceed 35 feet in height within 50 feet of the lot line. This standard applies to the same areas of the compatibility setback standards.

Screening and Landscaping
Screening and landscaping are required in accordance with the provisions of Section IV-B of the UZC and the Wichita Landscape Code when multi-family or non-residential development occurs on site. A six- to eight-foot solid screening fence is required where commercial abuts single-family zoning on the north, west, and a portion of the south property lines. The Wichita Landscape Code requires a landscaped street yard with parking lot screening along South Seneca Street because it is an arterial street. Additionally, one shade tree or two ornamental trees are required for each 20 spaces in the parking lot if parking lots are installed. Finally, a landscape buffer consisting of one shade tree or two ornamental trees is required along the north, west, and a portion of the south property lines.

These property lines have existing mature trees, which can be counted toward the landscaping requirement. A landscape plan must be submitted to the Planning Department prior to the issuance of building permits.

Parking
Parking must adhere to Section IV-A of the UZC. For single-family and duplex development, parking would be one parking stall per dwelling unit. For multi-family development, the parking requirement is 1.25 spaces per one-bedroom/efficiency apartment and 1.75 parking spaces per two-bedroom or larger apartment. For non-residential uses, parking standards are based on specific use categories.

Surrounding Context
The character of the area is a mixture of commercial, agricultural, and low density residential. Properties to the north and west are zoned SF-5. Properties to the north are developed with large lot single-family dwellings. Property to the west is Lot 3 within the same subdivision and is undeveloped. Properties to the south are zoned LC Limited Commercial District (LC), LI Limited Industrial District (LI), and SF-5. The LC and LI properties are along the South Seneca Street frontage with the SF-5 property to the west. The LC property is developed with a single-family dwelling, the LI property is developed with a commercial business, and the SF-5 property is used for agricultural purposes. Properties to the east are zoned LC and developed with single-family dwellings. Within one-half mile to the south, multiple properties are zoned LC, GC or OW Office Warehouse District abutting SF-5 zoning. The predominant commercial zoning in the general vicinity is LC.

CASE HISTORY: On May 14, 2026, the Waterboy Addition will be considered by the MAPC for approval. There are no zoning cases associated with the site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Large lot single-family dwellings
SOUTH:	SF-5	Single-family dwellings, commercial, agricultural
EAST:	SF-5	Single-family dwellings
WEST:	SF-5	undeveloped/agricultural

PUBLIC SERVICES: The subject site has access to South Seneca Street, which is a paved, four-lane arterial street with no sidewalks. The site has access to municipal water, which may need to be extended to the site to serve the site. Municipal sewer is not available at this location. Therefore, it would have to be provided by on-site septic. Wichita Transit does not provide regular bus service in this area.

CONFORMANCE TO PLANS/POLICIES: The following plans govern development of the subject site.
The requested zone change is in partial conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for "Agricultural or Vacant" uses. The *Plan* describes this category as follows: *"Encompasses areas that are undeveloped or used for agricultural production. Agricultural land is an important natural resource. Pockets of low-density residential uses without the full range of municipal services likely will be developed in areas of the urban fringe that primarily are used for agriculture."* The subject site abuts land that the Comprehensive Plan identified as appropriate for "Industrial" uses. The small scale of the site could be appropriate for low-density residential as described in this category. However, the site directly abuts property zoned LI and LC. Approval of the LC District would provide a more appropriate buffer between the LI on the south and the SF-5 to the north. Furthermore, the intensity of any commercial use will be limited by the need to provide on-site sewer services. The predominant commercial zoning in the near vicinity is LC.

The *Community Investment Plan*'s Locational Guidelines provide a framework for decision-making regarding land use changes to encourage patterns of development that efficiently and effectively use land, public infrastructure, and services, strive for compatibility among various land uses, and promote quality of place through design.

- General Development Patter Guideline 3.d states, *"Low-density 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." The low-density residential to the east is buffered from the site by South Seneca Street, which is an arterial. The low-density residential to the north is buffered by a 150-foot transmission line easement, which will limit development within the north 150 feet of the site. Approval of the LC District would provide a more appropriate buffer between the LI on the south and the SF-5 to the north.

- Land Use Compatibility Guideline 3.a states: *"Except in mixed-use developments, residential and non-residential development areas generally should be separated and district with appropriate screening and buffering to ensure compatibility among land uses while maintain connectivity among uses."* The required screening, compatibility standards, and landscaping are designed to promote compatibility among land uses. Furthermore, the transmission line easement along the north side of the property provides a development buffer to the low-density residential that abuts to the north.

South Wichita-Haysville Area Plan: The zone change is not in conformance with the future land use map of the *South Wichita-Haysville Area Plan.* This Plan identifies the site as appropriate for "Residential Low Density." A zone change to GC permits residential development, but the primary focus is commercial development. However, the site directly abuts property zoned LI and LC. Furthermore, the intensity of any commercial use will be limited by the need to provide on-site sewer services. Approval of the LC District would provide a more appropriate buffer between the LI on the south and the SF-5 to the north. The predominant commercial zoning in the near vicinity is LC.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for GC General Commercial District be **DENIED** and that the LC Limited Commercial District be **APPROVED**. This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the area is a mixture of commercial, agricultural, and low density residential. Properties to the north and west are zoned SF-5. Properties to the north are developed with large lot single-family dwellings. Property to the west is Lot 3 within the same subdivision. Properties to the south are zoned LC Limited Commercial District (LC), LI Limited Industrial District (LI), and SF-5. The LC and LI properties are along the South Seneca Street frontage with the SF-5 property to the west. The LC property is developed with a single-family dwelling, the LI property is developed with a commercial business, and the SF-5 property is used for agricultural purposes. Properties to the east are zoned LC and developed with single-family dwellings. Within one-half mile to the south, multiple properties are zoned LC, GC or OW Office Warehouse District abutting SF-5 zoning. The predominant commercial zoning in the general vicinity is LC.

2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is presently zoned SF-5, which allows single-family dwellings by-right in addition to a number of public and civic uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** A zone changeto GC could have detrimental impacts on nearby properties. However Staff does not anticipate the removal of restrictions for LC to have significant detrimental impact on nearby properties. Several of the nearby properties are zoned LC, and LC zoning provides a more appropriate buffer between the LI zoning to the south and the SF-5 zoning to the north. Screening, landscaping, and compatibility standards should mitigate any potential detrimental impacts to the adjacent residential properties. Furthermore, the 150-foot transmission line easement along the north provide a development buffer between commercial uses and abutting low-density residential.

4. **Length of time subject property has remained vacant as zoned:** The subject site is undeveloped.

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 allow for a small-scale commercial development that is

contextual to the environment, which is generally considered a gain to the public. 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* and is not in conformance with the *South Wichita-Haysville Area Plan* as discussed in the staff report.

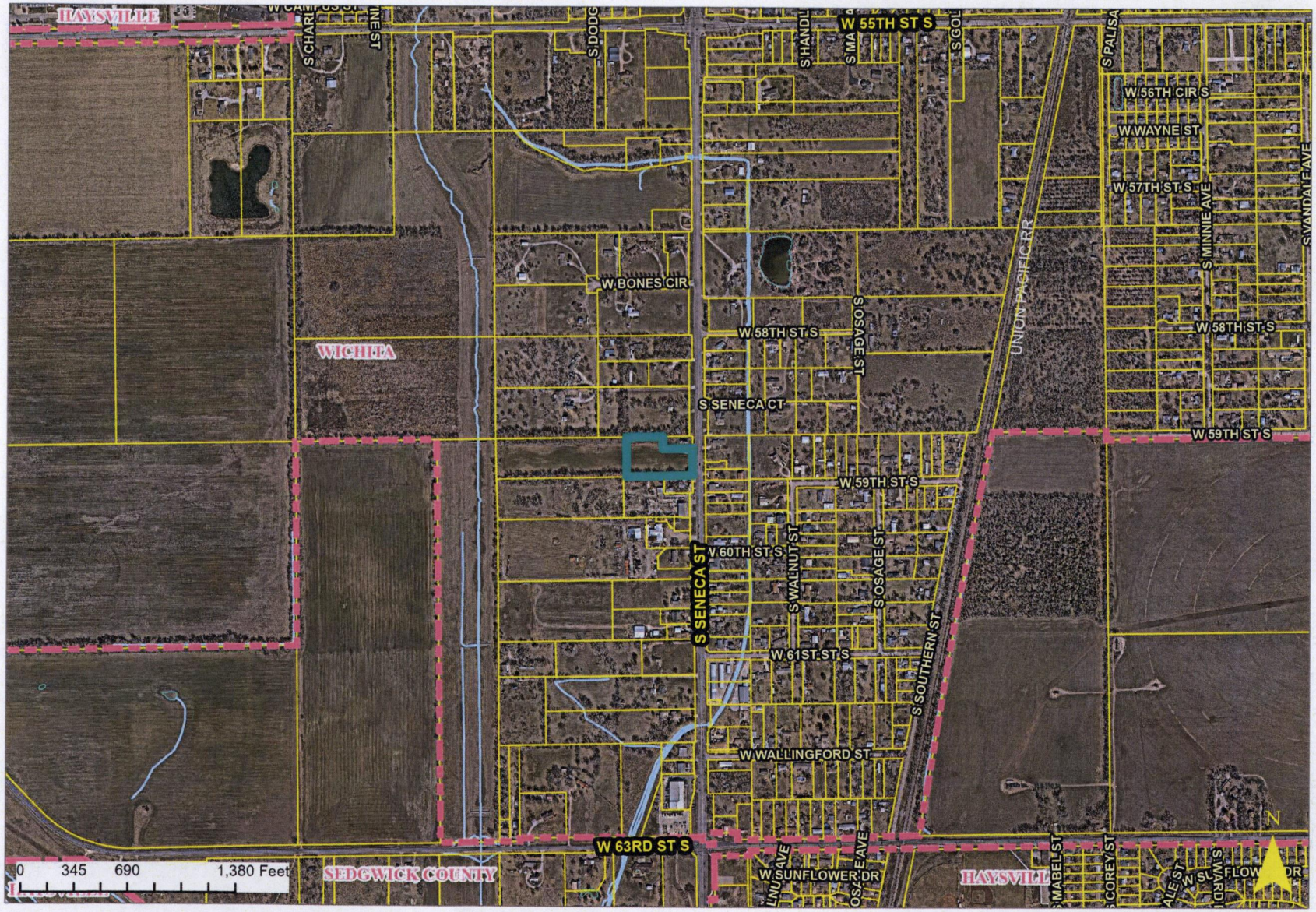
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the recommended zone change to have a significant impact on community facilities.

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

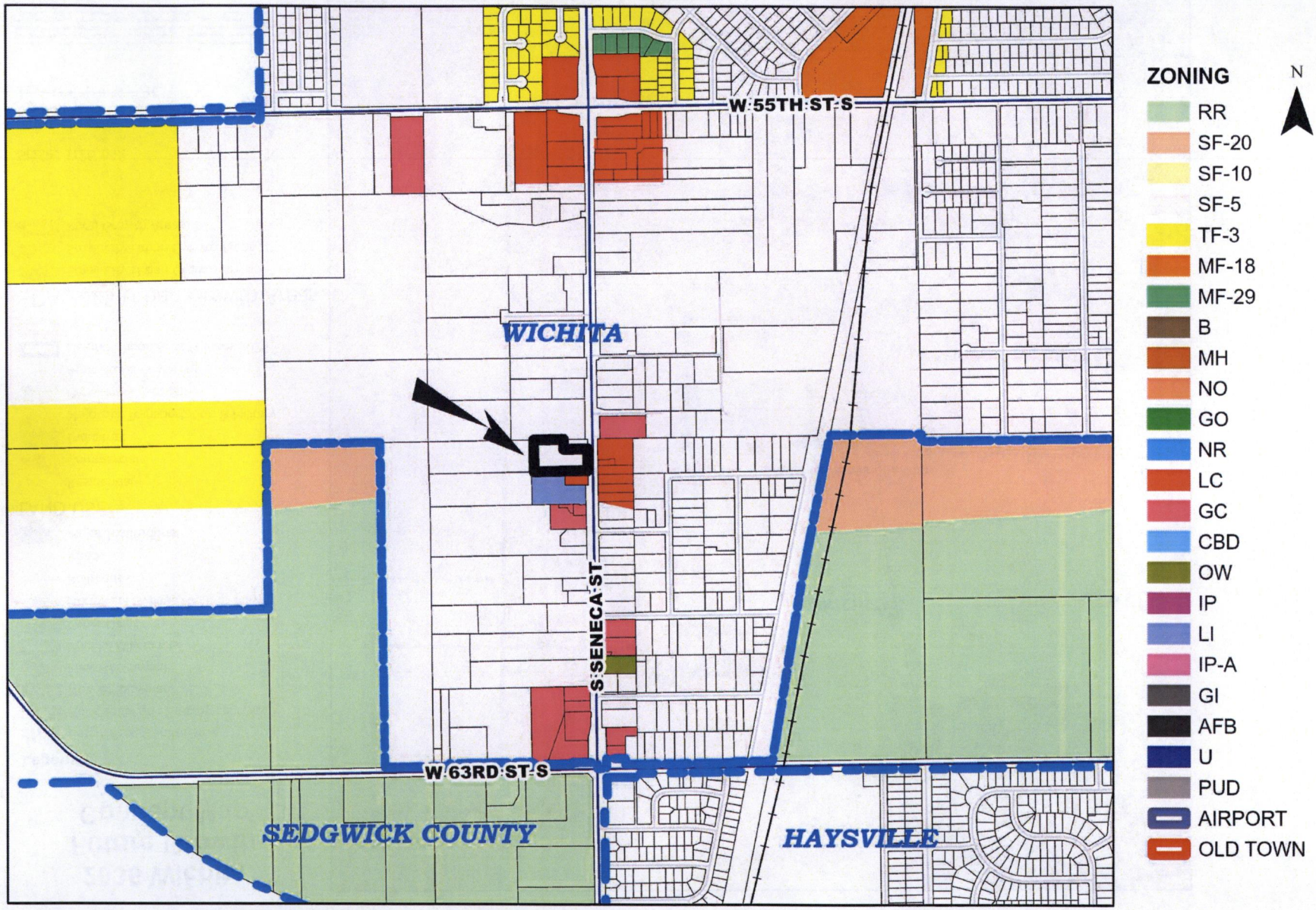
Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. South Wichita-Haysville Area Plan Future Land Use Map
5. Site Photos

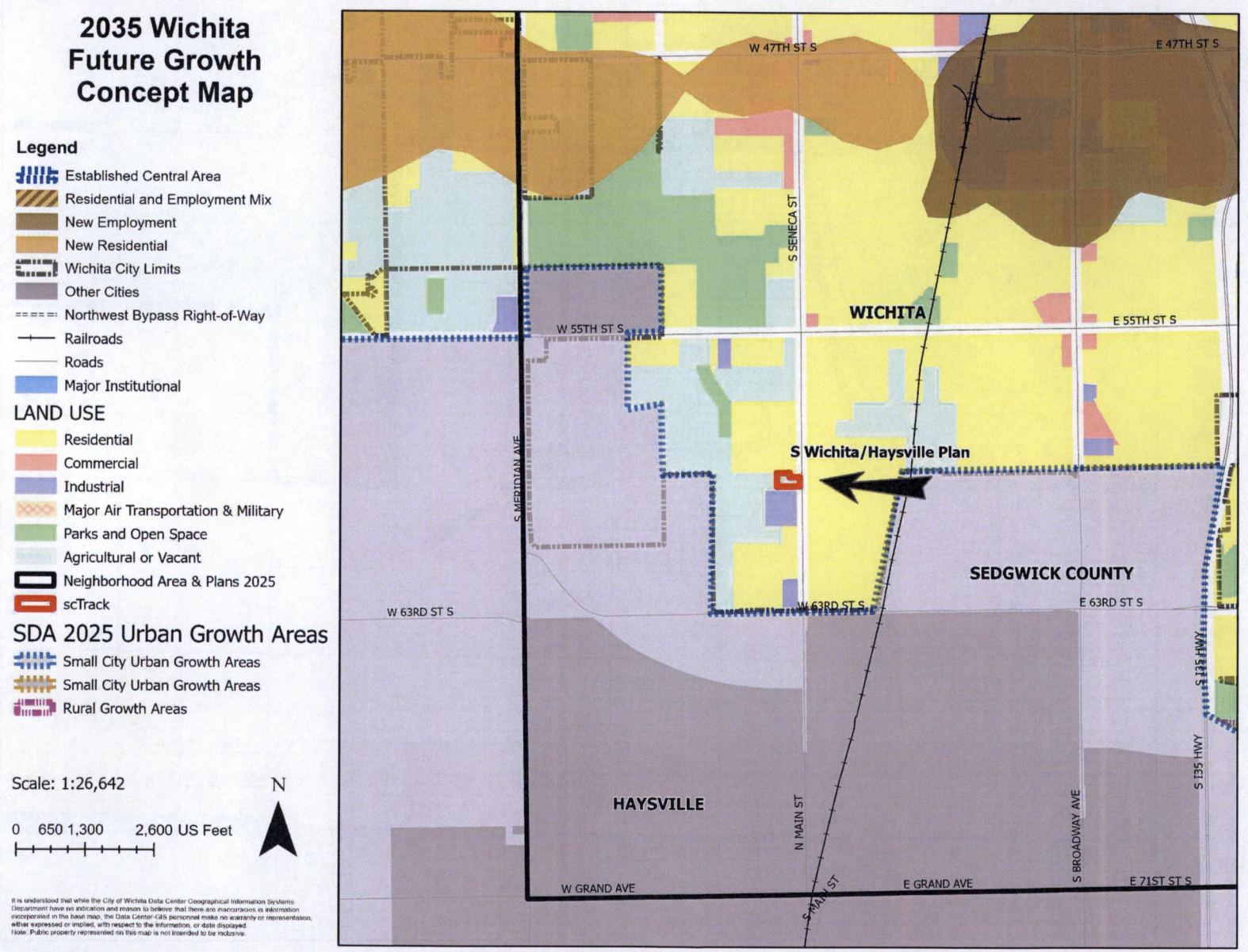
Aerial Map


HAYSVILLE
W 55TH ST S
W 56TH CIR S
W WAYNE ST
W 57TH ST S
S MINNIE AVE
W BONES CIR
W 58TH ST S
S OSAGE ST
UNION PACIFIC RR
WICHITA
S SENECA CT
W 59TH ST S
W 60TH ST S
S WALNUT ST
S SENECA ST
W 61ST ST S
S SOUTHERN ST
W WALLINGFORD ST
W 63RD ST S
W SUNFLOWER DR
SEDGWICK COUNTY
HAYSVILLE
0 345 690 1,380 Feet
N

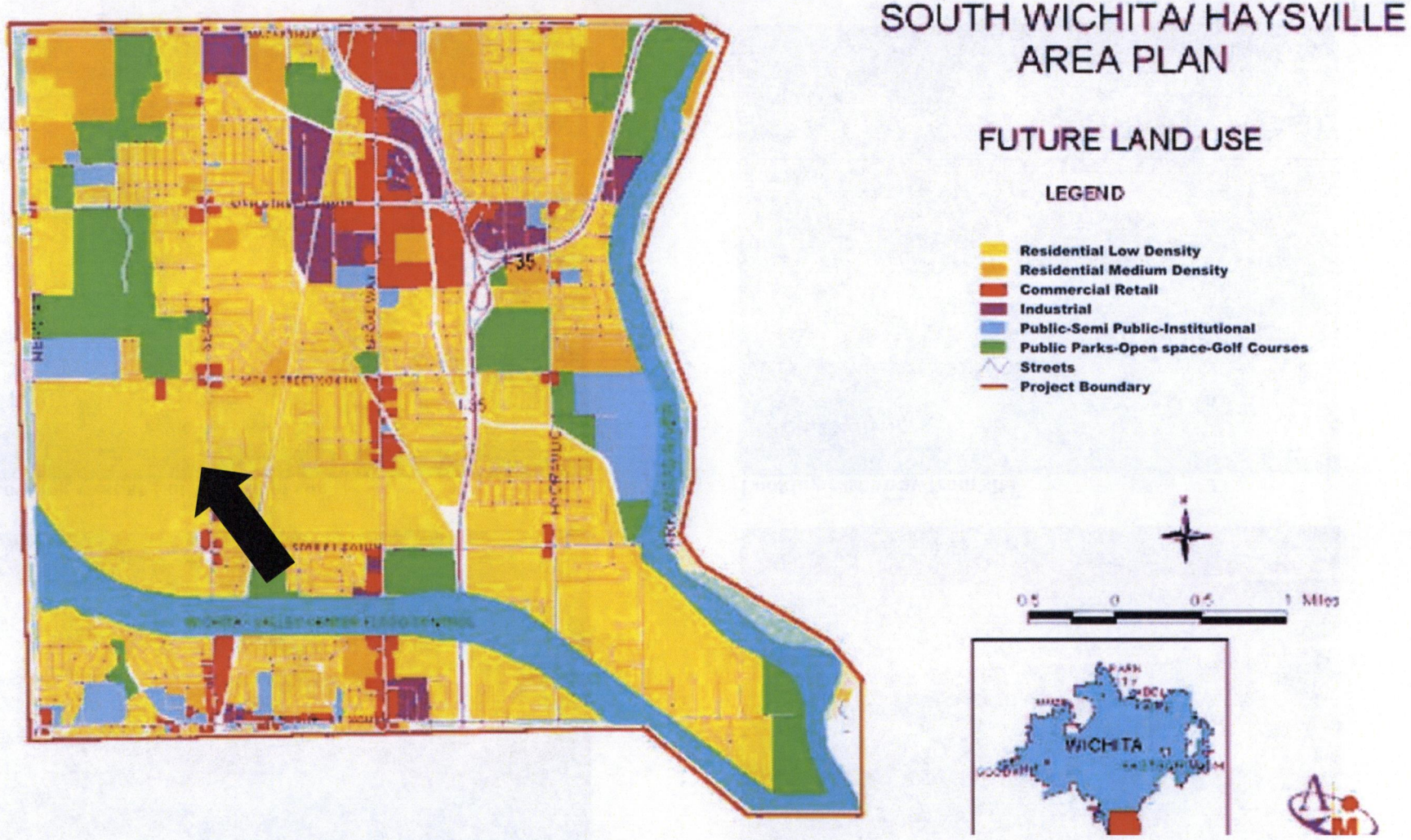
Zoning Map


W 55TH ST S
WICHITA
S SENECA ST
W 63RD ST S
SEDGWICK COUNTY
HAYSVILLE
ZONING
N
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

Future Growth Map



South Wichita-Haysville Area Plan Future Land Use Map



Looking west at site



Looking west at property north of site



Looking west at Lot 1 north of site



Looking east away from site



Looking east away from site



Looking west at property south of site

