



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

WebbPawn Development
7540 W. Northwind St. Building 200
Wichita, KS, 67205

May 28, 2026

Garver, LLC
Attn: Will Clevenger
1995 Midfield Road
Wichita, KS, 67209

RE: 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.

Dear Applicants;

At its regular meeting on **May 14, 2026**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The Conditional Use shall adhere to all the Supplementary Use Regulations set forth in Section III-D.6.aa of the Unified Zoning Code.
2. Parking shall be provided in compliance with the Unified Zoning Code.
3. If the Zoning Administrator finds there is a violation of any of the conditions of approval of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

No protests were received for this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Deetz'.

Samuel Deetz
Associate Planner



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

May 14, 2026

WebbPawn Development
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RE: 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.

Dear Applicant,

At its regular meeting on **May 14, 2026**, the official action of the Metropolitan Area Planning Commission was to recommend **APPROVAL** of the above request. The approval of the request is subject to the following conditions:

1. The Conditional Use shall adhere to all the Supplementary Use Regulations set forth in Section III-D.6.aa of the Unified Zoning Code.
2. Parking shall be provided in compliance with the Unified Zoning Code.
3. If the Zoning Administrator finds there is a violation of any of the conditions of approval of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

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.**

If no protests are received, then the decision of the MAPC is final. If protests are received, this application will be considered by the Wichita City Council on **Tuesday, June 16, 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 to 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).

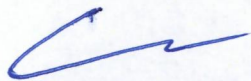
This email has specific information about the application and references the date of the Planning Commission hearing. It prompts the individual to pay an invoice related to an "Application Review and Approval Fee." In the instance that was reported to us, the email came from planningdept.wichitasedgwickcounty@usa.com. Nationwide, the common theme appears to have the "@usa.com" address at 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 a @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 application signs may 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, Commissioner, District II
Brooke Kauchak, CSR, District II

CONDITIONAL USE RESOLUTION NO. CON2026-00051

WHEREAS, WebbPawn Development, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to allow a Neighborhood Swimming Pool in TF-3 Two-Family Residential District zoning located southeast of East Pawnee Road and South Webb Road, legally described as:

Lot 5, Block 2, Pegasus Addition to Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of May 14, 2026, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Neighborhood Swimming Pool in TF-3 Two-Family Residential District zoning located southeast of East Pawnee Road and South Webb Road legally described as:

Lot 5, Block 2, Pegasus Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. The Conditional Use shall adhere to all the Supplementary Use Regulations set forth in Section III-D.6.aa of the Unified Zoning Code.
2. Parking shall be provided in compliance with the Unified Zoning Code.
3. If the Zoning Administrator finds there is a violation of any of the conditions of approval of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

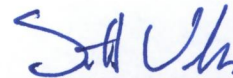
Adopted this 23 Day of June, 2026.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Bob Aldrich, Chairman



Scott Wadle, Secretary



GARVER

ENGINEERS, ARCHITECTS, PLANNERS
 1985 Midfield Road
 Wichita, KS 67209
 (316) 221-3816



REV	DATE	DESCRIPTION	BY

Pool Plan
 Pegasus Addition
 Wichita, Kansas

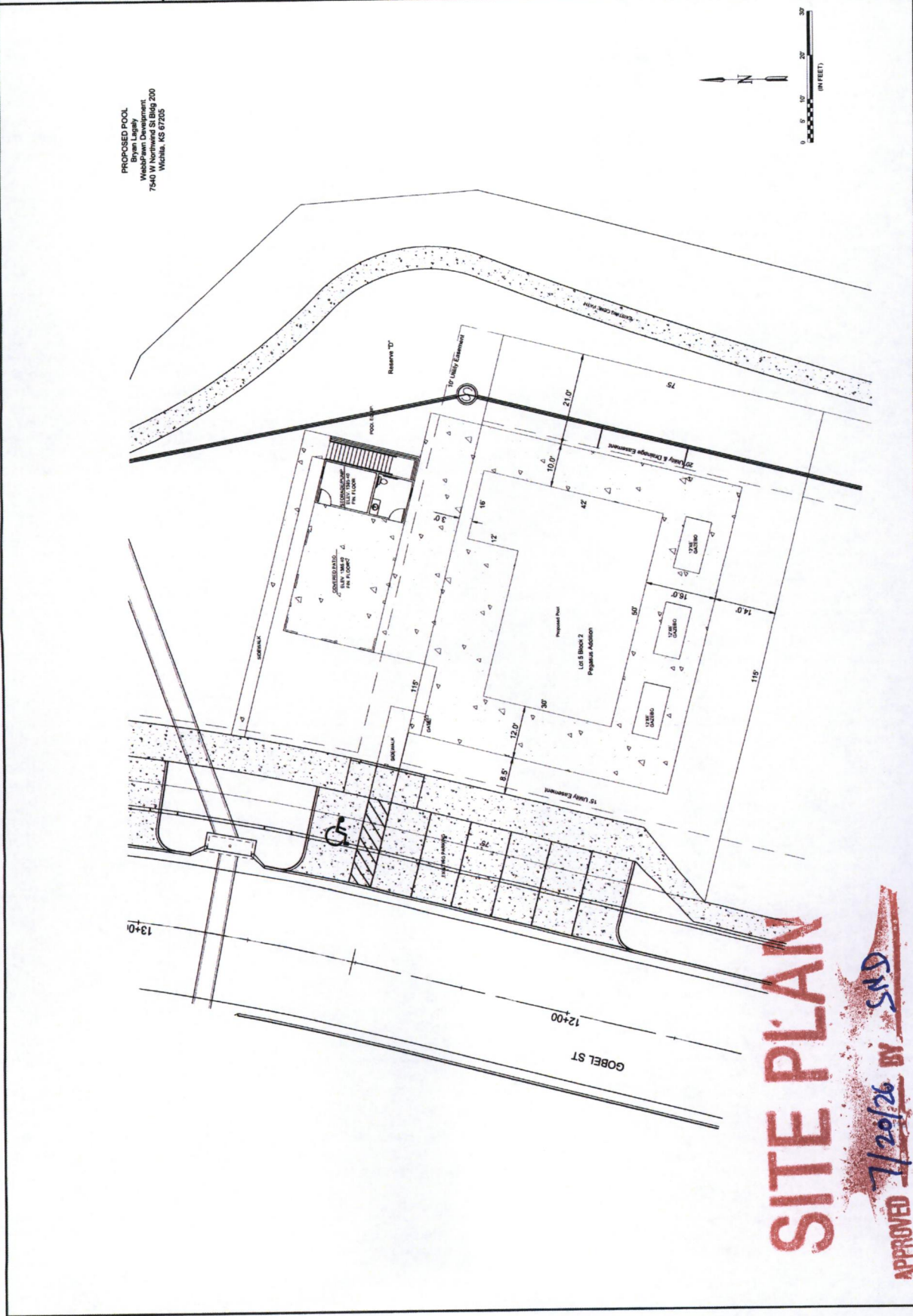
1985 Midfield Road
 Wichita, KS 67209
 (316) 221-3816

JOB NO. 141-260144
 DATE: Jan 2024
 DESIGNED BY: EJS
 DRAWN BY: EJS

1985 Midfield Road
 Wichita, KS 67209
 (316) 221-3816

DRAWING NUMBER

SHEET NUMBER



SITE PLAN

APPROVED 7/20/26 BY SJD

PROPOSED POOL
 Bryan Lapp
 West-Pan Development
 7540 W Northward St Bldg 200
 Wichita, KS 67205

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 Greenwood 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, depose 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



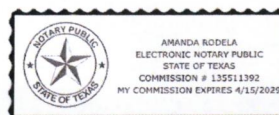
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
me on

Apr 22, 2026, 9:39 AM EDT



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

STAFF REPORT
 MAPC: May 14, 2026
 DAB II: May 11, 2026

CASE NUMBER: CON2026-00051 (City)

APPLICANT/AGENT: WebbPawn Development (owner) / Garver, LLC (agent)

REQUEST: Conditional Use to allow a Neighborhood Swimming Pool

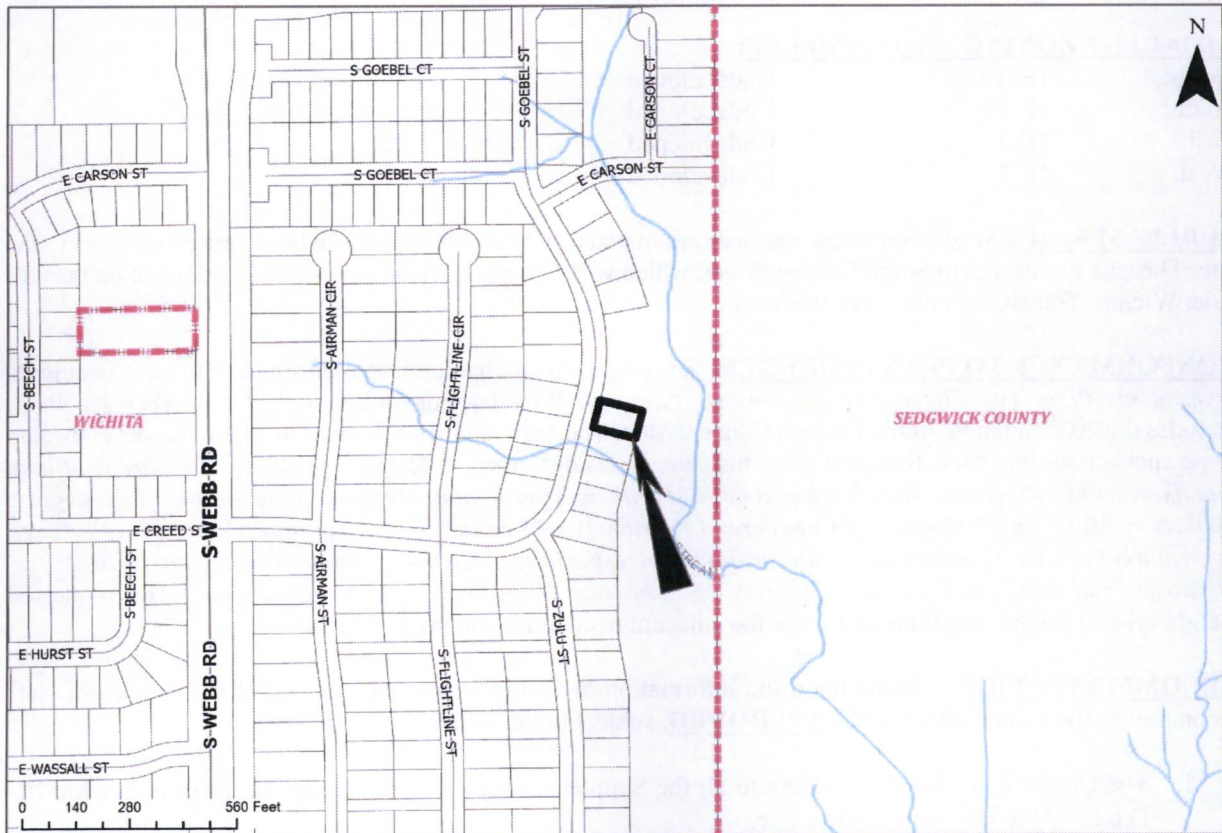
CURRENT ZONING: TF-3 Two-Family Residential

SITE SIZE: 0.20 acres

LOCATION: Generally located southeast of South Webb Road and East Pawnee Road.

PROPOSED USE: To allow a Neighborhood Swimming Pool on a lot which is zoned TF-3.

RECOMMENDATION: Approve with conditions.



BACKGROUND: The applicant is requesting a Conditional Use to allow a Neighborhood Swimming Pool in TF-3 Two-Family Residential District zoning on Lot 5, Block 2 of the Pegasus Addition. The 0.20-acre property is generally located southeast of South Webb Road and East Pawnee Road.

The Unified Zoning Code defines Neighborhood Swimming Pool as “any non-publicly owned swimming pool that is not located on the same Lot as a residential Dwelling Unit but that is intended as an amenity for use by the residents and their guests of that subdivision or by a group of subdivisions in the immediate vicinity”. Neighborhood Swimming Pools in TF-3 Two-Family Residential District zoning require a Conditional Use when not platted in a reserve and are subject to Section III-D.6.aa of the Unified Zoning Code, which is attached to the end of this report.

The Unified Zoning Code (UZY) requires one parking space per 110 square feet of pool area. According to the site plan, the subject site will have a 1,692 square foot pool. Therefore, the Neighborhood Swimming Pool area would require a minimum of 15 parking spaces. The site plan illustrates 7 parking spaces, one of which is ADA-compliant. While the site plan’s off-street parking does not meet the minimum requirements, the proposed complex primarily serves the residents within the housing development. The applicant may submit a parking study for review and approval by the Zoning Administrator.

The character of the neighborhood is undeveloped low-density residential. Properties on all sides are zoned TF-3 Two-Family Residential District and are undeveloped.

CASE HISTORY: On March 19, 2024, the Pegasus Addition was created. In 2023, the Wichita City Council approved a zone change from SF-5 Single Family Residential District to TF-3 Two-Family Residential District for the construction of duplexes (ZON2023-00038).

ADJACENT ZONING AND LAND USE:

North:	TF-3	Undeveloped
South:	TF-3	Undeveloped
East:	TF-3	Undeveloped
West:	TF-3	Undeveloped

PUBLIC SERVICES: All municipal services are in place and can accommodate the required services to the site. This site has access to South Goebel Street, which will be a paved local street with a sidewalk on the east side. Wichita Transit does not serve this area.

CONFORMANCE TO PLANS/POLICIES: The proposed application is in conformance to the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for “New Residential”. This category is described as follows: “*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors. In certain areas, especially those in proximity to existing industrial uses, highways, rail lines, and airports, pockets of Industrial Uses likely will be developed.*” The requested Neighborhood Swimming Pool will serve the adjacent residential community.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

1. The Conditional Use shall adhere to all the Supplementary Use Regulations set forth in Section III-D.6.aa of the Unified Zoning Code.
2. Parking shall be provided in compliance with the Unified Zoning Code.
3. If the Zoning Administrator finds there is a violation of any of the conditions of approval of the

Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is undeveloped low-density residential. Properties on all sides are zoned TF-3 Two-Family Residential District and are undeveloped.
2. The suitability of the subject property for the uses to which it has been restricted: The subject site is zoned TF-3 Two-Family Residential District. A Conditional Use is required for Neighborhood Swimming Pools in all TF-3 Districts when not platted in a reserve.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate the removal of restrictions to have a detrimental effect on nearby property. The conditions of approval are designed to mitigate any potential detrimental impacts.
4. Length of time subject property has remained vacant as zoned: The subject site has never been developed. The subject site historically had been part of a larger tract of land that was used for agricultural purposes and was subdivided in 2023 for duplex development.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Staff does not anticipate the requested Conditional Use to have a detrimental impact on the public health, safety, and welfare. Denial of the application may result in a loss of use and enjoyment for the applicant and the community in which the Neighborhood Swimming Pool may serve.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The requested Conditional Use is in conformance with the *Community Investments Plan*, as discussed in the staff report.
7. Impact of the proposed development on community facilities: It is not anticipated that the requested Conditional Use will have a significant impact on community facilities.
8. Opposition or support of neighborhood residents: At the time the staff report was completed, staff did not receive any public comment on the requested Conditional Use.

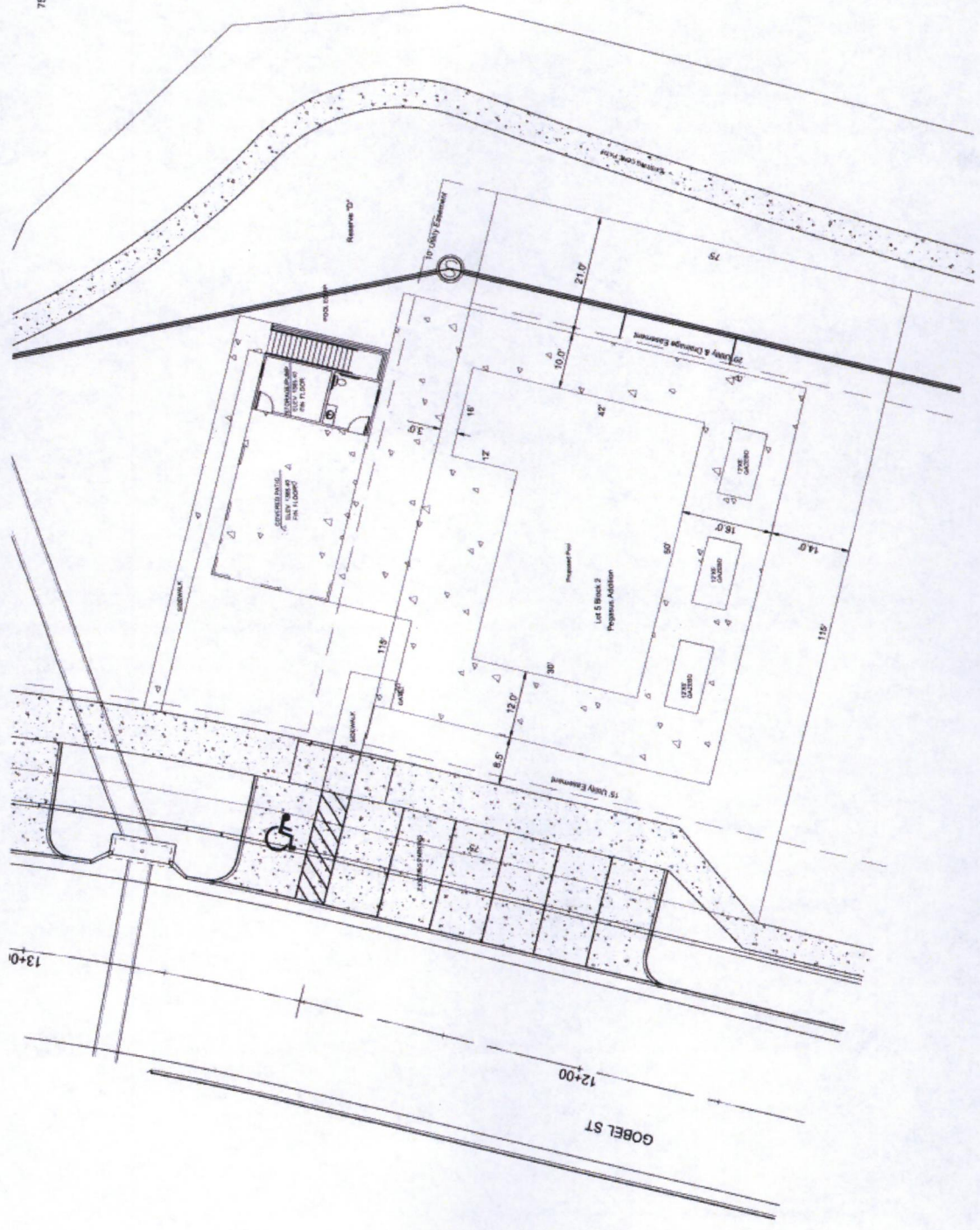
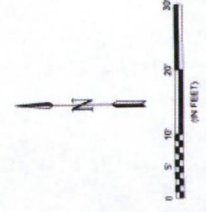
Attachments:

1. Unified Zoning Code, Section III-D.6.aa
2. Site Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

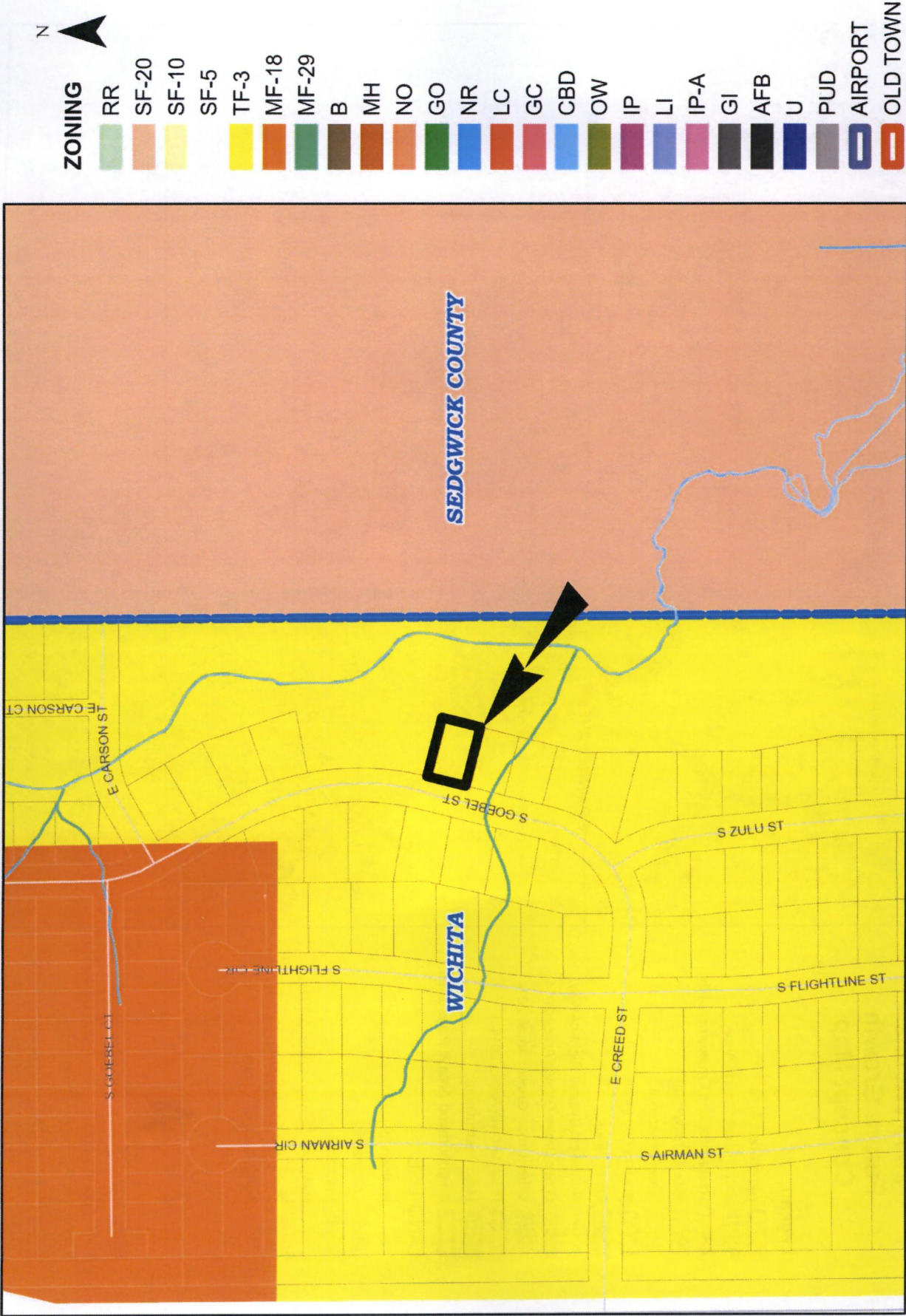
Unified Zoning Code, Section III-D.6.aa

Neighborhood Swimming Pool. Although listed as a Conditional Use in all districts where allowed, a Neighborhood Swimming Pool shall be permitted by right if it is identified as a permitted Use in the platting of "reserves" or as a permitted use within a residential CUP, provided that a detailed site plan shall be submitted to the Planning Director for approval at the time the final plat is submitted for scheduling before the Subdivision Committee of the Planning Commission. Should the plan not be approved, an application for a Conditional Use may be filed in accordance with Sec. V-D of this Code.

PROPOSED POOL
 Bryan Legley
 WestShore Development
 7540 W Northwind St Bldg 200
 Wichita, KS 67205







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

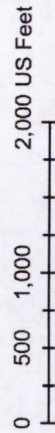
-  Northwest Bypass Right-of-Way
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014
-  Major Institutional
-  Neighborhood Area & Plans 2025

LAND USE

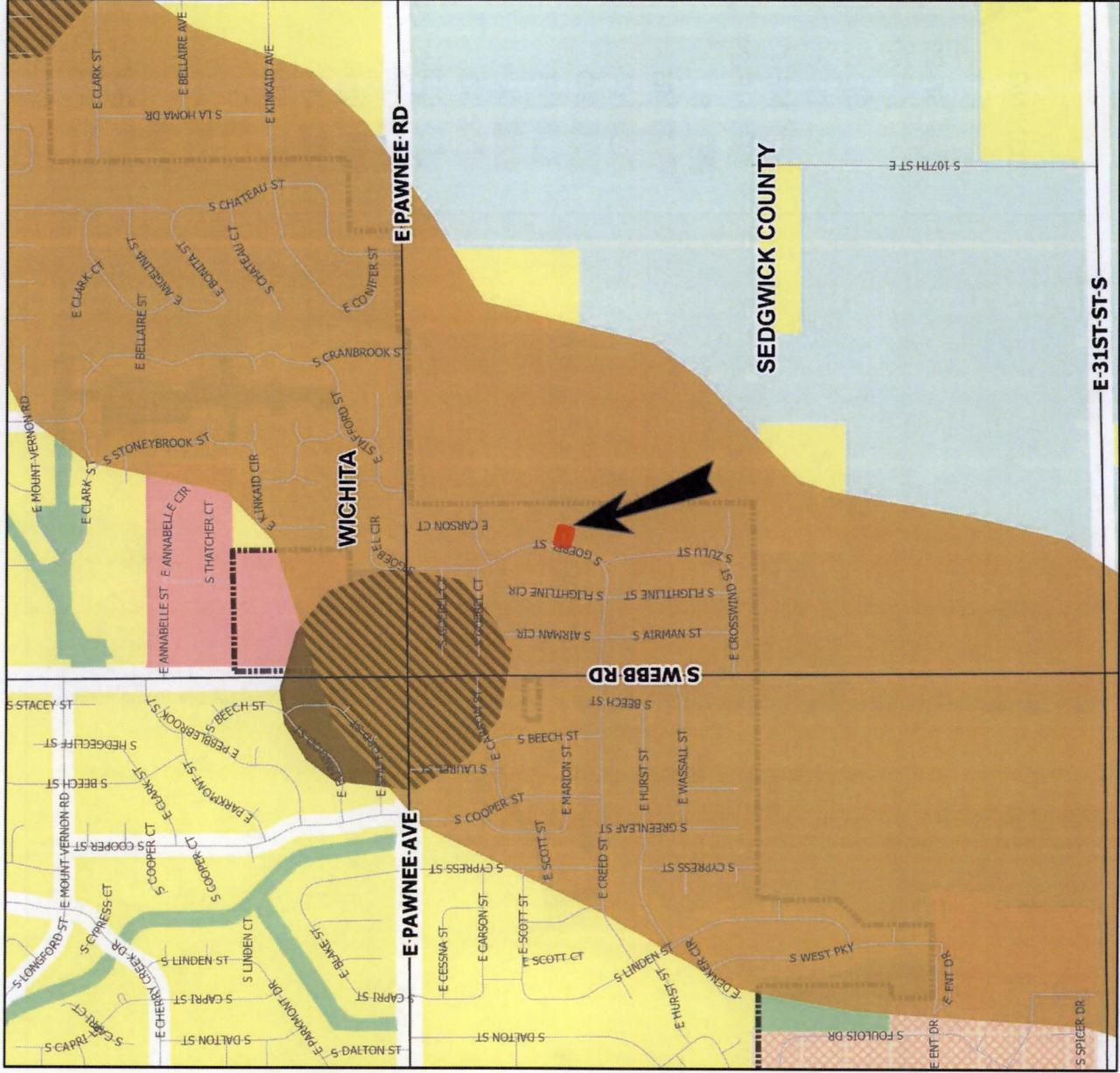
-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant



Scale: 1:12,775



It is understood that while the City of Wichita, Kansas, and the Metropolitan Area Planning Commission (MARC) have prepared this map, they 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 south towards site from East Pawnee Road



Looking east towards site from South Webb Road

