



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

Debbie and Elliott Pannell
671 Shawnee Circle
Kechi, KS 67067

June 12, 2026

RE: CON2026-00053: Conditional Use request in the City for Group Residence, Limited to have up to 12 individuals including staff on property zoned TF-3 Two-Family Residential District, generally located on the northeast corner of East Elm Street and North Green Street (602 North Green Street).

Dear Applicant;

At its regular meeting on **May 28, 2026**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

- 1) The Conditional Use approval is limited to a maximum of 12 persons including staff.
- 2) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 3) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions 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 that the conditional use is 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,

Christina Rieth, AICP
Current Plans
Senior Planner

Copies to: Joseph Shepard, Council Member District I
Zamaria Ball, CSR District I
MABCD
Shantea Bolden, *via email*



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

Debbie and Elliott Pannell
671 Shawnee Circle
Kechi, KS 67067

May 28, 2026

RE: CON2026-00053: Conditional Use request in the City for Group Residence, Limited to have up to 12 individuals including staff on property zoned TF-3 Two-Family Residential District, generally located on the northeast corner of East Elm Street and North Green Street (602 North Green Street).

Dear Applicant;

At its regular meeting on **May 28, 2026**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

- 1) The Conditional Use approval is limited to a maximum of 12 persons including staff.
- 2) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 3) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions 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 that the conditional use is null and void.

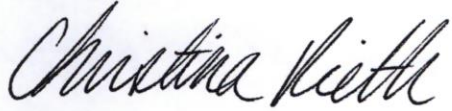
Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on June 11, 2026.** In order to be considered a "valid" 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 **June 11, 2026, at 5:00 p.m.**

This case will be heard on **Monday, June 1, 2026**, by the District Advisory Board (DAB) I, which meets at the Atwater Neighborhood Resource Center, 2755 East 19th Street North, Wichita, KS at 6:00 p.m. For more information, please visit www.wichita.gov/dab1 or contact Zamaria Ball, Management Fellow for the City of Wichita, at 316-268-8052 or ZBall@wichita.gov.

If the DAB recommends approval with the above conditions, and no protests are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on **Tuesday, July 7, 2026**, for final action. The WCC meets at 9:00 a.m. at City Hall, 455 North Main Street, Wichita, KS 67202.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in cursive script that reads "Christina Rieth".

Christina Rieth, AICP
Current Plans
Senior Planner

Copies to: Joseph Shepard, Council Member District I
 MABCD
 Shantea Bolden, *via email*
 Diane Moreno, *via email*

CONDITIONAL USE RESOLUTION NO. CON2026-00053

WHEREAS, Debbie and Elliott Pannell, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Group Residence, Limited in the City in the TF-3 Two-Family Residential District zoning, located at 602 North Green Street, legally described as:

Lots 34-36, Alice now Green Street, Mossman's 2nd 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 28, 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 Conditional Use for Group Residence, Limited in the City in the TF-3 Two-Family Residential District zoning, located at 602 North Green Street, legally described as:

Lots 34-36, Alice now Green Street, Mossman's 2nd Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

- 1) The Conditional Use approval is limited to a maximum of 12 persons including staff.
- 2) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 3) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions 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 that the conditional use is null and void.

Adopted this 1st Day of JULY, 2026.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:

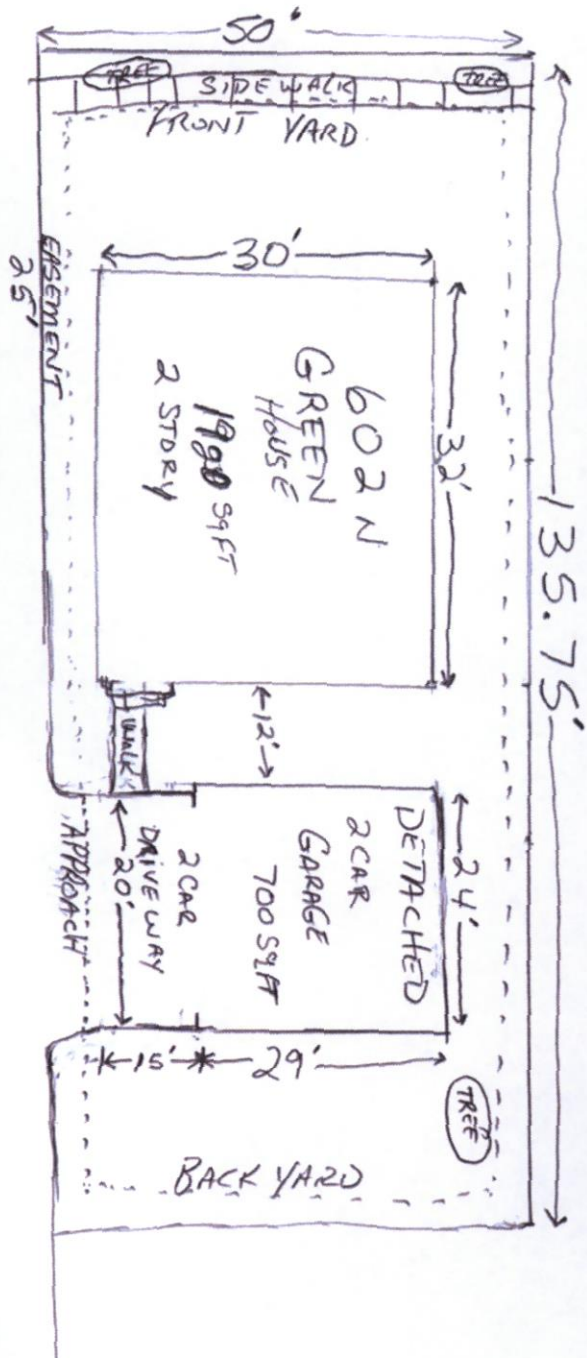


Bob Aldrich, MAPC Chair



Scott Wadle, Secretary

GREEN STREET



ELM STREET



SITE PLAN
APPROVED 7/1 BY CMR

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0337289	Legal Ad - IPL0337289	MAPC / BZA	1.0	88.0L

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

LEGAL PUBLICATION MAPC/BZA May 28, 2026 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 28, 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.**

CON2026-00053: Conditional Use request in the City for Group Residence, Limited to have up to ten individuals including staff on property zoned TF-3 Two-Family Residential District, generally located on the northeast corner of East Elm Street and North Green Street (602 North Green Street).

CUP2026-00015: Amendment in the City to Community Unit Plan DP-158 to permit Outdoor Vehicle and Equipment Sales for vehicle rental on a portion of Parcel 2, on property zoned LC Limited Commercial; located on the northwest corner of North Rock Road and East 32nd Street North (3311 N. Rock Rd).

PUD2026-00010: Amendment in the City to PUD-78 to allow one 18' by 7'6" wall sign on Parcel 1, generally located at the northwest corner of East 16th Street North and North Vassar Avenue (1717 North Vassar Avenue).

PUD2026-00011: Zone change request in the City from B Multi-Family Residential District and CBD Central Business District to PUD to create the Plaza Substation PUD, generally located on the south side of West Central Avenue and within one-quarter mile east of North Seneca Street (777 West Central Avenue).

VAC2026-00018: Vacation request in the City of right-of-way, generally located at the southwest corner of East Douglas Avenue and South Fountain Avenue (3909 East Douglas Avenue).

ZON2026-00020 with CUP2026-00014: Zone Change request in the City from LC Limited Commercial to GC General Commercial (with CUP2026-00014), generally located within one block south of the corner of West Central Avenue and North Tyler Road (8663 W Central Avenue). / CUP Amendment to DP-19 (with ZON2026-00020) to modify proposed uses for Parcel 1-C to allow Tattooing and Body Piercing Establishment, generally located within one block south of West Central Avenue and North Tyler Road (8663 W Central Avenue).
IPL0337289
May 6 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:
05/06/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



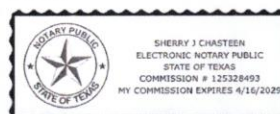
Mary Castro

Sherry J Chasteen



Sworn to and subscribed before
me on

May 6, 2026, 10:00 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 28, 2026
DAB I: June 1, 2026

FILE COPY

CASE NUMBER: CON2026-00053 (City)

APPLICANT: Debbie and Elliott Pannell (Applicant) / Shantea Bolden (Agent)

REQUEST: Conditional Use for Group Residence, Limited

CURRENT ZONING: TF-3 Two-Family Residential District

SITE SIZE: 0.16 acres

LOCATION: Located on the northeast corner of East Elm Street and North Green Street (602 North Green Street)

PROPOSED USE: Group Residence, Limited for up to 10 individuals

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use for Group Residence, Limited on property zoned TF-3 Two-Family Residential District (TF-3). The property is 0.16 acres in size and is generally located on the northeast corner of East Elm Street and North Green Street (602 North Green Street). The applicant has indicated that they are requesting the Conditional Use in order to have 10 residents on site plus staff. The site is currently developed with a five bedroom, 1900-square-foot single-family dwelling constructed in 1927. The applicant has indicated that they would like to have a Group Residence, Limited for children.

The Conditional Use request for Group Residence, Limited would allow the facility to house up to 12 total individuals including staff. The applicant intends to care for up to 10 clients. The Unified Zoning Code defines Group Residence as “a residential facility providing cooking, sleeping, and sanitary accommodations for a group of people, not defined as a family, on weekly or longer basis.” It defines Group Residence, Limited as “a Group Residence that is occupied by six (6) to 15 persons, including staff members who reside in the facility.” Group Residence, Limited is permitted within the TF-3 zoning district by Conditional Use approval.

The site plan submitted by the applicant shows the existing two-car garage with two additional parking spaces in front of the garage, for a total of four parking spaces. Section IV-A of the Unified Zoning Code requires one parking space per bedroom. The applicant intends to have utilize all five bedrooms with residents sharing rooms. Therefore, five parking spaces would be required. The applicant has the option of filing an Administrative Adjustment to reduce the parking by up to 25 percent and to have parking in a residential district in the street side yard. However, a Variance application could be submitted to reduce the parking to a greater extent.

The character of the neighborhood is low-density residential. Properties to the north, south, east and west are zoned TF-3 and developed with single-family residences.

CASE HISTORY: In 1887, the subject site was platted as part of Mossman’s 2nd Addition. There are no zoning cases associated with the property.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single-family residence
SOUTH:	TF-3	Single-family residence
EAST:	TF-3	Single-family residence
WEST:	TF-3	Single-family residence

PUBLIC SERVICES: This site has access to North Green Street and East Elm Street, which are both two-way local streets. North Green Street has sidewalks on each side, and East Elm Street has no sidewalks. Municipal water and sewer services currently serve the site. Wichita Transit provides regular bus service one-quarter mile south of the subject site, on the southwest corner of East Central Avenue and North Estelle Street.

CONFORMANCE TO PLANS/POLICIES: The Conditional Use request is in conformance with the following plans:

Community Investments Plan: The Conditional Use request is in conformance with the *Community Investments Plan*. The Wichita-Sedgwick County Comprehensive Plan’s 2035 Wichita Future Growth Concept Map identifies the site as appropriate for “Residential” uses, which encompasses the full spectrum of residential uses, including Group Residences.

Wichita: Places for People Plan: The requested Conditional Use 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.” The Plan recommends six Strategies to help guide the community in their actions to create walkable places within Wichita. The requested Group Residence, Limited aligns with Strategy 5: *Provide a diversity of housing*

CON2026-00053

options to attract new residents and allow existing residents to remain in the ECA. The proposed Group Residence, Limited would permit additional residents to be served by the facility at this location.

Central Northeast Area Plan Update: The requested Conditional Use is in conformance with the goals of the *Central Northeast Area Plan Update*. The *Plan* identifies one of the priorities as follows: "To create a neighborhood environment that ensures an improved quality of life for children residing in the neighborhood." The requested Conditional Use is intended for children, who will be residing in an established neighborhood.

Unified Zoning Code

The subject site is zoned TF-3 Two-Family Residential District. The purpose of the TF-3 Two-Family Residential District is to accommodate moderate-density single-family and duplex residential development, as well as very limited density multi-family development and other complementary land uses. There are no Group Residences within the area, so the Conditional Use request continues the pattern of limited properties in the area with a large number of residents.

RECOMMENDATION: Based on the information available prior to the public hearing, staff recommends the application be **APPROVED** subject to the following conditions.

- 1) The Conditional Use approval is limited to a maximum of 12 persons including staff.
- 2) No signs shall be allowed except those permitted under the City Sign Code Section 24.04.190.
- 3) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions 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 that the conditional use is null and void.

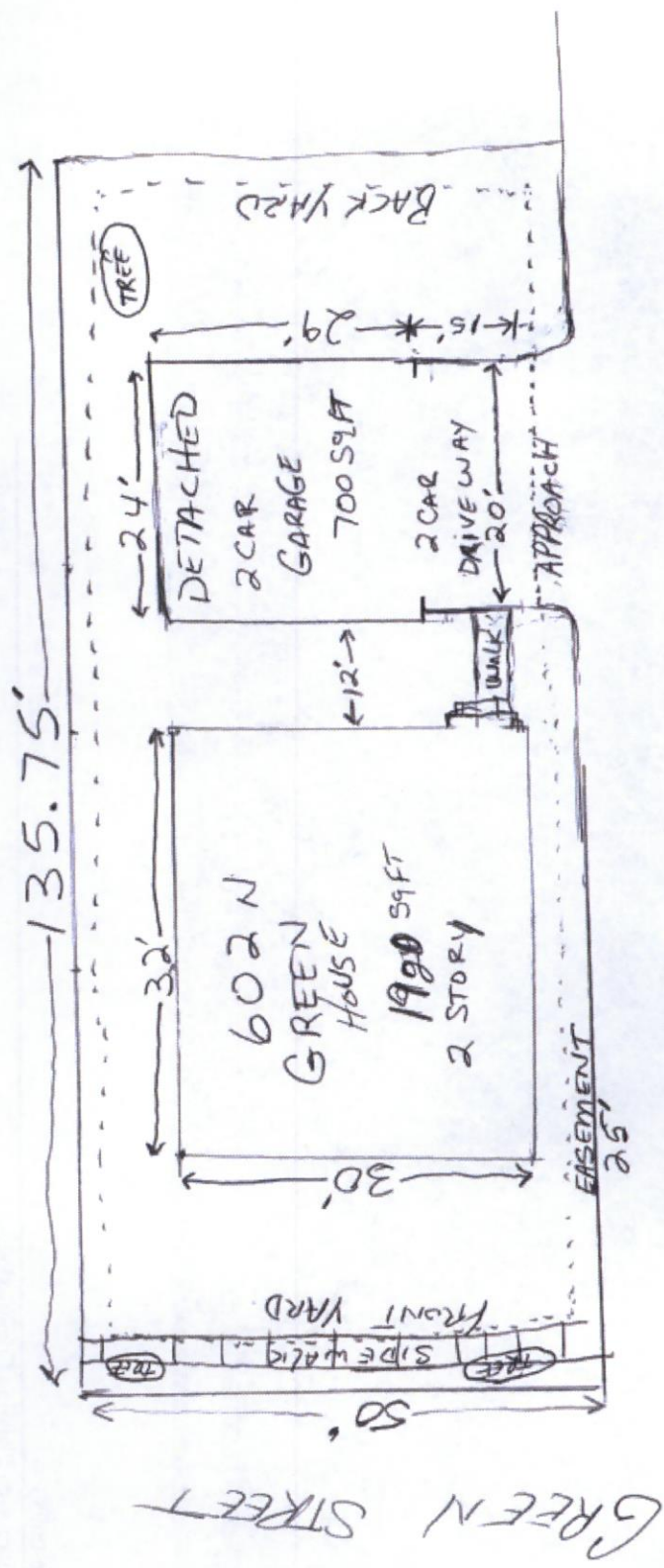
The staff's recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is low-density residential. Properties to the north, south, east and west are zoned TF-3 and developed with single-family residences.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject property is currently zoned TF-3 Two-Family Residential District and could be used as a single-family home or Group Home, which is permitted by-right in TF-3 up to eight total residents who are not related. The owner is looking to increase the number of residents on site, which requires Group Residence, Limited.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Providing additional off-street parking spaces on-site for the proposed use may have detrimental visual impacts. The use may have an increase in traffic with staff and deliveries.
4. **Length of time the property has been vacant as currently zoned:** The subject property has been developed with a single-family residence since 1927.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan:** The requested Conditional Use is in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Northeast Heights Neighborhood Comprehensive Plan Amendment*, as discussed in the staff report.
6. **Relative gain to the public health, safety, and welfare compared to the loss in value or the hardship imposed upon the applicant:** Approval of this request could provide the opportunity for the applicant to provide care for additional residents, which is a gain to the public welfare. However, any gain must be considered in light of the possible negative impacts to the public welfare, including the effects on neighboring properties, such as an increase in vehicular traffic. Denial could be regarded as a loss of economic opportunity and enjoyment for the applicant.

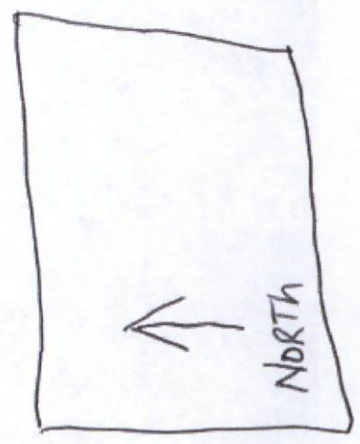
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested Conditional Use to have significant impacts on community facilities. Municipal services already serve the subject site.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received two phone calls from the public who were curious about the application but did not express opposition.

Attachments:

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



Elm STREET

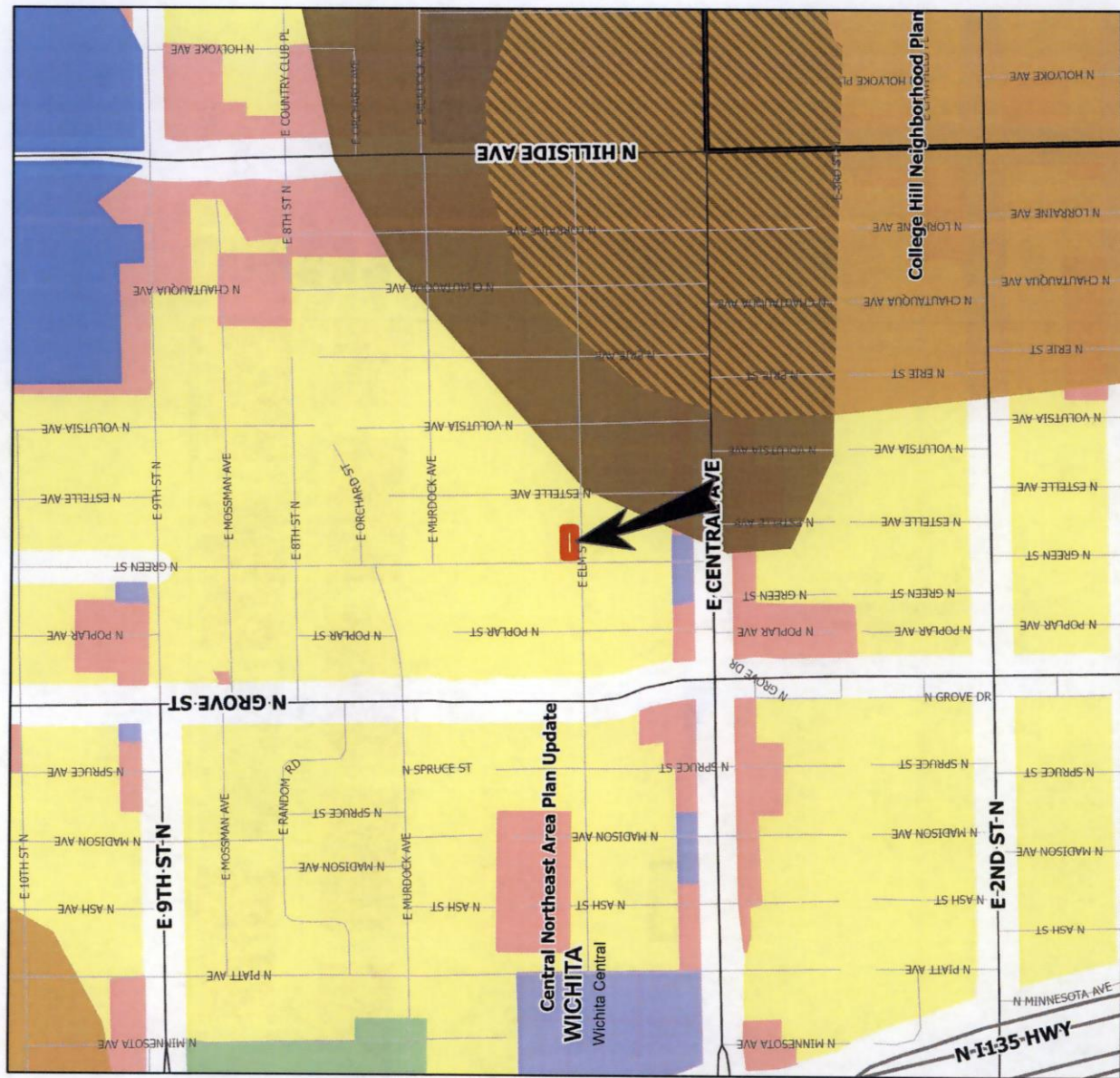






It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.

Note: Public property represented on this map is not intended to be inclusive.



Looking east at site



Looking west away from site



Looking south away from site



Looking north towards site

