CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Darin and Sandra Beck
340 North Broadview Avenue
Wichita, KS 67208

August 28, 2026

RE: **CON2026-00086:** Conditional Use request in the City to allow an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the east side of North Broadview Street, within 250 feet south of East 3rd Street North (340 North Broadview).

Dear Applicant;

At its regular meeting on **August 13, 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 Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 340 North Broadview Avenue), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. 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. 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

Christina Rieth, AICP
Senior Planner

Cc: MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

Darin and Sandra Beck
340 North Broadview Avenue
Wichita, KS 67208

August 13, 2026

RE: **CON2026-00086:** Conditional Use request in the City to allow an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the east side of North Broadview Street, within 250 feet south of East 3rd Street North (340 North Broadview).

Dear Applicant;

At its regular meeting on **August 13, 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:

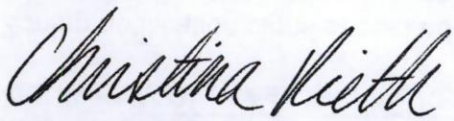
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6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the 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 **August 27, 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 **August 27, 2026, at 5:00 p.m.**

If no protests are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on **Tuesday, September 15, 2026**, for final action. The WCC meets at 9:00 a.m. at City Hall, 455 North Main Street, Wichita, KS 67202.

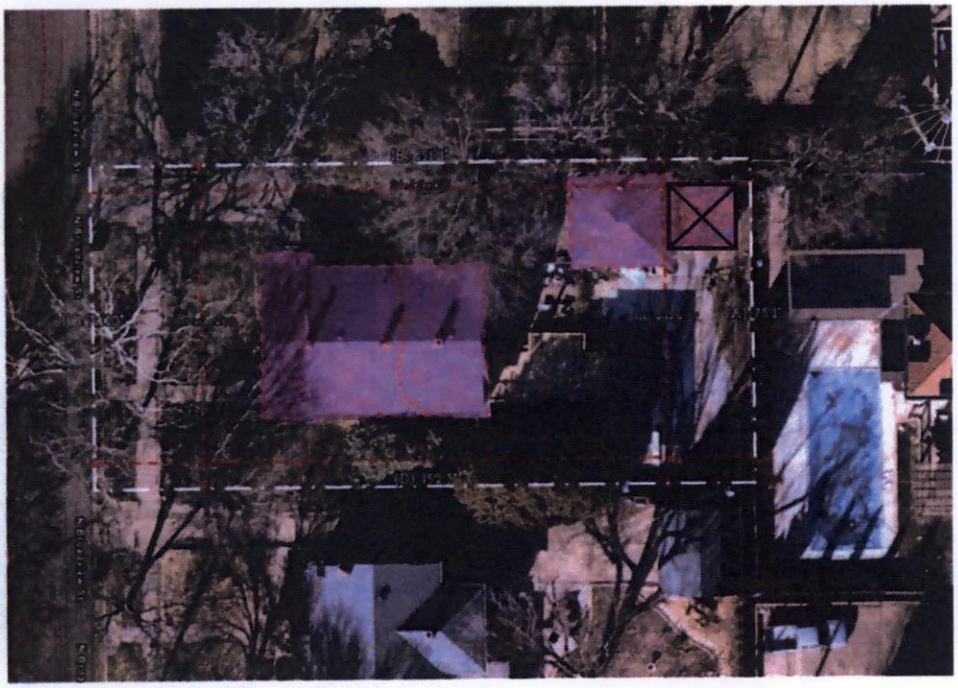
Zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Christina Rieth, AICP
Senior Planner

Cc: Geoffrey and Olivia Mills, 323 North Belmont Avenue, Wichita, KS 67208



Lot is 152' deep by 75' wide.

Proposed Accessory Apartment

Darin and Sandra Beck

340 N Broadview Ave

Wichita, KS 67208

316-258-6836

LOTS 62-64-66
BROADVIEW AVE.
HAGNY'S REPLAT

PIN Number: 00141207

N
W E
S

SITE PLAN

APPROVED 8/27 BY CMR

CONDITIONAL USE RESOLUTION NO. CON2026-00086

WHEREAS, Darin and Sandra Beck, 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 an Accessory Apartment in the City in the SF-5 Single-Family Residential District zoning, located at 340 North Broadview Avenue, legally described as:

> Lots 62, 64, and 66, on Broadview Avenue, Hagny's Replat of Capitol Hill 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 August 13, 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 an Accessory Apartment in the City in the SF-5 Single-Family Residential District zoning, located at 340 North Broadview Avenue, legally described as:

> Lots 62, 64, and 66, on Broadview Avenue, Hagny's Replat of Capitol Hill Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 340 North Broadview Avenue), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. 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 28 Day of AUGUST, 2026.

METROPOLITAN AREA PLANNING COMMISSION

Bob Aldrich, MAPC Chair

ATTEST:

Scott Wadle, Secretary

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	IPL0358895	Legal Ad - IPL0358895	OCA 150004 - MAPC	2.0	152.0L

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

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:
07/22/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Jul 22, 2026, 10:30 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®

OCA 150004
Published in The Wichita Eagle on July 22, 2026
(One Time Only)
MAPC/BZA August 13, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 13, 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.**

BZA2026-00067: Variance request in the City to reduce an additional portion of the front setback from 20 feet to 0 feet on property zoned LI Limited Industrial District, generally located west of South Young Avenue and 800 feet south of West Kellogg Drive (1313 South Young Avenue).

BZA2026-00069: Variance request in the City to allow an accessory structure to exceed the maximum height and occupy more than one half of the rear yard, generally located on the east side of North Fairview Avenue, within 200 feet south of West 20th Street North (2044 North Fairview Avenue).

CON2026-00086: Conditional Use request in the City to allow an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the east side of North Broadview Street, within 250 feet south of East 3rd Street North (340 North Broadview Street).

CON2026-00088: Conditional Use request in the City for Personal Care Service on property zoned GO General Office District, generally located on the northwest corner of East 2nd Street North and North Hillside Avenue (303 North Hillside Avenue).

CON2026-00094: Conditional Use in the City to allow an accessory apartment on property zoned SF-5 Single Family Residential District; generally located on east of North Ellson Street and 116 feet south of East 3rd Street North (324 North Ellson Street).

CON2026-00095: Conditional Use request in the City to allow expansion of a Car Wash on property zoned LC Limited Commercial District, generally located on the east side of South Seneca Street, within 300 feet south of West 29th Street South (3040 South Seneca Street).

CON2026-00096: Conditional Use request in the City to allow Tavern and Drinking Establishment on property zoned LC Limited Commercial Dist., within 300 feet of a residential zone, generally located on the west side of South Hydraulic Avenue and within 350 feet north of Highway 54/400 East (415-429 South Hydraulic Avenue).

DER2025-00022: Amendment to the Wichita-Sedgwick County Unified Zoning Code Regarding Accessory Apartments.

VAC2026-00026: Vacation request in the City to vacate a portion of a building setback on property zoned SF-5 Single-Family Residential District, generally located south of West Meadowvale Street and 100 feet west of North Edwards Avenue (2709 West Meadowvale Street).

VAC2026-00027: Vacation request in the City to vacate and relocate a drainage easement in conflict with site development, generally located on the south side of West Taft Avenue and within 600 feet west of South Dugan Road (6803 West Taft Avenue).

VAC2026-00028: Vacation request in the City to remove and relocate utility easements, generally located on the east side of North Greenwich Road and 800 feet north of East 21st Street North (2360 & 2370 North Greenwich Road & 11500 East 21st Street North).

ZON2026-00034: Zone Change request in the City from NO Neighborhood Office to TF-3 Two Family Residential with Protective Overlay #494, generally located on the south side of West 37th Street North approximately 2000 feet east of North Ridge Road (6515 West 37th Street North).
IPL0358895
Jul 22 2026

AGENDA ITEM NO. 4.1

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: August 13, 2026
DAB I: August 3, 2026

FILE COPY

CASE NUMBER:	CON2026-00086 (City)
APPLICANT/AGENT:	Darin and Sandra Beck (Applicants)
REQUEST:	Conditional Use to allow an Accessory Apartment
CURRENT ZONING:	SF-5 Single-Family Residential District
SITE SIZE:	0.26 acres
LOCATION:	Generally located on the east side of North Broadview Avenue and 400 feet north of East 2nd Street North (340 North Broadview Avenue)
PROPOSED USE:	Accessory Apartment
RECOMMENDATION:	Approve, with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow an Accessory Apartment on property zoned SF-5 Single-Family Residential District (SF-5). The 0.26-acre property is generally located on the east side of North Broadview Avenue and 400 feet north of East 2rd Street North (340 North Broadview Avenue). The subject site is currently developed with a single-family residential dwelling and one detached garage. The applicant is requesting the Conditional Use to convert the existing garage into an Accessory Apartment.

The applicant's site plan shows the intent to convert the entirety of the existing 20-foot by 20-foot detached garage structure into livable space as a pool house/guest house. The lean-to shed that is currently attached to the garage will be removed as part of the structure conversion. A dwelling unit is defined by the Unified Zoning Code as "*a building or portion of a building that contains living facilities for not more than one family and that includes provisions for sleeping, cooking, eating, and sanitation.*"

Accessory Apartments are subject to Section III-D.6.a of the Unified Zoning Code (UZC), which states:

1. A maximum of one Accessory Apartment may be allowed on the same lot as a single-family dwelling unit and may be within the main building, within an accessory building or constructed as an accessory building.
2. The appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood.
3. The Accessory Apartment shall remain accessory to and under the same ownership as the principal Single-Family Dwelling Unit, and the ownership shall not be divided or sold as a condominium.
4. The water and sewer service provided to the Accessory Structure shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

In addition, when located in zoning districts MH or more restrictive, Accessory Apartments are required to comply with the property development standards in Sec. III-D.7.e of the Unified Zoning Code. Those standards include the following.

- Front Setbacks - Accessory Structures shall not be located nearer to the front property line than the Principal Structure except on Lots five acres or more in areas where the Front Setback for Accessory Structures shall be the same as required for Principal Structures.

- Side Setbacks - Accessory Structures shall comply with the Side Setback standards for Principal Uses, provided that an Accessory Structure shall not be required to set back more than three feet from an interior side Lot Line when all parts of the Accessory Structure are located more than one-half the depth of the Lot behind the front property line. Accessory Structures may not utilize more than one-half of any required side Yard. The existing detached garage may not meet the required setbacks for an accessory structure. However, it is an existing, non-conforming structure. The change of use does not require the structure to come into compliance with the setbacks unless they were going to enlarge the existing structure.

- Height - No Accessory Structure shall exceed 60 percent of the allowable height requirements of the District unless the Accessory Structure conforms to all Setback requirements for Principal Structures in that District. The existing accessory structure is single story.

Parking
Section IV-A of the UZC requires one (1) parking space for single-family dwellings and one parking space for an Accessory Apartment. If the Conditional Use is approved, the applicant would be required to provide two (2) parking spaces. With the existing driveway, this requirement would be met.

Context
The character of the neighborhood is low-density residential. Properties to the north, south, and east are all

zoned SF-5 and are developed with single-family dwellings. The property to the west is zoned TF-3 and is developed with a duplex.

CASE HISTORY: In 1912, the property was platted as part of the Hagny's Replat Capital Hill Addition. There are no other zoning cases associated with the subject site.

ADJACENT ZONING AND LAND USE:

North:	SF-5	Single-family dwelling
South:	SF-5	Single-family dwelling
East:	SF-5	Single-family dwelling
West:	TF-3	Duplex

PUBLIC SERVICES: The subject site has access to North Broadview Avenue, a two-way local street with sidewalks on both sides. All municipal services and utilities, such as water and sewer, already serve this site. Wichita Transit serves the site with stops at the northwest corner of East Central Avenue and North Broadview Avenue, approximately 900 feet to the northwest, and the southwest and northeast corners of East Central Avenue and North Crestway Avenue, approximately 1100 feet to the northeast.

CONFORMANCE TO PLANS/POLICIES: The proposed use is in conformance with the *Community Investments Plan*. The *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map identifies the site as a "Residential", which the Plan defines 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).*" An Accessory Apartment is appropriate for this category.

The requested Conditional Use is in conformance with the *Wichita: Places for People Plan*. The *Plan* outlines a list of Strategies intended to help guide the community in their actions to create walkable places within Wichita. Strategy 5 aims to "*Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.*" The subject site will create an additional unit of housing, adding to the range of housing in the immediate area. Strategy 6 aims to "*Encourage infill and redevelopment that is contextual to the environment in which it is occurring.*" The proposed Accessory Apartment creates infill housing amongst other residential buildings.

The request is in conformance with the *College Hill Neighborhood Plan*. The *Plan* recommends that, *"accessory dwelling units be permitted by right, regardless of the existing zoning, and that the City pre-approve permits where possible.*" The existing Accessory Apartment is an appropriate use for this location.

Unified Zoning Code District Purpose Statement: The request is in conformance with the purpose statement of the SF-5 District, which is to, "accommodate moderate-density, Single-Family residential development and complementary land uses." An Accessory Apartment in the SF-5 District is appropriate.

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 Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 340 North Broadview Avenue), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.

4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. 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.

This 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, and east are all zoned SF-5 and are developed with single-family dwellings. The property to the west is zoned TF-3 and is developed with a duplex.

2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned SF-5 Single-Family Residential, which permits an Accessory Apartment by Conditional Use approval under Section III-D.6.a of the Unified Zoning Code.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate that approval of the request will generate significant amounts of additional traffic. The conditions of approval should minimize any possible significant negative impacts.

4. Length of time subject property has remained vacant as zoned: The subject property is currently developed with a single-family dwelling, constructed in 1920, and one detached garage, constructed in 1930.

5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: It is not anticipated that the requested Conditional Use will have a significant detrimental effect on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment for the applicant.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed use is in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan,* the *College Hill Neighborhood Plan*, and the Unified Zoning Code as discussed in the report.

7. Impact of the proposed development on community facilities: Staff expect that there will be minimal significant impact on public roads, water, and sewer service.

8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff has not received any public comment regarding the request.

Attachments:
1. Site Plan
2. Aerial Map
3. Zoning Map
4. Future Growth Map

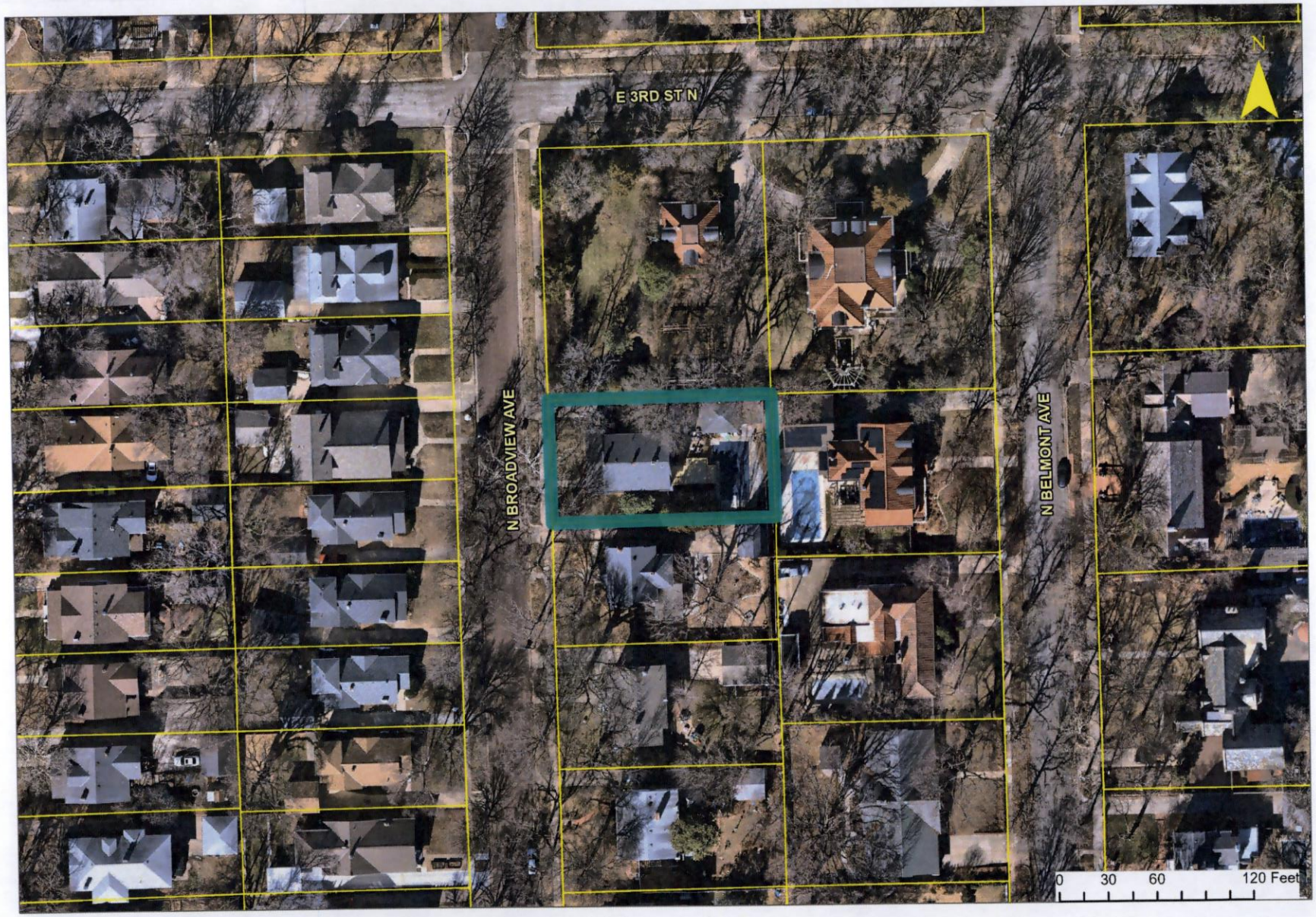
5. College Hill Land Use Map
6. Site Photos

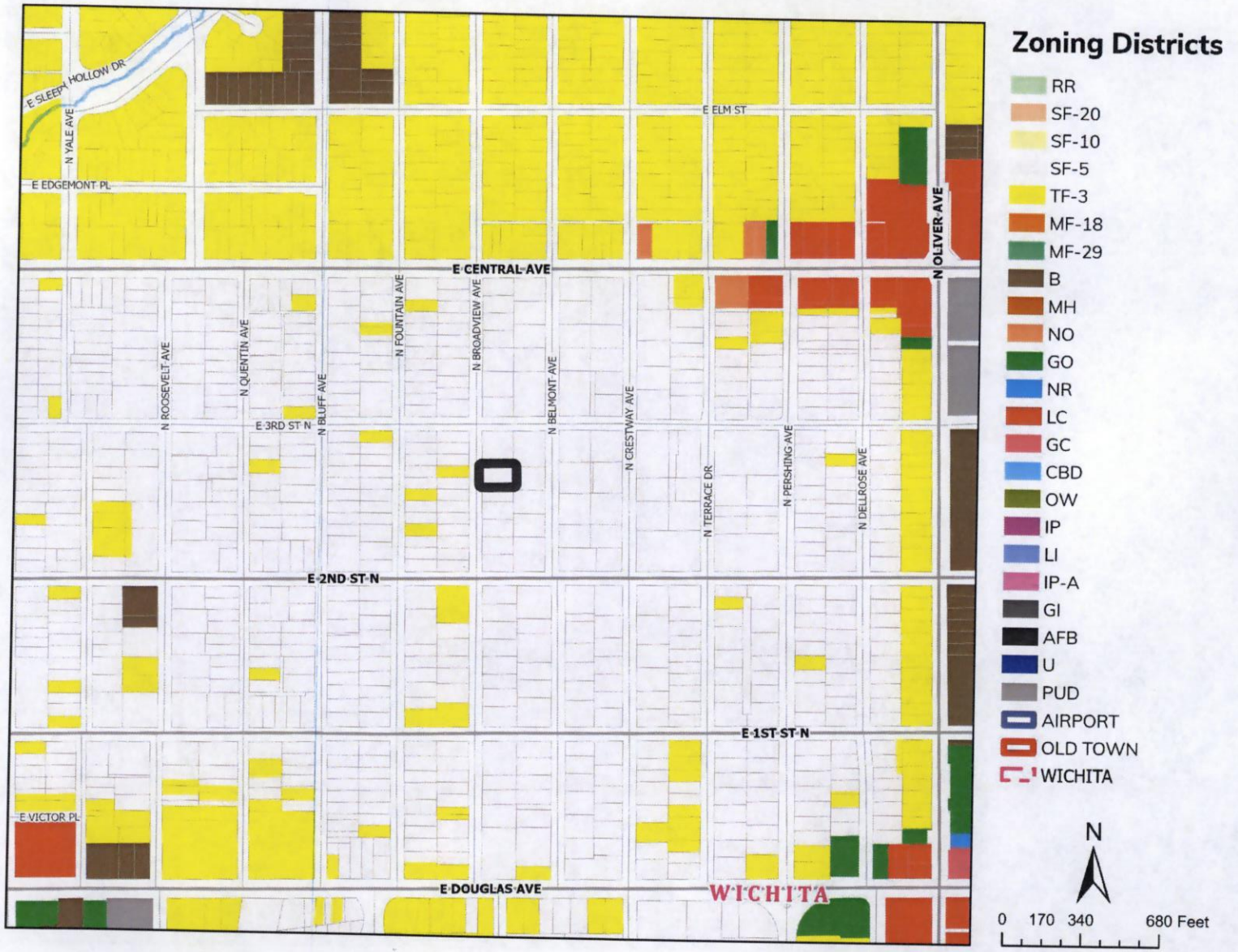
Site Plan



Lot is 152' deep by 75' wide.




E 3RD ST N
N BROADVIEW AVE
N BELMONT AVE
N
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E SLEEPY HOLLOW DR
N YALE AVE
E EDGEMONT PL
E ELM ST
N OLIVER AVE
E CENTRAL AVE
N ROOSEVELT AVE
N QUENTIN AVE
E 3RD ST N
N BLUFF AVE
N FOUNTAIN AVE
N BROADVIEW AVE
N BELMONT AVE
N CRESTWAY AVE
N TERRACE DR
N PERSHING AVE
N DELLROSE AVE
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E 1ST ST N
E VICTOR PL
E DOUGLAS AVE
WICHITA
Zoning Districts
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SF-5
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MF-18
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CBD
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IP
LI
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PUD
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OLD TOWN
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2035 Wichita Future Growth Concept Map



Legend

- Application Area
- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential

CITY LIMITS

- Wichita City Limits
- Other Cities
- Railroads
- Roads
- Major Institutional

LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Neighborhood Area & Plans 2025
- Small City Urban Growth Areas
- Small City Urban Growth Areas
- Rural Growth Areas

Scale: 1:18,425

N

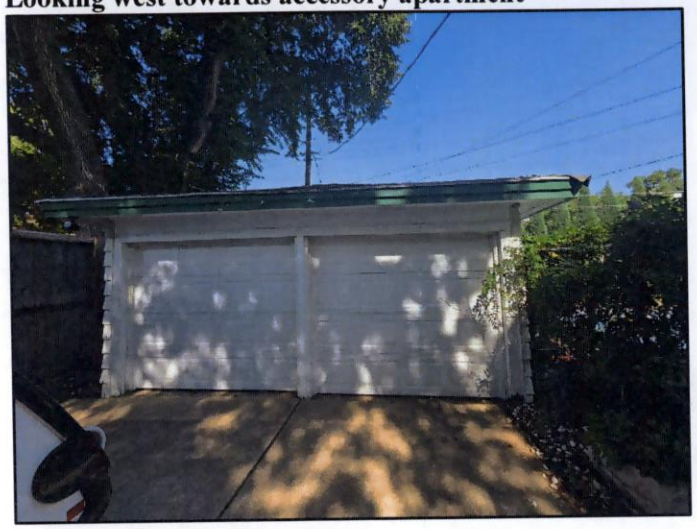
0 475 950 1,900 US Feet

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 or 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 exclusive.

College Hill Future Land Use Map



Looking west towards accessory apartment



Looking east towards principal structure



Looking west away from site

