Wichita-Sedgwick County Metropolitan Area Planning Department

Jorge and Azucena De La Torre
14808 West Moscelyn
Wichita, KS 67235

May 12, 2026

RE: ZON2026-00009 - Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District to build two duplexes, generally located on the east side of North Jeannette Avenue, within 150 feet north of West 23rd Street North.

Dear Applicant,

On **May 12, 2026**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the zone change request, subject to Protective Overlay #480, which reads:

1. The site is limited to two single-family dwellings.
2. The maximum height of all structures on site is 35 feet.
3. The structures shall have a hipped or gabled roof.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth, AICP
Current Plans
Senior Planner

Cc: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
MABCD
New Way Construction LLC, *via email*

Wichita-Sedgwick County Metropolitan Area Planning Department

Jorge and Azucena De La Torre
14808 West Moscelyn
Wichita, KS 67235

April 9, 2026

RE: ZON2026-00009 - Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District to build two duplexes, generally located on the east side of North Jeannette Avenue, within 150 feet north of West 23rd Street North.

Dear Applicants,

On **April 9, 2026**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE TF-3 Two-Family Residential 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 **April 23, 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 **April 23, 2026** at 5:00 p.m.

This application will be heard by the District Advisory Board (DAB) VI on **Monday, April 13, 2026**, beginning at 6:30 p.m. Meetings take place at 2601 North Arkansas Avenue, Wichita, KS 67204. For more information, please visit www.wichita.gov/dab6 or contact Ana Lopez, Community Services Representative for District VI, at 316-303-8043 or ALopez@wichita.gov.

The Wichita City Council will meet on Tuesday, May 12, 2026, at 9:00 a.m. for final decision. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202. Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Senior Planner

Cc: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
New Way Construction LLC, *via email*

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON May 22, 2026

ORDINANCE NO. 53-028

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. ZON2026-00009

Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District, subject to Protective Overlay #480, on property legally described as:

Lots 37, 39, and 41, Block 7, Mascot Addition to Wichita, Sedgwick County, Kansas.

Protective Overlay #480 shall read:

1. The site is limited to two single-family dwellings.
2. The maximum height of all structures on site is 35 feet.
3. The structures shall have a hipped or gabled roof.

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.

Adopted this 19th day of May, 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. 53-028 is a true copy thereof and was published on such website beginning on May 22, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN before me this May 22, 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
41100	IPL0322545	Legal Ad - IPL0322545	MAPC Official Hearing Notice	2.0	186.0L

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

OCA 150004
Published in The Wichita Eagle on March 18, 2026
(One Time Only)
MAPC/BZA April 9, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 9, 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.**

BZA2026-00019: Variance request in the City to reduce front setback from 20 feet to 7.5 feet on property zoned GC General Commercial District; generally located on the north side of East Lewis Street, within 275 feet east of South Ellis Street.

CON2026-00035: Conditional Use request in the City to allow Warehouse, Self-Service Storage on property zoned LC Limited Commercial District; generally located on the north side of West Central Avenue and 300 feet east of North Mount Carmel Avenue (3104 West Central Avenue).

CUP2026-00006: Amendment in the City to CUP DP-225 to waive Paragraph 3 of General Provision #25 regarding screening requirements for loading areas; generally located on the south side of West Maple Street, within 650 feet west of South 135th Street West (13801 West Maple Street).

DER2024-00010: Unified Zoning Code amendment (City and County) pertaining to the Event Centers in the County land use.

DER2026-00003: Comprehensive Plan amendment (City and County) pertaining to the Event Centers in the County land use.

PUD2026-00001: Amendment to PUD #83 to allow Group Residence, Limited on Lot 25, Block 1 of Parcel 1, for a HomePlus for up to 12 residents, generally located on the east side of South Horseback Street, within 350 feet north of East Pawnee Street (2320 South Horseback Road).

PUD2026-00003: Zone Change request in the City from SF-5 Single-Family Residential to PUD Planned Unit Development to allow residential development with more than one housing type; generally located on the north side of East 37th Street North, within one-half mile west of North 127th Street East.

VAC2026-00002: Vacation request in the City to vacate a portion of the west building setback on property zoned SF-5 Single-Family Residential District, generally located on the south side of West 34th Street North, and one block east of North Arkansas Avenue (525 West 34th Street North).

VAC2026-00007: Vacation request in the City for a portion of a 15-foot platted setback to install an egress window on property zoned SF-5 Single-Family Residential District, located on the southwest corner of East Lincoln Street and South Fabrique Drive (6069 East Lincoln Street).

VAC2025-00008: Request in the City to vacate a platted 20-foot utility easement on property zoned GC General Commercial District to relocate an existing sanitary sewer line for development, generally located on the southeast corner of East Kellogg Drive and South Chateau Street.

VAC2025-00009: Vacation request in the City for a 20-foot access easement and portion of an 80-foot drainage easement on property zoned GI General Industrial District, generally located west of North Bridgeport Circle and 800 feet north of East 37th Street North (3921 North Bridgeport Circle).

ZON2026-00007: Zone Change requesting the City from TF-3 Two-Family Residential to LC Limited Commercial; generally located East of North 135th Street West and approximately 300 feet north of West Central Avenue.

ZON2026-00008: Zone Change request in the City from SF-5 Single-Family Residential to LI Limited Industrial; generally located on the west side of North Webb Road and within one-half mile south of East 45th Street North (4225 North Webb Road)

ZON2026-00009: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District to build two duplexes; generally located on the east side of North Jeannette Avenue, within 150 feet north of West 23rd Street North.

ZON2026-00010: Zone Change request in the City from CBD Central Business District to GC General Commercial District for Tattoo and Body Piercing; generally located on the southeast corner of West Douglas Avenue and South Seneca Street (1029 West Douglas Avenue).

ZON2026-00011: Zone Change request in the City from SF-5 Single-Family Residential District to NO Neighborhood Office District; generally located on the west side of North Tyler Road and 300 feet south of West 2nd Street North (239 North Tyler Road)
IPL0322545
Mar 18 2026

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)

the undersigned, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
03/18/26 Print

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Mar 18, 2026, 12:32 PM ED

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®

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.9

STAFF REPORT
MAPC: April 9, 2026
DAB VI: April 13, 2026

CASE NUMBER:	ZON2026-00009 (City)
APPLICANT/AGENT:	Jorge and Azucena De La Torre (Applicants) / New Way Construction LLC (Agent)
REQUESTS:	MF-18 Multi-Family Residential District
CURRENT ZONING:	SF-5 Single-Family Residential District
SITE SIZE:	0.23 acres
LOCATION:	Generally located on the east side of North Jeanette Avenue, within 150 feet north of West 23rd Street North
PROPOSED USE:	Two duplexes
RECOMMENDATION:	Denial



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to MF-18 Multi-Family Residential District (MF-18). The subject site is 0.23 acres in size and is generally located on the east side of North Jeanette Avenue, within 150 feet north of West 23rd Street North. The subject site is currently vacant. The applicant is requesting a zone change to allow for two duplexes to be built on site.

MF-18 zoning allows for multi-family development at a maximum of 17.4 dwelling units per acre. The 0.23-acre site allows for up to four dwelling units. Should the zone change request be approved, the development standards would change, as demonstrated in the table below.

Development Standard	SF-5 Single-Family Residential	MF-18 Multi-Family Residential
Minimum lot area	5,000 square feet	3,500 square feet for single-family residence, 3,000 square feet per dwelling unit per duplex, 2,500 square feet per dwelling unit for multi-family, 5,000 square feet for nonresidential uses
Minimum lot width	50 feet	35 feet for single-family residence, 50 feet for all other uses
Front setback	25 feet	25 feet
Rear setback	20 feet	20 feet, subject to compatibility standards
Interior side setback	Six feet	Six feet, subject to compatibility standards
Maximum height	35 feet	45 feet, subject to compatibility standards

The site requires 12,000 square feet for two duplexes, and the site is 10,018 square feet in size. If the zone change application is approved, a Variance application would be required in order to reduce the lot area to build two duplexes. The development standards for lot area would allow four dwelling units developed as a quadplex where all dwelling units are in one larger building.

Compatibility Standards

Compatibility standards apply to all properties zoned MF-18 or less restrictive when within 500 feet of properties zoned TF-3 Two-Family Residential District or more restrictive. Although the maximum height in MF-18 zoning is normally 45 feet, no structure on site shall exceed 35 feet in height when within 50 feet of TF-3 or more restrictive zoning. The minimum building compatibility setback for all properties is 15 feet plus one foot for each five feet of lot width over 50 feet. The 100-foot-wide site therefore requires a 25-foot compatibility setback on the side and rear lot lines, or the maximum allowed for compatibility setbacks.

Screening and Landscaping

Solid screening that is six to eight feet in height shall be provided on site where abutting, or across a street or alley from residential zoning districts. The subject site abuts and is across the street from residential zoning on all sides.

The Wichita Landscape Code requires one shade tree (or two ornamental trees) per 500 square feet of the required landscaped street yard. Landscape buffers are required along all property lines where abutting SF-5 zoning. If approved, the applicant shall submit a landscape plan to the Planning Department prior to the issuance of occupancy permits.

Parking

Parking on site is set forth by Section IV-A of the Unified Zoning Code (UZC). One parking space is required per unit in each duplex, for a total of four parking spaces.

Surrounding Context

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

all zoned SF-5 and developed with single-family residences. The nearest duplexes are over 1,000 feet southwest of the subject site, on the west side of North Burns Avenue. The lots of those duplexes are zoned TF-3 Two-Family Residential District.

CASE HISTORY: In 1887, the subject site was platted as part of the Mascot Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

North:	SF-5	Single-family dwelling
South:	SF-5	Single-family dwelling
East:	SF-5	Single-family dwelling
West:	SF-5	Single-family dwelling

PUBLIC SERVICES: The site has access to North Jeanette Avenue, which is a two-way local street with sidewalks on both sides. Water and sewer services are available nearby for the site. Wichita Transit stops one-half mile south of the subject site, on the northeast corner of West 21st Street North and North Jeanette Avenue.

CONFORMANCE TO PLANS/POLICIES: The proposed application is in partial conformance with *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 primarily appropriate for Residential uses, which includes single-family dwellings, duplexes, and multi-family developments.

The *Plan*'s Locational Guidelines provide a decision-making framework regarding land use changes. One of the suggested development patterns states that "Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas." The applicant proposes higher density housing in an established low-density residential neighborhood.

The requested zone change is not in conformance with the *Wichita: Places for People Plan*. The *Plan* provides a list of Strategies that help guide the community in creating walkable places within Wichita. Strategy 6 aims to "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." The immediate environment is low-density residential. The proposed density and configuration are not contextual to the environment.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the zone change request be **DENIED**. 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, east and west are all zoned SF-5 and developed with single-family residences. The nearest duplexes are over 1,000 feet southwest of the subject site, on the west side of North Burns Avenue. The lots of those duplexes are zoned TF-3 Two-Family Residential District.

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

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff anticipates the requested zone change would introduce an increase in the amount of traffic given the number of dwelling units proposed on site.

4. Length of time subject property has remained vacant as zoned: According to historic aerial maps, the site has been vacant since a period between 1968 and 1974.

5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request could represent a gain to the public in that it could contribute to economic opportunity in the area. However, approval of the request should be weighed against the impacts on public health, safety and welfare. Staff has determined that the request could bring additional traffic to a low-density residential area. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change is in partial conformance with the *Community Investments Plan* and not in conformance with the *Wichita: Places for People Plan*, as noted above.

7. Impact of the proposed development on community facilities: The proposed use should not have negative impacts on community facilities. Municipal services are nearby and ready to serve the site.

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

Should the MAPC find that the proposed land use is appropriate for the subject site, it recommended that the MAPC adopt alternative findings and approve the zone change request as presented.

Attachments:
1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Photos

Aerial Map

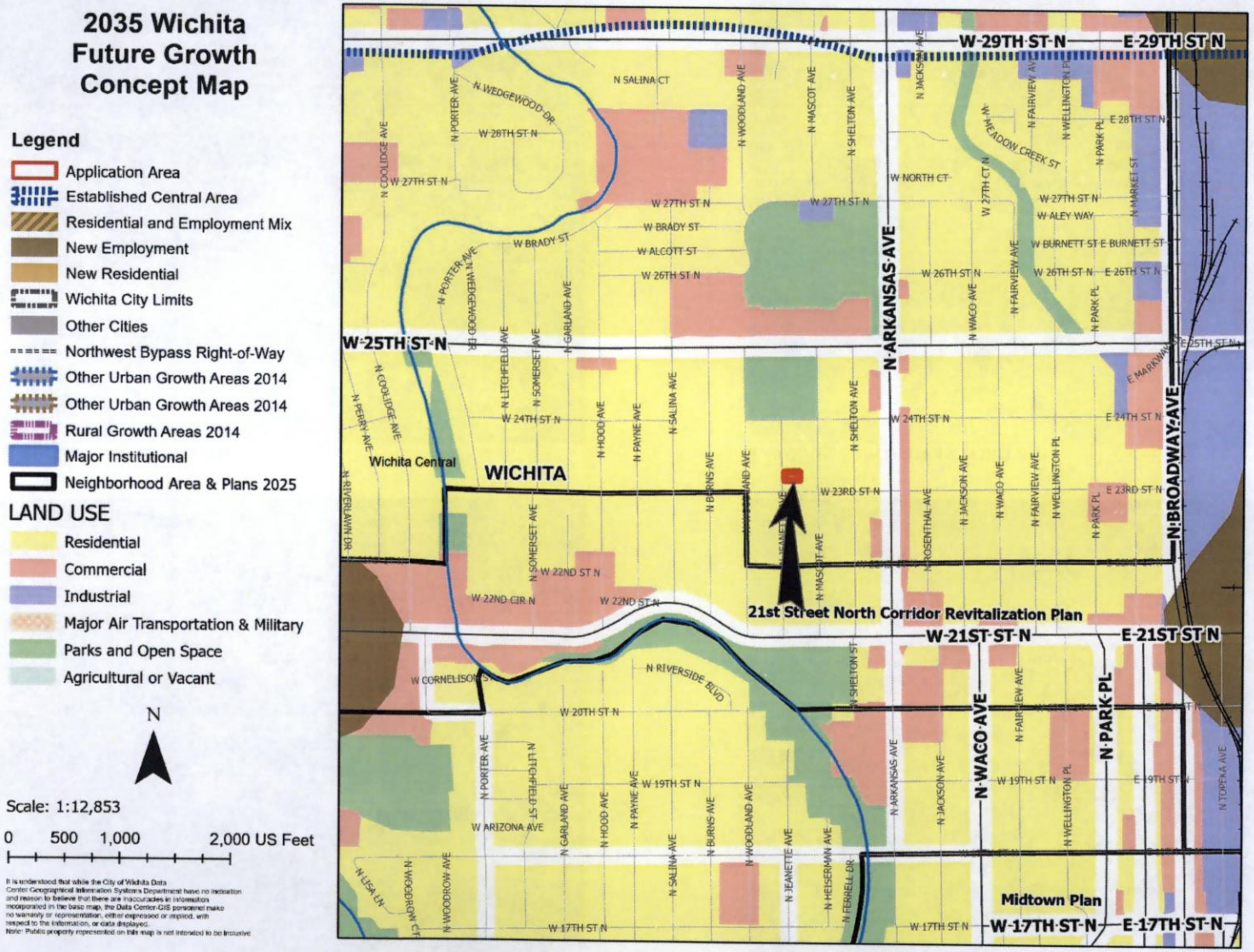


Zoning Map


W 24TH ST N
W 24TH ST N
WICHITA
W 23RD ST N
W 22ND ST N
N SALINA AVE
N BURNS AVE
N WOODLAND AVE
N JEANETTE AVE
N MASCOT AVE
N SHELTON AVE
N ARKANSAS AVE
N ARKANSAS AVE
N ROSENTHAL AVE
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

Future Growth Concept Map

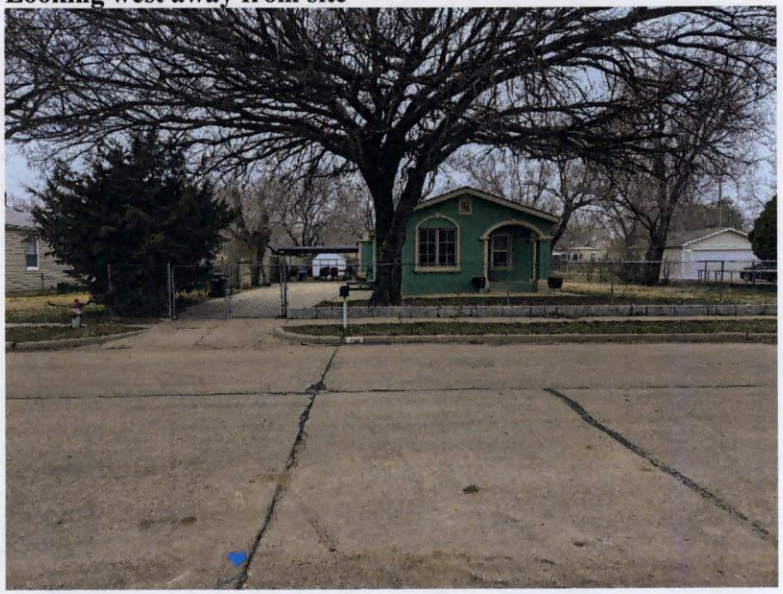
2035 Wichita Future Growth Concept Map



Looking east towards site



Looking west away from site



Looking north away from site



Looking south away from site

