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

ORDINANCE NO. 53-032

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. ZON2026-00007

Zone change request in the City from TF-3 Two-Family Residential District with Protective Overlay #407 to LC Limited Commercial District, on property legally described as:

Part of Reserve I, Bridger at Central Addition to Wichita, Sedgwick County, Kansas, as prepared by Chad R. Abbott on February 4, 2026, described as follows: Beginning at the northwest corner of said Reserve, the bearing S88°33′44″W being the south line of the southwest quarter of Section 13, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence N88°56′37″E along a line on said Reserve, a distance of 175.70 feet; thence N37°50′23″E along said line, a distance of 170.89 feet; thence N88°56′37″E, a distance of 172.25 feet; thence S36°41′01″E, a distance if 116.35 feet; thence S28°07′44″E, a distance of 61.84 feet; thence S42°36′11″W, a distance of 56.24 feet; thence S70°27′12″W, a distance of 100.08 feet; thence S60°40′38″W, a distance of 95.72 feet; thence S42°01′28″W, a distance of 244.12 feet; thence S66°04′24″W, a distance of 66.36 feet; thence S87°43′09″W, a distance of 92.30 feet to a point on the east right-of-way of North 135th Street West; thence N09°35′13″W along said line, a distance of 88.05 feet; thence N01°03′21″W along said line, a distance of 253.38 feet to the point of beginning.

This ordinance hereby removes Protective Overlay #407 from the site.

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

Wichita-Sedgwick County Metropolitan Area Planning Department

Invest Brigham LLC
2569 West Pawnee Avenue
Wichita, KS 67213

May 12, 2026

RE: 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.

Dear Applicant,

On **May 12, 2026**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Senior Planner

Cc: MABCD
JV Johnston, Councilmember District V
Teresa Veazey, CSR District V
Abbott Land Survey, attn: Chad Abbott, 631 North Kessler Street, Wichita, KS 67209

Wichita-Sedgwick County Metropolitan Area Planning Department

Invest Brigham LLC
2569 West Pawnee Avenue
Wichita, KS 67213

April 9, 2026

RE: 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.

Dear Applicant,

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** the request.

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**.

The Wichita City Council will meet on Tuesday, May 12, 2026, at 9:00 a.m. for final action. 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: MABCD
JV Johnston, Councilmember District V
Teresa Veazey, CSR District V
Abbott Land Survey, attn: Chad Abbott, 631 North Kessler Street, Wichita, KS 67209

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. 53-032 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
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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

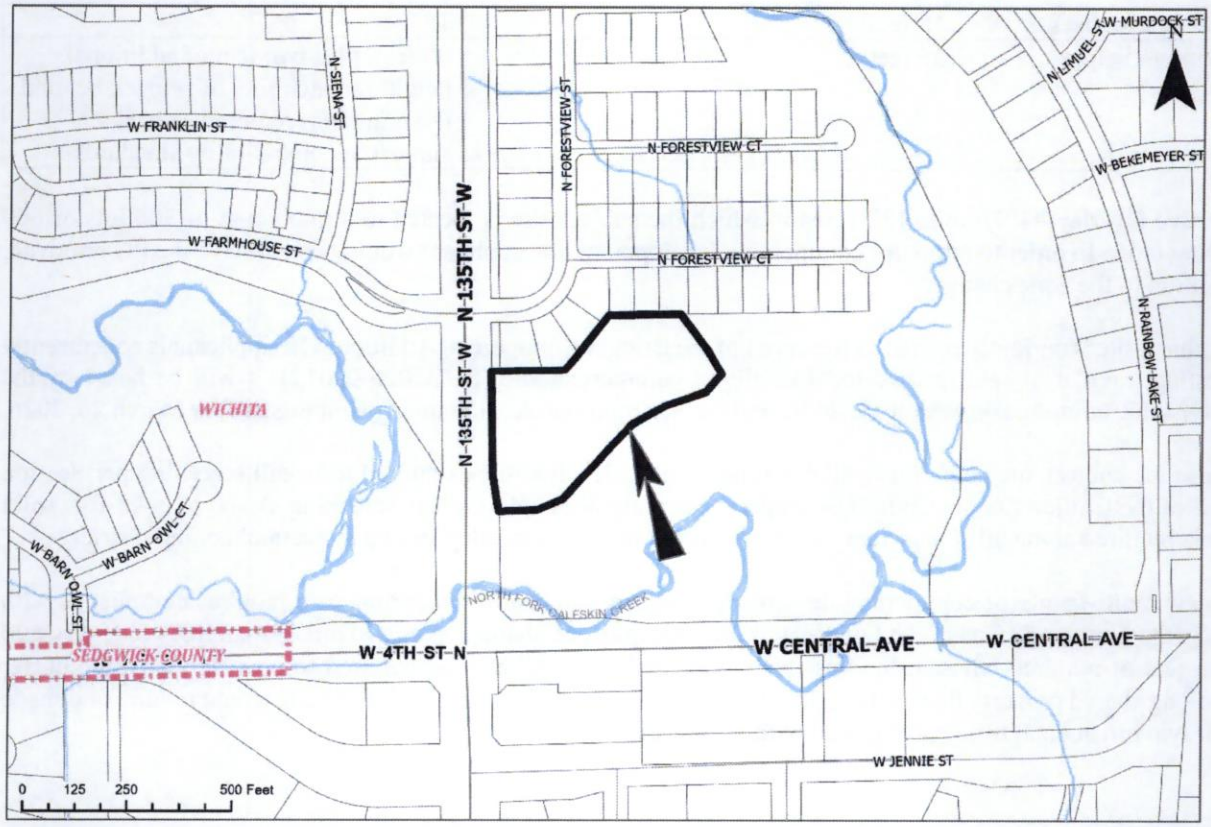
Online Notary Public. This notarial act involved the use of online audio/video communication technology Notarization facilitated by SIGNiX®

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.7

STAFF REPORT
MAPC: April 9, 2026
DAB V: April 6, 2026

CASE NUMBER:	ZON2026-00007 (City)
APPLICANT/AGENT:	Invest Brigham LLC (Applicant)/Abbott Land Survey (Agent)
REQUEST:	LC Limited Commercial District; remove Protective Overlay #407
CURRENT ZONING:	TF-3 Two-Family Residential District
SITE SIZE:	3.4 acres
LOCATION:	Generally located on the east side of North 135th Street West, within 500 feet north of West Central Avenue.
PROPOSED USE:	Commercial development
RECOMMENDATION:	Approve



BACKGROUND: The applicant has two requests:

1. A zone change request from TF-3 Two-Family Residential District (TF-3) to LC Limited Commercial District (LC); and
2. A request to remove Protective Overlay #407 from the subject site.

The property is 3.4 acres in size and is generally located on the east side of North 135th Street West, within 500 feet north of West Central Avenue.

The applicant is requesting the zone change for commercial development on site. If approved, the zone change request would introduce new uses on site, namely a limited number of commercial uses and higher density multi-family development. The development standards would also change, as demonstrated in the table below.

Development Standard	TF-3 Two-Family Residential District	LC Limited Commercial District
Minimum lot size	3,500 square feet for single-family; 3,000 square feet per dwelling unit for duplex and multi-family (maximum 14.5 dwelling units per acre); 5,000 square feet for nonresidential uses	5,000 square feet for single-family and nonresidential; 3,000 square feet per dwelling unit for duplex; 2,000 square feet per dwelling unit for multi-family (maximum 21.8 dwelling units per acre)
Minimum lot width	35 feet	50 feet
Front setback	25 feet	20 feet
Rear setback	20 feet	Ten feet, subject to compatibility standards.
Interior side setback	Six feet	Zero feet, but if an interior side setback is provided, it shall be at least five feet, subject to compatibility standards
Street side setback	15 feet	15 feet
Maximum height	35 feet	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks, subject to compatibility standards

Protective Overlay #407 limits 133 acres in which the subject site is located to a maximum of 300 lots or 600 dwelling units. In order to allow for commercial development, the applicant would need to have the PO removed, in addition to the zone change.

The subject site is currently platted as Reserve I of the Bridger Commercial Addition. The applicant is concurrently requesting a replat of said reserve for a single-lot commercial site (SUB2026-00011). It will be heard by the Subdivision Committee on March 19, 2026, and the Metropolitan Area Planning Commission on March 26, 2026.

Because the subject site abuts residential zoning on all sides, it will be required to install screening per Section IV-B.3 of the Unified Zoning Code. The property currently does not have any screening. A six- to eight-foot solid fence is required along all side or rear lot lines abutting or across an alley from a residential zoning district.

Any new multi-family or commercial development adjacent to residential zoning also requires compliance with the Wichita Landscape Code. The Landscape Code requires one shade tree or two ornamental trees for every 500 square feet of required landscaped street yard. The applicant will also be required to provide landscape buffer trees along shared property lines with residential zoning districts. Any parking lots on site would require one shade tree or two ornamental trees for every 20 parking spaces.

The Unified Zoning Code (UZC) requires compatibility setback and height standards for side and rear lot lines of properties zoned MF-18 Multi-Family Residential District or less restrictive when they are within 500 feet of a property zoned TF-3 or more restrictive. The property is adjacent to TF-3 zoning on the north, south, and east sides. The minimum building compatibility setback is normally 15 feet plus one foot for each five feet of lot width over 50 feet. In no case would the compatibility setback exceed 25 feet. Additionally, no structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 or more restrictive. Structures located more than 50 feet from the lot line of property zoned TF-3 or more restrictive may increase in height at a ratio of one foot in height for each three feet of setback beyond 50 feet.

The character of the neighborhood is mostly low-density residential with commercial zoning nearby at the arterial intersection to the southwest. Property to the north is zoned TF-3, is owned by the applicant, and is a vacant lot. Property to the south and east is zoned TF-3, is owned by the applicant, and is a reserve. Property to the west, across North 135th Street West, is zoned PUD Planned Unit Development and is developed with a reserve for a residential development.

CASE HISTORY: In 2023, the Sedgwick County Board of County Commissioners approved a zone change request from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District with Protective Overlay #407 (ZON2022-00069). In 2023, the subject site was annexed into the City of Wichita. In 2024, the subject site was platted as the reserve for the Bridger at Central Addition (SUB2023-00031).

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Vacant
SOUTH:	TF-3	Reserve
EAST:	TF-3	Reserve
WEST:	PUD #107	Reserve

PUBLIC SERVICES: This site has access to North 135th Street West, a four-lane County arterial street with no sidewalks. Municipal services, such as water and sewer, are concurrently planned for extension on site. Wichita Transit does not serve this site.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance with the *Community Investments Plan*. The *Plan*'s 2035 Wichita Future Growth Concept Map identifies the area to be appropriate for "Residential and Employment Mix" uses, which the *Plan* describes as follows: "*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.*" The zone change request for a commercial site with limited uses is appropriate for this category.

The Locational Guidelines of the *Community Investments Plan* provide a decision-making framework regarding land use changes. One of the Land Use Compatibility Guidelines outside the Established Central Area states: "*Except in mixed-use developments, residential and non-residential development areas generally should be separate and distinct with appropriate screening and buffering to ensure compatibility among land uses while maintaining connectivity among uses.*" The 3.4-acre site would be subject to screening, landscaping, and compatibility setbacks to limit potentially adverse impacts to the surrounding residential sites. Additionally, the *Plan* states that "*Small, neighborhood-serving retail and office uses and high-density residential uses not located at arterial intersections should be limited to the intersection of an arterial and a collector street.*" The site is located on an arterial street and what will become a collector street.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request. This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mostly low-density residential with commercial zoning nearby at the arterial intersection to the southwest. Property to the north is zoned TF-3, is owned by the applicant, and is a vacant lot. Property to the south and east is zoned TF-3, is owned by the applicant, and is a reserve. Property to the west, across North 135th Street West, is zoned PUD Planned Unit Development and is developed with a reserve for a residential development.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned TF-3 Two-Family Residential District, which is mostly suitable for low-density residential developments.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request may result in an increase in traffic due to the introduction of a new commercial use. The provisions for screening, landscaping, and compatibility setbacks are designed to enhance the compatibility with the neighborhood and mitigate possible negative impacts.

4. **Length of time subject property has remained vacant as zoned**: The subject site has never been developed.

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 that approval of the requested zone change to have detrimental impacts to the surrounding community. Denial of the requested zone change may result in the loss and enjoyment of the applicant's property.

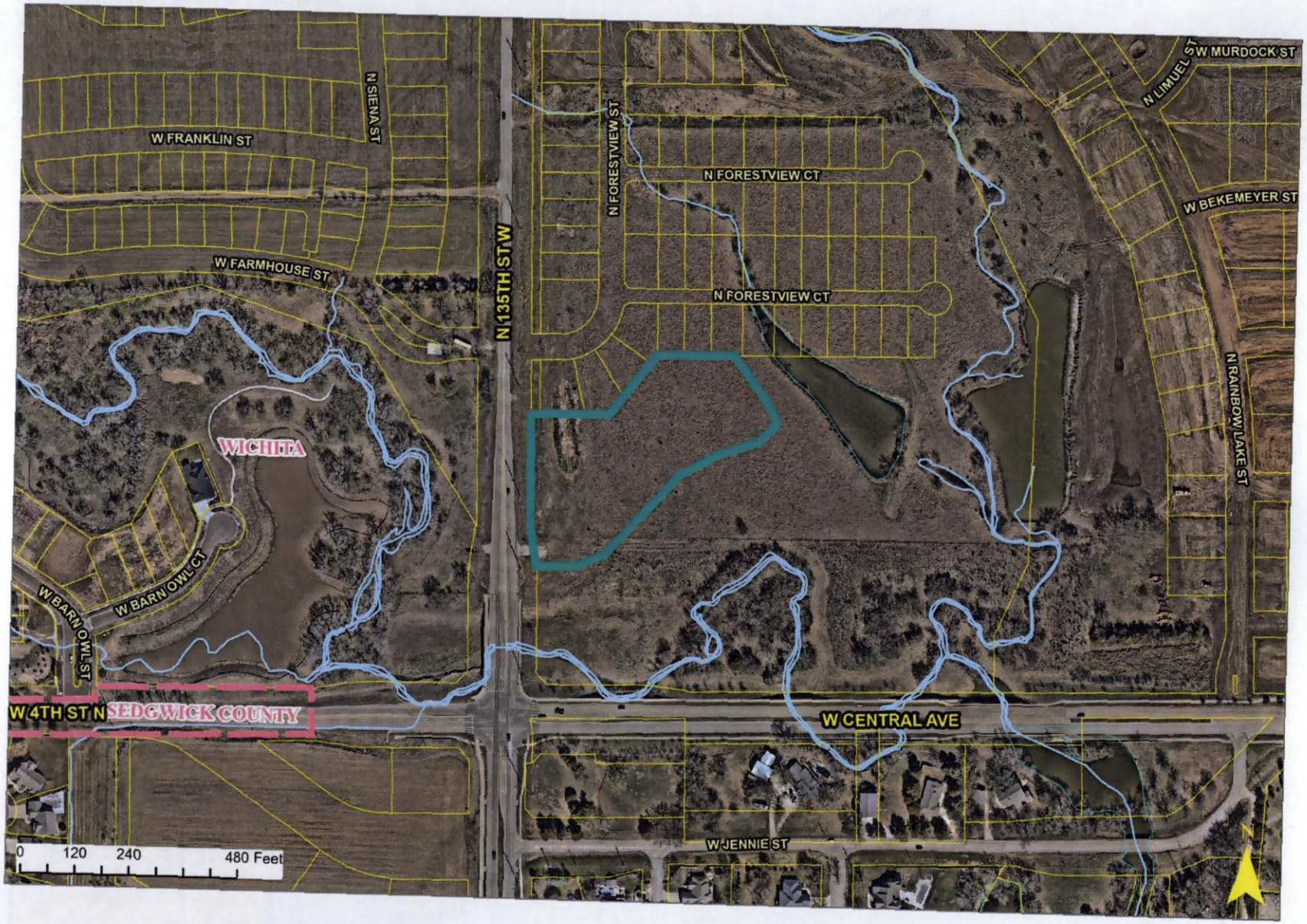
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The requested zoning is in conformance with the *Community Investments Plan*, as discussed in this staff report.

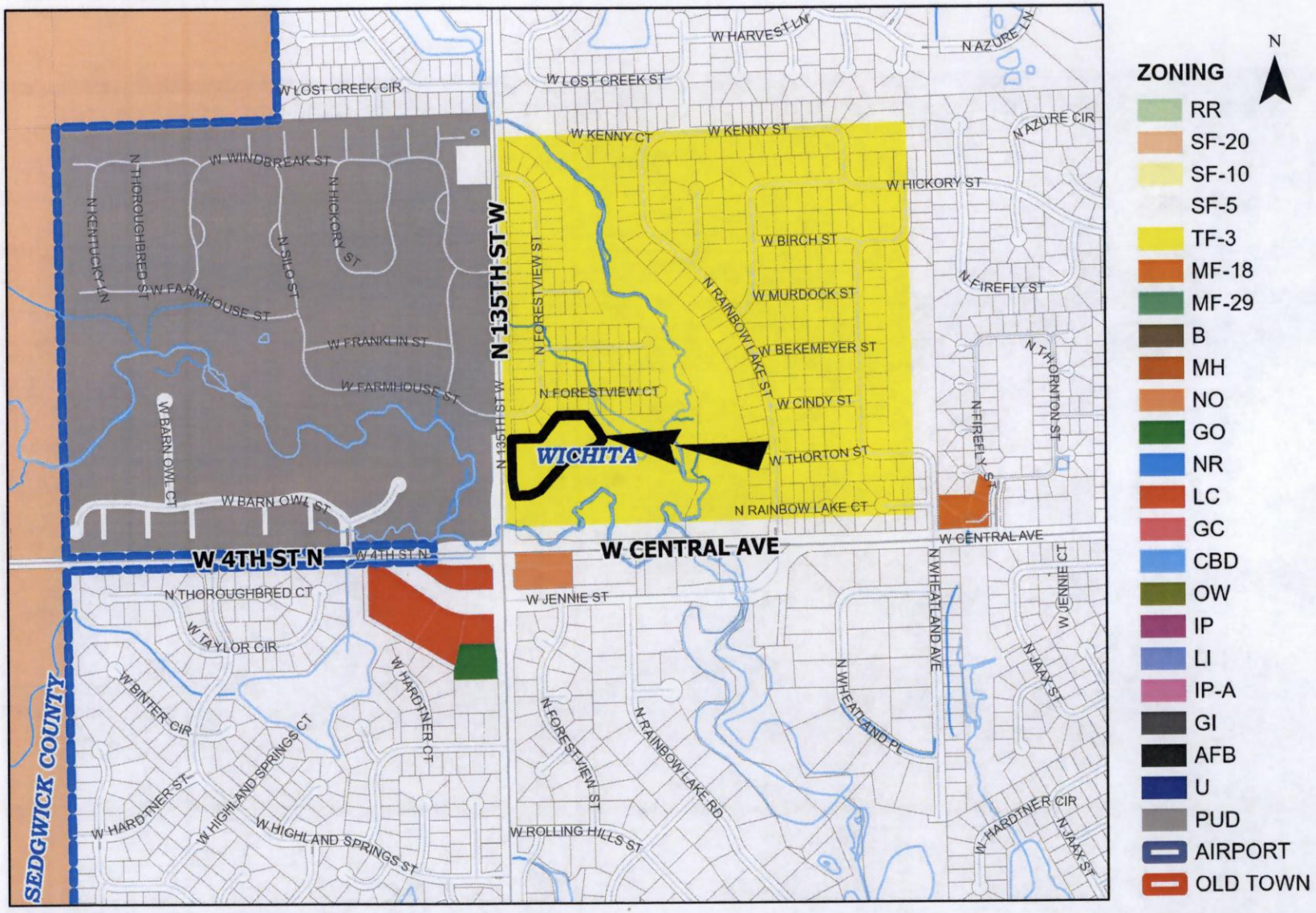
7. **Impact of the proposed development on community facilities:** The requested zoning is not anticipated to have significant adverse impacts on community facilities. Municipal services are planned for extension for this site.

8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff did not receive any public comment on the zone change request.

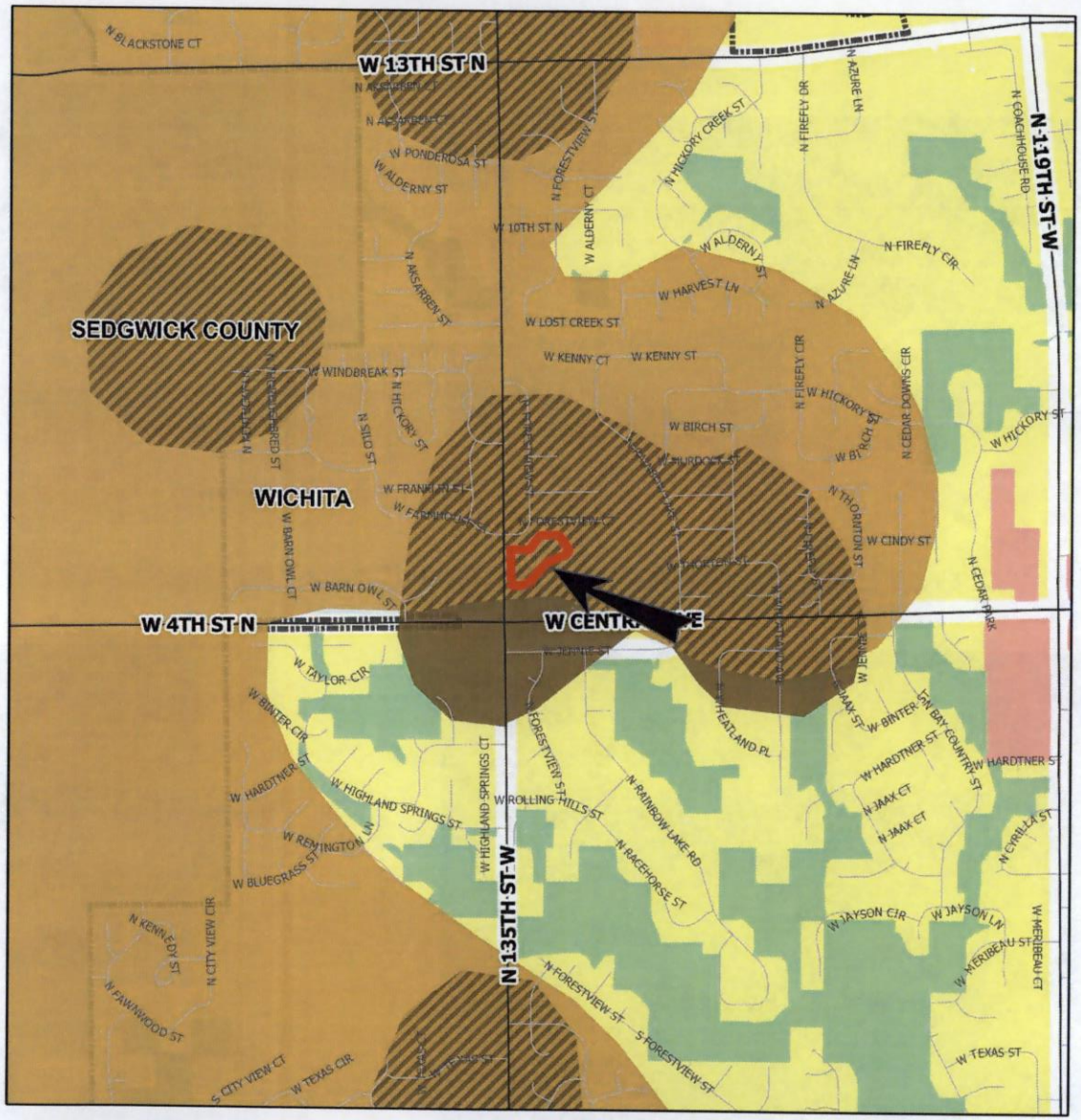
Attachments

1. Aerial Map
2. Zoning Map
3. Future Growth Concept Map
4. Site Pictures


W FRANKLIN ST
N SIENA ST
W FARMHOUSE ST
N 135TH ST W
N FORESTVIEW ST
N FORESTVIEW CT
N FORESTVIEW CT
N LIMUEL ST
W MURDOCK ST
W BEKEMEYER ST
N RAINBOW LAKE ST
WICHITA
W BARN OWL CT
W BARN OWL ST
W 4TH ST N
SEDGWICK COUNTY
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W KENNY ST
W HICKORY ST
W WINDBREAK ST
N THOROUGHBRED ST
N KENTUCKY LN
N HICKORY ST
N SILO ST
W FARMHOUSE ST
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OLD TOWN

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

N

Scale: 1:15,572

0 600 1,200 2,400 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 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.

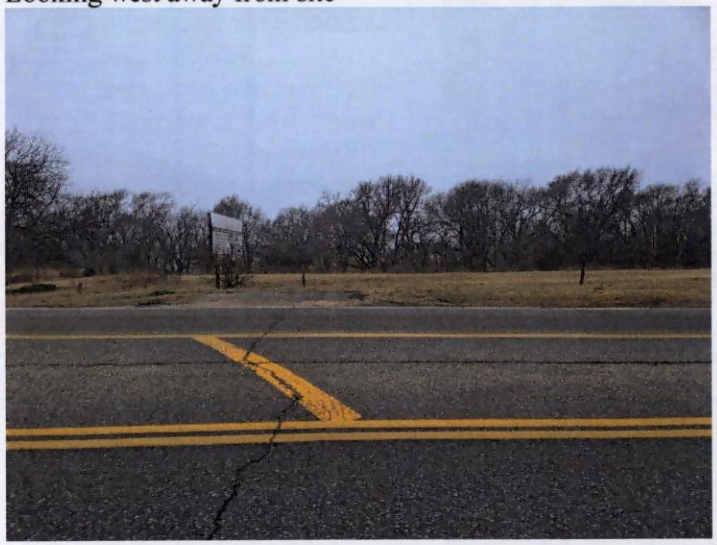
Looking east towards site



Looking north towards site



Looking west away from site



Looking south away from site

