OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON June 26, 2026

ORDINANCE NO. 53-060

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. ZON2026-00018

Zone Change Request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District, on property legally described as:

A tract beginning 20 rods West of the Northeast corner of the Northwest Quarter of Section 7, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence South 16 rods; thence West 10 rods; thence North 16 rods; thence East to the place of beginning, LESS AND EXCEPT the North 50 feet thereof.

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 23rd day of June, 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

June 16, 2026

Ast Investment Properties, LLC
Attn: Isaiah Ast
1645 S. West Street
Wichita, KS 67213

Baughman Company, P.A.
Attn: Phil Meyer
315 S. Ellis Ave.
Wichita, KS 67211

RE: ZON2026-00018 – Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District; generally located on the south side of West 21st Street North; one-half mile west of North Maize Road (11407 West 21st Street North).

Dear Applicant,

At its regular meeting on **June, 2026**, the Wichita City Council considered the above captioned request. The action of the City Council was to **Approve** the request.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: J.V. Johnston, Council Member, District V
Teresa Veazey, CSR District V
Phillip Lewis, 2152 N. Covington Ct., Wichita, KS 67212

Wichita-Sedgwick County Metropolitan Area Planning Department

May 15, 2026

Ast Investment Properties, LLC
Attn: Isaiah Ast
1645 S. West Street
Wichita, KS 67213

Baughman Company, P.A.
Attn: Phil Meyer
315 S. Ellis Ave.
Wichita, KS 67211

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Dear Applicant,

At its regular meeting on **May 14, 2026**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action 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 **May 28, 2026**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **May 28, 2026, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, June 16, 2026**, beginning at 9:00 a.m.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: J.V. Johnston, Council Member, District V
Teresa Veazey, CSR District V
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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. 53-060 is a true copy thereof and was published on such website beginning on June 26, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN before me this June 26, 2026.

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires:
9-27-2029

(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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Idaho Statesman
Bradenton Herald
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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
49235	136420	Legal Ad - IPL0352394	June26 Resolutions	3.0	333.0L

ATTENTION: CITY OF WICHITA/CLERKS OFFICE IP
455 N MAIN ST FL 13
WICHITA, KS 67202
srice@wichita.gov;LAlvarez@wichita.gov;jhensley@wichita.gov

LEGAL NOTICE
ITEMS PUBLISHED ON
WICHITA.GOV/LEGAL NOTICES
JUNE 26, 2026

RESOLUTION NO. 26-097
A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 25-311 OF THE CITY OF WICHITA, KANSAS, WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.
A resolution to pay for the cost of public improvements.

RESOLUTION NO. 26-098
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ORDINANCE NO. 53-047
AN ORDINANCE AMENDING SECTION 5.10.025 OF THE CODE OF THE CITY OF WICHITA, KANSAS PERTAINING TO DOMESTIC BATTERY AND REPEALING THE ORIGINAL OF SAID SECTION.
An Ordinance amending the code regarding domestic battery.

ORDINANCE NO. 53-048
AN ORDINANCE AMENDING SECTIONS 5.42.010 AND 5.42.035 OF THE CODE OF THE CITY OF WICHITA PERTAINING TO PETIT THEFT AND REPEALING THE ORIGINALS OF SAID SECTIONS.
An ordinance amending the code regarding petit theft.

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An ordinance creating sections of code regarding texting in construction zones and lights on construction vehicles.

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AN ORDINANCE CREATING SECTION 11.51.075 AND AMENDING SECTIONS 11.38.060, 11.51.010, 11.51.020 AND 11.51.030 OF THE CODE OF THE CITY OF WICHITA, KANSAS PERTAINING TO THE OPERATION OF GOLF CARTS AND REPEALING THE ORIGINALS OF SAID SECTIONS.
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AN ORDINANCE PROVIDING FOR THE ACQUISITION BY EMINENT DOMAIN OF CERTAIN PRIVATE PROPERTY, EASEMENTS AND RIGHT-OF-WAY THEREIN, FOR THE PURPOSE OF ACQUIRING REAL PROPERTY FOR THE IMPROVEMENT OF SOUTH 143RD STREET EAST BETWEEN EAST HARRY STREET AND U.S. HIGHWAY 54 IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, DESIGNATING THE LANDS REQUIRED FOR SUCH PURPOSES, AND DIRECTING THE CITY ATTORNEY TO FILE A PETITION IN THE DISTRICT COURT OF SEDGWICK COUNTY, KANSAS, FOR ACQUISITION OF THE LANDS AND EASEMENTS THEREIN TAKEN AND PROVIDING FOR PAYMENT OF THE COST THEREOF.
An Ordinance to acquire land for improvement of 143rd Street East between Harry and US HWY 54.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES

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:
06/26/26 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

DIGITALLY SIGNED

Mary Castro

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Jun 26, 2026, 9:38 AM EDT

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328497
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®

LEGAL NOTICE
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AGENDA ITEM NO. 4.15

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: May 14, 2026
DAB V: May 4, 2026

CASE NUMBER: ZON2026-00018 (City)

APPLICANT/AGENT: Ast Investment Properties, LLC (Applicant) / Baughman Company P.A. (Agent)

REQUEST: MF-18 Multi-Family Residential District

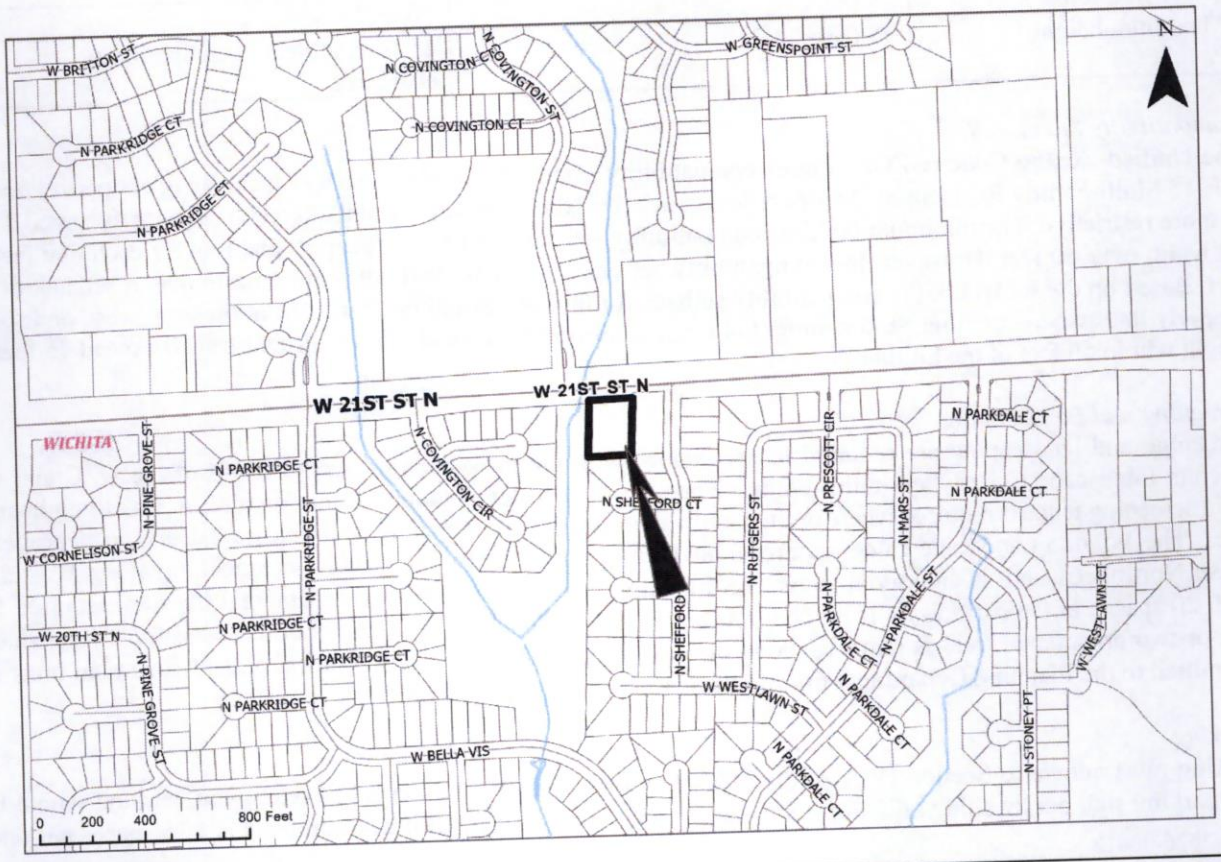
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.822 acres

LOCATION: Generally located on the south side of West 21st Street North and within one-half mile west of North Maize Road (11407 West 21st Street North).

PROPOSED USE: Multi-family development

RECOMMENDATION: Approve



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 property is generally located on the south side of West 21st Street north, within one-half mile west of North Maize Road. The property is currently developed with a single-family dwelling.

Development Standards

The 0.822-acre site would allow 17.4 dwelling units per acre in MF-18 zoning, for a maximum of 14 dwelling units on site, provided that all compatibility setbacks, compatibility height, and parking standards are met. The requested zone change would permit more uses on site than its current zoning, namely multi-family development at a higher density. Additionally, it would allow changes to the minimum lot area, minimum lot width, and setback requirements, 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; 3,000 square feet per dwelling unit for duplex; 2,500 square feet per dwelling unit for multi-family (maximum 17.4 dwelling units per acre); 5,000 square feet for nonresidential uses
Minimum lot width	50 feet	35 feet for single-family; 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, except five feet if lot is below 6,000 square feet, subject to compatibility standards
Street side setback	15 feet	20 feet
Maximum height	35 feet	45 feet, subject to compatibility standards

Compatibility Standards

The Unified Zoning Code (UZC) requires compatibility 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 minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. However, the compatibility setback standards shall not require more than a setback of 25 feet. Based on the lot width, the compatibility setback for this site would be 25 feet from the east, west, and south property lines where abutting SF-5 zoning. For compatibility height standards, no structure shall exceed 35 feet in height within 50 feet of the lot line.

Screening and Landscaping

Screening and landscaping are required in accordance with the provisions of Section IV-B of the UZC and the Wichita Landscape Code when multi-family or non-residential development occurs on site. A six- to eight-foot solid screening fence is required where multi-family abuts single-family zoning on the east, west, and south property lines. The Wichita Landscape Code requires a landscaped street yard with parking lot screening along West 21st Street North because it is an arterial street. Additionally, one shade tree or two ornamental trees are required for each 20 spaces in the parking lot if parking lots are installed. Finally, a landscape buffer consisting of one shade tree or two ornamental trees is required along the east, west, and south property lines. A landscape plan must be submitted to the Planning Department prior to the issuance of building permits.

Parking

Parking must adhere to Section IV-A of the UZC. For single-family and duplex development, parking would be one parking stall per dwelling unit. For multi-family development, the parking requirement is 1.25 spaces per one-

bedroom/efficiency apartment and 1.75 parking spaces per two-bedroom or larger apartment. In residential zoning districts, parking cannot be within the front building setback.

Surrounding Context
The character of the neighborhood is low-density residential. Properties to the north, south, east, and west are all zoned SF-5. Properties to the north are a detention pond and a single-family dwelling with agricultural uses. Properties to the east and south are developed with single-family dwellings. Property to the west is a drainage canal.

CASE HISTORY: The subject site is unplatted. Platting is required prior to redevelopment. There are no other zoning cases associated with this site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Detention pond and single-family dwelling/agriculture
SOUTH:	SF-5	Single-family dwellings
EAST:	SF-5	Single-family dwellings
WEST:	SF-5	Drainage canal

PUBLIC SERVICES: The subject site has access to West 21st Street North, which is a paved, five-lane arterial street with sidewalks on both sides. All municipal services currently serve the site. Wichita Transit provides regular bus service near the subject site. The nearest bus stop is one-half mile east near the intersection of West 21st Street North and North Maize Road.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for "Residential" uses. The *Plan* describes "Residential" as follows:

"Encompasses 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)." The *Residential* category supports multifamily development in this area.

The *Community Investment Plan*'s Locational Guidelines provide a framework for decision-making regarding land use changes to encourage patterns of development that efficiently and effectively use land, public infrastructure, and services, strive for compatibility among various land uses, and promote quality of place through design.

- General Development Patter Guideline 1.a states, *"Development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with the development."* The application would allow for redevelopment of the site where municipal services and infrastructure already exist.
- Land Use Compatibility Guideline 2.a states: *"Neighborhood-serving retail and office uses and high density residential uses can be appropriate along arterial streets on small infill sites near residential uses or through conversion of residential structures if appropriate stie design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential are provided and the scale of the development is appropriate for its context."* This Land Use Compatibility Guideline is technically geared toward sites within Wichita's Established Central Area (ECA). The subject site is not within the ECA; however, it is an example of infill development along an arterial street. The site is less than one acre which limits the scale of the multi-family development possibilities. Furthermore, there is no direct connection to the low-density residential to the east and south, with the only access point from the arterial street. Finally, the UZC and the Wichita Landscape Code require screening, compatibility standards, and landscape buffering, which are designed to promote compatibility between multi-family and low-density residential.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**. 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. Properties to the north are a detention pond and a single-family dwelling with agricultural uses. Properties to the east and south are developed with single-family dwellings. Property to the west is a drainage canal.

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

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have a significant detrimental impact on nearby property. Screening, landscaping, and compatibility standards should mitigate any potential detrimental impacts to the adjacent residential properties.

4. **Length of time subject property has remained vacant as zoned:** The subject site is currently developed with a single-family dwelling, which was constructed in 1940.

5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would allow infill housing, which is generally considered a gain to the public. Denial may represent a loss of economic opportunity for the applicant.

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 the staff report.

7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested zone change to have a significant impact on community facilities.

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

Staff Report Attachments:

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

Public Comment
Attention: Philip Zevenbergen and Wichita MAPD

I received your Notice of Public Hearing for the requested zoning change of 11407 W 21st St from SF-5 to MF-18.

Between 21st/119th and 21st/Maize, other than the commercial businesses at each intersection, there are RR residences, SF residences and one church. This .7 mile stretch of both the north and south sides of 21st as well as the surrounding area is an attractive and desirable residential neighborhood with many long-term home owners who take pride in keeping their properties and homes in good condition and at maximum value. There are no vacant lots and resale is low, with for-sale properties generally selling quickly. A multi-family property right in the middle of this stretch of 21st St., or anywhere else in this area, would be and appear to be completely out-of-place, causing an eyesore and obviously threatening the desirability as well as property values of this otherwise totally residential neighborhood.

I will provide my name, address and other contact information to you if needed, and am happy to answer any questions. However, I absolutely do not want the applicant for this rezoning to have my information as I don't need or want negative ramifications because I am asking for denial of their rezoning request.

I invite you to visit to see for yourselves this section of 21st, the surrounding area and the location of the proposed zoning change property to better understand my objections as a proud home owner and resident of this neighborhood.

Thank you for your attention. I would appreciate a response so I'll know you have read my request for the Wichita Metropolitan Area Planning Commission's absolute denial of the MF-18 rezoning request for 11407 W 21st St N.

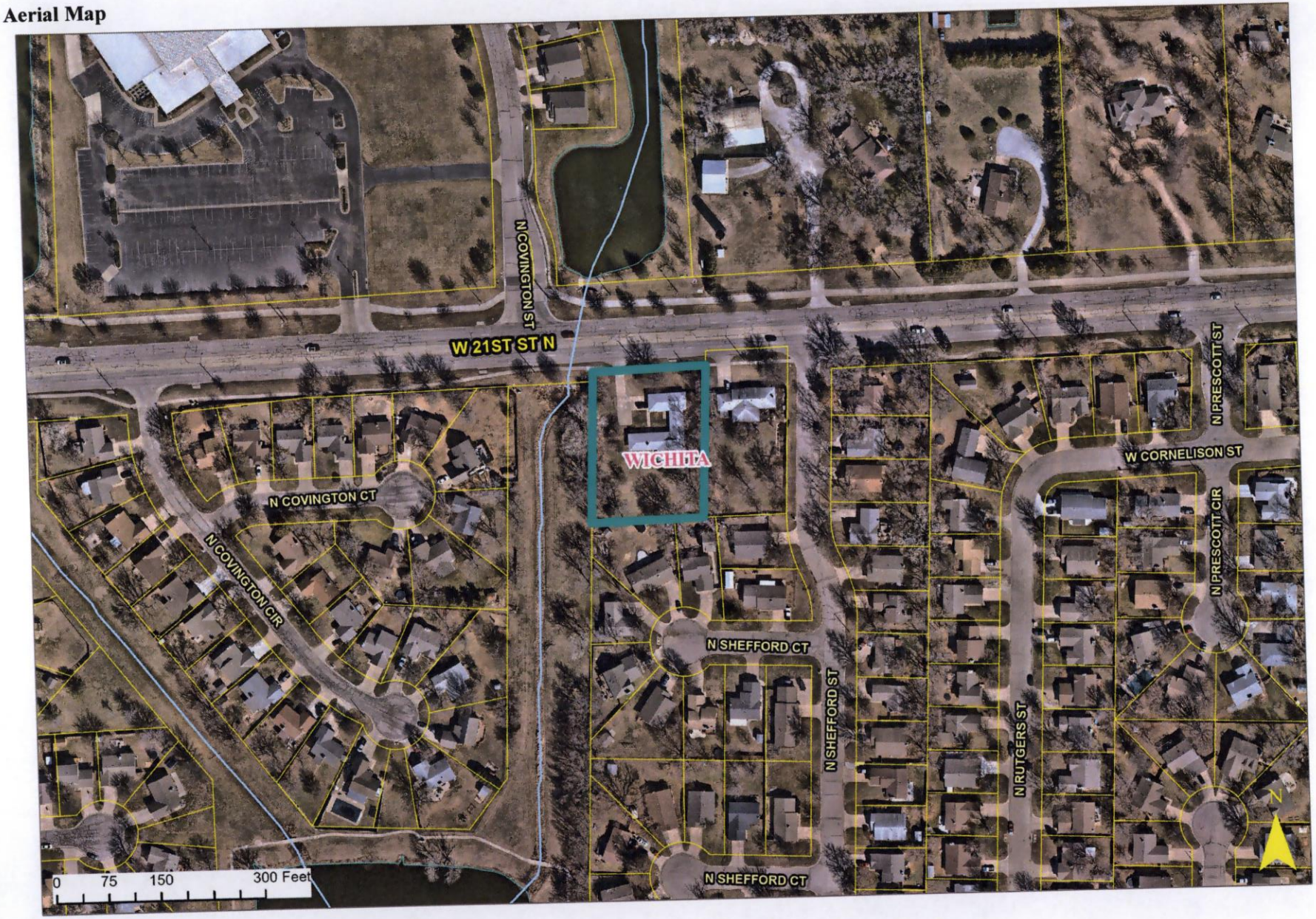
Thank you for your attention.

Dear Members of the Zoning Board,
We are writing to express our opposition to the proposed rezoning of 11407 W 21st St N from Single Family SF5 to Multi-Family MF18. Our concerns are heightened by the absence of any detailed plan regarding the intended use of the property. Without this information, we believe only a single-family residence should be permitted on this site.
Our home is directly across the street from this site, situated on four acres, along with three other large-acreage properties on this street. The area between Maize Road and 119th is comprised exclusively of single-family homes and neighborhoods. There are no multi-family developments in this corridor. While neighborhoods with duplexes can be found a mile west or north, this particular stretch is distinguished by its single-family character.
We are concerned that introducing multi-family housing, such as duplexes or apartments, would negatively impact property values and neighborhood stability. According to a study by the Lincoln Institute of Land Policy, neighborhoods with mixed housing types saw a measurable decrease in single-family home values compared to areas with only single-family residences. Furthermore, higher turnover rates in rental properties can impact community cohesion and reduce neighbor engagement.
Duplexes and apartments typically have short-term occupants, who may not invest in building relationships with neighbors. This can alter the dynamics of our community. Additionally, traffic on 21st Street is already significant and increased density would further strain local infrastructure. We believe that permitting duplexes or apartments here would be incompatible with the established neighborhood.
We recognize that housing diversity can offer benefits such as increased affordability and flexibility for residents. However, it is crucial to consider the unique characteristics and needs of our neighborhood. The single-family zoning in this area has fostered stability, long-term residency, and strong community ties. Changing the zoning to allow multi-family development would undermine these qualities and place additional pressure on infrastructure that was designed for lower density.

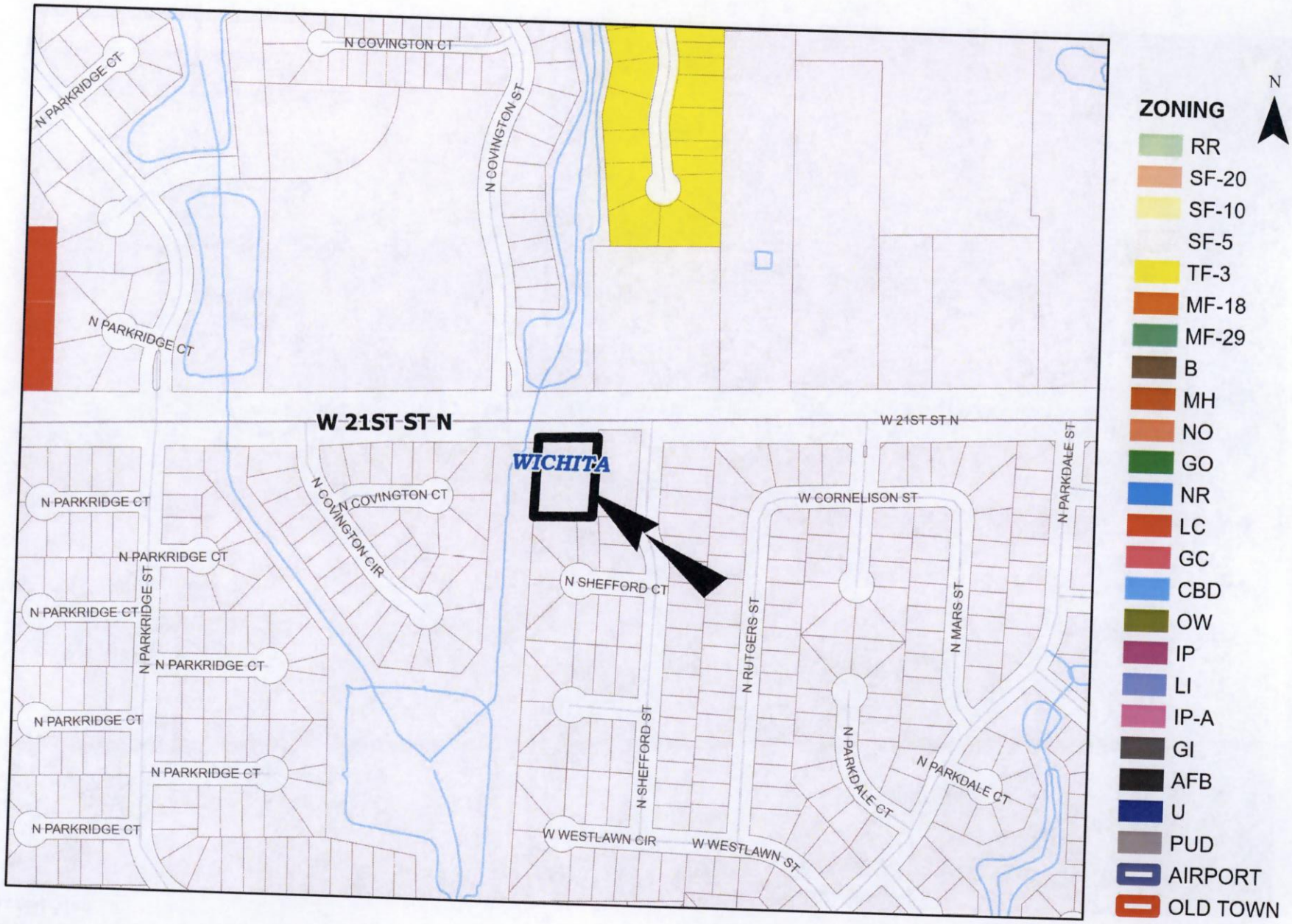
For these reasons, we respectfully request that the proposed rezoning be denied, and that the property remain designated for single-family residential use.
Thank you for your consideration.

Thank you
Craig & Kelli Ellington
11304 W 21st St N

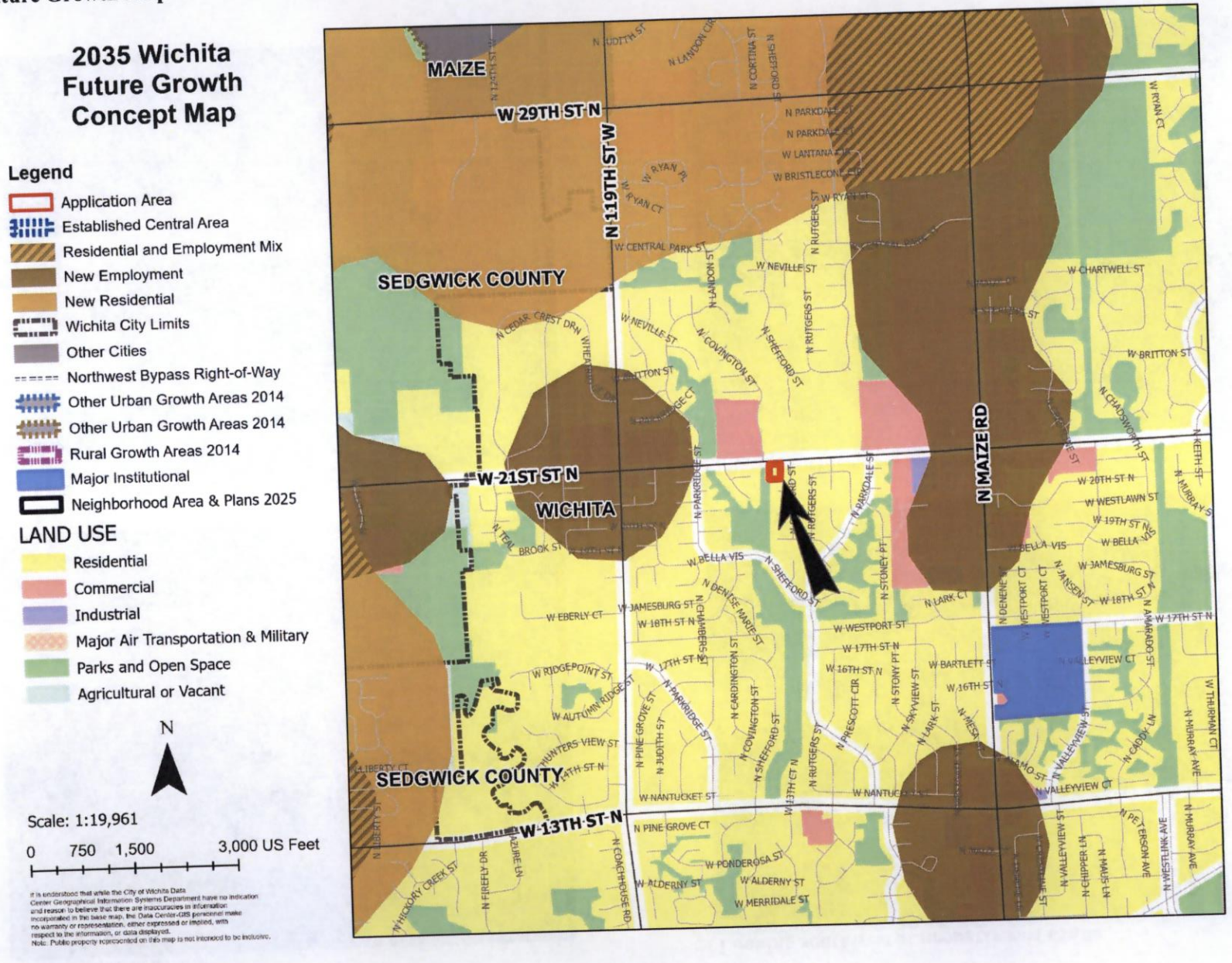
Aerial Map


N COVINGTON ST
W 21ST ST N
WICHITA
N COVINGTON CT
N COVINGTON CIR
N SHEFFORD CT
N SHEFFORD ST
N RUTGERS ST
W CORNELISON ST
N PRESCOTT ST
N PRESCOTT CIR
N SHEFFORD CT
0 75 150 300 Feet
N

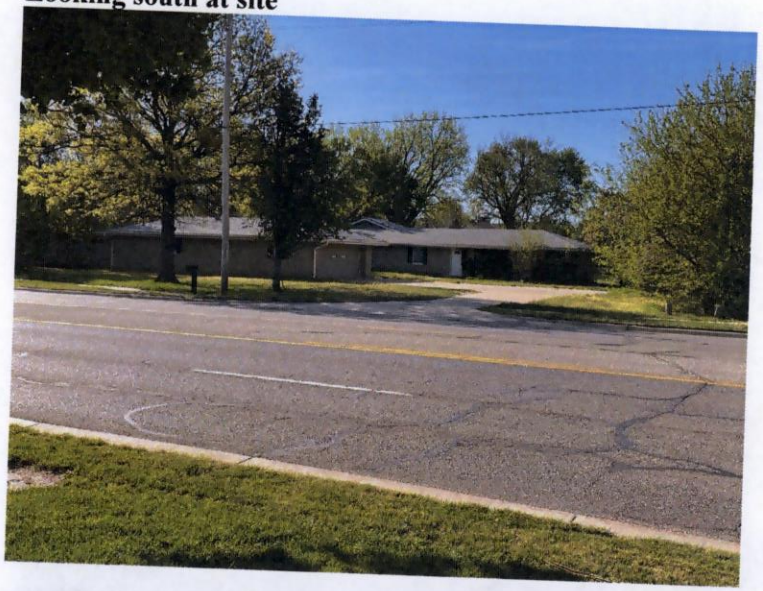
Zoning Map


N COVINGTON CT
N PARKRIDGE CT
N COVINGTON ST
N PARKRIDGE CT
W 21ST ST N
W 21ST ST N
WICHITA
N PARKRIDGE CT
N COVINGTON CT
N COVINGTON CIR
N PARKRIDGE CT
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N PARKRIDGE CT
N PARKRIDGE CT
N SHEFFORD CT
W CORNELISON ST
N PARKDALE ST
N RUTGERS ST
N MARS ST
N SHEFFORD ST
N PARKDALE CT
N PARKDALE CT
W WESTLAWN CIR
W WESTLAWN ST
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
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PUD
AIRPORT
OLD TOWN

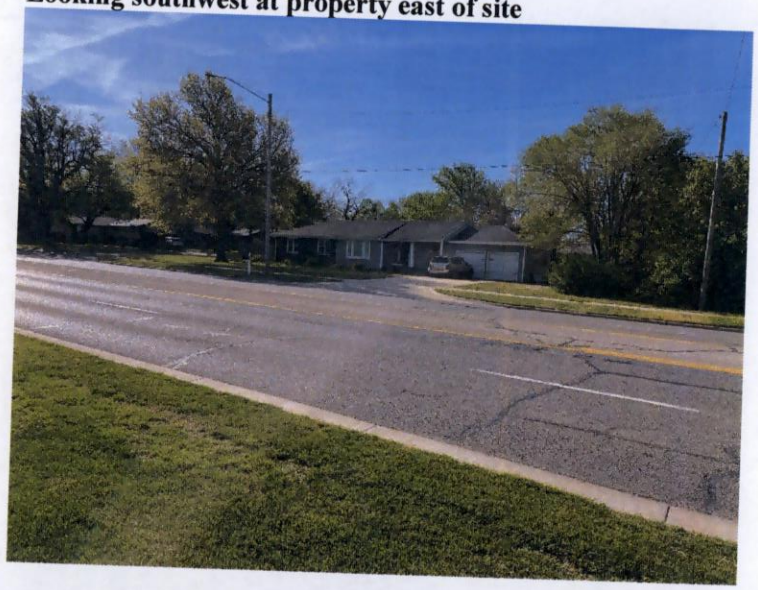
Future Growth Map



Looking south at site



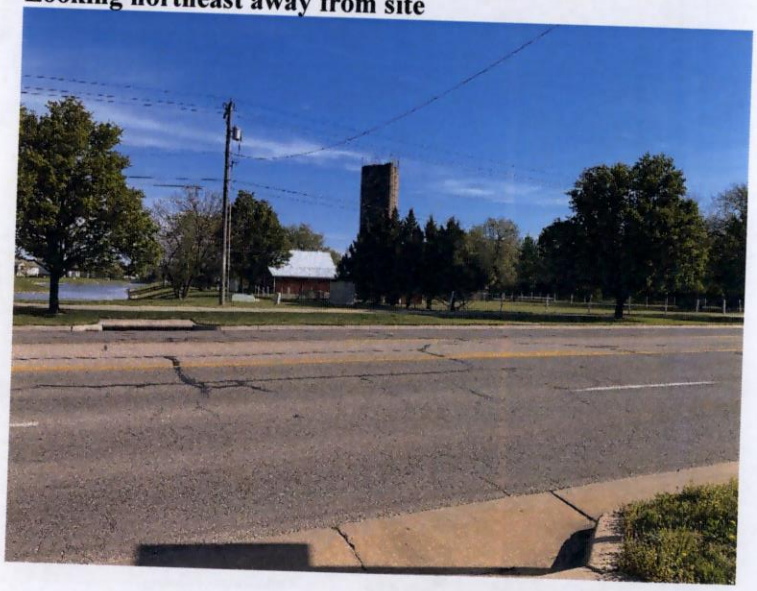
Looking southwest at property east of site



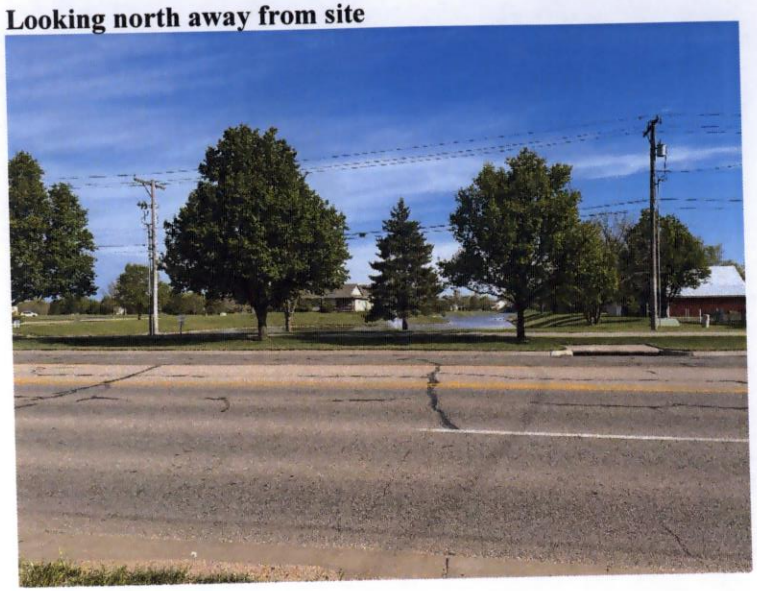
Looking south at drainage canal west of site



Looking northeast away from site



Looking north away from site



Looking southwest toward site from drainage canal



Looking northwest away from site

