CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Justin B. Trimmell Revocable Trust
1345 North Saint Andrews Drive
Wichita, KS 67230

July 24, 2026

RE: CON2026-00068 – Conditional Use request in the County for an Accessory Apartment on property located in the SF-20 Single-Family Residential District, generally located on the west side of North St. Andrews Drive and within 200 feet south of East 13th Street North (1345 North St. Andrews Drive).

Dear Applicant;

At its regular meeting on **July 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, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (located at 1345 North Saint Andrews Drive) 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 applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by MABCD for the Accessory Apartment.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were received for this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Senior Planner

Cc: MABCD
Annette Farha, *via email*

Wichita-Sedgwick County Metropolitan Area Planning Department

Justin B. Trimmell Revocable Trust
1345 North Saint Andrews Drive
Wichita, KS 67230

July 10, 2026

RE: CON2026-00068 – Conditional Use request in the County for an Accessory Apartment on property located in the SF-20 Single-Family Residential District, generally located on the west side of North St. Andrews Drive and within 200 feet south of East 13th Street North (1345 North St. Andrews Drive).

Dear Applicant;

At its regular meeting on **July 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, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (located at 1345 North Saint Andrews Drive) 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 applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by MABCD for the Accessory Apartment.
5. 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 County 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 **July 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 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **July 23, 2026, at 5:00 p.m.**

If no protests are received, then the decision of the MAPC is final. If protests are received, this application will be considered by the Sedgwick County Board of County Commissioners on **Wednesday, August 19, 2026,** beginning at 9:00 a.m., at 100 North Broadway, Wichita, KS 67202, for final action.

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

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Senior Planner

Cc: MABCD
Annette Farha, *via email*

CONDITIONAL USE RESOLUTION NO. CON2026-00068

WHEREAS, Justin B. Trimmell Revocable Trust, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for an Accessory Apartment in the County in SF-20 Single-Family Residential District zoning, located at 1345 North Saint Andrews Drive, legally described as:

> Lot 2, Block 3, Crestview Country Club Estates North Point 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 July 9, 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 County in the SF-20 Single-Family Residential District zoning, located at 1345 North Saint Andrews Drive, legally described as:

> Lot 2, Block 3, Crestview Country Club Estates North Point 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 1345 North Saint Andrews Drive), 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.

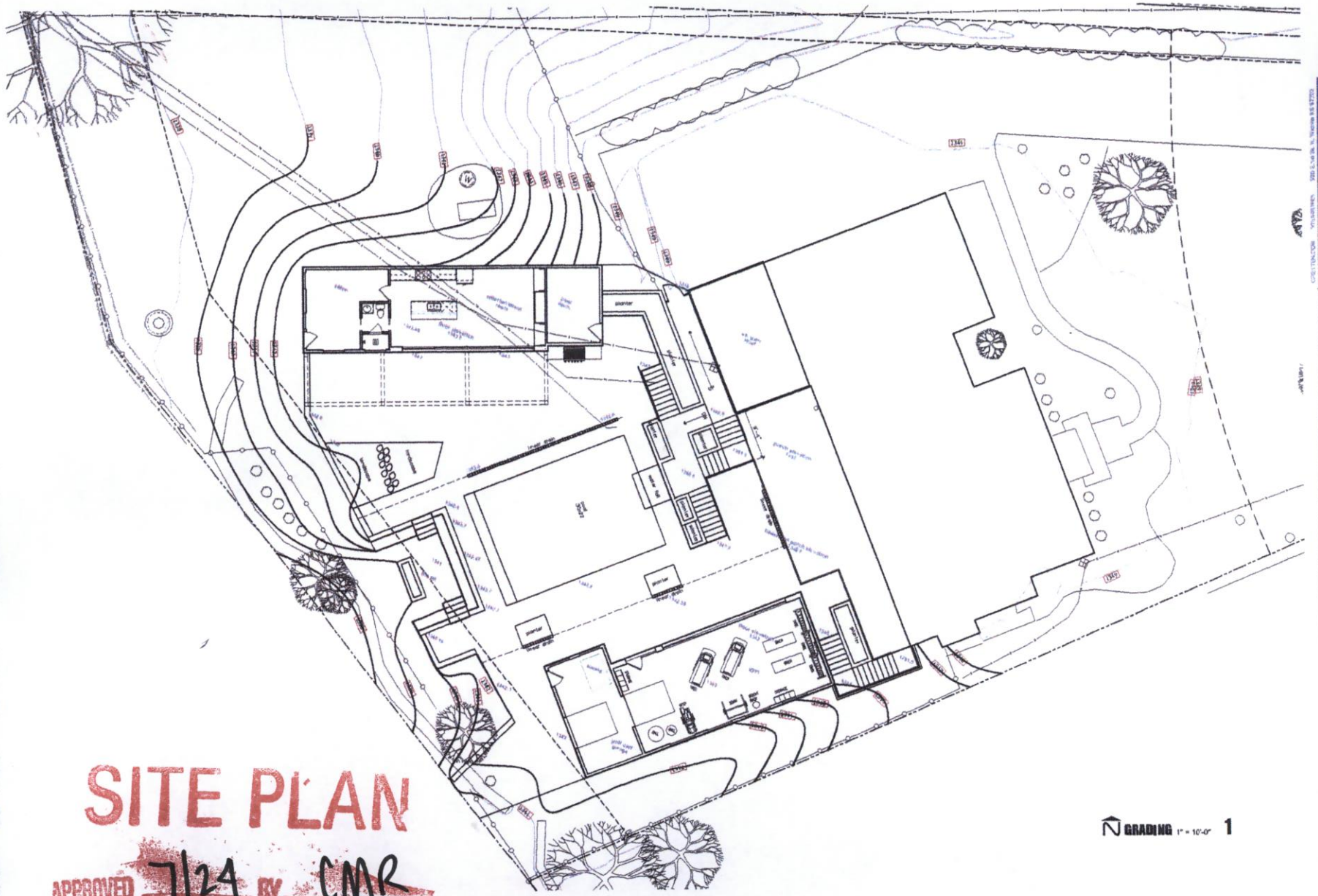
Adopted this 27 Day of AUGUST, 2026.

METROPOLITAN AREA PLANNING COMMISSION

Bob Aldrich, MAPC Chair

ATTEST:

Scott Wadle, Secretary



SITE PLAN

APPROVED 7/24 BY CMR

GRADING 1" = 10'-0" 1

Trimmell Residence
1345 Andrews Circle
Wichita, KS 67230

GRADIN
CD.A00

Sedgwick Co. public notice

(Published in The Ark Valley News May 21, 2026.)

MAPC June 11, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 11, 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.**

CON2026-00066: Conditional Use request in the County to allow a Church or Place of Worship of less than 20 acres on property zoned RR Rural Residential; located on the south side of East 63rd Street south, within one-quarter mile west of South 127th Street East (12521 East 63rd Street South) (Derby Influence Area).

CON2026-00068: Conditional Use request in the County for an Accessory Apartment on property located in the SF-20 Single-Family Residential District, generally located on the west side of North St. Andrews Drive and within 200 feet south of East 13th Street North (1345 North St. Andrews Drive).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: **Scott Wadle**
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

WITNESS MY HAND on May 21, 2026
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 21st day of May, 2026. with subsequent publications being made on the following dates:

_____, 2026 _____, 2026
_____, 2026 _____, 2026
_____, 2026 _____, 2026

Chris Strunk

Subscribed and sworn to before me this 21st day of May, 2026.

Notary Public

My commission expires

Additional copies $

Printer's fee

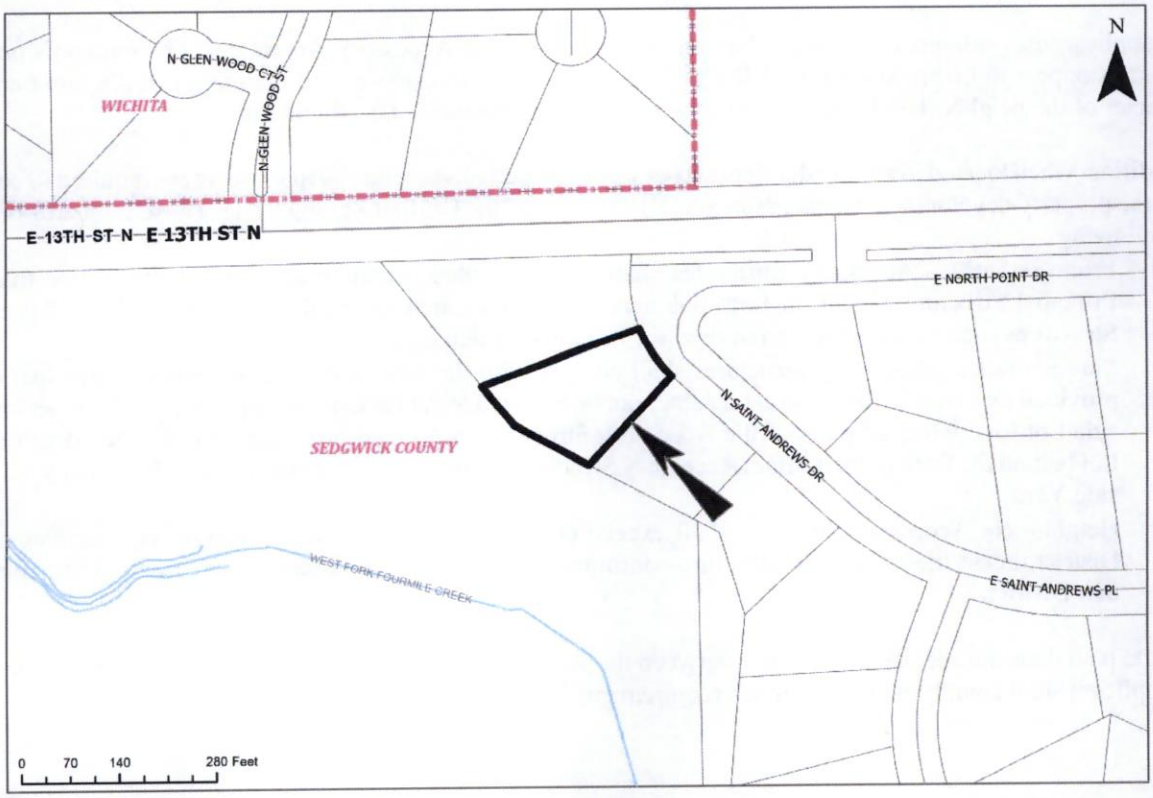
LISA K. STRUNK NOTARY PUBLIC 4/24/28 STATE OF KANSAS

AGENDA ITEM NO. 4.2

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: July 9, 2026

CASE NUMBER:	CON2026-00068 (County)
APPLICANT/OWNER:	Justin B. Trimmell Revocable Trust (Applicant)
REQUEST:	Conditional Use to allow an Accessory Apartment
CURRENT ZONING:	SF-20 Single-Family Residential District
SITE SIZE:	0.65 acres
LOCATION:	Generally located on the west side of North Saint Andrews Drive, within 150 feet south of East 13th Street North and one-half mile east of North 127th Street East (1345 North Saint Andrews Drive)
PROPOSED USE:	Accessory Apartment
RECOMMENDATION:	Approval with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow an Accessory Apartment on property zoned SF-20 Single-Family Residential District (SF-20). The 0.65-acre subject site is located on the west side of North Saint Andrews Drive, within 150 feet south of East 13th Street North and one-half mile east of North 127th Street East (1345 North Saint Andrews Drive). The subject site is currently developed with a single-family dwelling. The subject site is located within the Crestview Country Club Improvement District, which includes properties in unincorporated Sedgwick County that receive some municipal services from the City of Wichita.

The applicant is filing the Conditional Use request to have an Accessory Apartment on site. According to the site plan, the applicant intends to construct a detached building for the Accessory Apartment. The distance between the two buildings is not shown on the drawings, but a minimum of three feet of building separation is required.

Section IV-A.4 of the UZC requires one parking space per Accessory Apartment and one space for a single-family residence. The site plan shows that the Accessory Apartment will have its own attached one-car garage, which satisfies the parking requirements. The principal structure also has its own attached four-car garage.

Accessory Apartments are subject to Supplementary Use Regulations outlined in Section III-D.6.a of the Unified Zoning Code (UZC), which state:

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.

The applicant has submitted elevation drawings for the proposed Accessory Apartment. The materials on both structures appear to be predominantly EIFS or stucco, which is compatible with the main dwelling unit and the character of the neighborhood. This satisfies the second Supplementary Use Regulation.

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(2) 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 area 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.
- 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 site plan does not specify the distance between the Accessory Apartment building and the property lines, but the applicant shall comply with the setback requirements if approved.

The character of the area is low density residential. Properties to the north, south, east and west are zoned SF-20. Property to the north is developed with a single-family dwelling. Property to the south and west is developed with a golf course. Property to the east, across North Saint Andrews Drive, is developed with a single-family dwelling.

CASE HISTORY: In 1970, the subject site was platted as part of the CCCE Northpoint Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20	Single-family dwelling
SOUTH:	SF-20	Golf course
EAST:	SF-20	Single-family dwelling
WEST:	SF-20	Golf course

PUBLIC SERVICES: This site can be accessed by North Saint Andrews Drive, which is a paved County local street with no sidewalks. This site is serviced by the City of Wichita's water and sewer systems.

CONFORMANCE TO PLANS/POLICIES: The request for an Accessory Apartment is in conformance with the *Community Investments Plan*. The Wichita-Sedgwick County *Community Investments Plan*'s 2035 Future Growth Concept Map identifies the site as being appropriate for "Residential" uses, which encompasses all residential uses, including single-family homes, multi-family homes, assisted living facilities, and Accessory Apartments.

The subject site is zoned SF-20 Single-Family Residential District. The purpose of the SF-20 Single-Family Residential District is to accommodate large lot, single-family residential development and complementary land uses. It is intended for application in unincorporated Sedgwick County, particularly in areas where some public services are available and where soils are capable of accommodating septic tanks. The subject site is serviced by municipal sewer and water and can accommodate an additional dwelling unit on site.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the Conditional Use request for the Accessory Apartment be **APPROVED**, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (located at 1345 North Saint Andrews Drive) and the ownership shall not be divided or sold as a condominium. If the lot is divided in the future, the Accessory Apartment shall only apply to the lot on which the current principal dwelling is located. The site is limited to the construction of the Accessory Apartment associated with the principal dwelling at the above address. Any future lot splits would require additional zoning action for Accessory Apartments of new lots created.
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 applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by MABCD for the Accessory Apartment.
5. 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 area is low density residential. Properties to the north, south, east and west are zoned SF-20. Property to the north is developed with a single-family dwelling. Property to the south and west is developed with a golf course. Property to the east, across North Saint Andrews Drive, is developed with a single-family dwelling.

(2) **The suitability of the subject property for the uses to which it has been restricted**: The subject site is currently zoned SF-20 Single-Family Residential District, which is suitable for a single-family residence and an Accessory Apartment with an approved Conditional Use. The size of the property can accommodate an Accessory Apartment and the additional required parking space.

(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 and there is ample space for parking on site. The conditions of approval should minimize any potential detrimental impacts.

(4) **Length of time subject property has remained vacant as zoned**: The subject property is not vacant.

(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 significant negative effects on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment of the property for the applicant.

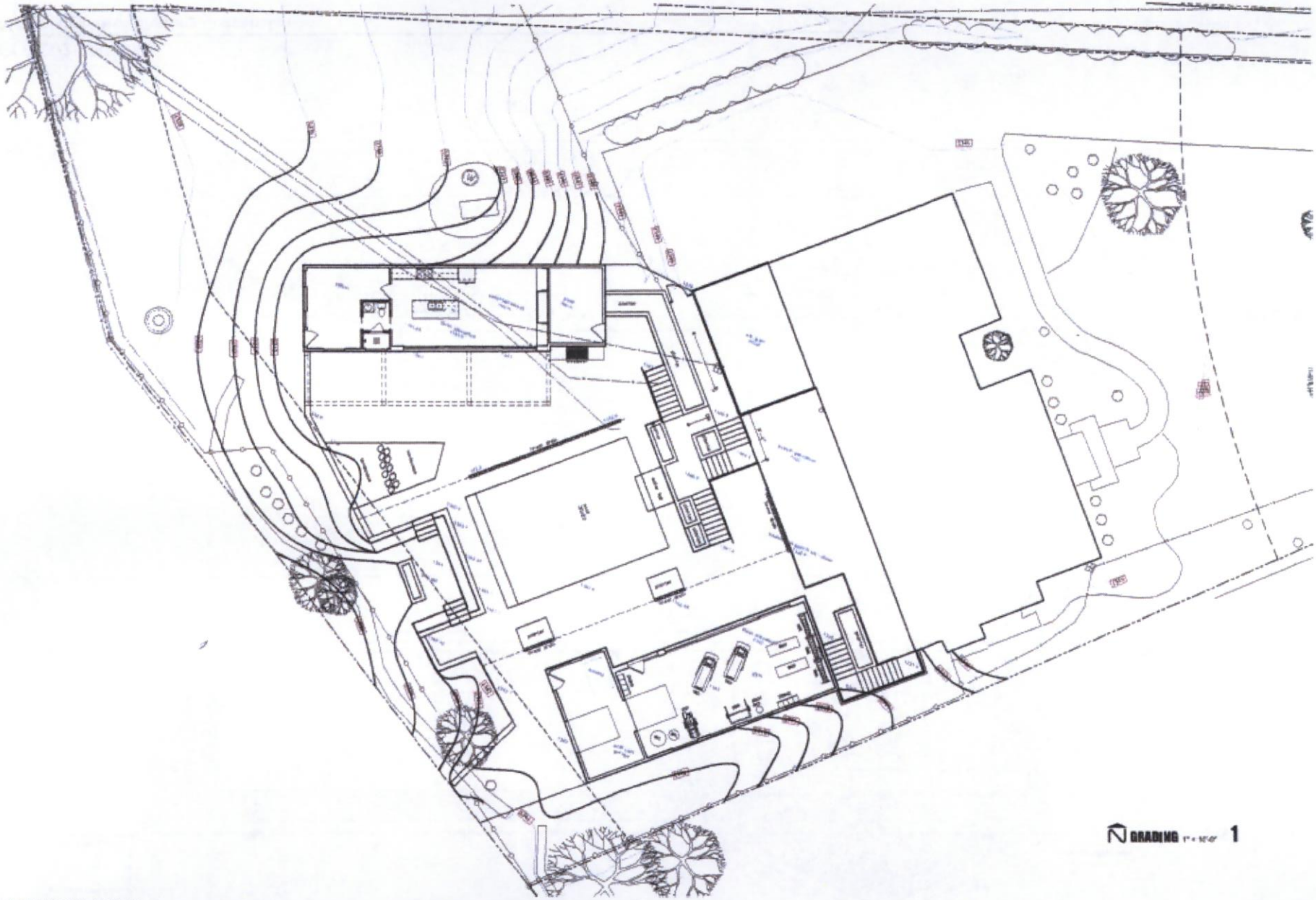
(6) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The request for an Accessory Apartment is in conformance with the *Community Investments Plan*, as discussed in this staff report.

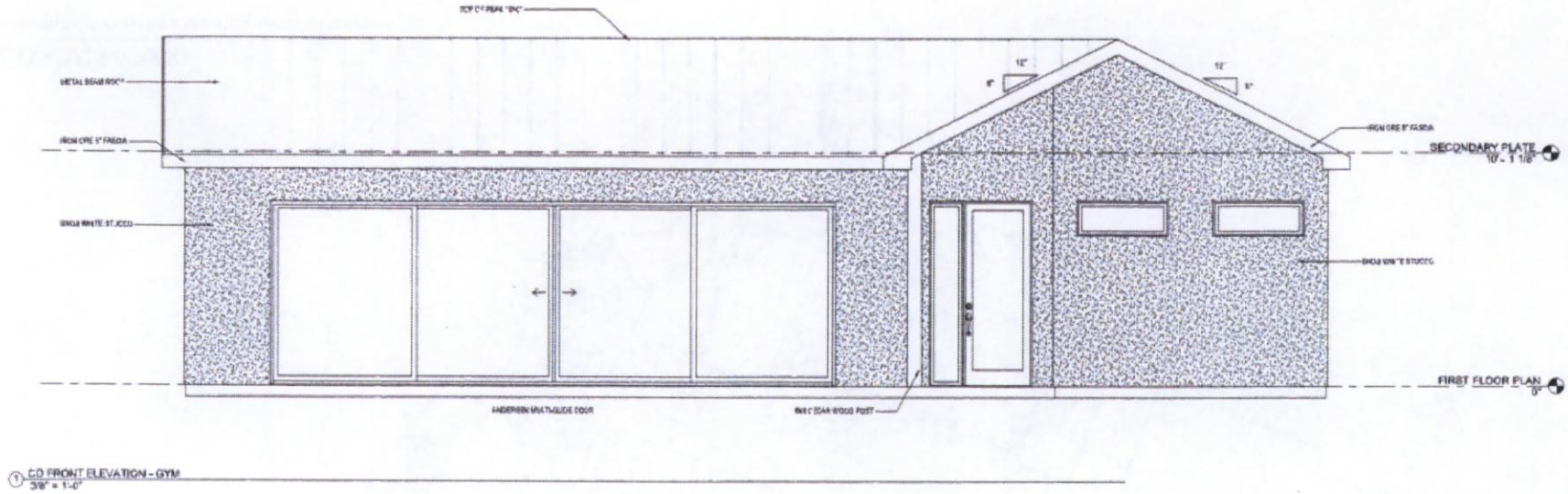
(7) **Impact of the proposed development on community facilities**: Staff expects that there will be minimal impact on public roads and services.

(8) **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff did not receive any comments from the public regarding the requested Conditional Use.

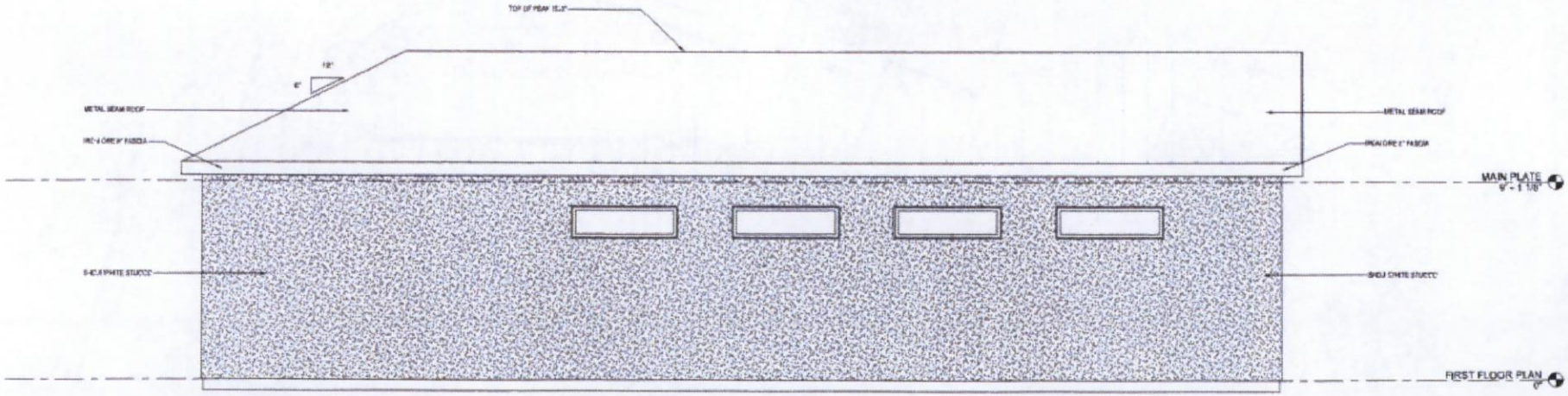
Attachments:

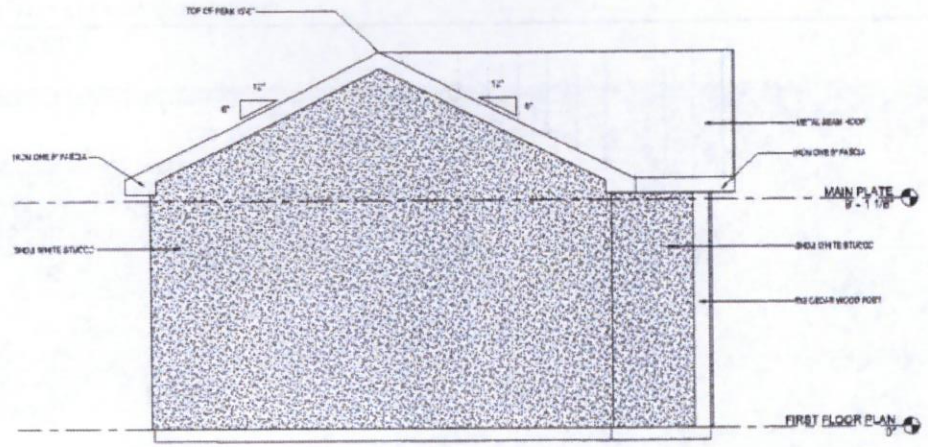
1. Site Plan
2. Elevation Drawings of Accessory Apartment
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos


GRADING 1

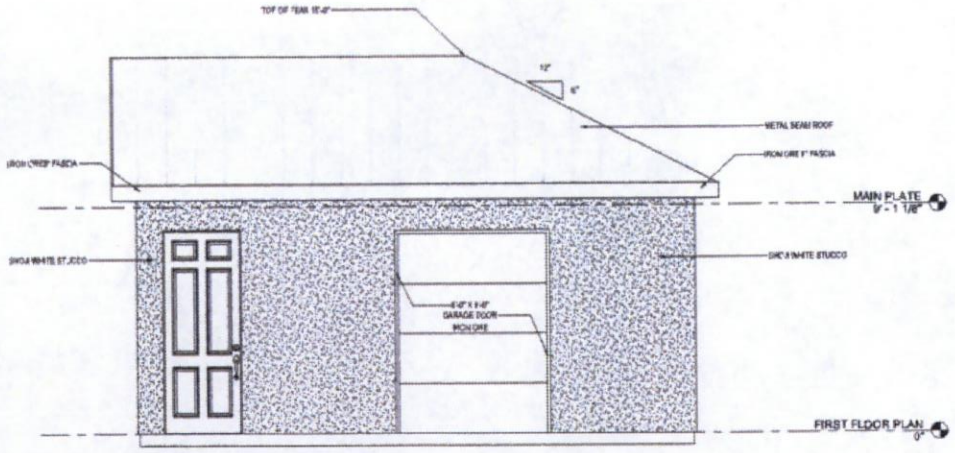


1 CO FRONT ELEVATION - GYM
3/8" = 1'-0"

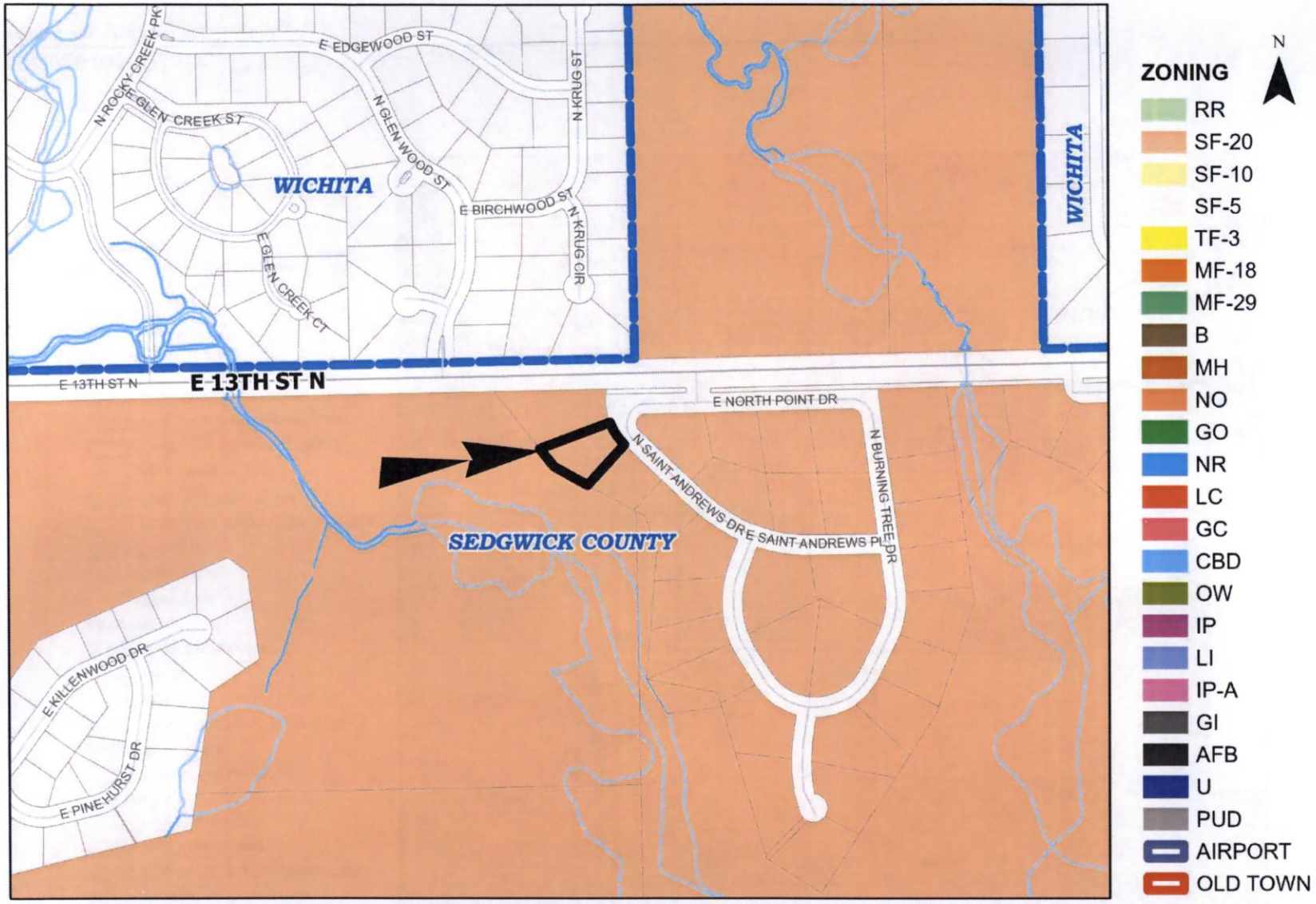




① CD LEFT ELEVATION - GYM
3/8" = 1'-0"




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N GLEN WOOD ST
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N SAINT ANDREWS DR
SEDGWICK COUNTY
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AIRPORT
OLD TOWN

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
- Northwest Bypass Right-of-Way
- Railroads
- Roads
- Major Institutional

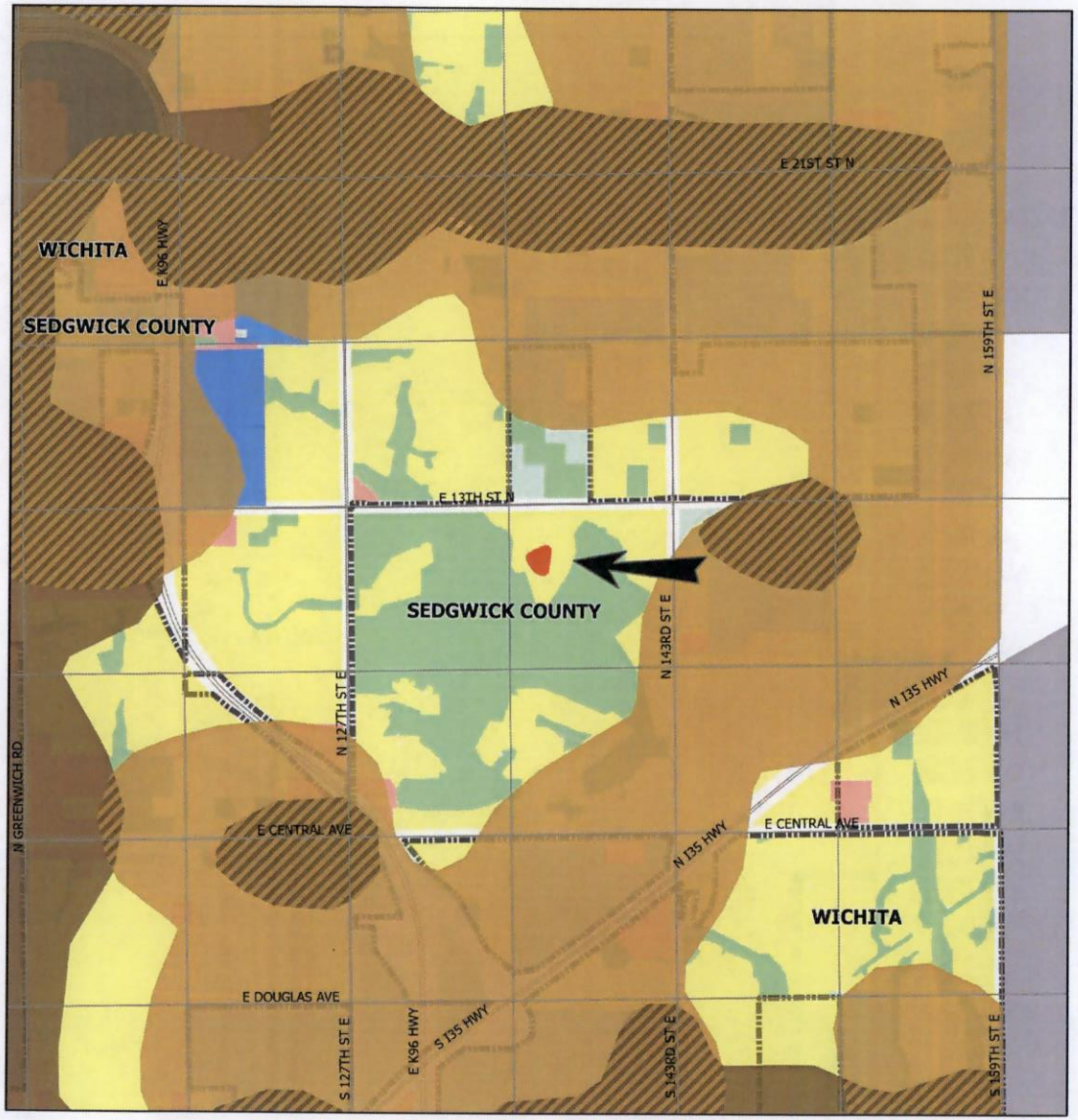
LAND USE

- 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
- scQSect

Scale: 1:26,816

N

0 650 1,300 2,600 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 presented makes 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 southwest towards existing house



Looking southwest towards proposed Accessory Apartment



Looking northeast towards site



Looking northeast away from site

