CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

June 26, 2026

Kirt Reeves
157 N Saint Clair
Wichita, KS 67203

RE: CON2026-00062 – Conditional Use request in the City to permit an Accessory Apartment on property zoned TF-3 Two-Family Residential, generally located on the west side of North Edwards Avenue and 300 feet north of West 3rd Street North (431 North Edwards Avenue)

Dear Applicant,

At its regular meeting on **June 11, 2026**, the official action of the Metropolitan Area Planning Commission was to recommend **APPROVAL** of the above request. The approval of the request is 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 431 North Edwards Avenue), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were filed against this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this application, please contact our office at 352-4864.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Commissioner, District VI
Ana Lopez, CSR, District VI

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 12, 2026

Kirt Reeves
157 N Saint Clair
Wichita, KS 67203

RE: CON2026-00062 – Conditional Use request in the City to permit an Accessory Apartment on property zoned TF-3 Two-Family Residential, generally located on the west side of North Edwards Avenue and 300 feet north of West 3rd Street North (431 North Edwards Avenue)

Dear Applicant,

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6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **June 25, 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 **June 25, 2026, at 5:00 p.m.**

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Commissioner, District VI
Ana Lopez, CSR, District VI

CONDITIONAL USE RESOLUTION NO. CON2026-00062

WHEREAS, Kirt Reeves, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Accessory Apartment in SF-5 Single-Family Residential District zoning located at 431 North Edwards Avenue, legally described as:

Lots 21 and 23, Block 17, J.O. Davidson's 2nd 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 March 26, 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 Accessory Apartment in SF-5 Single-Family Residential District zoning located at 431 North Edwards Avenue, legally described as:

Lots 21 and 23, Block 17, J.O. Davidson's 2nd 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 431 North Edwards Avenue), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 26th Day of June, 2026.

METROPOLITAN AREA PLANNING COMMISSION

Bob Aldrich, Chairman

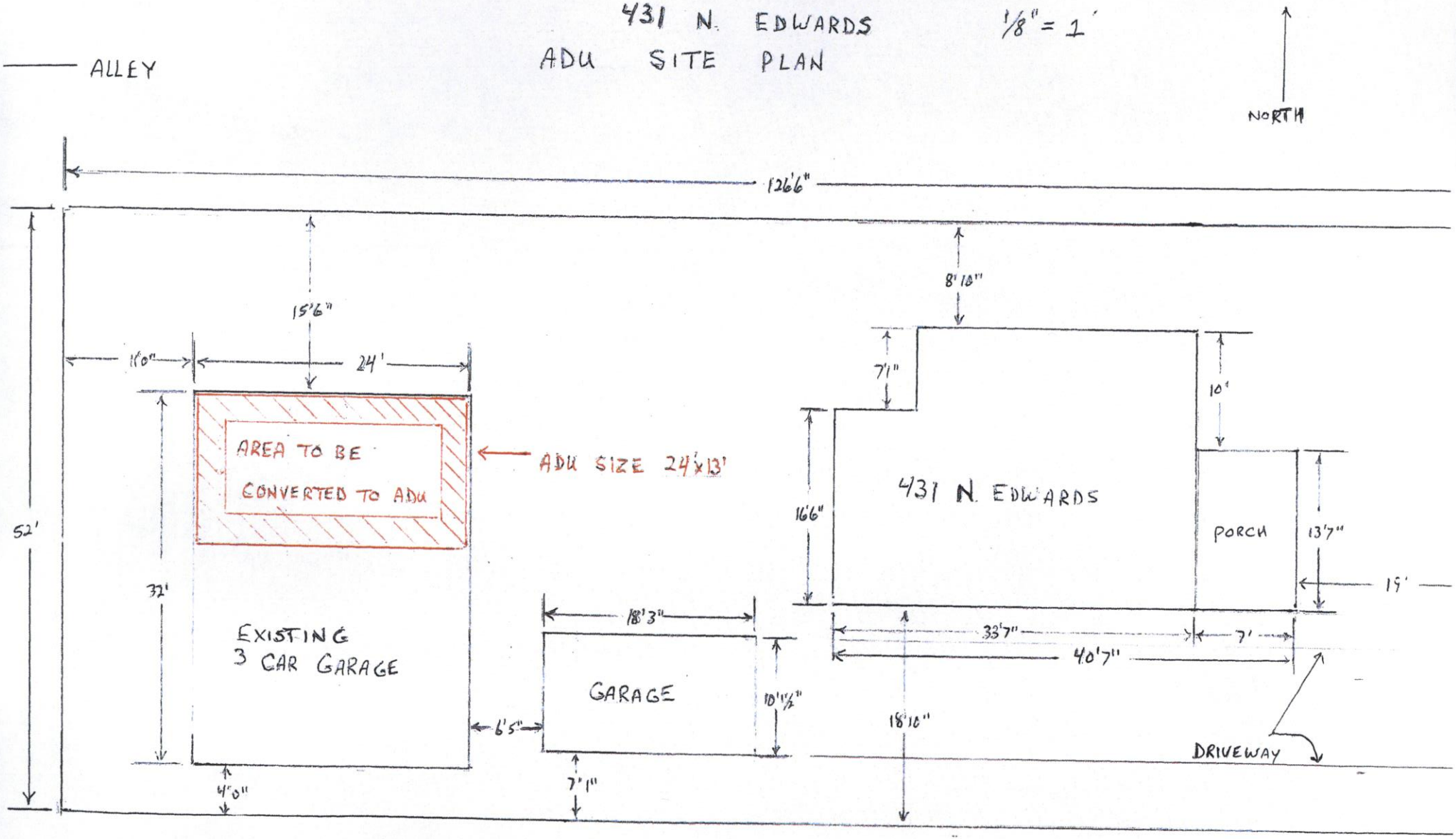
ATTEST:

Scott Wadle, Secretary

431 N. EDWARDS
ADU SITE PLAN

1/8" = 1'

NORTH



SITE PLAN

APPROVED 6/11/26 BY JBE

CON2026-00062

PLAN DRAWN BY
KIRT REEVES - OWN
431 N EDWARDS
LOTS 21 & 23 BLOCI
J.D. DAVIDSON'S 2ND

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	IPL0341154	Legal Ad - IPL0341154	MAPC/BZA	2.0	124.0L

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

LEGAL PUBLICATION
MAPC/BZA 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. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2026-00034: Variance request in the City to allow a 9' by 4'10" wall sign on property zoned B Multi--Family Residential District, generally located on the north side of East 16th Street North, approximately 300 feet west of North Gentry Street (3800 East 16th Street North).

BZA2026-00042: Variance request in the City to allow a reduced width of a Residential-Design Manufactured Home on property zoned TF-3 Two Family Residential, generally located east side of North Wabash Avenue and 100 feet north of East 12th Street North (1306 North Wabash).

CON2026-00062: Conditional Use request in the City for an Accessory Apartment on property zoned TF-3 Two-Family Residential District, generally located on the west side of North Edwards Avenue and within 300 feet north of West 3rd Street North (431 North Edwards Avenue).

PUD2026-00012: Zone Change request in the City from TF-3 Two-Family Residential District to PUD Planned Unit Development to create the Blue Lake 3rd Planned Unit Development, generally located north of West MacArthur Road, within three-quarters of a mile west of South West Street.

VAC2026-00019: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the north side of West Mohawk Lane, within 600 feet east of North Meridian Avenue (2219 West Mohawk Lane).

ZON2026-00017: Zone change request in the City from TF-3 Two-Family Residential and B Multi-Family Residential to NR Neighborhood Retail, generally located on the east side of North Topeka Street, within 150 feet north of East 10th Street North (1122 North Topeka Street).

ZON2026-00022: Zone Change request in the City from SF-5 Single-Family Residential District to GC General Commercial District with a Protective Overlay to have shipping containers on the property, generally located on the northwest corner of North Fountain Avenue and East Brooks Avenue (2901 North Fountain).

ZON2026-00023: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build a duplex, generally located on the west side of North Young Street, within one-quarter mile north of West 2nd Street North (407 North Young Street).

ZON2026-00024: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District with Protective Overlay #482 to build duplexes, generally located on the north side of West Maple Street, within one-half mile west of South Ridge Road.
IPL0341154
May 20 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:
05/20/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on May 20, 2026, 10:32 AM EDT

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

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

AGENDA ITEM NO. 5.2

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: June 11, 2026
DAB VI: June 8, 2026

CASE NUMBER:	CON2026-00062 (City)
APPLICANT/AGENT:	Kirt Reeves (Applicant)
REQUEST:	Conditional Use to allow an Accessory Apartment
CURRENT ZONING:	TF-3 Two-Family Residential District
SITE SIZE:	0.149 acres
LOCATION:	Generally located on the west side of North Edwards Avenue and 300 feet north of West 3rd Street North (431 North Edwards Avenue)
PROPOSED USE:	Accessory Apartment
RECOMMENDATION:	Approve, with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow an Accessory Apartment on property zoned TF-3 Two-Family Residential District (TF-3). The 0.149-acre property is generally located on the west side of North Edwards Avenue and 300 feet north of West 3rd Street North (431 North Edwards Avenue). The subject site is currently developed with a single-family residential dwelling and two detached garages. The applicant is requesting the Conditional Use in order to convert a portion of one of the garages into an Accessory Apartment.

The applicant's site plan shows the detached garage closest to the rear property line to be 32-foot by 24-foot. A 13-foot by 24-foot portion of the garage would be converted. All required setbacks are currently met by each building on the property. A dwelling unit is defined by the Unified Zoning Code as "*a building or portion of a building that contains living facilities for not more than one family and that includes provisions for sleeping, cooking, eating, and sanitation.*"

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

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

In addition, when located in zoning districts MH or more restrictive, Accessory Apartments are required to comply with the property development standards in Sec. III-D.7.e(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 areas where the Front Setback for Accessory Structures shall be the same as required for Principal Structures.

- Side Setbacks - Accessory Structures shall comply with the Side Setback standards for Principal Uses, provided that an Accessory Structure shall not be required to set back more than three feet from an interior side Lot Line when all parts of the Accessory Structure are located more than one-half the depth of the Lot behind the front property line. Accessory Structures may not utilize more than one-half of any required side Yard.

- 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.

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

Context
The character of the neighborhood is low-density residential. Properties to the north, south, west, and east are all zoned TF-3 and are developed with single-family dwellings.

CASE HISTORY: In 1887, the property was platted as part of the J. O. Davidson's Addition. There are

no other zoning cases associated with the subject site.

ADJACENT ZONING AND LAND USE:

North:	TF-3	Single-family dwelling
South:	TF-3	Single-family dwelling
East:	TF-3	Single-family dwelling
West:	TF-3	Single-family dwelling

PUBLIC SERVICES: The subject site has access to North Edwards Avenue, a two-way local street with sidewalks on both sides. All municipal services and utilities, such as water and sewer, already serve this site. Wichita Transit serves the site with a stop at the northwest corner of North Edwards Avenue and West 2nd Street North.

CONFORMANCE TO PLANS/POLICIES: The proposed use is in conformance with the *Community Investments Plan*. The *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map identifies the site as a "Residential", which the Plan defines as "*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes).*" An Accessory Apartment is appropriate for this category.

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

Unified Zoning Code District Purpose Statement: The request is in conformance with the purpose statement of the TF-3 District, which is to, "accommodate moderate-density Single-Family and Duplex residential development, as well as very limited density Multi-Family Development and other complementary land uses." An Accessory Apartment in the TF-3 District is appropriate.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 431 North Edwards Avenue), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII

of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is low-density residential. Properties to the north, south, west, and east are all zoned TF-3 and are developed with single-family dwellings.

2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned TF-3 Two-Family Residential, which permits an Accessory Apartment by Conditional Use approval under Section III-D.6.a of the Unified Zoning Code.

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

4. Length of time subject property has remained vacant as zoned: The subject property is currently developed with a single-family dwelling, constructed in 1924, and two detached garages.

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

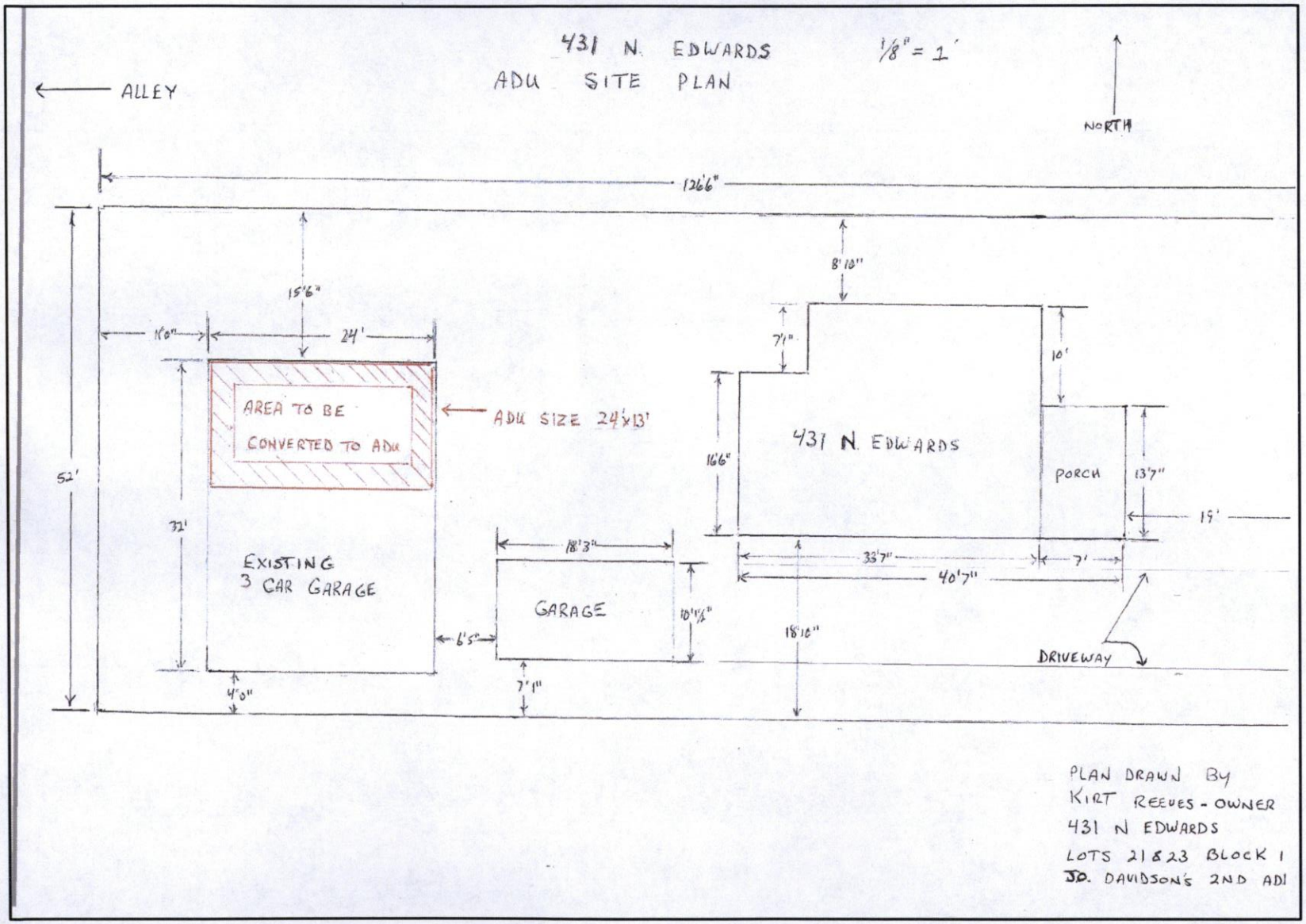
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed use is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan* as discussed in the report.

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

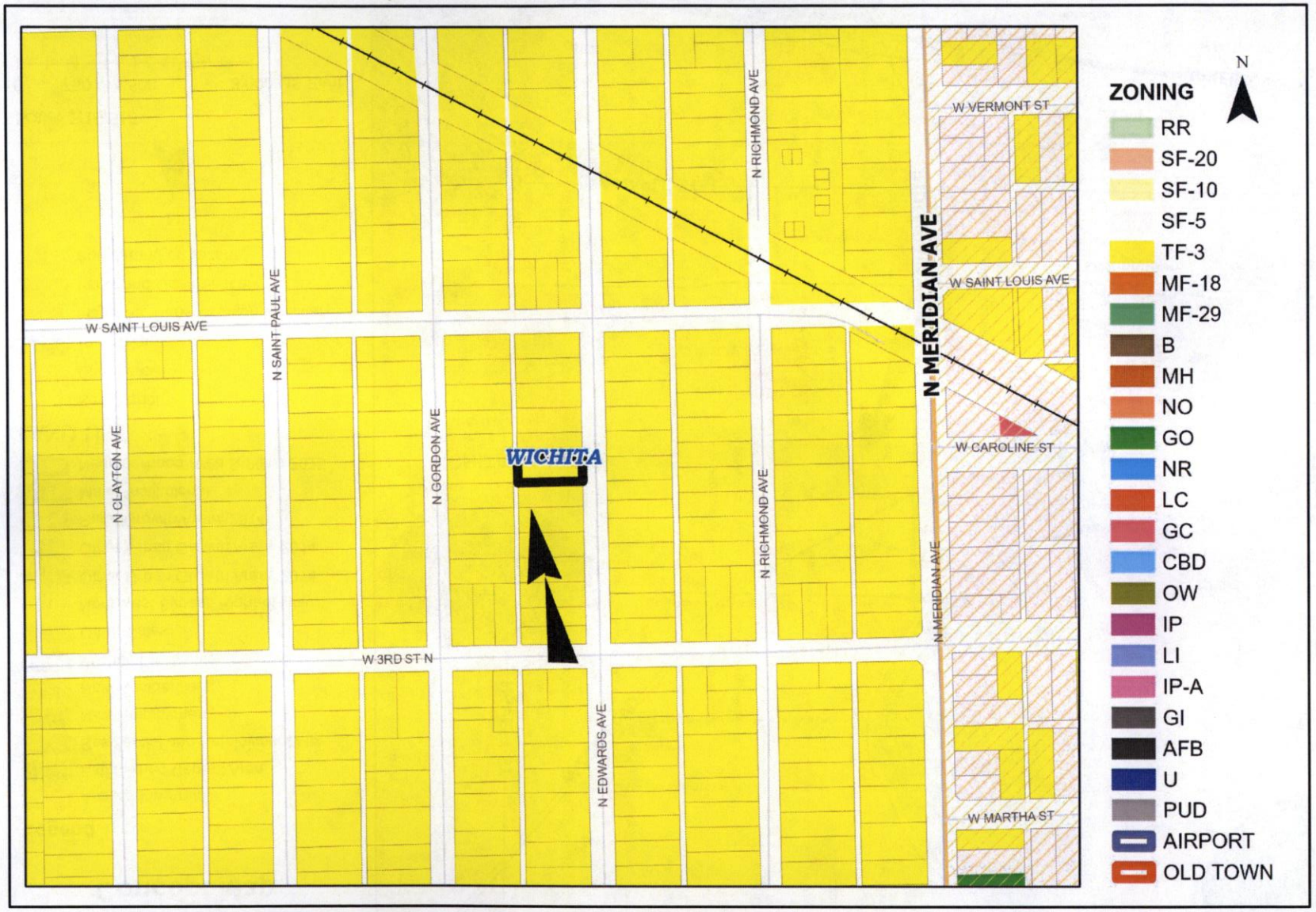
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff has not received any public comment regarding the request.

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

Site Plan


431 N. EDWARDS
ADU SITE PLAN
1/8" = 1'
ALLEY
NORTH
126'6"
15'6"
1'0"
24'
AREA TO BE CONVERTED TO ADU
ADU SIZE 24'x13'
52'
32'
EXISTING 3 CAR GARAGE
4'0"
18'3"
GARAGE
10'1½"
6'5"
7'1"
8'10"
7'1"
10'
16'6"
431 N. EDWARDS
PORCH
13'7"
19'
33'7"
7'
40'7"
18'10"
DRIVEWAY
PLAN DRAWN BY
KIRT REEVES - OWNER
431 N EDWARDS
LOTS 21 & 23 BLOCK 1
J.D. DAVIDSON'S 2ND ADI


W SAINT LOUIS AVE
N GORDON AVE
WICHITA
N EDWARDS AVE
N RICHMOND AVE
0 35 70 140 Feet
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
N
W VERMONT ST
W SAINT LOUIS AVE
N MERIDIAN AVE
N RICHMOND AVE
W SAINT LOUIS AVE
N SAINT PAUL AVE
N CLAYTON AVE
N GORDON AVE
WICHITA
W CAROLINE ST
N RICHMOND AVE
N MERIDIAN AVE
W 3RD ST N
N EDWARDS AVE
W MARTHA ST

2035 Wichita Future Growth Concept Map

