Wichita-Sedgwick County Metropolitan Area Planning Department

February 3, 2026

Hill Haus LLC
7507 E. Huntington St.
Wichita, KS 67206

SEH, Inc.
3122 N. Cypress Street, Suite 300
Wichita, KS, 67226

RE: ZON2025-00063 – Zone Change request in the City from NR Neighborhood Retail District to GO General Office District, generally located at the southeast corner of South Hillside Avenue and East English Street (200 South Hillside Avenue).

Dear Applicant,

At its regular meeting on **February 3, 2026**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request. If you have any questions concerning this application, please contact our office at (316) 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Joseph Shepard, Councilmember District I
Cameron Jackson, CSR District I
MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

Hill Haus LLC
7507 E. Huntington St.
Wichita, KS 67206

December 18, 2025

SEH, Inc.
3122 N. Cypress Street, Suite 300
Wichita, KS, 67226

RE: ZON2025-00063 – Zone Change request in the City from NR Neighborhood Retail District to GO General Office District, generally located at the southeast corner of South Hillside Avenue and East English Street (200 South Hillside Avenue).

Dear Applicant;

At its regular meeting on **December 18, 2025**, 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 **January 2, 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 **January 2, 2026, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, February 3, 2026**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

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

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Brandon Johnson, Councilmember District I
Cameron Jackson, CSR District I

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON February 13, 2026

ORDINANCE NO. 52-898

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. ZON2025-00063

Zone change request in the City from NR Neighborhood Retail District to GO General Office District, on property legally described as:

Lot 1, S.S. & E. Addition, Wichita, Sedgwick County, Kansas.

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 10th day of February, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Jo Hensley, Deputy City Clerk

Being first duly sworn, deposes and says:

That I, Jo Hensley, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-898 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 13th day of February, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN to before me this 13 day of February, 2026.

Shinita Rice

Notary Public

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

(seal)

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov

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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0293011	Legal Ad - IPL0293011	MAPC/BZA December 18, 2025	2.0	166.0L

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

MAPC/BZA December 18, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 18, 2025, 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.**

BZA2025-00079: Variance request in the City to have less than three feet of building separation between the primary structure and the accessory structure, generally located on the west side of North Meridian Avenue, within 75 feet north of West 3rd Street North (409 North Meridian Avenue).

BZA2025-00080: Variance request in the City to reduce the front building setback to three feet on property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 south of West 1st Street North (220 North Walnut Street).

PUD2025-00026: PUD amendment request in the City to PUD #66 to modify allowed uses, signage, parking, and ownership requirements on property generally located on the north side of West MacArthur Road, within a quarter-mile west of South Seneca Street.

VAC2025-00052: Vacation request in the City to vacate the west one foot of a utility easement of a property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut St).

VAC2025-00053: Vacation request in the City to vacate a portion of the street right-of-way to allow for future development, generally located on the northwest corner of East Waterman Street and South Washington Avenue.

VAC2025-00054: Vacation request in the City to vacate a portion of a platted setback, generally located south of West Taft Avenue and 1,800 feet east of South Ridge Road (6803 West Taft Avenue).

ZON2025-00056: Zone Change request in the City from NR Neighborhood Retail to LC Limited Commercial District with Protective Overlay, generally located south of East 21st Street North and one-quarter mile west of North Hillside Avenue.

ZON2025-00058: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southeast corner of East Gilbert Street and South Rock Road (8031 East Gilbert Street).

ZON2025-00059: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southwest corner of West 27th Street South and South Elizabeth Street (1511 West 27th Street South).

ZON2025-00060: Zone Change request in the City from B Multi-Family Residential District to LI Limited Industrial District to expand an existing warehouse, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut Street).

ZON2025-00061: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District and GO General Office District for future development, generally located on the southeast corner of West 51st Street North and North Meridian Avenue.

ZON2025-00062: Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District for medical office and apartment development, generally located south of West 37th Street North and 2,000 feet east of North Ridge Road.

ZON2025-00063: Zone Change request in the City from NR Neighborhood Retail District to GO General Office District, generally located on the southeast corner of South Hillside Avenue and East English Street (200 South Hillside Avenue).

ZON2025-00064: Zone Change request in the City from LC Limited Commercial to GC General Commercial with PO #467, generally located on the northeast corner of East 29th Street North and North Oliver Avenue.

IPL0293011
Nov 26 2025

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:
11/26/25 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Nov 26, 2025, 12:08 PM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

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

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.11

STAFF REPORT
MAPC: December 18, 2025
DAB I: January 5, 2026

FILE COPY

CASE NUMBER: ZON2025-00063 (City)

APPLICANT/AGENT: Hill Haus LLC (Applicant)/SHE, Inc. (Agent)

REQUEST: GO General Office District

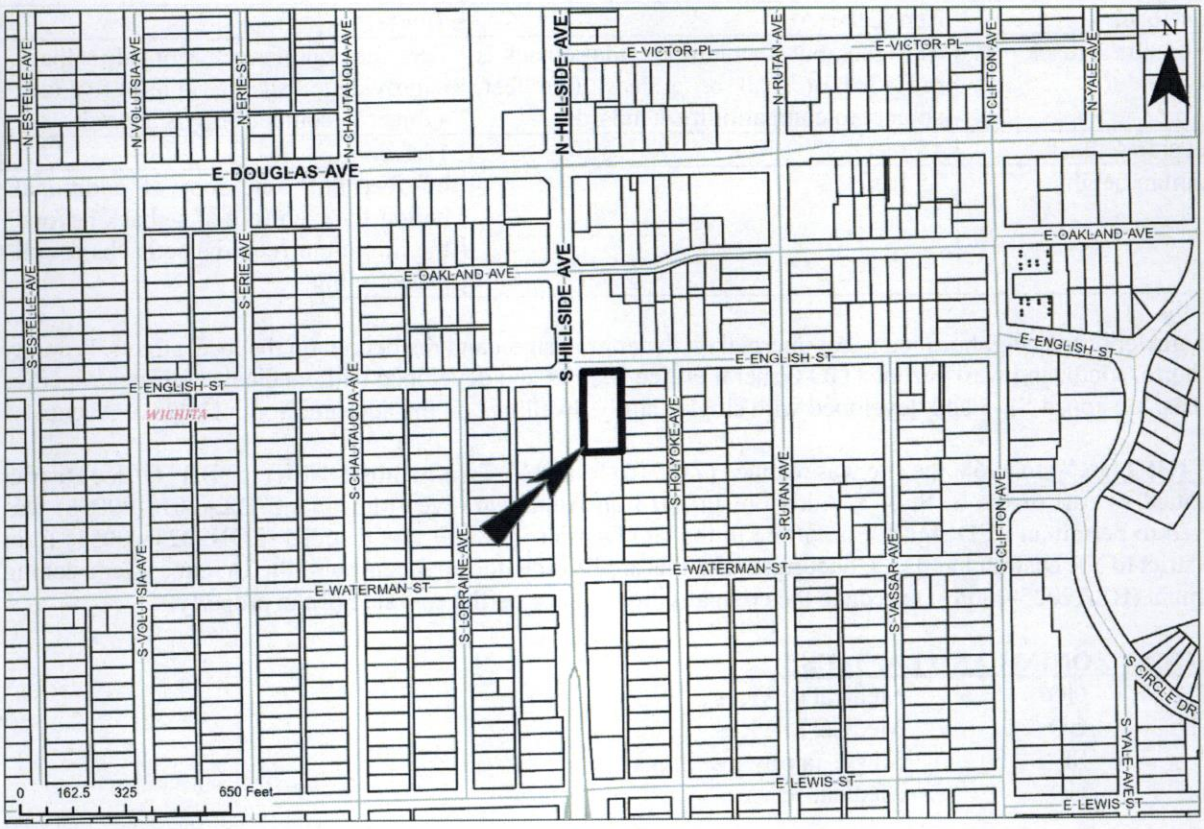
CURRENT ZONING: NR Neighborhood Retail District

SITE SIZE: 0.674 acres

LOCATION: Generally located on the southeast corner of South Hillside Avenue and East English Street (200 South Hillside Avenue)

PROPOSED USE: Multi-family development

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from NR Neighborhood Retail District (NR) to GO General Office District (GO). The 0.674-acre property is generally located on the southeast corner of South Hillside Avenue and East English Street (200 South Hillside Avenue). The subject site is currently under construction with proposed multi-family dwellings, for which the density is allowed by-right in GO zoning. The proposed number of dwelling units is not permitted within the NR District, which has more restrictive density than the GO District. The applicant is requesting the zone change in order to allow for additional multi-family density on site.

The GO District accommodates moderate-density residential development, including multi-family residences at a maximum density of 75.1 dwelling units per acre. This would allow for up to 50 units on the property. In addition, the GO District allows office and commercial uses. Because the current and requested zoning are less restrictive than TF-3 Two-Family Residential District, the site shall remain subject to compatibility standards outlined in Section IV-C of the Unified Zoning Code (UZC), the provisions of the Wichita Landscape Code, and screening requirements set forth in Section IV-B of the UZC. The development standards for each zoning district are demonstrated in the table below.

Development Standard	NR Neighborhood Retail District	GO General Office District
Minimum lot size	5,000 square feet for single-family; 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); 5,000 square feet for nonresidential uses	2,500 square feet for single-family; 2,000 square feet per dwelling unit for duplex; 580 square feet per dwelling unit for multi-family (maximum 75.1 dwelling units per acre); 5,000 square feet for nonresidential uses
Minimum lot width	50 feet	No minimum
Front setback	20 feet	20 feet
Rear setback	Ten feet	Ten feet
Interior side setback	Zero feet, but if an interior side setback is provided, it shall be at least five feet, subject to compatibility standards.	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	60 feet plus one foot of additional height for each foot of setback beyond the minimum required setbacks for all property lines

The character of the neighborhood is commercial on the arterial street and residential on the local streets. Property to the north, south, and west is zoned GO General Office District and developed with medical services. Properties to the east are zoned SF-5 and developed with single-family dwellings on the adjacent South Holyoke Avenue.

CASE HISTORY: In 1968, the site was rezoned (Z-1016) from "A" Two-Family District to "BB" Office District and platted as part of the S, S, & E Addition. In 2013 an Administrative Adjustment (BZA2013-00016) was approved to permit an LED sign for an office in the GO District. The site was rezoned (ZON2023-00031) from GO District to NR District in 2023. Concurrent with this application, the applicant submitted a request for a zoning adjustment (BZA2025-00082) to reduce the compatibility setback on the east side of the property.

ADJACENT ZONING AND LAND USE:

NORTH:	GO	Medical services
SOUTH:	GO	Medical services
EAST:	SF-5	Single-family dwellings
WEST:	GO	Medical services

PUBLIC SERVICES: This property has access to South Hillside Avenue, which is a paved, five-lane arterial street with sidewalks on both sides. The property also has access to East English Street, which is a brick-paved, two-way local street with sidewalks on both sides. Municipal services, such as water and sewer, already serve the site. Wichita Transit provides regular bus service within one-quarter mile to the north of the site along East Douglas Avenue and North Hillside Avenue.

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 "New Residential" uses. The *Plan* describes "New Residential" as follows: "*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors.*" This multi-family use is appropriate in this location. The site could also be developed with office uses, and certain commercial uses within the GO District.

Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of "Development Pattern, Guideline 2.a encourages, "*infill development that maximizes public investment in existing and planned infrastructure and services*." The requested zoning allows for denser multi-family residential uses, offices, and a limited number of commercial uses and is still subject to compatibility standards, screening, landscaping, and other site design features that ensure compatibility with adjacent residential uses.

The requested zone change is in conformance with the *Wichita: Places for People Plan*, a guidebook in which the Established Central Area is "a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles." The *Plan* outlines a list of Strategies designed to "to help guide the community in their actions to create walkable places within Wichita." Strategy 5 in the *Wichita: Places for People Plan* seeks to "Provide a diversity of housing options to attract new residents and allow existing residents to remain in the Established Central Area (ECA)." Strategy 6 of the *Places for People Plan* seeks to "encourage infill and redevelopment that is contextual to the environment in which it is occurring." The applicant is requesting a zone change to facilitate development that is already permitted by-right on site, notwithstanding the density allowance.

The requested zoning is in conformance with the 2025 *College Hill Neighborhood Plan*. The *Plan's* Future Land Use Map, which is "an important planning tool used by the City to guide long-term development and land use decisions", identifies the site as appropriate for "Mixed-Use Office" uses. The *Plan* describes this category as follows: "*Preferred uses in the Mixed-Use Office category are a mix of pedestrian-oriented residential and office land uses*." The requested GO zoning allows for offices and denser multi-family uses by-right, while providing greater restrictions on commercial uses. Based on the uses permitted by the GO District, it is deemed an appropriate zoning classification for this location.

The College Hill Locational Guidelines provide a list of "Most Desirable Land Uses" and "Least Desirable Land Uses". The requested GO zoning allows for several of the Most Desirable Land Uses by-right that are not allowed in the current NR zoning, including institutional uses. However, the requested GO zoning also restricts Most Desirable Land Uses, including restaurants and personal care/improvement services. Furthermore, the proposed zone change will not introduce any new "Least Desirable Land Uses".

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 commercial on the arterial street and residential on the local streets. Property to the north, south, and

west is zoned GO General Office District and developed with medical services. Properties to the east are zoned SF-5 and developed with single-family dwellings on the adjacent South Holyoke Avenue.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned NR Neighborhood Retail District, which is suitable for a variety of commercial uses and multi-family development at a maximum density of 21.8 dwelling units per acre.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed zone change would restrict certain commercial uses but allow multi-family density of 75.1 dwelling units per acre. Staff does not anticipate that the zone change will detrimentally affect nearby property.

4. **Length of time subject property has remained vacant as zoned**: The subject site is currently being developed with a multi-family residential use.

5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Approval of the subject zone change application must be weighed and balanced with possible negative impacts to surrounding properties. The properties to the east are developed with single-family residences. The proposed application would permit greater multi-family density than currently allowed. However, staff does not anticipate any significant negative impacts on the surrounding properties or to the welfare of the residents who live on those properties. Approval would permit multi-family use. Denial may represent economic loss to 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*, the *Wichita: Places for People Plan*, and the *College Hill Neighborhood 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, such as water and sewer, currently serve 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 requested zone change.

Attachments

1. Aerial Map
2. Future Growth Concept Map
3. *College Hill Neighborhood Plan* Future Land Use Map
4. Zoning Map
5. Site Pictures


E DOUGLAS AVE
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