



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 8 2023

Alvin Foundation LLC  
Attn: Quoc Vo  
10002 E. Clark  
Wichita, KS 67207

**RE: ZON2023-00011:** Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located west of South Laura Avenue and approximately 75 feet south of East Scott Avenue (2507 South Laura Avenue).

Dear Applicant;

At its regular meeting on **June 6, 2023** the Wichita City Council considered the above captioned request. The action of the MAPC was to **APPROVE** the zone change.

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

Sincerely,

A handwritten signature in cursive script that reads 'E. Ebach'.

Eryn Ebach  
Associate Planner

Copies to: MABCD  
Mike Hoheisel, City Council District III  
Becca Johnson, CSR District III

Dave Bowman  
2514 S. Laura  
Wichita, KS 67216

Molly McMillin and Anna Cooper  
2506 S. Laura  
Wichita, KS 67216



**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 27, 2023

Alvin Foundation LLC  
Attn: Quoc Vo  
10002 E. Clark  
Wichita, KS 67207

**RE: ZON2023-00011:** Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located west of South Laura Avenue and approximately 75 feet south of East Scott Avenue (2507 South Laura Avenue).

Dear Applicant;

At its regular meeting on **April 27, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the zone change.

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 11, 2023.** 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 11, 2023 at 5:00 p.m.**

**NOTE:** District Advisory Board III (DAB) will consider this case at their meeting to be held at **6:30 p.m., Wednesday, May 3, 2023**. Additional information regarding the DAB meeting may be obtained by calling the Community Services Representative, Becca (Rebecca) Johnson, at 303-8030, or [rejohnson@wichita.gov](mailto:rejohnson@wichita.gov) ([www.wichita.gov/council](http://www.wichita.gov/council)).

This application will be presented to the Wichita City Council on **Tuesday, June 6, 2023, beginning at 9:00 a.m.**

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

Sincerely,

Eryn Ebach  
Associate Planner

Copies to: MABCD  
Mike Hoheisel, City Council District III  
Becca Johnson, CSR District III

Dave Bowman  
2514 S. Laura  
Wichita, KS 67216

Molly McMillin and Anna Cooper  
2506 S. Laura  
Wichita, KS 67216

OCA 150004

(Published in the Wichita Eagle, June 16, 2023)

ORDINANCE NO. 52-189

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. ZON2023-00011**

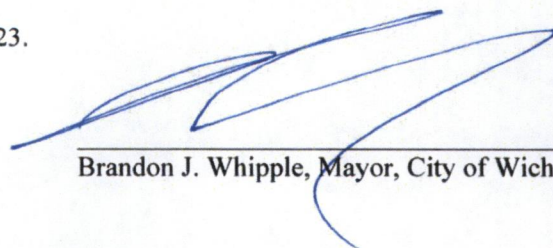
City zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property described as:

Lot 61, Ohio now Laura Avenue, Wabash Avenue Subdivision in Beal's Addition to 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.

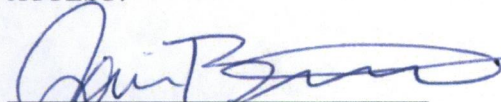
**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 13<sup>th</sup> day of June, 2023.



Brandon J. Whipple, Mayor, City of Wichita

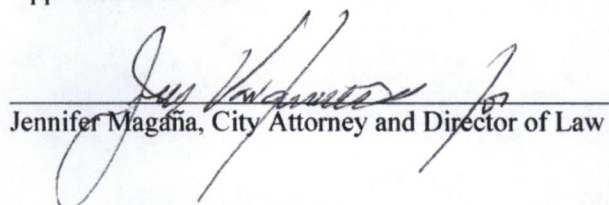
**ATTEST:**



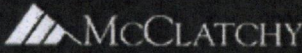
Jamie Buster, City Clerk  
(SEAL)



Approved as to form:



Jennifer Magaña, City Attorney and Director of Law



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	433453	Print Legal Ad-IPL01273440 - IPL0127344		\$51.97	1	62 L

**Attention:** Jamie Buster  
 CITY OF WICHITA/CLERKS OFFICE  
 455 N MAIN ST FL 13  
 WICHITA, KS 67202

LAlvarez@wichita.gov

### LEGAL PUBLICATION

OCA 150004

(Published in the Wichita Eagle, June 16, 2023)

ORDINANCE NO. 52-189

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. ZON2023-00011

City zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property described as:

Lot 61, Ohio now Laura Avenue, Wash Avenue Subdivision in Beal's Addition to 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 re-incorporated 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 13th day of June, 2023. Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk  
 (SEAL) Approved as to form:  
 Jennifer Magana, City Attorney and Director of Law  
 IPL0127344  
 Jun 16 2023

In The STATE OF KANSAS  
 In and for the County of Sedgwick

1 insertion(s) published on:  
 06/16/23

STATE OF KANSAS)

SS

County of Sedgwick)

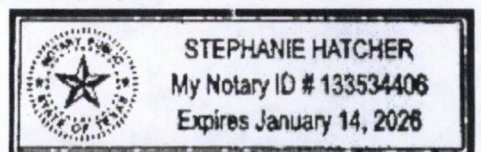
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 from 06/16/2023 to 06/16/2023.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 06/16/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!



Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	404244	Print Legal Ad-IPL01167740 - IPL0116774		\$208.84	3	83 L

**Attention: MANDY HEBERT**  
CITY OF WICHITA/PLANNING DEPT  
271 WEST THIRD ST., 2ND FL, SU 203  
WICHITA, KS 67202

### LEGAL PUBLICATION

**OCA 150004**  
Published in The Wichita Eagle on April 6, 2023  
(One Time Only)  
MAPC/BZA April 27, 2023  
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, April 27, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2023-00004: Conditional Use request in the City for a Tavern/Drinking Establishment on property zoned LC Limited Commercial; generally located on the southwest corner of East Douglas Avenue and South Oliver Avenue (4717 E Douglas).

CON2023-00007: Conditional Use request for Nightclub in the City on property zoned LC Limited Commercial; located 100 feet south of East Harry Street and 150 feet west of South Hillside Avenue (1628 South George Washington).

CON2023-00008: Conditional Use request in the City for interior salvage on property zoned LI Limited Industrial District; generally located south of West Mariposa Lane and East of South Ridge Road (1515 South Yucca).

CUP2023-00011: Minor Amendment in the City to DP-4, Plaza West Shopping Center, for distance between freestanding signs; located on the west side of North West Street and south of West Central Avenue (601 North West Street).

PUD2023-00003: Zone Change request in the City from LI Limited Industrial and GI General Industrial to PUD to permit custom development standards for a travel/truck stop, RV overnight parking, EV charging, and custom sign standards; generally located on the northwest corner of East 21st Street North and I-135.

VAC2023-00008: Vacation in the City of front building setback on property zoned TF-3 Two-Family Residential; located 1900 feet west of South Seneca Street and within one-half mile south of West Harry Street (1908 South Millwood Avenue).

ZON2023-00011: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located west of South Laura Avenue and approximately 75 feet south of East Scott Avenue (2507 South Laura Avenue).

ZON2023-00012: Zone change request in the City from LI Limited Industrial and LC Limited Commercial to TF-3 Two-Family Residential; generally located on the northeast corner of the West 29th Street North and North West Street (3350 North West Street).

ZON2023-00013: Zone change request in the City of Wichita from B-Multi-family to OW Office Warehouse; generally located approximately 219 feet south of East 3rd Street North, on Pennsylvania Avenue (342 North Pennsylvania).

ZON2023-00015: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located on the west side of North Elizabeth Street and within 150 feet south of West 2nd Street North (247 North Elizabeth).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick 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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySjBibFJQTDYyOxPVBXUj09>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16699006833,4089866967#,,,,\*094136# US (San Jose)

+17193594580,4089866967#,,,,\*094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089866967>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email [Planning@wichita.gov](mailto: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 April 6, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0116774

Apr 6 2023

In The STATE OF KANSAS  
In and for the County of Sedgwick

1 insertion(s) published on:

04/06/23

STATE OF KANSAS)

SS

County of Sedgwick)

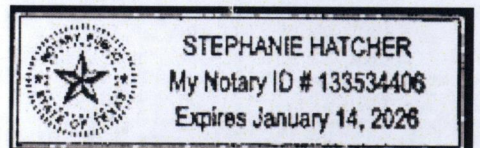
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 and was published in the regular and entire Morning issue of said The Wichita Eagle from 04/06/2023 to 04/06/2023.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 04/06/2023

**Stephanie Hatcher**

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

**STAFF REPORT**  
MAPC – April 27, 2023  
DAB – May 3, 2023

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CASE NUMBER: ZON2023-00011 (City)

APPLICANT/AGENT Alvin Foundation Company (applicant)

REQUEST: TF-3 Two-Family Residential

CURRENT ZONING: SF-5 Single Family Residential

SITE SIZE: 0.08 acres

LOCATION: Generally located west of Laura Avenue and 75 feet south of East Scott Avenue (2507 S. Laura Ave).

PROPOSED USE: Duplexes

RECOMMENDATION: Approval



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ZON2023-00011

**BACKGROUND:** The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for the 0.08-acre property generally located on the west side of South Laura Avenue and 75 feet south of East Scott Avenue (2507 S. Laura Ave.).

The applicant's property includes two platted lots, to be developed as one parcel. The north lot is currently zoned TF-3 Two-Family Residential District, and if a zone change is approved for the south lot, the applicant plans to develop a duplex on the property.

The area surrounding the property is generally developed with a mix of single-family and two-family residences. Properties to the north are zoned TF-3 Two-Family Residential District and are developed with a duplex. South and west of the subject site are properties zoned SF-5 Single-Family Residential District and developed with single-family residences and accessory structures. Properties to the east are zoned TF-3 Two-Family Residential District and SF-5 Single-Family Residential District and are developed with single-family and two-family residences.

TF-3 Two-Family Residential District (TF-3) accommodates Single-Family and Two-Family residential development, some Multi-Family residential development (by Conditional Use approval), and some civic uses such as churches and schools. Should this request be approved, the site will be subject to the property development standards of the TF-3 Two-Family Residential District, outlined in Section III-B.6 of the Unified Zoning Code.

**CASE HISTORY:** In 1887, Wabash Avenue Sub Beals Addition was platted. In 2020, a residential structure on the property was razed by the City. There have been no other actions on the site.

**ADJACENT ZONING AND LAND USE:**

NORTH:	TF-3	Two-family residences
SOUTH:	SF-5	Single-family residence
EAST:	TF-3 and SF-5	Single-family and two-family residences
WEST:	SF-5	Single-family residence

**PUBLIC SERVICES:** The site is located along South Laura Avenue, a paved local street accessed from East Scott Avenue to the north. Neither South Laura Avenue nor East Scott Avenue have sidewalks. Water is located in the South Laura Avenue right-of-way, and sanitary sewer is in the alleyway west of the subject site. Wichita Transit serves the site, and the nearest bust stop is located approximately 0.15 of a mile north at East Pawnee Street and South Laura Avenue.

**CONFORMANCE TO PLANS/POLICIES:** The request to rezone the property is in conformance with the following adopted plans:

**Community Investments Plan:** The 2035 Wichita Future Growth Concept Map, which outlines the preferred development pattern and land uses within the *Plan* area, identifies this subject site as appropriate for "Residential" development and use. "Residential" areas should "reflect the full diversity of residential development densities and types typically found in a large urban municipality." Adding two-family residences to the neighborhood would increase the diversity of residence types and densities in the area, adhering to this component of the *Plan*.

**Wichita Places for People Plan:** The subject site and surrounding area are located within the Established Central Area (ECA) of the City. Locational guidelines for the ECA encourage infill development where

public investment in existing and planned infrastructure can be maximized. All municipal services currently serve the area and two-family development on the site would further utilize the existing infrastructure.

Additionally, the Plan recommends infill development occur when the scale and intensity is compatible with existing uses. The proposed zone change would allow TF-3 Two-Family Residential District uses which are of a scale and intensity compatible with the surrounding neighborhood.

The subject area is identified as an “Area of Opportunity” by the Wichita: Places for People Plan. In “Areas of Opportunity” small-scale infill development, like the requested two-family residential use, can be supported by the current market of the area, and build market support for larger development projects in the future.

**RECOMMENDATION:** Based on the information available at the time the staff report was prepared, it is recommended that the application be **APPROVED**.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The area surrounding the property is generally developed with a mix of single-family and two-family residences. Properties to the north are zoned TF-3 Two-Family Residential District and are developed with a duplex. South and west of the subject site are properties zoned SF-5 Single-Family Residential District and developed with single-family residences and accessory structures. Properties to the east are zoned TF-3 Two-Family Residential District and SF-5 Single-Family Residential District and are developed with single-family and two-family residences.
2. The suitability of the subject property for the uses to which it has been restricted: The application area is currently zoned SF-5 Single-Family Residential District, which is suitable for single-family development and complementary land uses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: A change of zoning to TF-3 Two-Family Residential District would allow all uses permitted in the TF-3 District on this site. Approval of the request should not detrimentally impact nearby property owners as TF-3 zoning currently exists abutting and adjacent to the subject site and the properties are developed with duplexes.
4. Length of time the property has remained vacant as currently zoned: The property has been vacant since 2020 when a residential structure on the property was razed.
5. Relative gain to the public health, safety, and welfare compared to the loss in value or hardship imposed on the applicant: Approval of the request represents a gain to the public in that it contributes to supporting residential development in the area. Denial of the request could represent a loss in the use and enjoyment of the applicant’s property.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The request to rezone the property is in conformance with the Community Investments Plan as discussed in the staff report.

7. Impact of the proposed development on community facilities: It is not anticipated that approval of this request should generate any additional significant impacts on community facilities. Existing infrastructure at the site will accommodate the proposed use.
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff has not received any comments from the public regarding the requested zone change.

Staff Report Attachments: 1) Aerial Map, 2) Zoning Map, 3) Land Use Map, 4) Site Photos

Attachment 1. Aerial Map



Attachment 2. Zoning Map

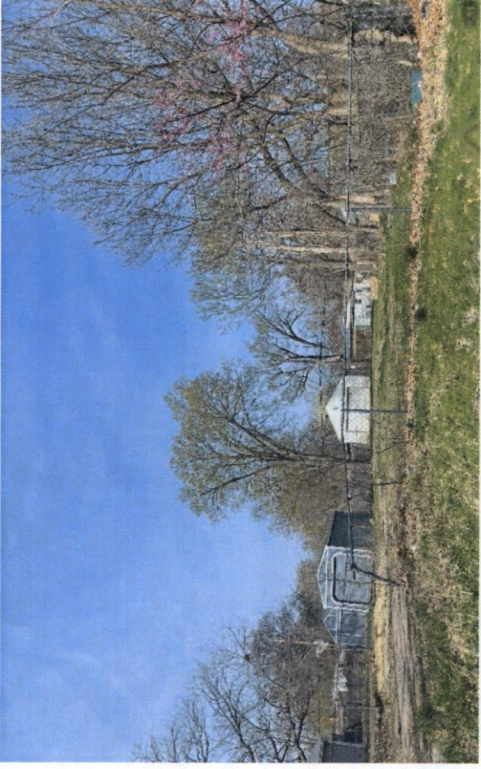




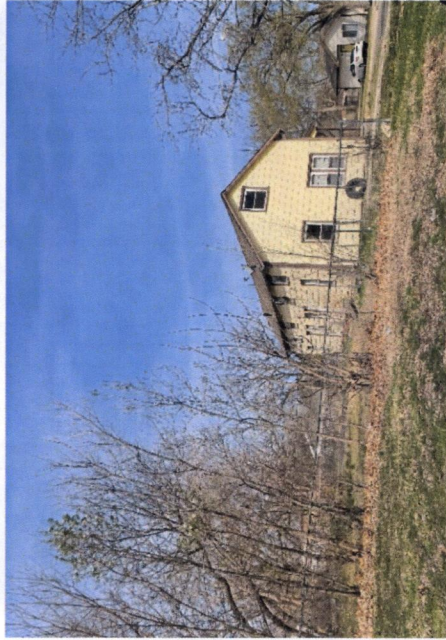
Attachment 5. Site Photos



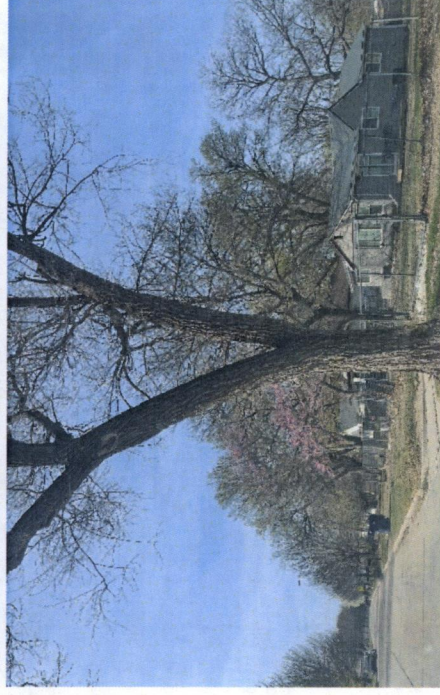
The subject site facing east.



The subject site facing west.



North of the subject site.

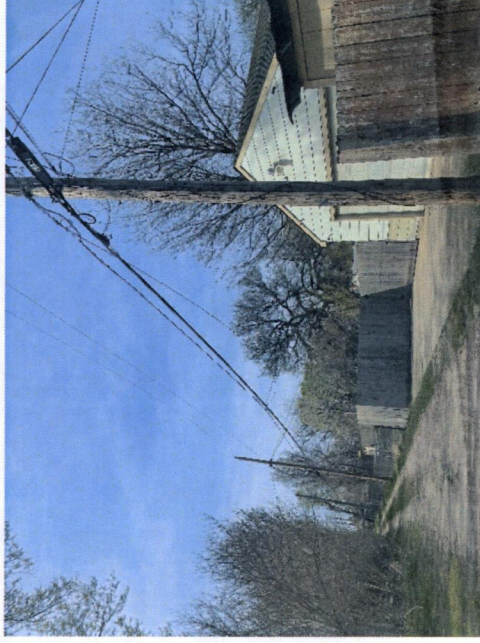


South of the subject site.

Attachment 5. Site Photos



East of the subject site.



West of the subject site.