



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

Kevin and Lori Igo
15310 W. Hendryx Dr.
Goddard, KS 67052

November 22, 2024

RE: CON2024-00220 –A Conditional Use request to allow an Accessory Apartment in the County, generally located on the east side of South 183rd Street West and within 420 feet north of West Pawnee Avenue (2240 South 183rd Street West).

Dear Applicant:

At its regular meeting on **November 7, 2024**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (2240 South 183rd Street West) 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 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 the MABCD for the Accessory Apartment, if necessary.
4. 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 268-4864.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: David Dennis, Commissioner District 3
MABCD
Dale Miller 2351 S. 183rd St. W. Goddard, KS 67052
Sid Voge 18112 W. Pawnee Ave. Goddard KS 67052



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

Kevin and Lori Igo
15310 W. Hendryx Dr.
Goddard, KS 67052

November 12, 2024

RE: CON2024-00220 –A Conditional Use request to allow an Accessory Apartment in the County, generally located on the east side of South 183rd Street West and within 420 feet north of West Pawnee Avenue (2240 South 183rd Street West).

Dear Applicant,

At its regular meeting on **November 7, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned request.

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 November 21, 2024. 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 1,000 feet of the property for which the application was filed, or 200 feet into the City limits of Wichita, and must be submitted to the County Clerk by **November 21, 2024, at 5:00 p.m.**

This application is scheduled for consideration by the Board of Sedgwick County Commissioners on **Wednesday, December 18, 2024** beginning at 9:00 a.m. The Board of County Commissioners meeting will be held at 100 North Broadway, Lower Level, Wichita, Kansas.

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: David Dennis, Commissioner District 3
MABCD
Dale Miller 2351 S. 183rd St. W. Goddard, KS 67052
Sid Voge 18112 W. Pawnee Ave. Goddard KS 67052

CONDITIONAL USE RESOLUTION NO. CON2024-00220

WHEREAS, Kevin and Lori Igo, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow an Accessory Apartment in the County on property zoned RR Rural Residential District, located at 2240 South 183rd Street West, legally described as:

The North 382.81 feet of Lot 11, Block 2, Marle's Meadow North Addition, 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 November 7, 2024, 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 to allow an Accessory Apartment in the County on property zoned RR Rural Residential District, located at 2240 South 183rd Street West, legally described as:

The North 382.81 feet of Lot 11, Block 2, Marle's Meadow North Addition, Sedgwick County, Kansas.

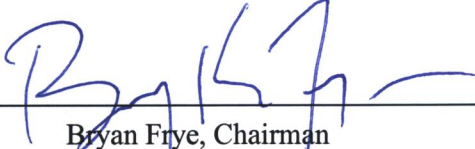
Approved subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (2240 South 183rd Street West) 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 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 the MABCD for the Accessory Apartment, if necessary.
4. 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 8th Day of November, 2024.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:


Bryan Frye, Chairman


Scott Wadle, Secretary

Sedgwick Co. public notice

(Published in The Ark Valley News Oct. 17, 2024.)

MAPC November 7, 2024 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 7, 2024, 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.

CON2024-00220: Conditional Use in the County to allow for an Accessory Apartment on property zoned RR Rural Residential; located on the east of South 183rd Street West and within one-quarter mile north of West Pawnee Avenue (2240 S 183rd St W).

DER2024-00008: Unified Zoning Code amendment (City and County) pertaining to the Day Care, General land use in residential zoning districts.

DER2024-00009: Unified Zoning Code amendment (City and County) creating the Short-Term Rental in the County land use and the establishment of permitting standards.

DER2024-00010: Unified Zoning Code amendment (City and County) pertaining to standards for Event Centers in the County.

DER2024-00011: Unified Zoning Code amendment (City and County) pertaining to posting of development signs in the unincorporated areas of the County and the City of Wichita.

ZON2024-00049: Zone Change request in the County from RR Rural Residential District to LC Limited Commercial District; generally located on the east side of North Greenwich Road and within 1000 feet north of East 29th Street North (3150 North Greenwich Road).

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.

Options to participate:

1) **Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – 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. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

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

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on October 17, 2024

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 17th day of October, 2024, with subsequent publications being made on the following dates:

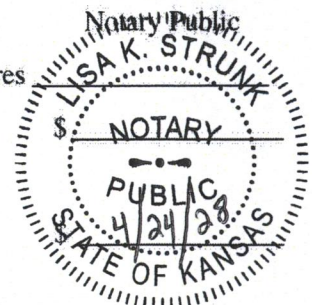
_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

Subscribed and sworn to before me this 17th day of October, 2024.

My commission expires

Additional copies

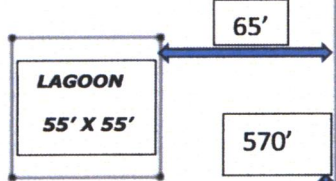
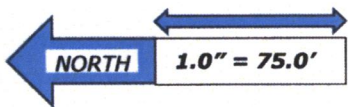
Printer's fee



CONDITIONAL USE SITE PLAN

SIX ACRES
OF LAND
WITH NO
STRUCTURES

KEVIN G. IGO
316-259-1172
LORI A. IGO
316-259-6887

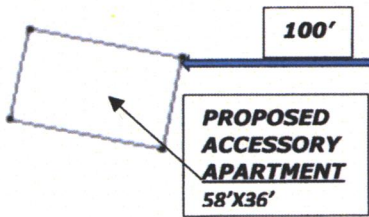
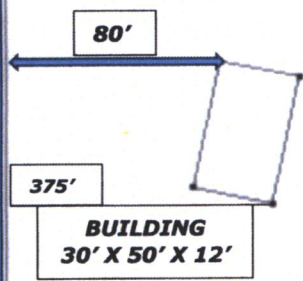


KEVIN G. IGO AND LORI A. IGO
2240 S. 183RD W. GODDARD, KS
HOUSE 1500SQ.FT.

THE
NORTH
382.81'
OF LOT 11
BLOCK 2
MARIE'S
MEADOW
NORTH
ADDITION
SEDGWICK
COUNTY

PROPOSED
ACCESSORY
APARTMENT

EMILY IGO
2240 S.183RD
GODDARD, KS

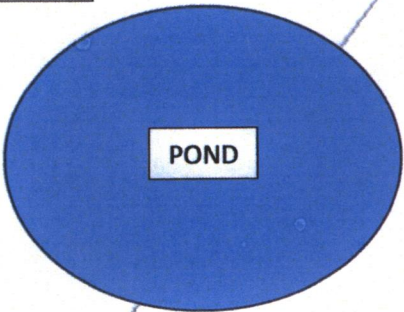


LOT
DEPTH
700'

TRENCH
FOR
ELECTRIC

CULVERT

350'



FLOODWAY
RESERVE
EASEMENT

SITE PLAN

TREE ROW

30'SET-BACK

LOT WIDTH 385'

DRIVEWAY

183rd S.

2240 S. 183rd W. GODDARD, KS 67052

APPROVED 2/28/25 *[Signature]*



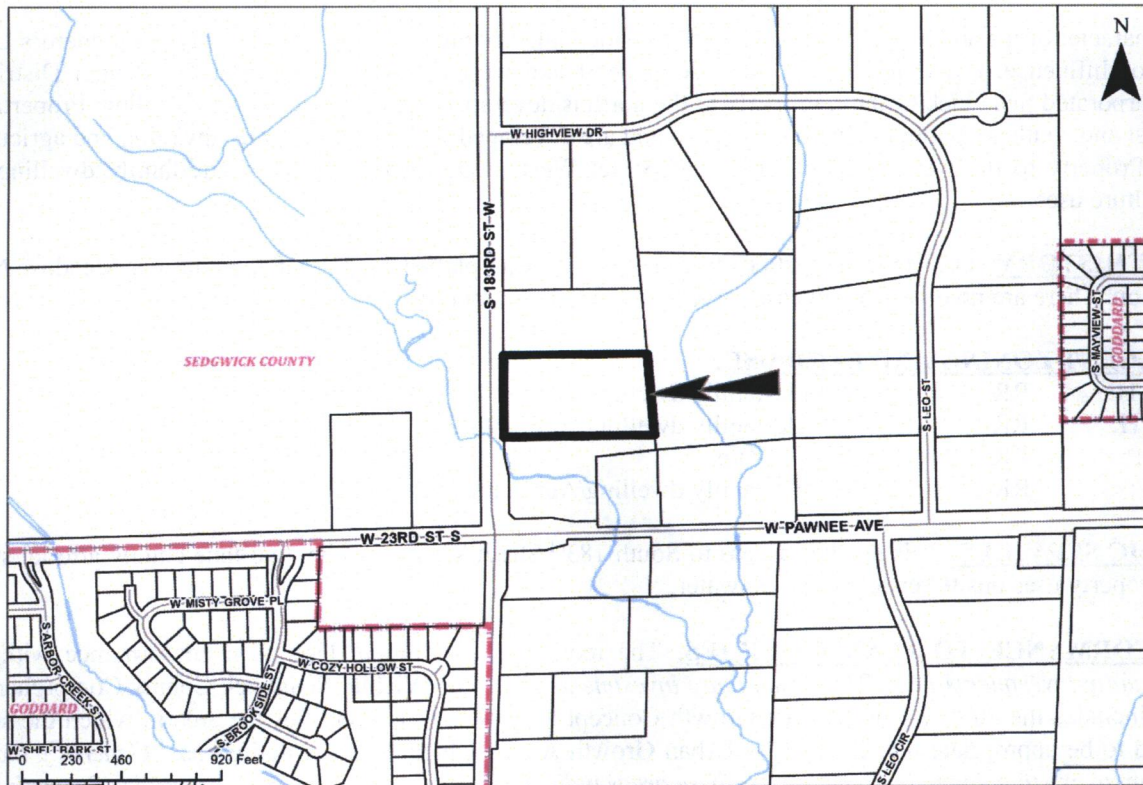
STAFF REPORT

MAPC: November 7, 2024

CAB 3: No meeting

Goddard Planning Commission: November 13, 2024

<u>CASE NUMBER:</u>	CON2024-00220 (County)
<u>APPLICANT/OWNER:</u>	Kevin and Lori Igo (Applicants)
<u>REQUEST:</u>	Conditional Use to permit an Accessory Apartment
<u>CURRENT ZONING:</u>	RR Rural Residential District
<u>SITE SIZE:</u>	5.9968 acres
<u>LOCATION:</u>	Generally located on the east side of South 183 rd Street West and within 420 feet north of West Pawnee Avenue (2240 South 183 rd Street West).
<u>PROPOSED USE:</u>	Accessory Apartment.
<u>RECOMMENDATION:</u>	Approval with conditions.



BACKGROUND: The applicant is requesting a Conditional Use to allow an Accessory Apartment on property zoned RR Rural Residential District. The 5.9968-acre subject site is generally located on the east side of South 183rd Street West and within 420 feet north of West Pawnee Avenue (2240 South 183rd Street West). The subject site is currently undeveloped but is utilized for agricultural uses.

The property currently has not been developed with any buildings; however, the applicant is planning to construct a principal building and an outbuilding concurrently with the Accessory Apartment. The proposed Accessory Apartment is defined as such because it would have living facilities for sleeping, eating, sanitation and a kitchen, which requires water and sewer services. The proposed building measures 58 feet by 36 feet. It is located 350 feet from the east property line and 100 feet from the south property line. Access to the Accessory Apartment would be from the proposed driveway from South 183rd Street West. The principal structure and the Accessory Apartment would share a wastewater lagoon and wells.

The Wichita-Sedgwick County Unified Zoning Code (“UZC”) defines an “Accessory Apartment” (Sec. II-B.1.b) as a dwelling unit that may be wholly within or may be detached from a principal building. Accessory Apartments are also subject to Supplementary Use Regulation Sec.III-D.6.a:

1. a maximum of one Accessory Apartment may be allowed on the same lot as a single-family dwelling unit that may be within the main building, within an accessory building or constructed as an Accessory Apartment;
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; and
4. the water and sewer service provided to the Accessory Apartment 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 character of the area is rural and low-density residential. The property is within the City of Goddard’s Urban Area of Influence. Properties to the north, south, east and west are zoned RR Rural Residential District in unincorporated Sedgwick County. Property to the north is developed with a single-family dwelling. Properties to the east and south are under common ownership and are developed with a single-family dwelling and agriculture uses. Property to the west, across South 183rd Street West, is developed with a single-family dwelling and agriculture uses.

CASE HISTORY: On March 22, 2006, the subject site was platted as part of the Marie’s Meadow North Addition. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Single-family dwelling
SOUTH:	RR	Single-family dwelling/Agriculture
EAST:	RR	Agriculture
WEST:	RR	Single-family dwelling/Agriculture

PUBLIC SERVICES: This site has access to South 183rd Street West, a paved, two-lane county arterial street. The property uses onsite sewage and well water.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for “Small City Urban Growth Area”, which the *Plan* defines as: “Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these

communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors.” With the subject site being in the Goddard Urban Growth Area, staff reviewed the Goddard 2015 Comprehensive Plan to identify the proposed future land use of the subject site. The attached 2015 Future Land Use Map from the City of Goddard identifies the site as appropriate for Future Residential. Staff believes that the proposed Accessory Apartment conforms to the planned future use for the subject site.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the 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 (2240 South 183rd Street West) 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 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 the MABCD for the Accessory Apartment, if necessary.
4. 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:

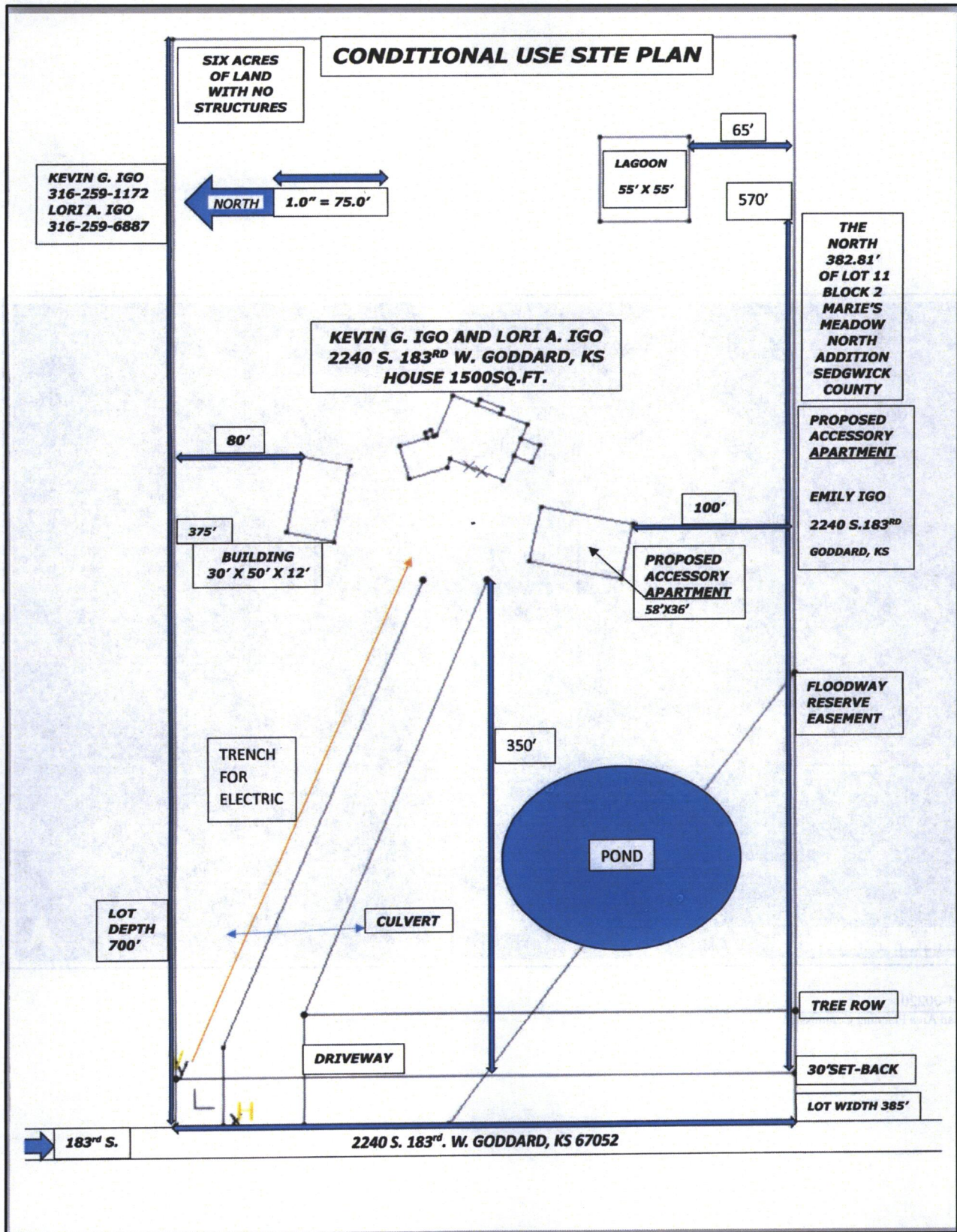
1. **The zoning, uses and character of the neighborhood:** The character of the area is rural and low-density residential. The property is within the City of Goddard’s Urban Area of Influence. Properties to the north, south, east and west are zoned RR Rural Residential District in unincorporated Sedgwick County. Property to the north is developed with a single-family dwelling. Properties to the east and south are under common ownership and are developed with a single-family dwelling and agriculture uses. Property to the west, across South 183rd Street West, is developed with a single-family dwelling and agriculture uses.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is currently zoned RR Rural 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 easily accommodate a separate 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 has never been developed other than with possible agricultural fields. The applicant is in the process of developing the site for a single-family dwelling with an outbuilding and the proposed Accessory Apartment.
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 an effect on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment for the applicant.

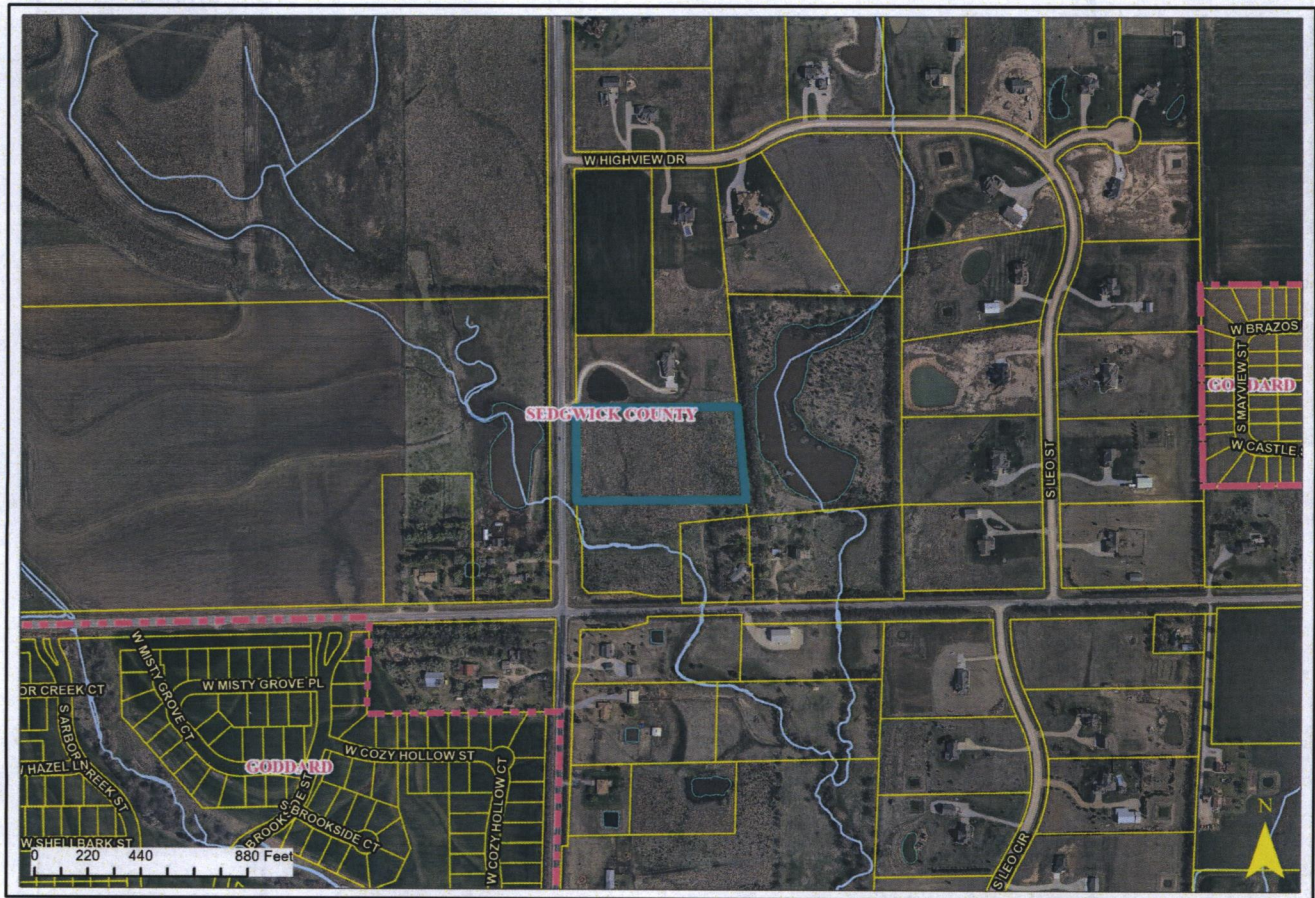
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The request for an Accessory Apartment is in conformance with the *Community Investments Plan*, as discussed in this staff report.
7. **Impact of the proposed development on community facilities:** 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 had not received any comments from the public regarding the requested Conditional Use.

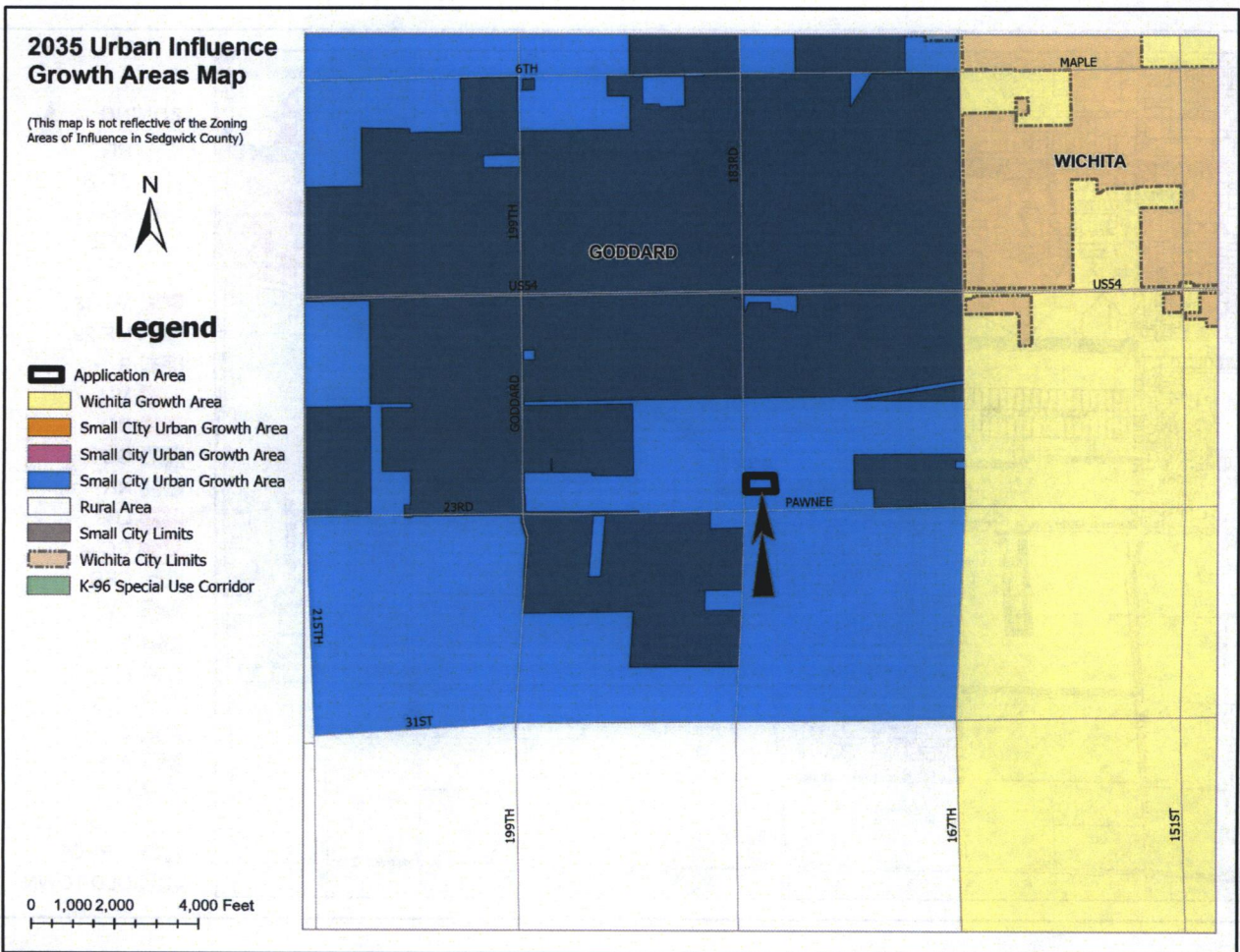
Attachments:

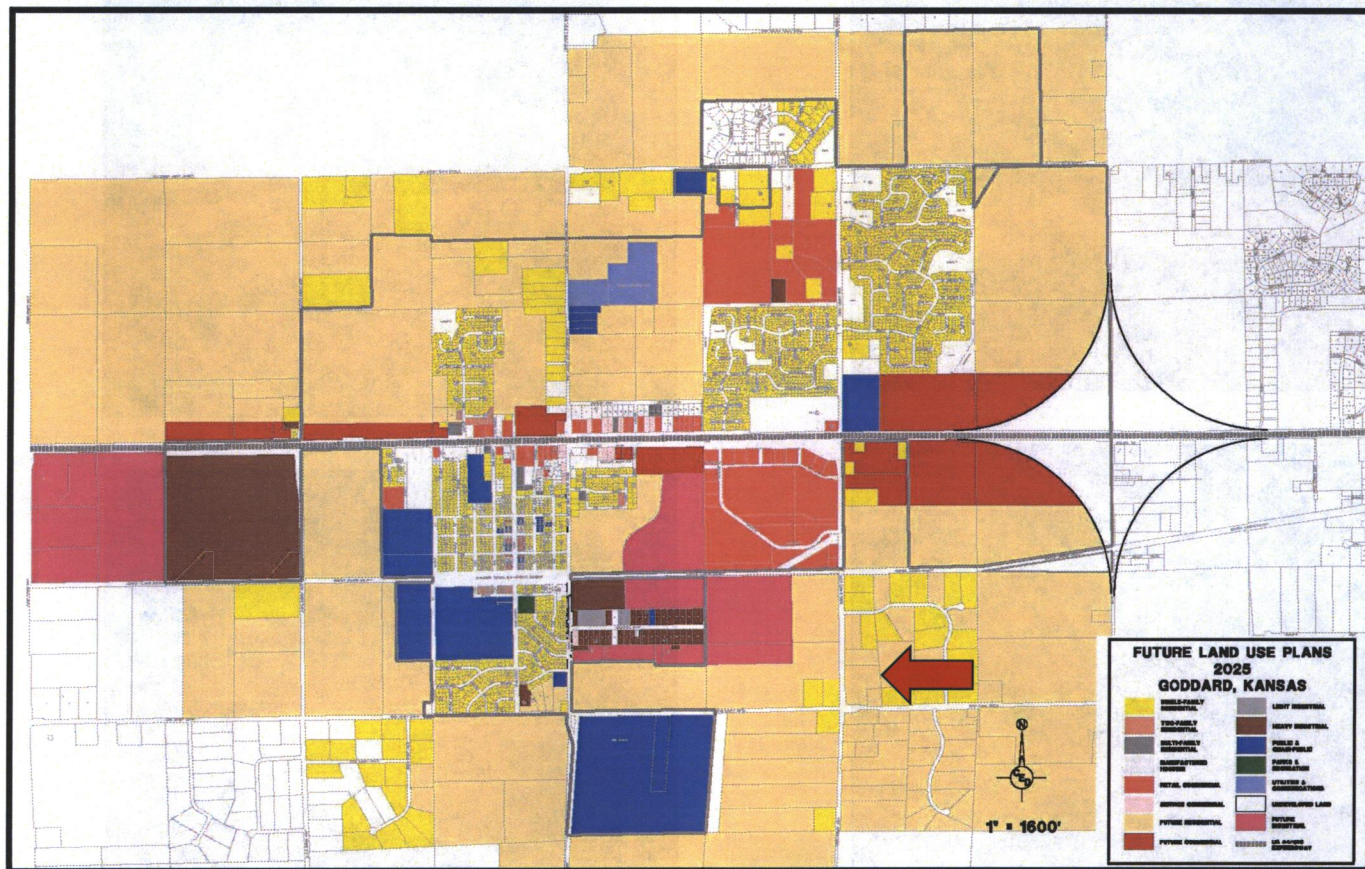
1. Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. 2015 Goddard Future Land Use Map
6. Site Photos

Site Plan









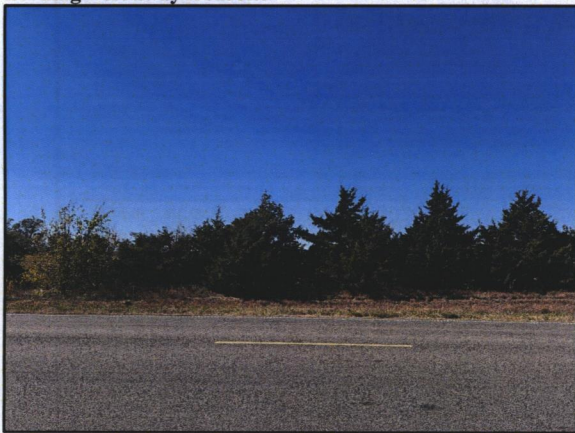
Looking east into site



Looking south away from site



Looking west away from site



Looking north away from site

