



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

TCRS, LLC  
9171 South West Street  
Haysville, KS 67060

April 28, 2025

Kaw Valley Engineering, Inc  
Attn: Kobe Pietro  
9139 E. 37<sup>th</sup> St. N  
Wichita, KS 67228

**RE: ZON2025-00001** – Zone change request in the County from SF-20 Single-Family Residential District to TF-3 Two Family Residential District, generally located on West MacArthur Road and West Southwest Boulevard.

Dear Applicant;

At its regular meeting on **April 23, 2025**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BOCC was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Eatherly'.

**Brad Eatherly**  
Current Plans  
Senior Planner

Cc: Jeff Blubaugh, County Commissioner District 2  
MABCD  
Paul Helm 11229 W. Peter Ave Wichita KS 67215  
Patricia Becker 124 N Susie Ave Wichita KS 67215  
James Tucker 201 N Susie Ave Wichita KS 67215  
Jamie Klausmeyer 102 N Susie Ave Wichita KS 67215  
Sauer 101 N Susie Ave Wichita KS 67215  
Krystal Ferguson 11322 W Peter Ave Wichita KS 67215



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

TCRS, LLC  
9171 South West Street  
Haysville, KS 67060

March 17, 2025

Kaw Valley Engineering, Inc  
Attn: Kobe Pietro  
9139 E. 37<sup>th</sup> St. N  
Wichita, KS 67228

**RE: ZON2025-00001** – Zone change request in the County from SF-20 Single-Family Residential District to TF-3 Two Family Residential District, generally located on West MacArthur Road and West Southwest Boulevard.

Dear Applicant;

At its regular meeting on **March 14, 2025**, 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.

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 March 27, 2025.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **March 27, 2025, at 5:00 p.m.**

This application will be heard by the Sedgwick County Board of County Commissioners on **Wednesday, April 23, 2025**, beginning at 9:00 a.m., at 100 North Broadway, Wichita, KS 67202, for final action.

Zoning 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 black ink, appearing to read 'Brad Eatherly'.

Brad Eatherly  
Current Plans  
Associate Planner

Cc: Jeff Blubaugh, County Commissioner District 2  
MABCD  
Paul Helm 11229 W. Peter Ave Wichita KS 67215  
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Krystal Ferguson 11322 W Peter Ave Wichita KS 67215

(150004) Published in The Ark Valley News on May 8, 2025  
RESOLUTION NO. 128-2025

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

**SECTION I.** That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on March 13, 2025, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

**Case No. ZON2025-00001**

Zone change request from SF-20 Single-Family Residential to TF-3 Two-Family Residential for property legally described as:

Lots 1, 2, and 3, Block B; and Reserve A, Cherese Woods Addition to Wichita, Sedgwick County, Kansas.

**SECTION II.** That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

***[balance of this page intentionally left blank, signature page follows]***

**SECTION III.** That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER  
JEFF BLUBAUGH  
STEPHANIE WISE  
RYAN BATY  
JAMES M. HOWELL

Aye  
Aye  
Aye  
Aye  
Aye

Dated this 23 day of April, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:



[Signature]  
KELLY B. ARNOLD, County Clerk

[Signature]  
RYAN BATY, Chairman  
Commissioner, Fourth District

[Signature]  
PETER F. MEITZNER, Chair Pro Tem  
Commissioner, First District

[Signature]  
JEFF BLUBAUGH  
Commissioner, Second District

[Signature]  
STEPHANIE WISE  
Commissioner, Third District

[Signature]  
JAMES M. HOWELL  
Commissioner, Fifth District

APPROVED AS TO FORM:

[Signature] 4/7/25  
SAMANTHA SEANG  
Assistant County Counselor

# Sedgwick Co. public notice

(Published in The Ark Valley News May 8, 2025.)

RESOLUTION NO. 122-2025

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

SECTION I. That after receiving a recommendation from the Wichita Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on March 13, 2025, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2025-00001

Zone change request from SF-20 Single-Family Residential to TF-3 Two-Family Residential for property legally described as:

Lots 1, 2, and 3, Block B; and Reserve A, Cherese Woods Addition to Wichita, Sedgwick County, Kansas.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER  
JEFF BLUBAUGH  
STEPHANIE WISE  
RYAN BATY  
JAMES M. HOWELL

AYE  
AYE  
AYE  
AYE

Dated this 03 day of April, 2025.

ATTEST:

Kelly B. Arnold  
KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

R. Baty  
RYAN BATY, Chairman  
Commissioner, Fourth District

P. Meitzner  
PETER F. MEITZNER, Chair Pro Tem  
Commissioner, First District

J. Blubaugh  
JEFF BLUBAUGH  
Commissioner, Second District

S. Wise  
STEPHANIE WISE  
Commissioner, Third District

J. M. Howell  
JAMES M. HOWELL  
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 4/7/25  
SAMANTHA SEANG  
Assistant County Counselor

# 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 8th day of May, 2025, with subsequent publications being made on the following dates:

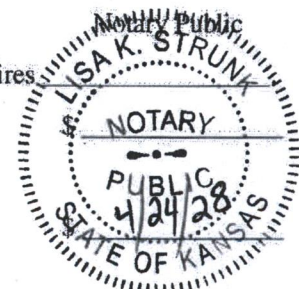
\_\_\_\_\_, 2025 \_\_\_\_\_, 2025  
\_\_\_\_\_, 2025 \_\_\_\_\_, 2025  
\_\_\_\_\_, 2025 \_\_\_\_\_, 2025

Subscribed and sworn to before me this 8th day of May, 2025.

My commission expires \_\_\_\_\_

Additional copies \_\_\_\_\_

Printer's fee \_\_\_\_\_



# Affidavit of Publication

STATE OF KANSAS,  
SEDGWICK COUNTY, ss.

## Sedgwick Co. public notice

(Published In The Ark Valley News  
Feb. 20, 2025.)

### MAPC March 13, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 13, 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.**

**ZON2025-00001:** Zone Change request in the County from SF-20 Single-family residential to TF-3 Two-family Residential, generally located on the West MacArthur Road and West Southwest Boulevard to allow duplex development.

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 February 20, 2025  
**Scott Wadle, Secretary  
Wichita Sedgwick County  
Metropolitan Area Planning Commission**

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 20th day of February, 2025, with subsequent publications being made on the following dates:

\_\_\_\_\_, 2025      \_\_\_\_\_, 2025  
\_\_\_\_\_, 2025      \_\_\_\_\_, 2025  
\_\_\_\_\_, 2025      \_\_\_\_\_, 2025



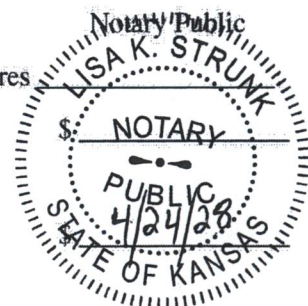
Subscribed and sworn to before me this 20th day of February, 2025.



My commission expires

Additional copies

Printer's fee



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**CASE NUMBER:** ZON2025-00001 (County)

**APPLICANT/AGENT:** TCRS, LLC, (Applicant) / Kaw Valley Engineering, Inc. (Agent)

**REQUEST:** TF-3 Two-Family Residential District

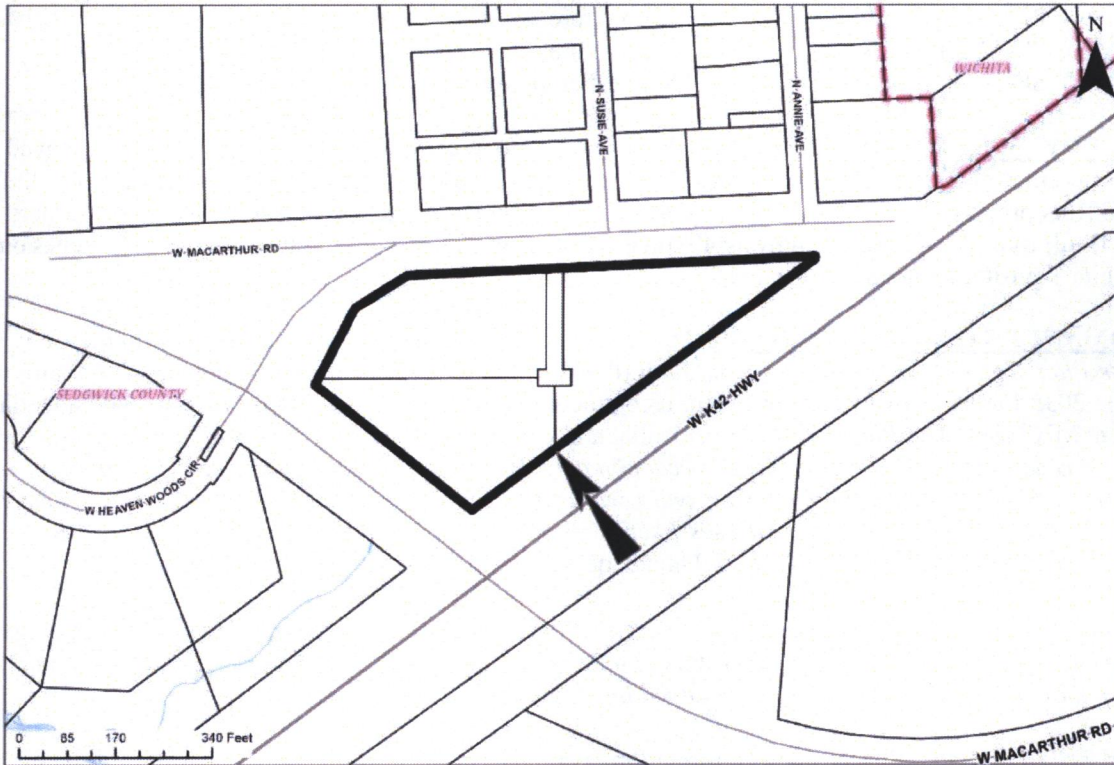
**CURRENT ZONING:** SF-20 Single-Family Residential District

**SITE SIZE:** 4.73 acres

**LOCATION:** Generally located on West MacArthur Road and West Southwest Boulevard.

**PROPOSED USE:** Duplex development.

**RECOMMENDATION:** Approve.



**BACKGROUND:** The applicant is requesting a zone change from SF-20 Single-Family Residential District (SF-20) to TF-3 Two-Family Residential District (TF-3). The 4.73-acre property is generally located on West MacArthur Road and West Southwest Boulevard (Kansas State Highway 42). The site is currently developed for Agricultural uses.

The applicant has indicated they intend to use the site for duplex development. Should the zone change request be approved, there will be no change in parking requirements, or maximum height. SF-20 requires a 20,000 square foot minimum lot size, while TF-3 requires a 3,000 square foot minimum lot size per dwelling unit (6,000 square feet for one duplex). The subject site is comprised of four parcels. A final plat for the subject site was approved by the MAPC in January 2025. The subject property is currently in the process to be annexed into the City as an island annexation, however that process will be paused until the zone change process is complete. The nearest property within the City of Wichita is approximately 240 feet to the northeast.

The character of the neighborhood is a mix between residential, commercial, and agricultural. Properties to the north, across West MacArthur Road, are zoned SF-20 and LC Limited Commercial District (LC) are developed with single-family dwellings, Agricultural uses, and a Day Care. Property to the east and south, across West Southwest Boulevard, is zoned LI Limited Industrial District (LI) and SF-20 and is used for Agricultural uses. Properties to the west, across West MacArthur Road, are zoned SF-20 and are developed with single-family dwellings.

**CASE HISTORY:** In January of 2025, the MAPC approved a final plat for the subject site, known as the Cheresse Point Addition. The plat has not been completely finalized as of the writing of this report. There have been no other zoning cases associated with the site. As stated earlier, the property is currently in the process of being annexed into the City of Wichita, which will not be finalized until the zone change has been considered by the Board of County Commissioners.

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-20	Single-Family dwellings, Agriculture, Day Care
SOUTH:	SF-20	Agriculture
EAST:	SF-20, LI	Agriculture
WEST:	SF-20	Single-Family dwellings

**PUBLIC SERVICES:** The subject site currently has access to West MacArthur Road, a two-lane, paved local street with no sidewalks on either side. West MacArthur Road borders both the north boundary and the west boundary of this property. A portion of West MacArthur is an arterial street. The subject site also borders West Southwest Boulevard (Kansas State Highway 42) on the east, a paved, four-lane highway with open ditches on both sides. Wichita Transit does not serve the area.

**CONFORMANCE TO PLANS/POLICIES:** The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for “Residential and Employment Mix” uses. The *Plan* defines “Residential and Employment Mix” as “*areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.*” Duplex development is an appropriate use for this area.

The 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.*”

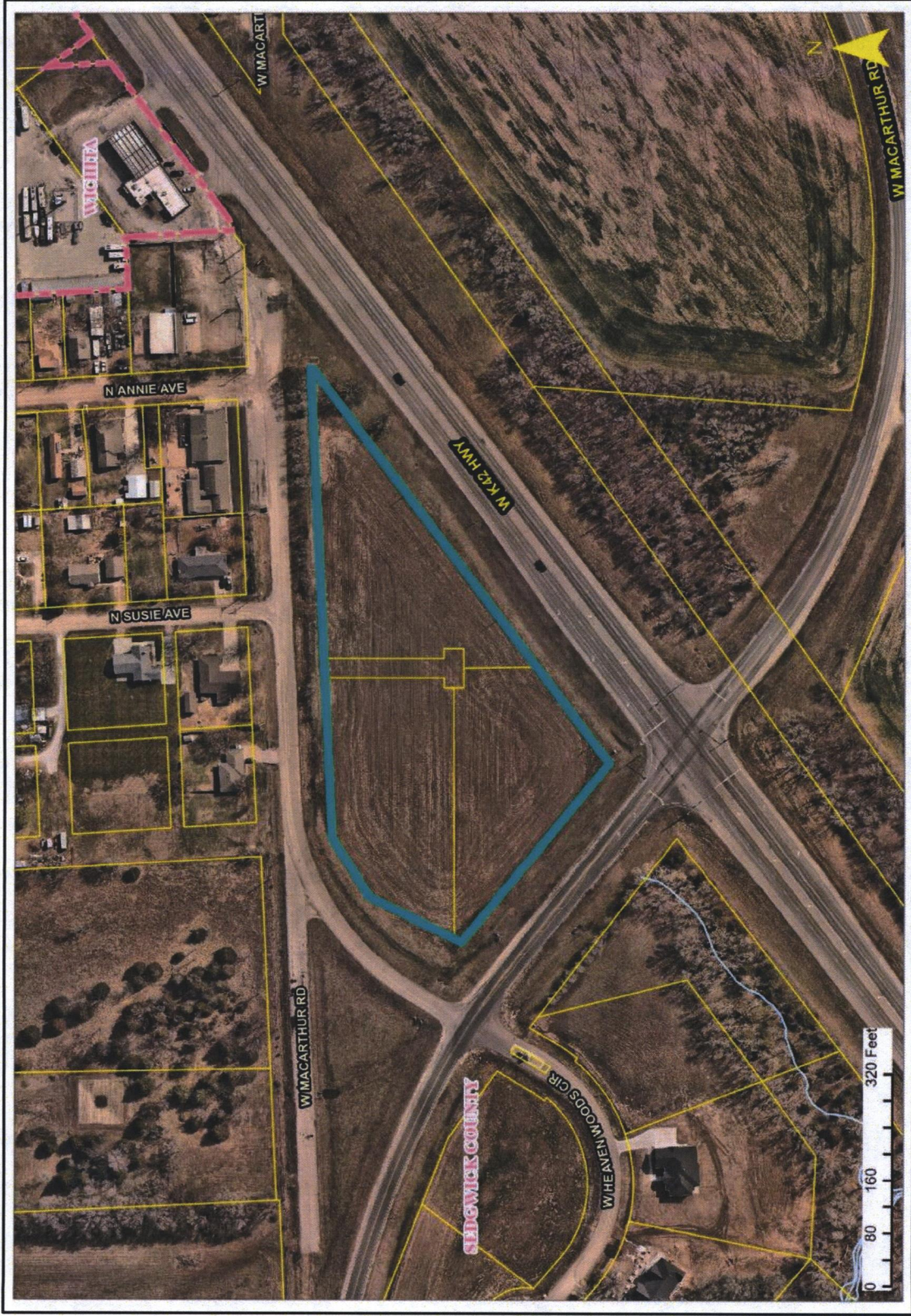
**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

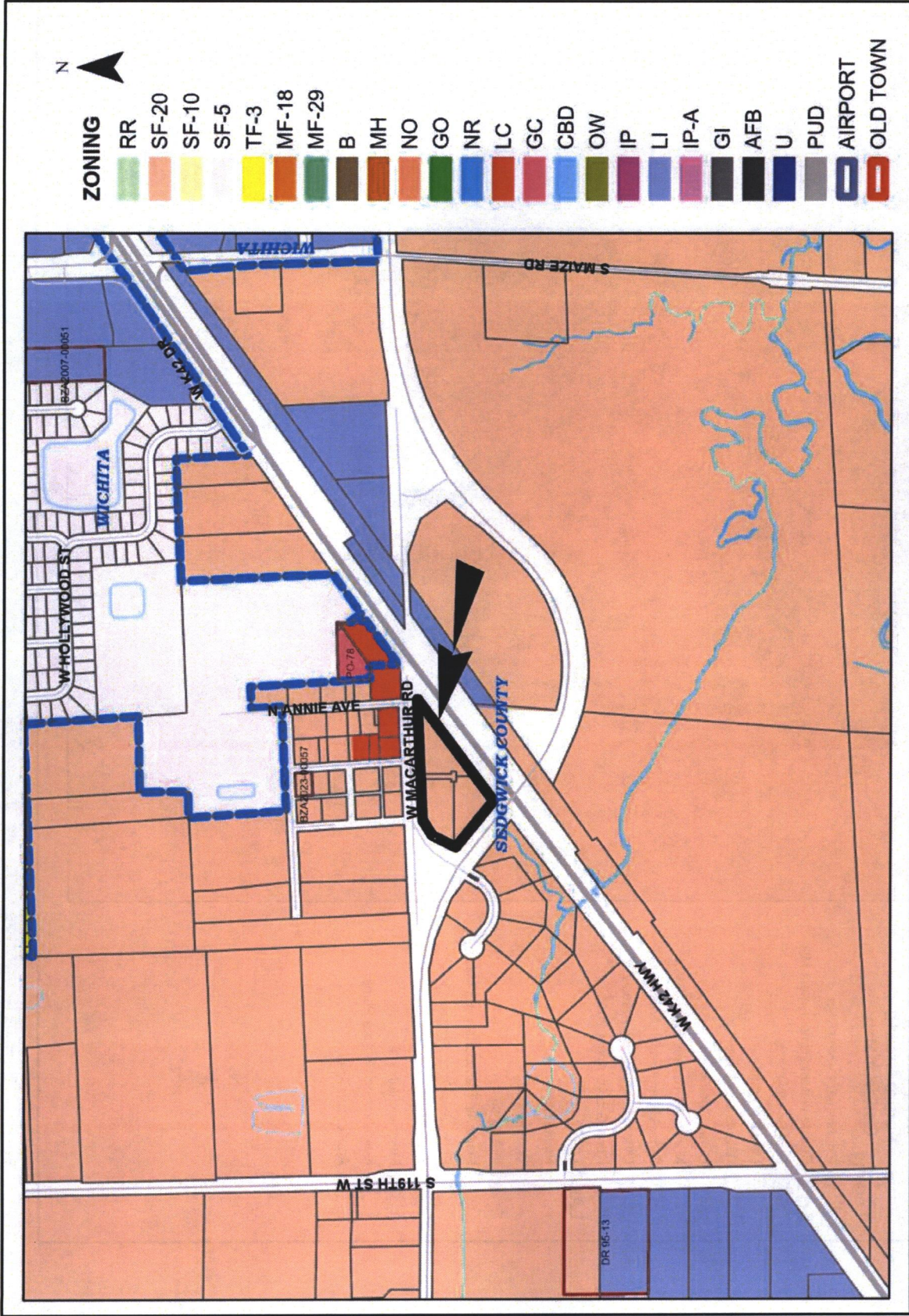
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is a mix between residential, commercial, and agricultural. Properties to the north, across West MacArthur Road, are zoned SF-20 and LC Limited Commercial District (LC) are developed with single-family dwellings, Agricultural uses, and a Day Care. Property to the east and south, across West Southwest Boulevard, is zoned LI Limited Industrial District (LI) and SF-20 and is used for Agricultural uses. Properties to the west, across West MacArthur Road, are zoned SF-20 and are developed with single-family dwellings.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-20, which is suitable for a limited number of residential, public, and civic uses, including single-family residences.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have detrimental impacts on nearby property.
4. **Length of time subject property has remained vacant as zoned:** The property is developed with Agricultural uses.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new development in an area that is appropriate for such development. Denial may represent a loss of economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has received no comments in regards to the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Photos



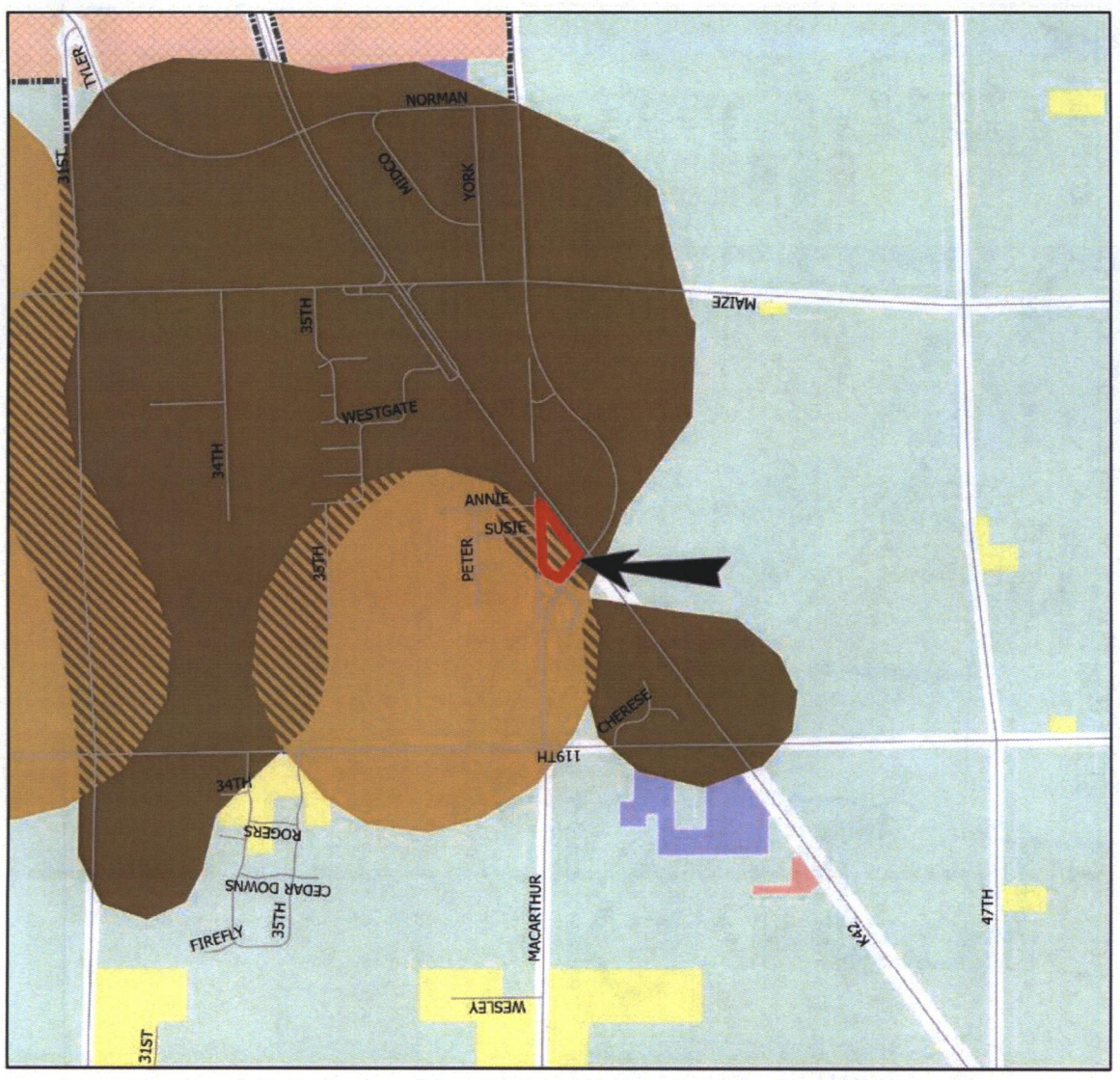


**2035 Wichita  
Future Growth  
Concept Map**

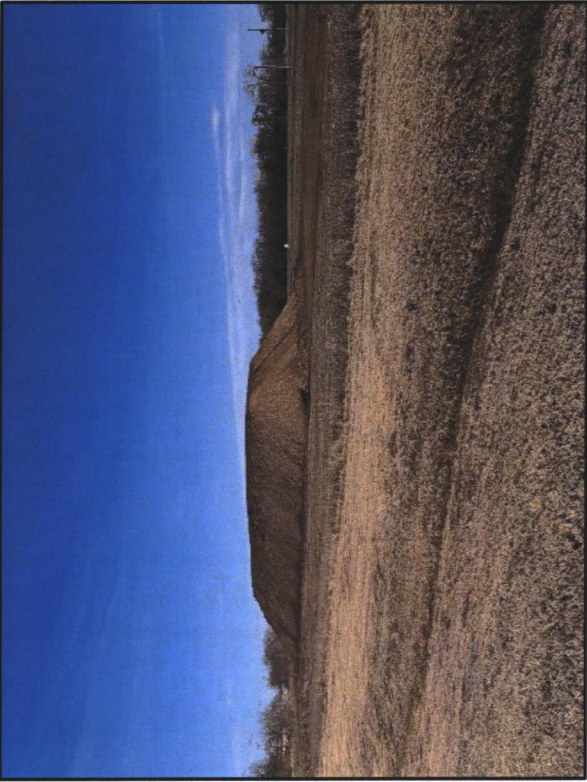
- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
  - Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Neighborhood & Area Plans
  - Application Area



Map prepared by the City of Wichita, Kansas, Planning Department. All rights reserved. No part of this map may be reproduced without the written permission of the City of Wichita, Kansas. The City of Wichita, Kansas, Planning Department is not responsible for any errors or omissions on this map.



Looking east into site



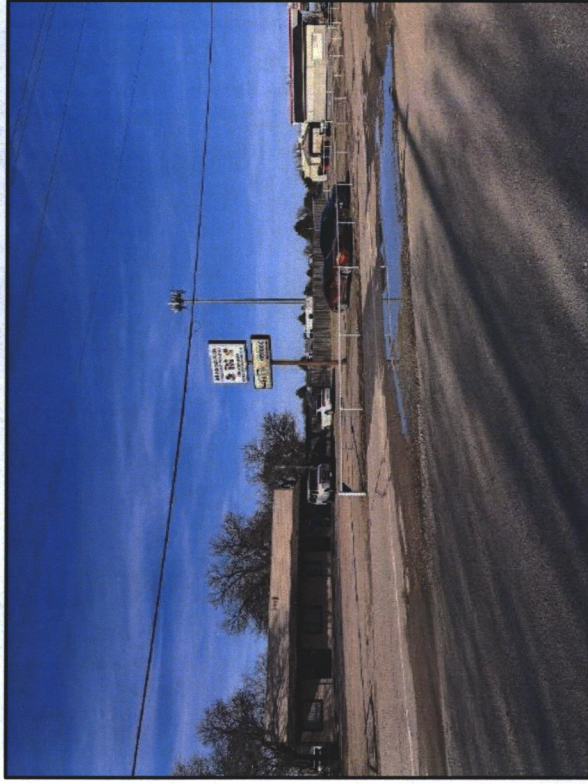
Looking north away from NW corner of site



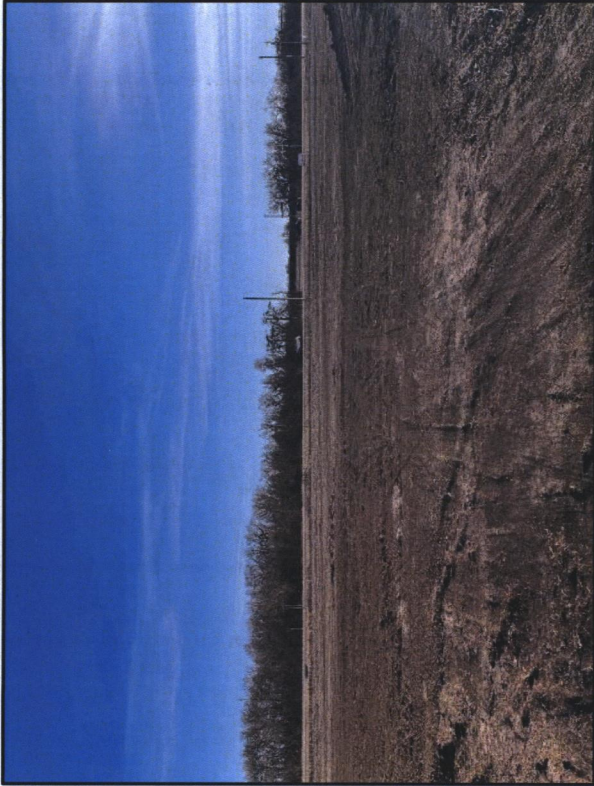
Looking north away from middle of site



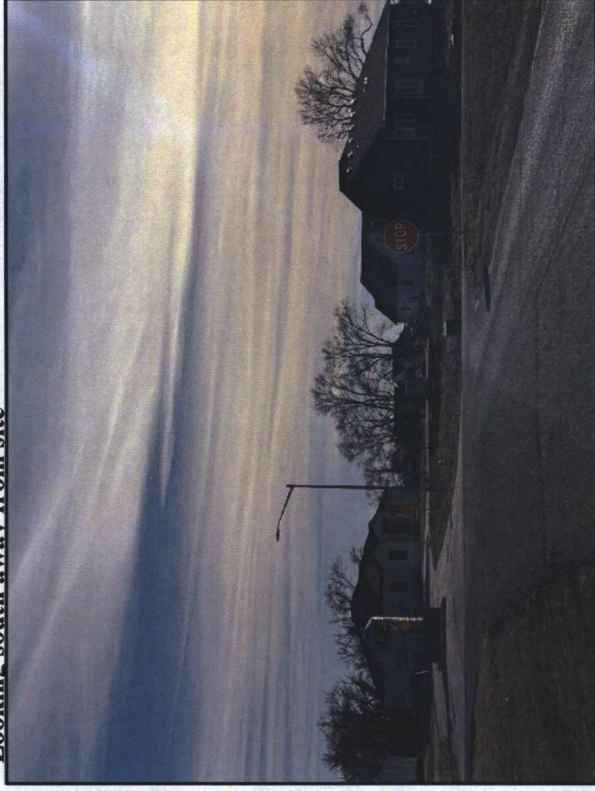
Looking north away from NE corner of site



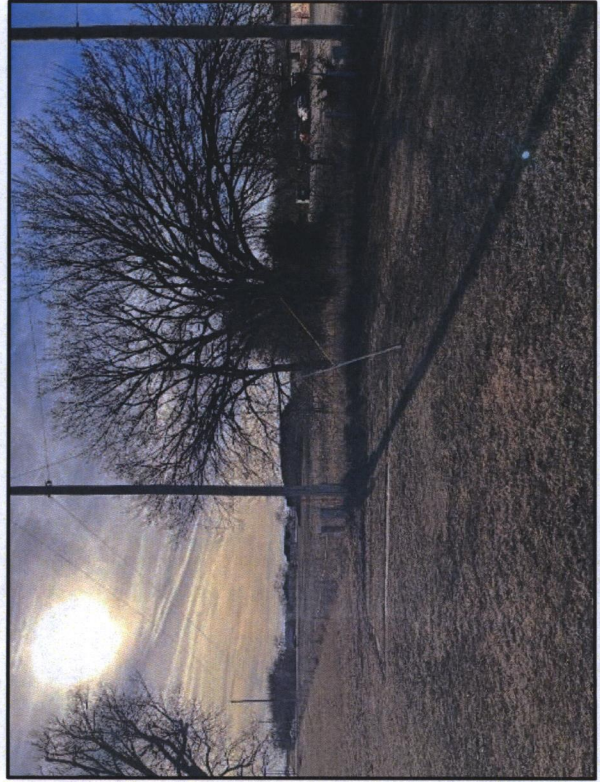
Looking into middle of site



Looking south away from site



Looking west into site



Looking east away from site

