



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

Summer Lee
2202 West 32nd Street South
Wichita, KS 67217

August 12, 2025

RE: CON2025-00089 - Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single Family Residential District, generally located at the northwest corner of West 32nd Street South and South Everett Street (2202 West 32nd Street South).

Dear Applicant,

On **July 24, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 2202 West 32nd Street South), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were received against this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this matter, please contact our office.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

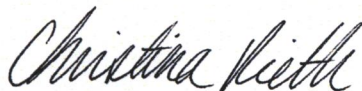
Christina Rieth
Associate Planner

This case will be heard on **Monday, August 11, 2025**, by the District Advisory Board (DAB) IV, which meets at the Alford Branch Library (3447 South Meridian Avenue, Wichita, KS 67217) at 6:00 p.m. For more information, please contact Brooke Kauchak at 316-268-4197 or bkauchak@wichita.gov.

If the District Advisory Board recommends approval, and no protest petitions are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on Tuesday, August 26, 2025, at 9:00 a.m. for final action. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202.

Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,



Christina Rieth
Current Plans
Associate Planner

Cc: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD



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

Summer Lee
2202 West 32nd Street South
Wichita, KS 67217

July 24, 2025

RE: CON2025-00089 - Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single Family Residential District, generally located at the northwest corner of West 32nd Street South and South Everett Street (2202 West 32nd Street South).

Dear Applicant,

On **July 24, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 2202 West 32nd Street South), 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.
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5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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 **August 7, 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 200 feet of the property for which the application was filed and must be submitted to the City Clerk by **August 7, 2025** at 5:00 p.m.

CONDITIONAL USE RESOLUTION NO. CON2025-00089

WHEREAS, Summer Lee, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for an Accessory Apartment in the SF-5 Single-Family Residential District zoning located at 2202 West 32nd Street South, legally described as:

Lot 18, Block A, Ridgeview Second Addition to Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of July 24, 2025, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for an Accessory Apartment in the SF-5 Single-Family Residential District zoning located at 2202 West 32nd Street South, legally described as:

Lot 18, Block A, Ridgeview Second Addition to Wichita, Sedgwick County, Kansas.

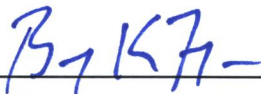
Approved subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 2202 West 32nd Street South), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 22 Day of August, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Bryan Frye, Chairman



Scott Wadle, Secretary

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	22064	Legal Ad - IPL0250154	07-24-2025 MAPC	1.0	68.0L

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

OCA 150004
MAPC/BZA July 24, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, July 24, 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.**

CON2025-00088: Conditional Use request in the City for Accessory Apartment on property zoned SF-5 Single-Family Residential District; generally located on the south side of North Richmond Avenue and within 915 feet north of West 21st Street North (2377 North Richmond Avenue).

CON2025-00089: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single Family Residential District, generally located at the northwest corner of West 32nd Street South and South Everett Street (2202 West 32nd Street South).

DER2025-00019: City of Wichita-Sedgwick County Airport Hazard Unified Zoning Code Update.

PUD2025-00010: Amendment to PUD #46 to allow Basic Industry as a use for Parcels 1, 2, and 3 and development standards for Parcels 2 and 3, generally located on the southwest corner of South Seneca Street and West MacArthur Road.

PUD2025-00011: Zone Change request in the City from SF-5 Single-Family Residential to PUD to create the Tyler Substation Planned Unit Development #145 to expand existing electrical substation with custom development standards, located on the south side of West 2nd Street North, one-quarter mile east of North Tyler Road.
IPL0250154
Jul 2 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, 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.

1.0 insertion(s) published on:
07/02/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Shannon Gray



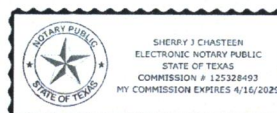
Shannon Gray

Sherry J Chasteen



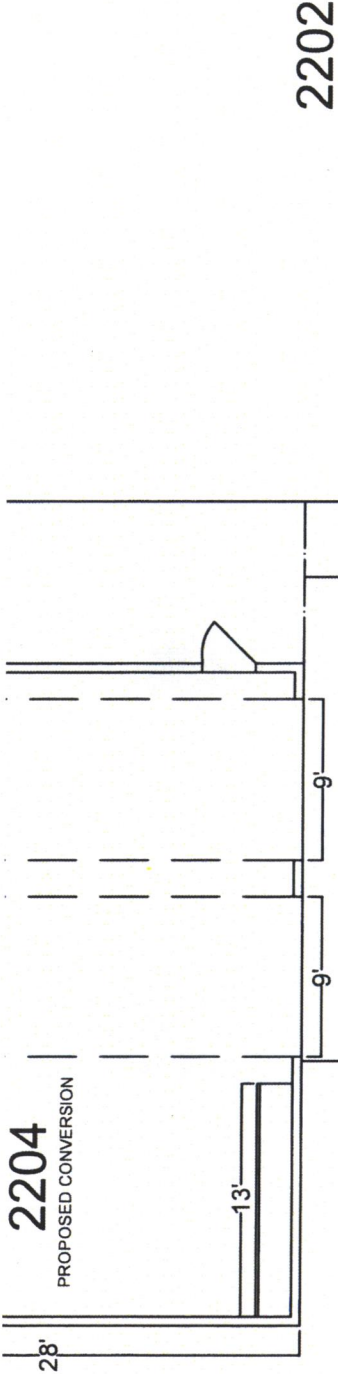
Sworn to and subscribed before
me on

Jul 2, 2025, 10:44 AM EDT



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

9'-8" 22'-6"



2204
PROPOSED CONVERSION

2202

T

SITE PLAN

APPROVED 8/5 BY CMR

150'
32ND ST

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SCALE : 3/32" = 1'

STAFF REPORT
 MAPC: July 24, 2025
 DAB IV: August 4, 2025

CASE NUMBER: CON2025-00089 (City)

APPLICANT/AGENT: Summer Lee (Applicant)

REQUEST: Conditional Use to allow an Accessory Apartment

CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.19 acres

LOCATION: Generally located on the northwest corner of West 32nd Street South and South Everett Street (2202 West 32nd Street South)

PROPOSED USE: Accessory Apartment

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow an Accessory Apartment on a property zoned SF-5 Single-Family Residential District (SF-5). The 0.19-acre property is generally located on the northwest corner of West 32nd Street South and South Everett Street (2202 West 32nd Street South). The subject site is currently developed with a single-family residential dwelling constructed in 1956 with an attached one-car garage and a two-car detached garage. The applicant is requesting the Conditional Use in order to renovate and utilize the existing detached two-car garage as an Accessory Apartment.

Section IV-A.4 of the UZC requires one parking space per Accessory Apartment and one space for a single-family residence. The detached garage and existing driveway will accommodate the necessary parking for both uses on site. The garage has the same exterior material and design as the principal structure, and therefore it is staff's opinion that the proposed Accessory Apartment meets the Supplemental Regulation listed below regarding a compatible appearance with the principal dwelling.

Accessory Apartments are subject to Supplementary Use Regulations outlined in Section III-D.6.a of the Unified Zoning Code (UZC), which state:

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

In addition, when located in zoning districts MH or more restrictive, Accessory Apartments are required to comply with the property development standards in Sec. III-D.7.e(2) of the Unified Zoning Code. Those standards include the following.

- Front Setbacks - Accessory Structures shall not be located nearer to the front property line than the Principal Structure except on Lots five acres or more in area where the Front Setback for Accessory Structures shall be the same as required for Principal Structures.
- Side Setbacks - Accessory Structures shall comply with the Side Setback standards for Principal Uses, provided that an Accessory Structure shall not be required to set back more than three feet from an interior side Lot Line when all parts of the Accessory Structure are located more than one-half the depth of the Lot behind the front property line. Accessory Structures may not utilize more than one-half of any required side Yard.
- Height - No Accessory Structure shall exceed 60 percent of the allowable height requirements of the District unless the Accessory Structure conforms to all Setback requirements for Principal Structures in that District.

The character of the neighborhood is low-density residential. Properties to the north, south, east and west are zoned SF-5. Properties to the north, south, and west are developed with single-family dwellings. Property to the east is developed with a public park.

CASE HISTORY: In 1956, the subject site was platted as part of the Ridgeview 2nd Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

North: SF-5 Single-family dwelling

South:	SF-5	Single-family dwelling
East:	SF-5	Public park
West:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject site has access to West 32nd Street South and South Everett Street, which are both two-way local streets with no sidewalks. All municipal services and utilities, such as water and sewer, already serve this site. Wichita Transit stops one block northeast of the subject site, on the southwest corner of West 31st Street South and South Bennett Street.

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

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

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 2202 West 32nd Street South), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

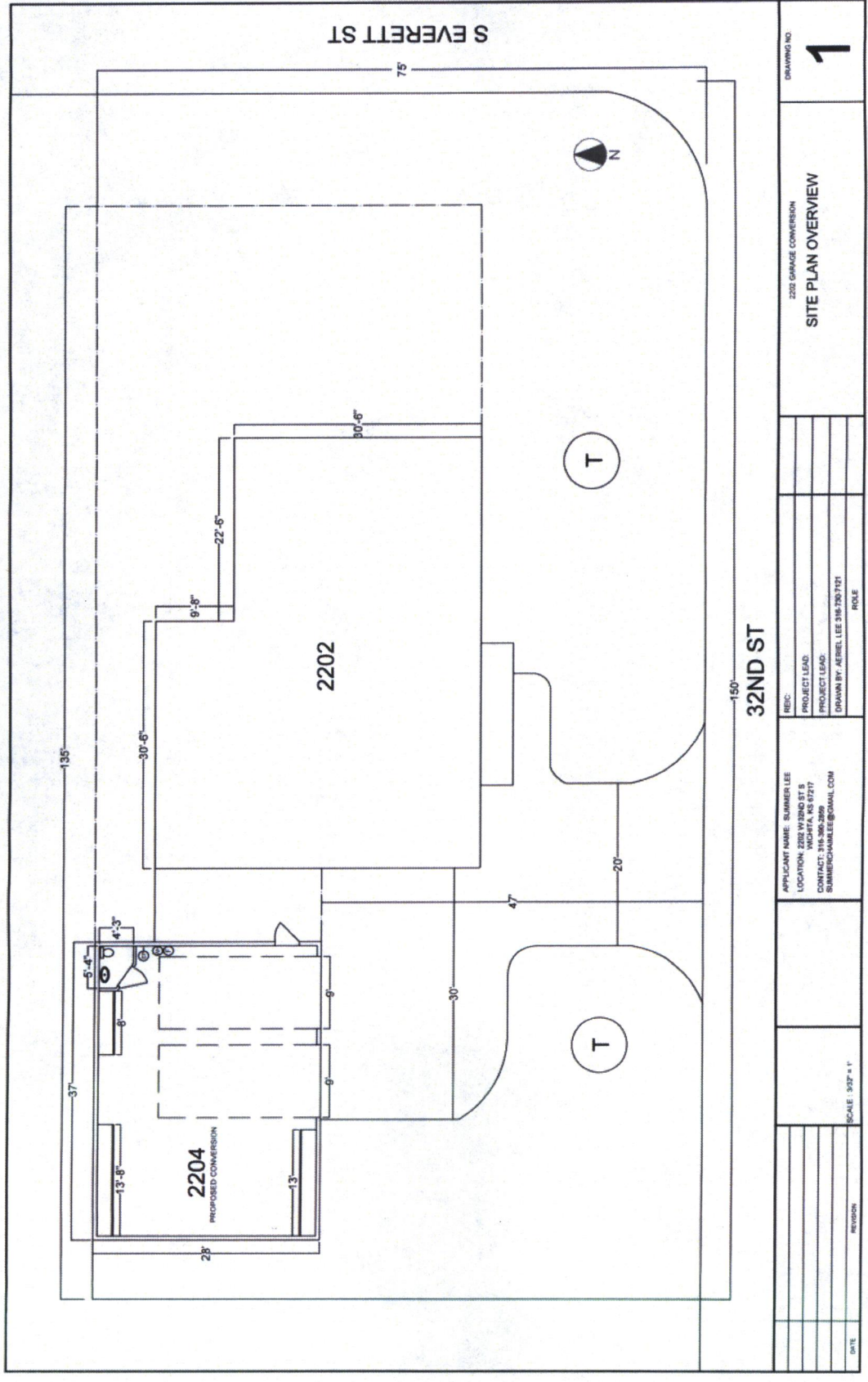
1. The zoning, uses and character of the neighborhood: The character of the neighborhood is low-density residential. Properties to the north, south, east and west are zoned SF-5. Properties to the north, south, and west are developed with single-family dwellings. Property to the east is developed with a public park.
2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned SF-5 Single-Family Residential, which permits an Accessory Apartment by Conditional Use approval under Section III-D.6.a of the Unified Zoning Code.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate that approval of the request will generate significant amounts of additional traffic.

The conditions of approval should minimize any possible significant negative impacts.

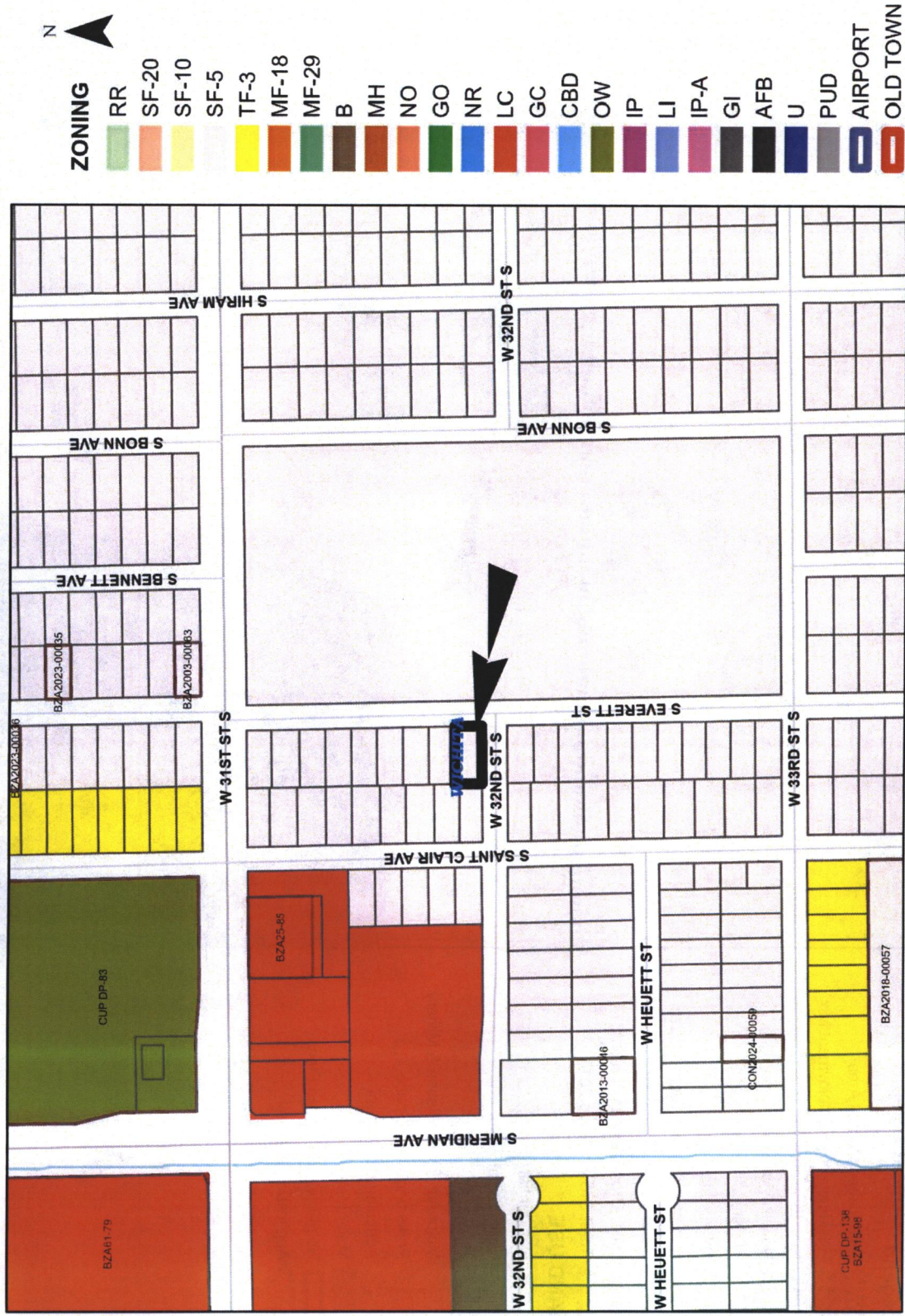
4. Length of time subject property has remained vacant as zoned: The subject property is not vacant. The property has been developed with a single-family residential dwelling since 1956.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: It is not anticipated that the requested Conditional Use will have a significant detrimental effect on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment for the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed use is in conformance with the *Community Investments Plan*, as discussed in the report.
7. Impact of the proposed development on community facilities: Staff expect that there will be minimal impact on public roads, water, and sewer service.
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff did not receive any public comment on the request.

Attachments:

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







2035 Wichita Future Growth Concept Map

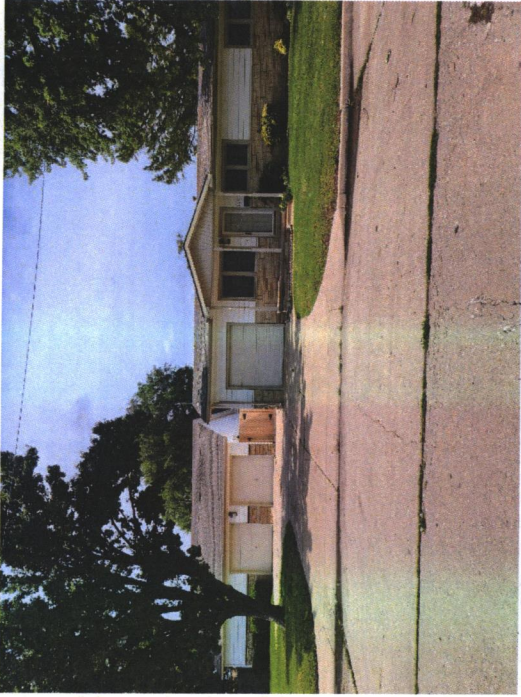
- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
 - Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential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



City of Wichita
Metropolitan Area Planning Commission
2025-2035
Wichita, Kansas
Map Date: 12/23/2023
Map Scale: 1" = 1/2 Mile
Map Source: City of Wichita, Metropolitan Area Planning Commission, and other sources.



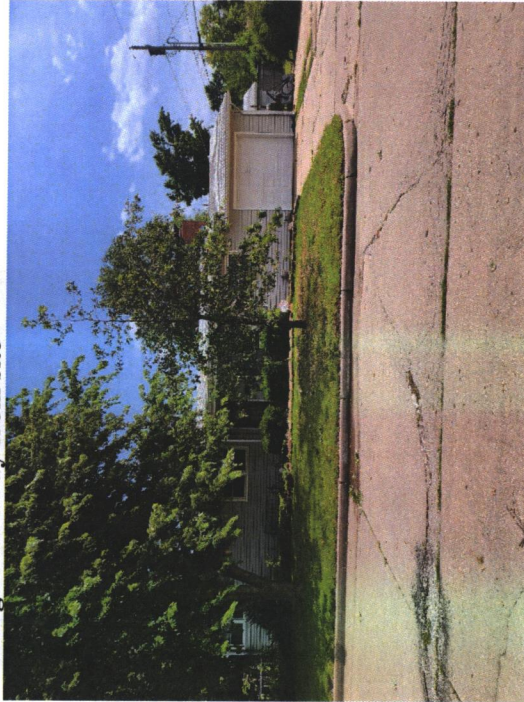
Looking north towards site



Looking west towards site



Looking south away from site



Looking east away from site

