



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

August 7, 2025

Jesse and Amy Hidalgo
8420 South Ash Circle
Wichita, KS 67227

RE: CON2025-00086 –A Conditional Use request to allow an Accessory Apartment, In the SF-20 Single-family Residential District, generally located on the east side of South Ash Circle and within one-third mile east of South Hydraulic Avenue.

Dear Applicant,

At its regular meeting on **July 24, 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 with the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building 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 316-268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Deetz'.

Samuel Deetz
Current Plans
Associate Planner

CC: Jeff Blubaugh, Commissioner, District 2
Nicole Gibbs, Communications
Coordinator, MABCD

CONDITIONAL USE RESOLUTION NO. CON2025-00086

WHEREAS, Jesse and Amy Hidalgo, 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 for Accessory Apartment in SF-20 Single-Family Residential District zoning, legally described as:

Lot 8, Block A, Meyers Lake 2nd 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 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 Accessory Apartment in SF-20 Single-Family Residential District zoning, legally described as:

Lot 8, Block A, Meyers Lake 2nd Addition, Sedgwick County, Kansas.

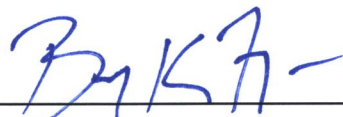
Approved subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building 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 22 Day of August, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



 Bryan Frye, Chairman



 Scott Wadle, Secretary

Sedgwick Co. public notice

(Published in The Ark Valley News July 3, 2025.)

MAPC 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.

CON2025-00085: Conditional Use request in the County to allow Accessory Apartment on property zoned SF-20 Single Family Residential, generally located on the north side of West MacArthur Road and within one-quarter mile east of South 135th Street South (13040 West MacArthur Road).

CON2025-00086: Conditional Use request in the County for an Accessory Apartment on property zoned SF-20 Single-Family Residential; generally located on the east side of South Ash Circle and within one-third mile east of South Hydraulic Avenue (8420 South Ash Circle).

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

ZON2025-00031: Zone Change request in the County from SF-20 Single-Family Residential District and RR Rural Residential District to LI Limited Industrial District, generally located on the west side of North Greenwich Road one-half mile south of East 37th Street North.

ZON2025-00032: Zone Change request in the County from RR Rural Residential District and SF-20 Single-Family Residential District to LI Limited Industrial District to allow for industrial development, generally located on the northwest corner of East 37th Street North and 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 inter-

ested 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 July 3, 2025

**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 3rd day of July, 2025, with subsequent publications being made on the following dates:

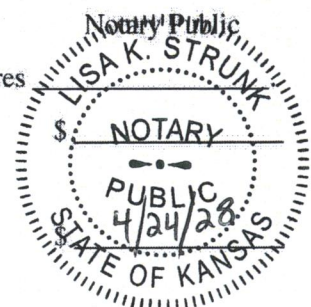
_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025

Subscribed and sworn to before me this 3rd day of July, 2025.

My commission expires

Additional copies

Printer's fee



STAFF REPORT
 MAPC: July 24, 2025

CASE NUMBER: CON2025-00086 (County)

APPLICANT/OWNER: Jesse and Amy Hidalgo (Applicants)

REQUEST: Conditional Use to permit an Accessory Apartment

CURRENT ZONING: SF-20 Single-Family Residential District

SITE SIZE: 1.13 acres

LOCATION: Generally located on the east side of South Ash Circle and within one-third mile east of South Hydraulic Avenue

PROPOSED USE: Accessory Apartment

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicants are requesting a Conditional Use to allow an Accessory Apartment on property zoned SF-20 Single-Family Residential District (SF-20). The 1.13-acre subject site is generally located on the east side of South Ash Circle and within one-third mile east of South Hydraulic Avenue. The tax parcel on which the Accessory Apartment would be developed is adjacent, but separate from the current main home at 8420 South Ash Circle. These properties are considered one Zoning Lot because both parcels have the same ownership and zoning. The applicants are in the process of separating the ownership to remove the restrictions involved with having a single Zoning Lot.

The property is currently developed with a pole barn. The applicants desire to construct an Accessory Apartment (defined below) simultaneously with a primary residence. The Accessory Apartment would be a dwelling unit with living facilities for sleeping, eating, sanitation and a kitchen, which requires water and sewer services. The Accessory Apartment is proposed to be placed 160 feet from the front property line and 35 feet from the north (interior side) property line. It is proposed to be located northeast of the main dwelling unit.

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.

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 area is low-density residential. Properties on all sides are within unincorporated Sedgwick County. All adjacent property is zoned SF-20 and developed with single-family dwellings.

CASE HISTORY: On October 15, 2000, the subject site was platted as part of the Meyers Lake 2nd Addition. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20	Single-family dwellings
SOUTH:	SF-20	Single-family dwellings
EAST:	SF-20	Single-family dwelling
WEST:	SF-20	Single-family dwellings

PUBLIC SERVICES: This site has access to South Ash Circle, a gravel, local township roadway with open ditches on both sides. The property uses onsite septic and a water well.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as “Rural Area” on the 2035 Urban Growth Areas Map. “Rural Area” is described as follows: “*Encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area.*”

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 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 low-density residential. Properties on all sides are within unincorporated Sedgwick County. All adjacent properties are zoned SF-20 and developed with single-family dwellings.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is currently zoned SF-20 Single-Family 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:** A pole barn was recently constructed on the site.
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 adverse 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:

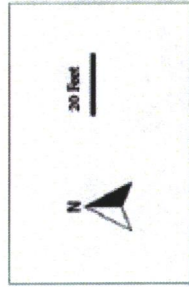
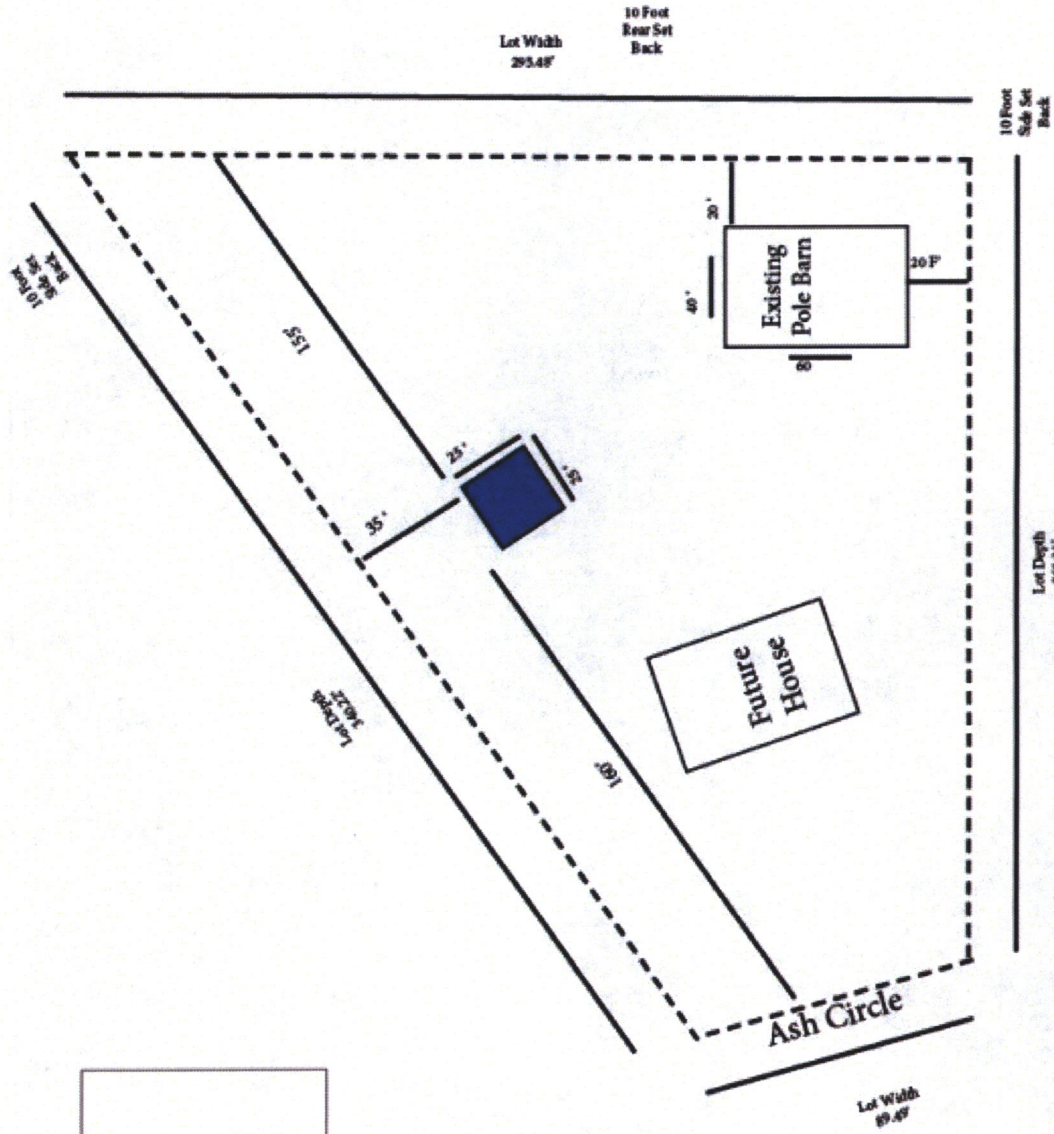
1. Site Plan
2. Aerial Map
3. Zoning Map
4. Urban Area of Influence Map
5. Future Growth Map
6. Site Photos

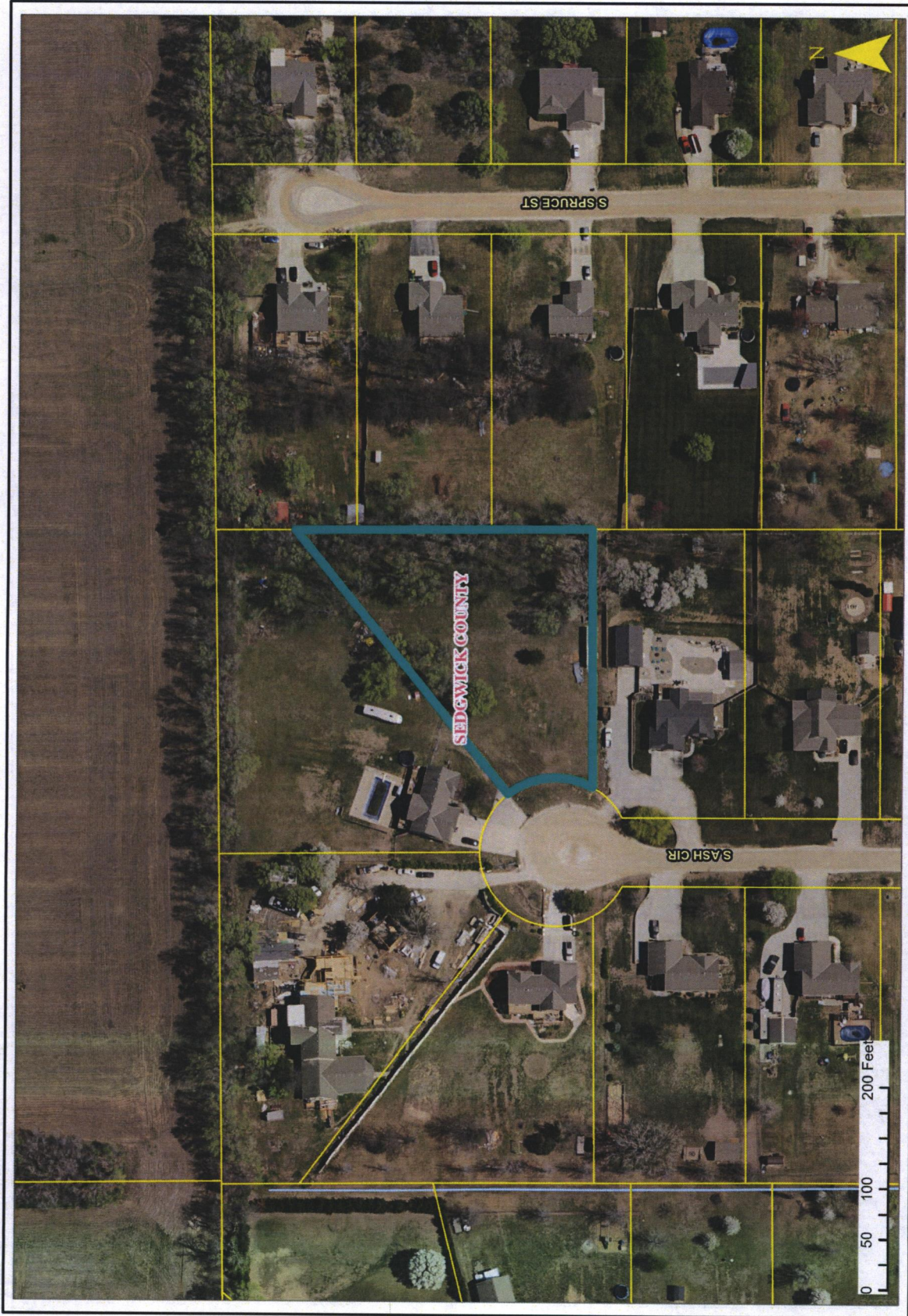
Site Plan

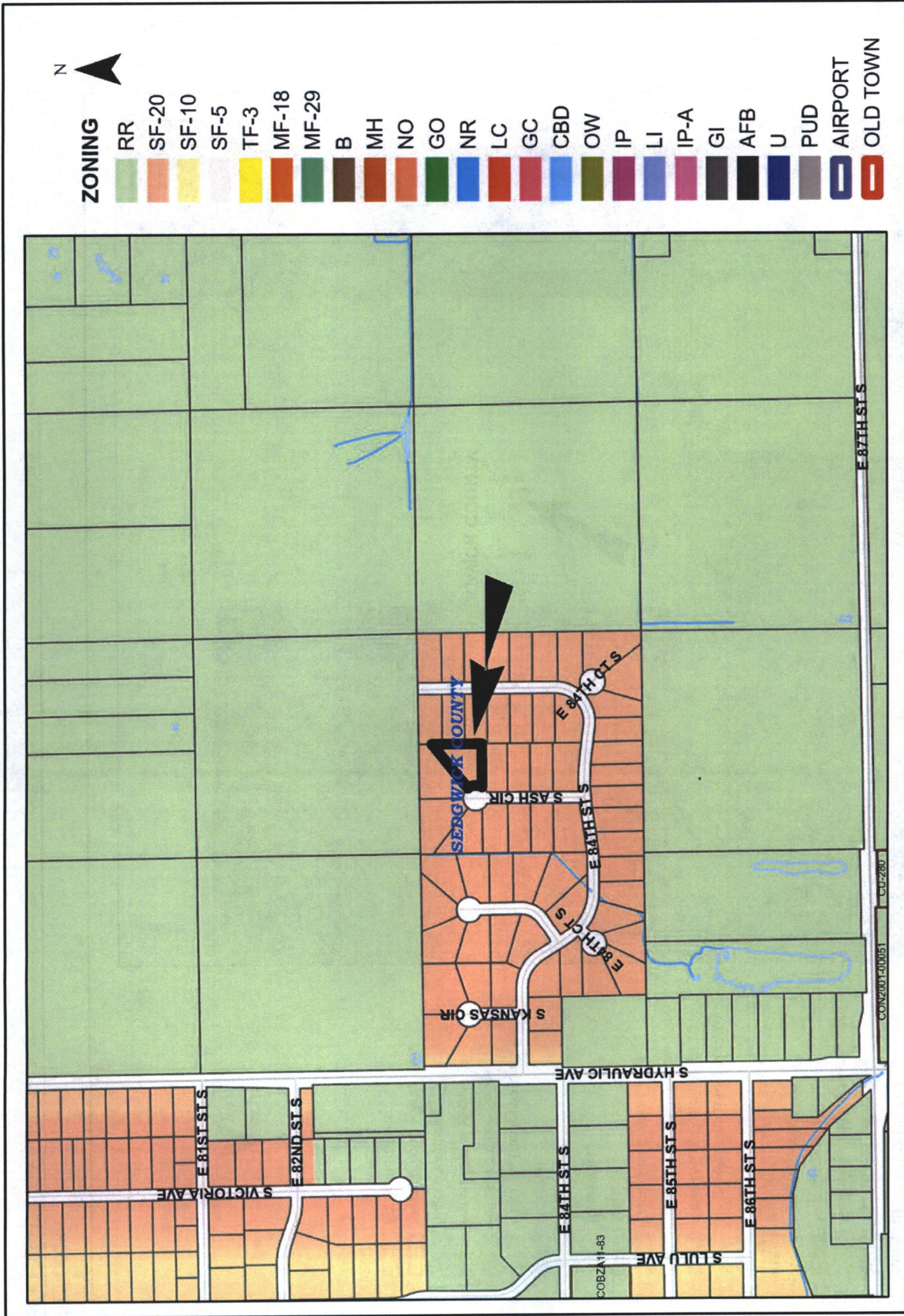
Proposed Accessory Apartment
Jesse & Amy Hidalgo
8420 S Ash Cir
Haysville, KS 67060
316-990-3355

Lot 8, Block A
Meyers Lake 2nd Addition

No Existing Conditions







2035 Wichita Future Growth Concept Map

Legend

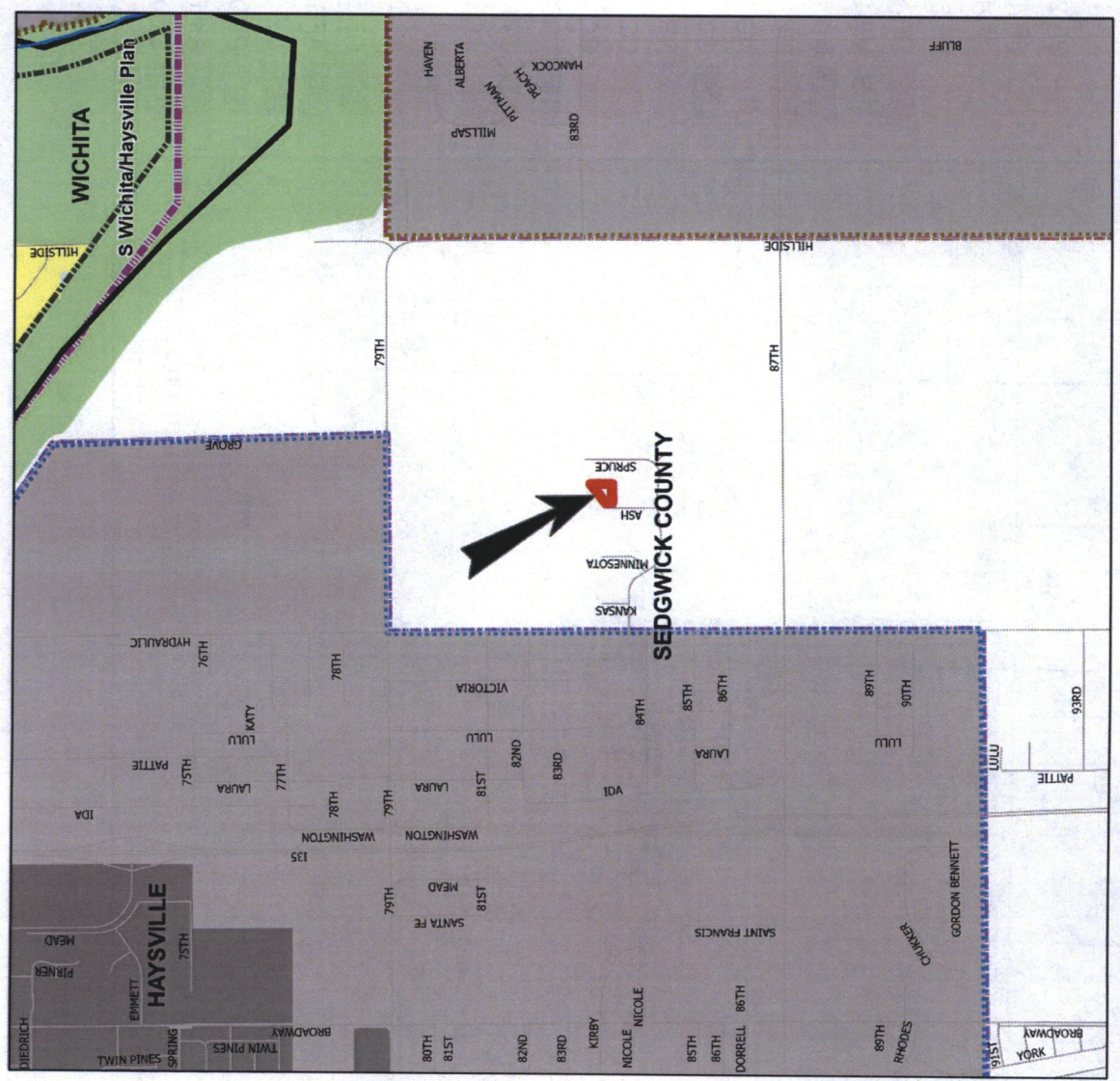
- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

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 Metropolitan Area Planning Commission, 1000 West 17th Street, Wichita, KS 67202. Map date: 10/2014. Map scale: 1" = 1 mile. Map projection: NAD 83 UTM Zone 16N. Map datum: NAD 83. Map contour interval: 10 feet. Map source: City of Wichita, Kansas Department of Planning and Economic Development, 2014. Map copyright: 2014 Metropolitan Area Planning Commission. All rights reserved.



URBAN AREA OF INFLUENCE

Appendix in the
Wichita-Sedgwick County
Unified Zoning Code

Legend

-  Small City Area of Influence
-  Sedgwick County City Limits
-  Application Area

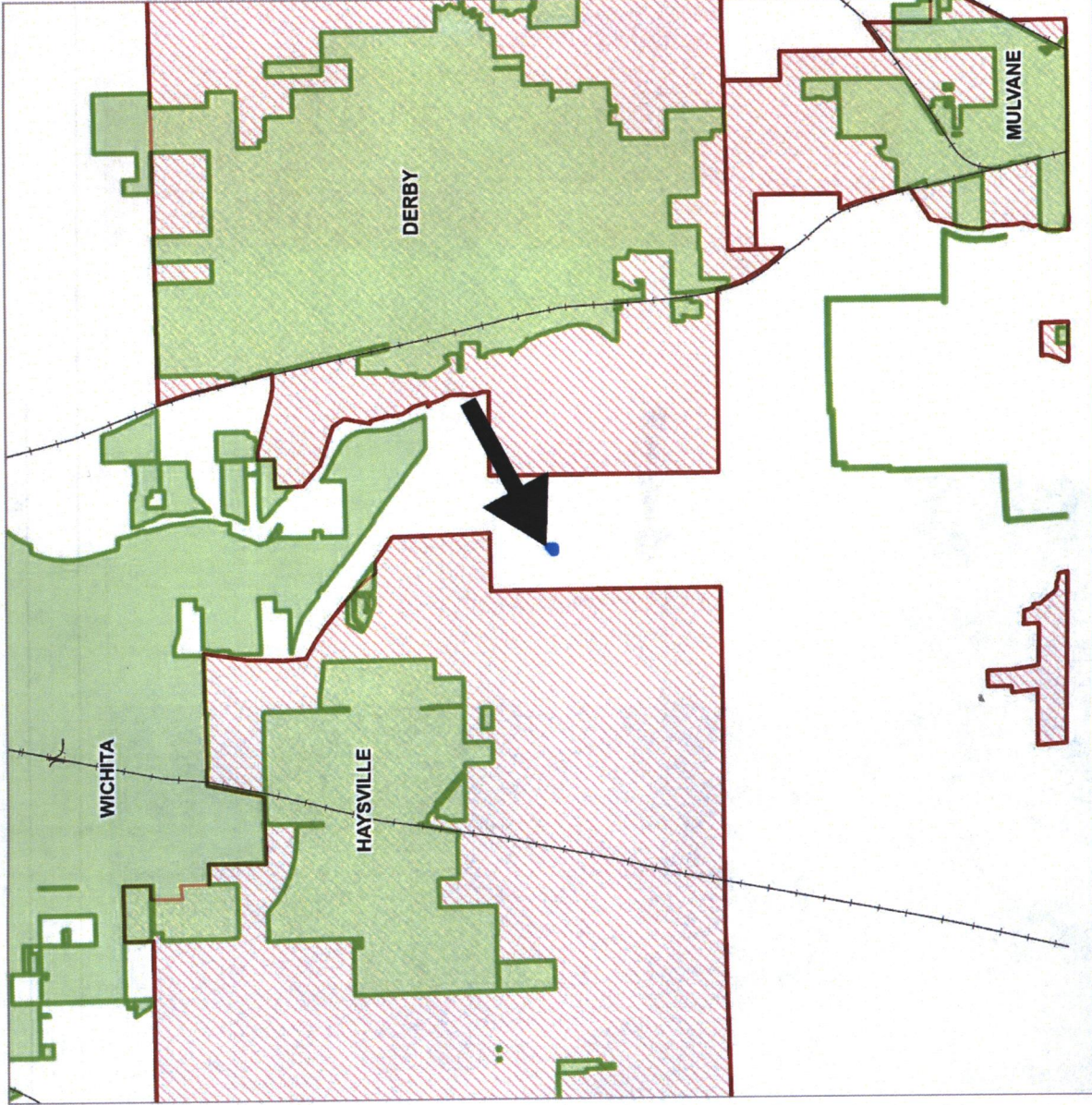


0 2,500 5,000 10,000 Feet

Scale: 1:74,993

Adopted by Sedgwick County Commission on 12/16/2020 (Resolution 178-2020) and Adopted by Wichita City Council on 4/13/2021 (Ordinance 51-429)

Disclaimer: This map has been modified for clarity and ease of understanding. Some elements may have been altered from the original version.













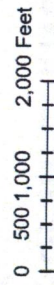
2035 Urban Growth Areas Map

(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

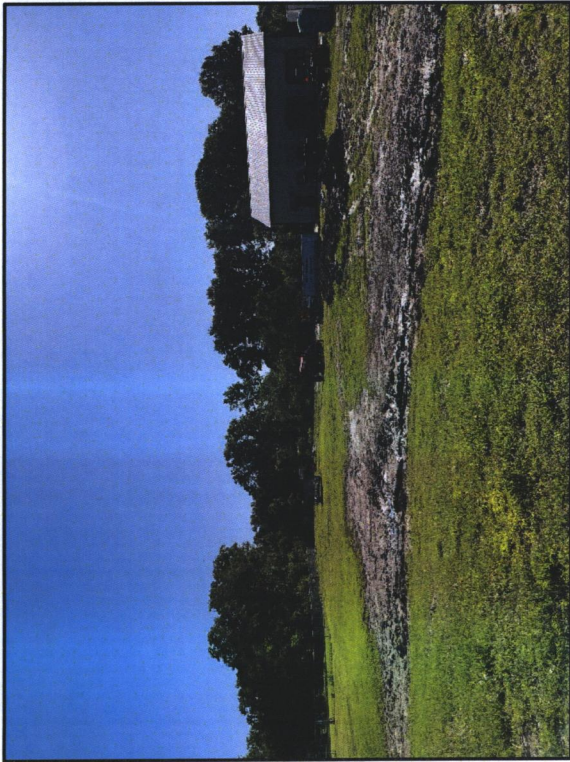


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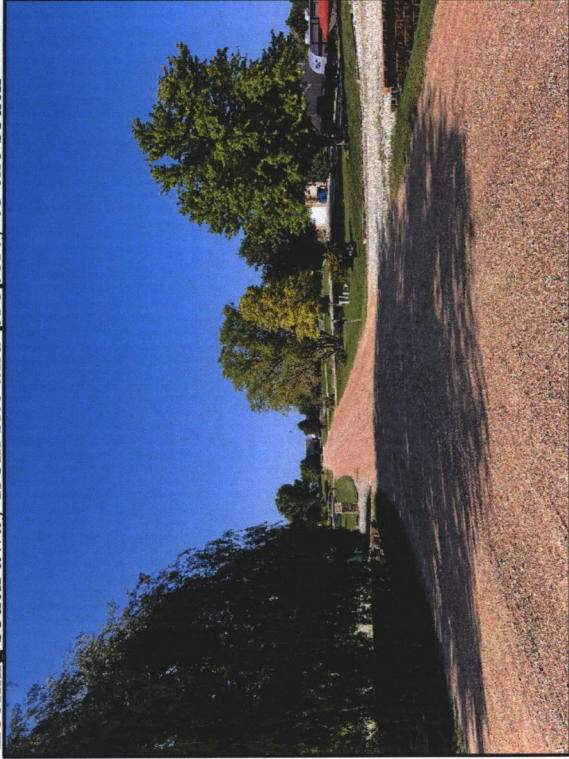
-  Application Area
-  Wichita Growth Area
-  Small City Urban Growth Area
-  Small City Urban Growth Area
-  Small City Urban Growth Area
-  Rural Area
-  Small City Limits
-  Wichita City Limits
-  K-96 Special Use Corridor
-  SCROADNG911



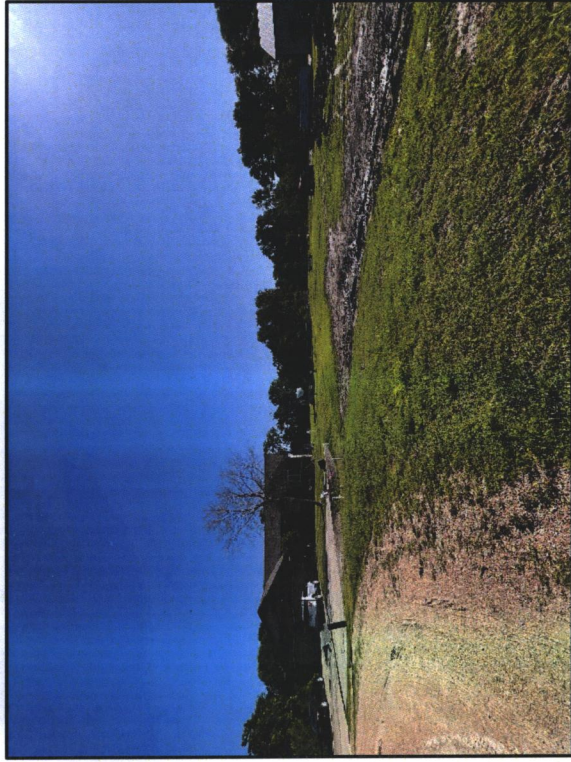
Looking east into property



Looking south away from site and property to the south



Looking north away from site



Looking east into property

