



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

September 16, 2025

Manophone Phakdy
3940 South Lulu Street, Apt. 2
Wichita KS, 67216

Trung Le
3940 South Lulu Street, Apt. 2
Wichita KS, 67214

RE: ZON2025-00034 – Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the east side of East Harding Avenue and within 150 feet south of East Central Avenue (440 North Harding Avenue).

Dear Applicant,

At its regular meeting on **September 16, 2025**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned 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 'Raquel Ordoñez'.

Raquel Ordoñez

Advanced Plans Division
Associate Planner

CC: Brandon Johnson, Councilmember District I
Cameron Jackson, CSR District I
MABCD



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

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3940 South Lulu Street, Apt. 2
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August 14, 2025

Trung Le
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RE: ZON2025-00034 – Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the east side of East Harding Avenue and within 150 feet south of East Central Avenue (440 North Harding Avenue)..

Dear Applicant,

At its regular meeting on **August 14, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the Zone Change request.

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 28, 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 28, 2025, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, September 16, 2025**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

Development signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Raquel Ordoñez
Advance Plans Division
Associate Planner

CC: Brandon Johnson, Councilmember District I
Cameron Jackson, CSR District I
MABCD

OCA 150004

PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON

September 26, 2025

ORDINANCE NO. 52-818

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2025-00034

Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, on property legally described as:

Lot 4, Block 2 of the Cresthill Addition.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

Adopted this 23RD day of September, 2025.

Lily Wu

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice

Shinita Rice, Deputy City Clerk



(SEAL)

Approved as to form:

Jennifer Magaña

Jennifer Magaña, City Attorney and Director of Law

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49235	IPL0275887	Legal Ad - IPL0275887		2.0	202.0L

ATTENTION: CITY OF WICHITA/CLERKS OFFICE IP
 455 N MAIN ST FL 13
 WICHITA, KS 67202
 srice@wichita.gov;LAlvarez@wichita.gov

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:
 09/26/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amy Robbins



Amy Robbins

Sherry J Chasteen



Sworn to and subscribed before
 me on

Sep 26, 2025, 8:54 AM EDT



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

ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES
SEPTEMBER 12, 2025

RESOLUTION NO. 25-434
 A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER DISTRIBUTION PHASE 2 - AREA 151 ADDITION).
 A resolution regarding water distribution improvements.

RESOLUTION NO. 25-435
 A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER PHASE 2 INTERIOR - AREA 151 ADDITION).
 A resolution regarding sanitary sewer improvements.

RESOLUTION NO. 25-436
 A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 2 PAVING IMPROVEMENTS - AREA 151 ADDITION).
 A resolution regarding paving improvements.

RESOLUTION NO. 25-437
 A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 8 WATER DISTRIBUTION IMPROVEMENTS - CLEAR CREEK 3RD & 4TH ADDITIONS).
 A resolution regarding water distribution improvements.

RESOLUTION NO. 25-438
 A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PHASE 8 SANITARY SEWER IMPROVEMENTS - CLEAR CREEK 4TH ADDITION).
 A resolution regarding sanitary sewer improvements.

CITY OF WICHITA ORDINANCE NO. 52-814
SEDGWICK COUNTY RESOLUTION NO. 242-2025
 First Published on Wichita.gov/LegalNotices on September 26, 2025
 Published in The Ark Valley News on

A CITY ORDINANCE AND COUNTY RESOLUTION AMENDING THE WICHITA-SEDGWICK COUNTY AIRPORT HAZARD ZONING CODE BY AMENDING CHAPTER 28.08 OF THE CODE OF THE CITY OF WICHITA, KANSAS AND APPENDIX H OF THE CODE OF SEDGWICK COUNTY, KANSAS AND REPEALING THE ORIGINALS OF SAID CHAPTER AND APPENDIX.
 An ordinance regarding amendments to the Airport Hazard Zoning Code.

ORDINANCE NO. 52-815
 AN ORDINANCE AMENDING ARTICLE II, SECTIONS B.2.b, ITEM (2), B.2.c, ITEM (2), B.3.b, ITEM (2), B.3.c, ITEM (2), B.4.b, ITEM (2), B.4.c, ITEM (2), B.5.b, ITEM (2), B.5.c, ITEM (2), B.6.b, ITEM (2), B.6.c, ITEM (2), B.10.b, ITEM (2), B.10.c, ITEM (2), SECTION D, USE REGULATION SCHEDULE, SECTION D.8, ITEM (1), AND ARTICLE V, SECTION L, ITEMS 2, 5, 7, AND 9 OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, AND REPEALING THE ORIGINAL SECTIONS THEREOF.
 An ordinance regarding amendments to the unified zoning code and daycares.

ORDINANCE NO. 52-816
 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.
 An ordinance regarding a zone change request at 109 South Exposition Street.

ORDINANCE NO. 52-817
 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.
 An ordinance regarding a zone change request at 50th Street South and Seneca Street.

ORDINANCE NO. 52-818
 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.
 An ordinance regarding a zone change request at 440 North Harding Avenue.

ORDINANCE NO. 52-819
 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.
 An ordinance regarding a zone change request at Central and Ridge Road.

ORDINANCE NO. 52-820
 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.
 An ordinance regarding a zone change at 13610 West Maple Street.

ORDINANCE NO. 52-821
 AN ORDINANCE AUTHORIZING THE CITY OF WICHITA, KANSAS TO ISSUE ITS MULTIFAMILY HOUSING REVENUE BONDS (MARKET CENTRE APARTMENTS) SERIES IV, 2025 FOR THE PURPOSE OF FINANCING A PORTION OF THE COSTS OF THE ACQUISITION, REHABILITATION, AND EQUIPPING OF A MULTIFAMILY APARTMENT COMPLEX, AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

An ordinance regarding Market Centre Apartments.
 THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES
 IPL0275887
 Sep 26 2025



AFFIDAVIT OF PUBLICATION

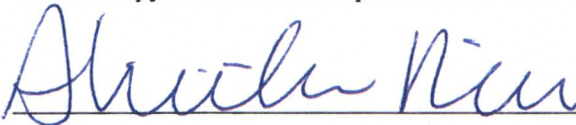
State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

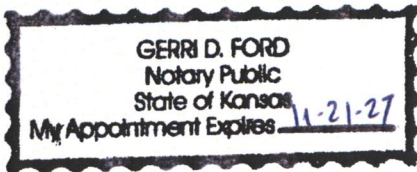
That I, Shinita Rice, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-818 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 26th day of September, 2025.

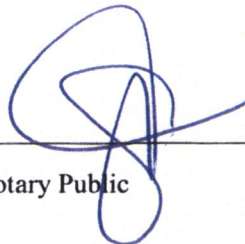


Signature

SUBSCRIBED AND SWORN to before me this 25th day of September, 2025.



(seal)



Notary Public

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0255988	Legal Ad - IPL0255988	MAPC Public Hearing	2.0	190.0L

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 August 14, 2025
 OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, August 14, 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 (616) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2025-00046: Variance request in the City to reduce building to building setback from 3 feet to 16 inches in the SF-5 Single-Family Residential District, generally located on the west side of South Delrose Avenue and within 360 feet west of South Oliver Avenue (285 South Delrose Avenue).

BZA2025-00047: Variance request in the City to allow a sign to be within the required setbacks on property zoned LC Limited Commercial District, generally located on the east side of South Oliver Avenue, within 900 feet north of South George Washington Boulevard (2600 South Oliver Street).

CON2025-00093: Conditional Use amendment in the City to extend Entertainment Establishment hours on Fridays and Saturdays on property zoned LC Limited Commercial, generally located on the north side of West Pawnee Avenue and within 300 feet east of South Seneca Street (1040 West Pawnee Avenue).

CON2025-00094: Conditional Use request in the City to have Group Residence, Limited on property zoned SF-5 Single-Family Residential District to have up to 12 residents on site, generally located on the south side of East Peach Tree Lane, within 200 feet west of South Woodlawn Boulevard (6321 East Peach Tree Lane).

CUP2025-00022: Amendment to CUP DP-67 to allow Warehouse, Self-Service Storage and change development standards for Parcel 3B, generally located on the east side of North Woodlawn Boulevard and within one-quarter mile south of East 21st Street North.

DER2024-00008: Pursuant to K.S.A. 12-757 et. Seq., amendment of the Unified Zoning Code regarding the Day Care, General Use in Residential Zoning Districts, will be considered.

DER2025-00019: Repeal of the existing Airport Hazard Zoning Code and adoption of the new Airport Hazard Zoning Code, will be considered.

PUD2025-00018: Zone Change request in the City from LI Limited Industrial and LC Limited Commercial to PUD to create the Douglas Flats PUD #146, generally located on the southwest corner of West Douglas Avenue and South Exposition Street (109 South Exposition Street).

PUD2025-00016: Zone Change request in the City from LI Limited Industrial to PUD Planned Unit Development to create the Proctor Family Indoor Athletic Facility PUD #147, generally located on the west side of East 28th Street North and within 575 feet west of North Greenwich Road (11010 East 28th Street North).

VAC2025-00024: Vacation request in the City to vacate a 20-foot platted alleyway for private maintenance, generally located south of East Douglas Avenue, between South Kansas Avenue and South Minneapolis Avenue and north of East English Street.

VAC2025-00025: Vacation request in the City to vacate a utility easement; generally located west of South Seneca Street and 1,100 feet south of West Pawnee Avenue.

VAC2025-00026: Vacation request in the City to vacate a utility easement and drainage easement; generally located 1,000 feet west of North Maize Road and 1,300 feet north of West 21st Street North.

VAC2025-00027: Vacation request in the City of 15-foot-wide x 125-foot-long public alley to the west of Lot 51 and the east of Lot 49, Matinson's 4th Addition, generally located south of West Douglas Avenue.

ZON2025-00033: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located on the south side of West 50th Street South and approximately one-third mile east of South Seneca Street.

ZON2025-00034: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-Family Residential to allow duplex development, generally located on the east side of East Harding Avenue and within 150 feet south of East Central Avenue (440 North Harding Avenue).

ZON2025-00035: Zone Change request in the City from LC Limited Commercial District to GC General Commercial, generally located 300 feet west of North Ridge Road and 300 feet north of West Central Avenue.

ZON2025-00036: Zone Change request in the City from GO General Office District to LC Limited Commercial District, generally located on the northwest corner of West Maple Street and North 135th Street (13610 West Maple Street).
 IPL0255988
 Jul 23 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:
 07/23/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Russ Davis



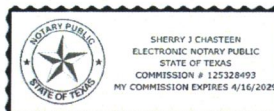
Russ Davis

Sherry J Chasteen



Sworn to and subscribed before
 me on

Jul 23, 2025, 10:40 AM EDT



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



STAFF REPORT
MAPC: August 14, 2025
DAB I: August 4, 2025

AGENDA ITEM NO. 4.7

FILE COPY

- CASE NUMBER:** ZON2025-00034 (City)
- APPLICANT/AGENT:** Manophone Phakdy (Applicant) / Trung Le (Agent)
- REQUEST:** TF-3 Two-Family Residential District
- CURRENT ZONING:** SF-5 Single-Family Residential District
- SITE SIZE:** 0.1844 acres
- LOCATION:** Generally located within a quarter of a mile southeast of East Central Avenue and North Oliver Avenue (440 North Harding Avenue).
- PROPOSED USE:** Duplex
- RECOMMENDATION:** Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to TF-3 Two-Family Residential District (TF-3) for a 0.1844-acre property, generally located within a quarter of a mile southeast of East Central Avenue and North Oliver Avenue (440 North Harding Avenue).

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 setbacks, parking requirements, or maximum height. SF-5 requires a 5,000 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). Based on the size of the subject site, the applicant could construct one duplex.

The character of the area is medium-density residential. Property to the north is zoned B – Multi Family Residential and is developed with a single-family house. Properties to the east and south are zoned SF-5 Single Family Residential and are developed with single family homes. The properties to the west are zoned TF-3 Two Family Residential and are developed with duplexes. The subject site was formerly developed with a single-family home but has been vacant since at least 2011 based on historical aerial photos.

CASE HISTORY: On April 2, 1936, the subject site was platted as Lot 4 Block 2 of the Cresthill Addition. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	B	Single-family dwelling
SOUTH:	SF-5	Single-family dwelling
EAST:	SF-5	Single-family dwelling
WEST:	TF-3	Duplex

PUBLIC SERVICES: The subject site currently has access to North Harding Avenue, a paved two-way local street with no sidewalks on either side. Municipal sewer and water utilities currently serve the site. Wichita Transit services the area at East Central Avenue and North Harding Avenue about 200 feet northwest of the subject site. Multiple other Wichita Transit lines serve the area at the corner of East Central Avenue and North Oliver Avenue approximately 700 feet northwest of the site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change from SF-5 to TF-3 is in conformance with the following plans:

The Community Investments Plan: The 2035 Wichita Future Growth Concept Map, which is an element of the Community Investments Plan (Comprehensive Plan), identifies the subject site as appropriate for “Residential” land use. Residential is defined in the Comprehensive as an “area 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.” 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 1.g. encourages, “Support expansion of existing uses to adjacent areas.” Properties directly across the street from the subject site are zoned TF-3 and developed with duplexes. Allowing duplex development on the subject site is in conformance with Guideline 1.g.

Additionally, Guideline 2.a encourages, “infill development that maximizes public investment in existing and planned infrastructure and services.” The subject site is served by multiple public services and infrastructure as explained above. It is in conformance with Locational Guideline 2.a to encourage development in this area to maximize the public investments which have already been made.

Wichita: Places for People Plan: The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

The subject site is located within the ECA and the requested zone change is in conformance with the following goals of the *Wichita: Places for People Plan*.

- Strategy 5: Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA. The subject site is currently undeveloped. Duplex development would increase the diversity of housing options in the area.
- Strategy 6: Encourage infill and redevelopment that is contextual to the environment in which it is occurring. The scale of the request is not out of character with the neighborhood, with several TF-3-zoned lots directly across the street that are developed with duplexes. Allowing a duplex at the subject site is contextual to the surrounding environment.

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

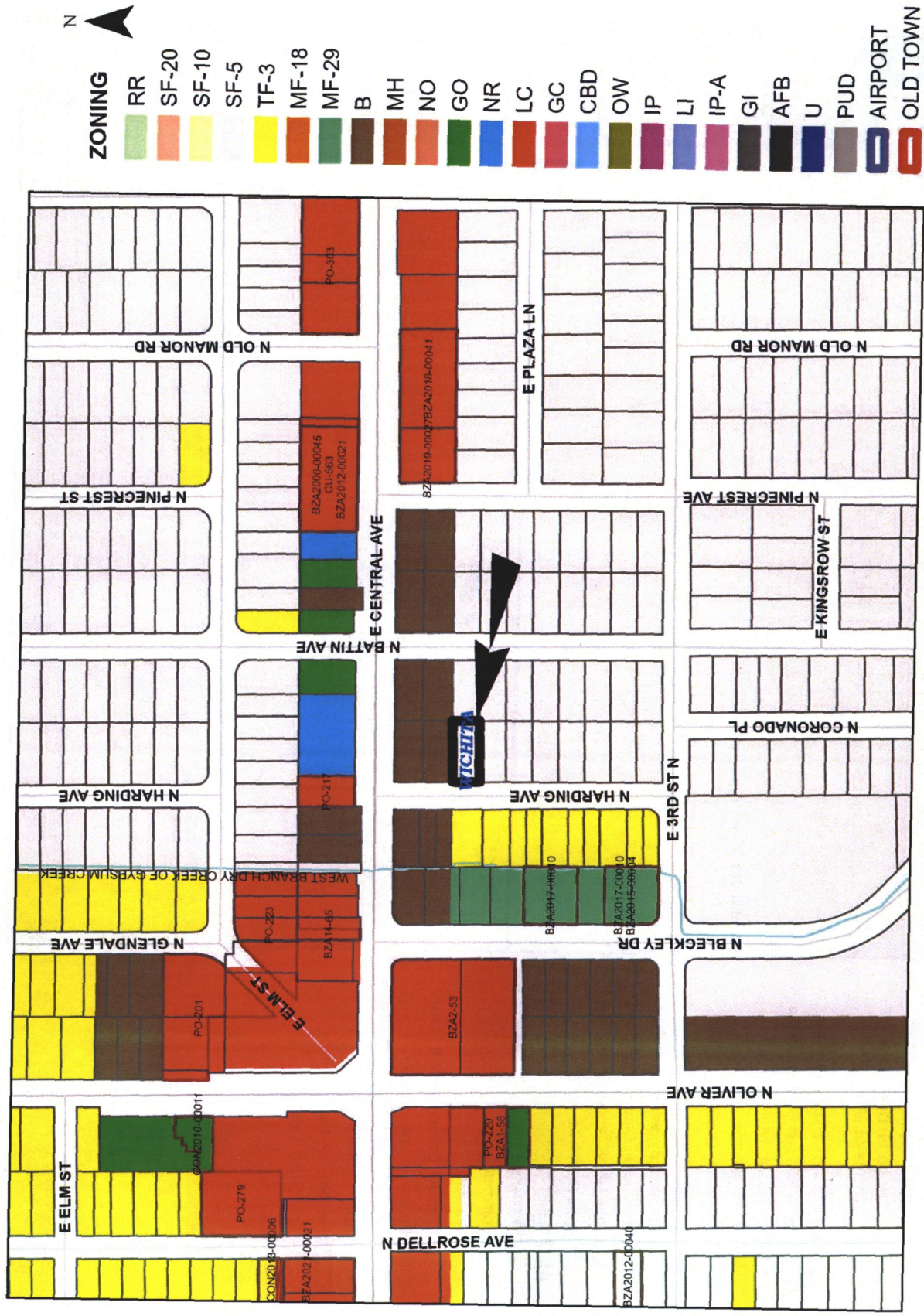
This recommendation is based on the following findings:

1. **The zoning, uses, and character of the neighborhood:** The property is located in an area with a variety of housing options. Most of the homes to the west of the subject site are duplexes. To the south and east of the subject site are single-family residences. Across East Central Avenue to the north of the site there is a combination of neighborhood retail, office, and multi-family residential development.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5, 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:** The re-zoning of the parcel to TF-3 is not expected to detrimentally affect nearby properties. Duplex development already exists in the area.
4. **Length of time subject property has remained vacant as zoned:** According to aerial photography, the site was previously developed with what appeared to be a single-family residence, but the site has been vacant since at least 2011.
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 on an undeveloped parcel that is also 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 request to rezone the property as TF-3 Two-Family Residential aligns with the goals of the *Community Investments Plan* and the *Wichita: Places for People 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 received no comments regarding the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. 2035 Future Growth Concept Map
4. Site Photos
























ZONING

- RR
- SF-20
- SF-10
- SF-5
- TF-3
- MF-18
- MF-29
- B
- MH
- NO
- GO
- NR
- LC
- GC
- CBD
- OW
- IP
- LI
- IP-A
- GI
- AFB
- U
- PUD
- AIRPORT
- OLD TOWN

2035 Wichita Future Growth Concept Map

Legend

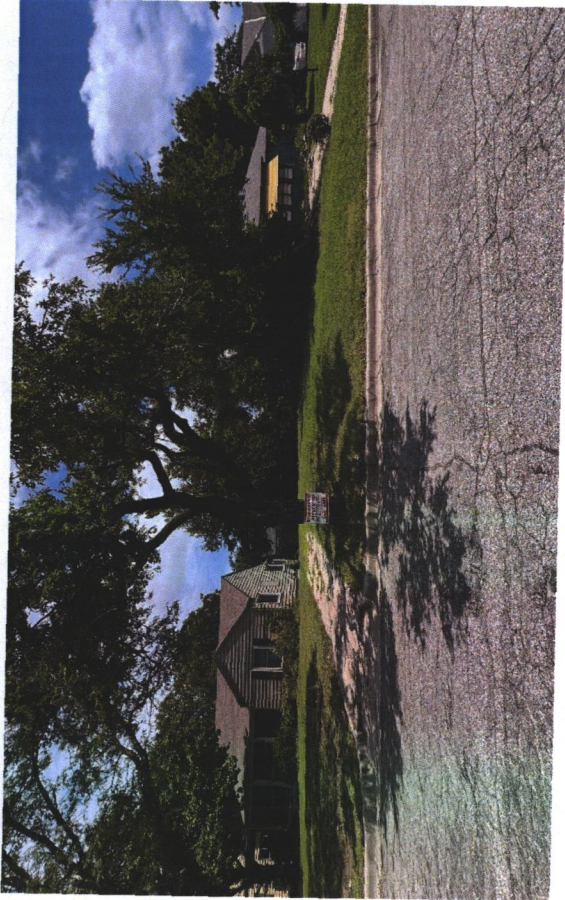
-  Established Central Area
 -  Residential and Employment Mix
 -  New Employment
 -  New Residential
 -  Wichita City Limits
 -  Other Cities
 -  Northwest Bypass Right-of-Way
 -  Other Urban Growth Areas 2014
 -  Other Urban Growth Areas 2014
 -  Rural Growth Areas 2014
- ## LAND USE
-  Residential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



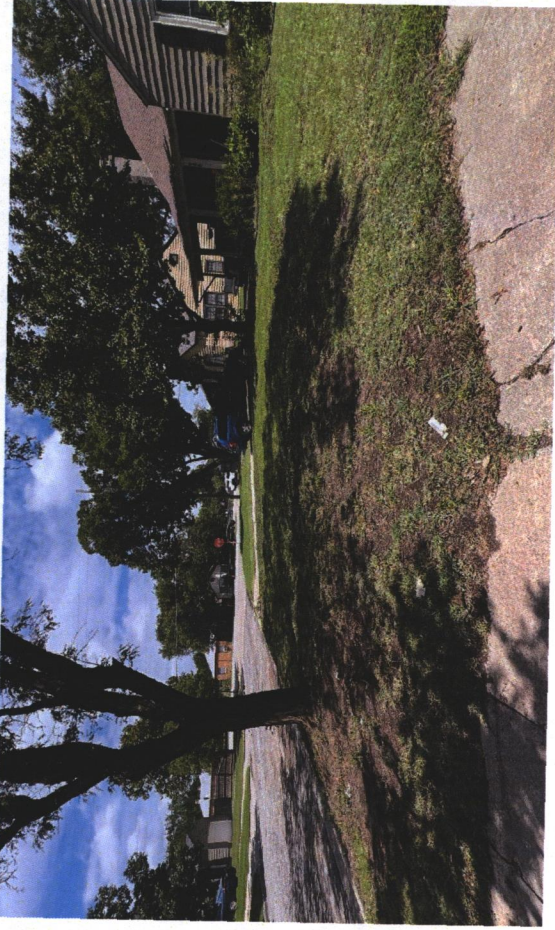
Map prepared by the Metropolitan Area Planning Commission
 11/15/2025
 11/15/2025
 11/15/2025



Looking east towards site



Looking north away from the site



Looking west away from site



Looking south away from site

