



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

June 5, 2025

JBJ LLC  
Attn: Josh Wilson  
3133 N Ridge Port Cir.  
Wichita, KS 67205

Armstrong Land Survey  
1601 E. Harry St.  
Wichita, KS 67211

**RE: ZON2025- 00009** – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, Generally located 1000 feet south of West Maple Street and 2000 feet east of South West Street.

Dear Applicant;

At its regular meeting on **June 3, 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 268-4421.

Sincerely,

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

**Brad Eatherly  
Current Plans  
Senior Planner**

CC: Dalton Glasscock, Council Member District IV  
Brooke Kauchak, CSR, District IV  
MABCD



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

JBJ LLC  
Attn: Josh Wilson  
3133 N Ridge Port Cir.  
Wichita, KS 67205

April 28, 2025

Armstrong Land Survey  
1601 E. Harry St.  
Wichita, KS 67211

**RE: ZON2025- 00009** – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, Generally located 1000 feet south of West Maple Street and 2000 feet east of South West Street.

Dear Applicant,

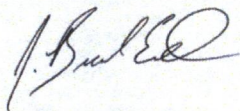
At its regular meeting on **April 23, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request to change zoning from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District.

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 **May 8, 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 **May 8, 2025, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) IV on **Monday, May 5, 2025**, beginning at 6:00 p.m. at the at the WATER Center (101 East Pawnee Street). For more information on this meeting, please contact Community Services Representative for District IV, Brooke Kauchak at (316) 268-4197 or <mailto:bkauchak@wichita.gov>. This application will be presented to the Wichita City Council on **Tuesday, June 3, 2025**, beginning at 6:00 p.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,



Brad Eatherly  
Current Plans  
Senior Planner

CC: Dalton Glasscock, Council Member, District IV  
Brooke Kauchak, CSR, District IV  
MABCD

OCA 150004

PUBLISHED at Wichita.gov/LegalNotices on

June 13, 2025

ORDINANCE NO. 52-744

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. ZON2025-00009**

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

Lots 17, 19, 21, and 23, Block 4, College Green Addition to Wichita, Sedgwick County, Kansas.

**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 10<sup>th</sup> day of June, 2025.

*Lily Wu*

\_\_\_\_\_  
Lily Wu, Mayor, City of Wichita

ATTEST:

*Paul Leeker*  
\_\_\_\_\_  
Paul Leeker, City Clerk



Approved as to form:

(SEAL)

*Jennifer Magaña*  
\_\_\_\_\_  
Jennifer Magaña, City Attorney and Director of Law

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49235	14176	Legal Ad - IPL0240839	Ord. 52-744 & Resolution 25-257	1.0	44.0L

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

### ORDINANCE NO. 52-744

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 changing zoning from single family to a duplex development at Maple and West Street.

### RESOLUTION NO. 25-257

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 (SIDEWALK IMPROVEMENTS - BROOKFIELD SOUTH ADDITION AND BROOKFIELD SOUTH 2ND ADDITION) (472-2022-085784)

A resolution authorizing sidewalk improvements for Brookfield South Addition and Brookfield South 2nd Addition.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.

IPL0240839  
 Jun 13 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:

06/13/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Russ Davis*



Russ Davis

*Sherry J Chasteen*



Sworn to and subscribed before me on

Jun 16, 2025, 3:29 PM EDT



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

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IFL0240839  
Jun 13 2025



**AFFIDAVIT OF PUBLICATION**

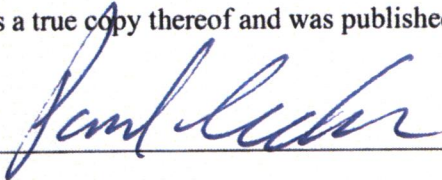
State of Kansas, Sedgwick County, ss:

Paul Leeker, City Clerk

Being first duly sworn, deposes and says:

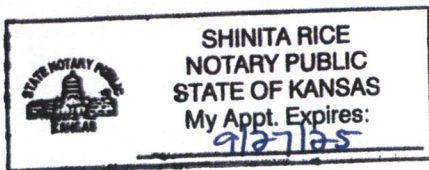
That I, Paul Leeker, City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, [www.wichita.gov/LegalNotices](http://www.wichita.gov/LegalNotices), which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52744 / Resolution No. \_\_\_\_\_ is a true copy thereof and was published on such website beginning on the 13<sup>th</sup> day of June, 2025.

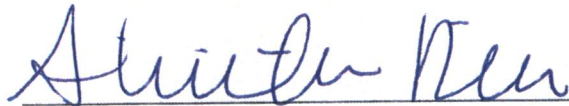
  
\_\_\_\_\_

Signature

SUBSCRIBED AND SWORN to before me this 10<sup>th</sup> day of June, 2025.



(seal)

  
\_\_\_\_\_

Notary Public

**City Clerk's Office**

City Hall • 13<sup>th</sup> Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

[www.wichita.gov](http://www.wichita.gov)



The Beaufort Gazette  
 The Belleville News-Democrat  
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 Raleigh News & Observer  
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 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
16399	651733	Print Legal Ad-IPL02264370 - IPL0226437		2	47L

**Attention:** Mandy Hebert  
 CITY OF WICHITA/PLANNING DEPT  
 271 WEST THIRD ST., 2ND FL, SU 203  
 WICHITA, KS 67202

MHEBERT@wichita.gov

**OCA 150004**  
**Published in The Wichita Eagle on April 9, 2025**  
**(One Time Only)**  
**MAPC/BZA April 24, 2025**  
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on Thursday, April 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](http://www.wichita.gov/LegalNotices).

BZA2025-00015: Variance request in the City to increase the size of the allowed building sign of a property zoned TF-3 Two-Family Residential District, generally located within one-half mile south of East 13th Street North and east of North Roosevelt Avenue (1034 North Roosevelt Avenue).

CON2025-00052: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential; generally located on the west side of North Clifton Avenue approximately 300 feet south of East Central Avenue (435 North Clifton Avenue).

CON2025-00053: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single Residential; Generally located on the north-west corner of East Waterman Street and South Rutan Avenue (255 South Rutan Avenue).

CON2025-00056: Conditional Use request in the City for Entertainment Establishment in the City; generally located on the south side of East 47th Street South and within 150 feet east of South Hydraulic Avenue (1827 East 47th Street South).

VAC2025-00010: Vacation request in the City of a portion of a platted easement, generally located between East Cessna Street and South George Washington Boulevard (4104 East Cessna Street).

VAC2025-00011: Vacation request in the City to vacate a portion of building setback for an egress window well, generally located on the east side of South Millwood Avenue and within 375 feet north of West 47th Street South (4716 South Millwood Avenue).

ZON2025-00009: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-Family Residential District to allow two duplexes, generally located within two blocks south of West Maple Street on the west side of South All Hallows Avenue.

ZON2025-00010: Zone Change request from TF-3 Two-Family Residential District to B Multi-Family Residential District to build five apartments, generally located on the west side of North Volutsia Avenue, within 200 feet north of East Douglas Avenue (117 North Volutsia Avenue).

IPL0226437  
 Apr 10 2025

In The STATE OF KANSAS  
 In and for the County of Sedgwick

1 insertion(s) published on:  
 04/10/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, deposeth 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 from 04/10/2025 to 04/10/2025.

*Mary Castro*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 04/10/2025

*Amy Robbins*

Notary Public in and for the state of South Carolina, residing in Beaufort County



AMY L. ROBBINS  
 NOTARY PUBLIC  
 SOUTH CAROLINA

MY COMMISSION EXPIRES 11-03-32

Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**CASE NUMBER:** ZON2025-00009 (City)

**APPLICANT/AGENT:** JBJ LLC (Applicant) / Armstrong Land Survey (Agent)

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

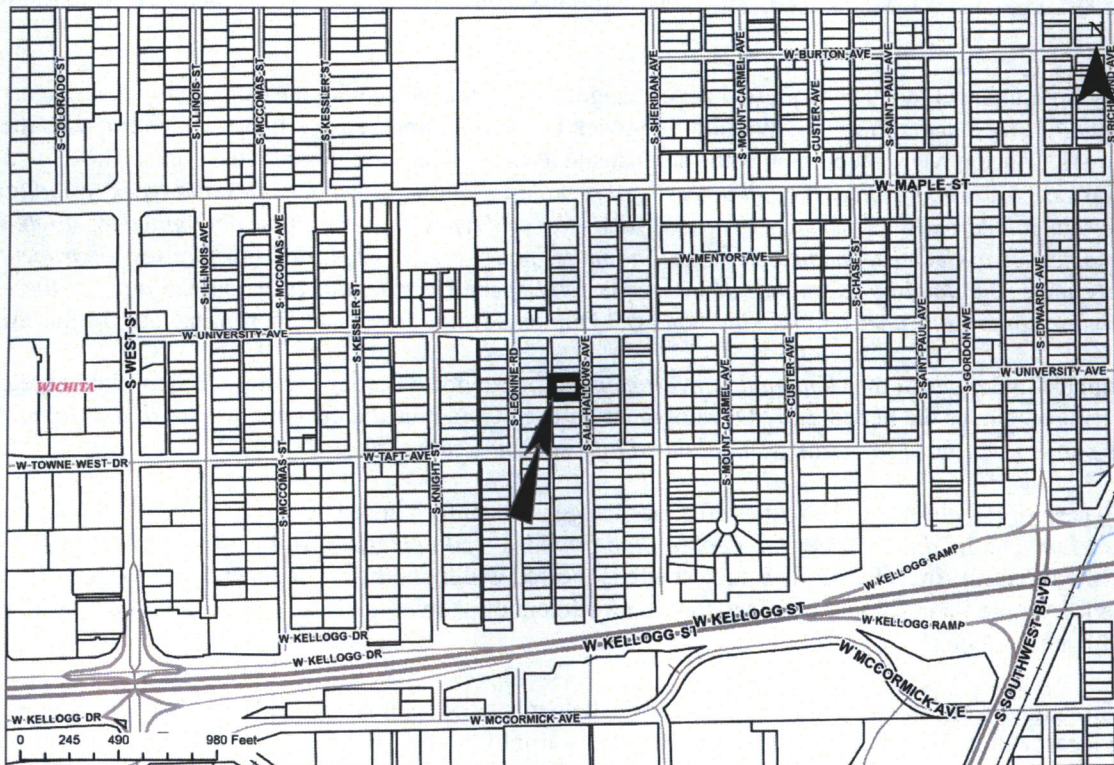
**CURRENT ZONING:** SF-5 Single-Family Residential District

**SITE SIZE:** 0.32 acres

**LOCATION:** Generally located 1000 feet south of West Maple Street and 2000 feet east of South West Street.

**PROPOSED USE:** Duplex development.

**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). The 0.32-acre property is generally located 1,000 feet south of West Maple Street and 2,000 feet east of South West Street.

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 would be able to place two duplexes (4 dwelling units), one duplex per platted lot.

The property is surrounded on all sides by the SF-5 District and is developed on all sides by single-family dwellings. Several TF-3 zoned properties are within 500 feet southeast of the subject site.

**CASE HISTORY:** On March 6, 1887, the subject site was platted as Lots 17, 19, 21, and 23 of the College Green Addition. There are no other 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	Single-family dwelling
WEST:	SF-5	Single-family dwelling

**PUBLIC SERVICES:** The subject site currently has access to South All Hallows Avenue, a two-lane, paved local street with no sidewalks on either side. The subject site has what appears to be a usable alley which could facilitate rear access to the site. All Municipal Services serve the site currently. Wichita Transit serves the area at the southwest corner of West Maple Street, approximately 900 feet north of the subject property.

**CONFORMANCE TO PLANS/POLICIES:** The requested zone change is in conformance with the following plans:

**Community Investments Plan:** 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” uses. The *Plan* defines “Residential” as “*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).*” 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.*”

**Wichita: Places for People Plan:** The requested zone change is in conformance with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the 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.”

- Strategies: The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested Duplex partially aligns with Strategy 5: *Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.* The scale of the request is not out of character with the neighborhood, with several TF-3-zoned lots within several hundred feet of the subject site. The request aligns with Strategy 6: *Encourage infill and redevelopment*

that contextual to the environment in which it is occurring. Adding a duplex to the neighborhood should not adversely affect the area.

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

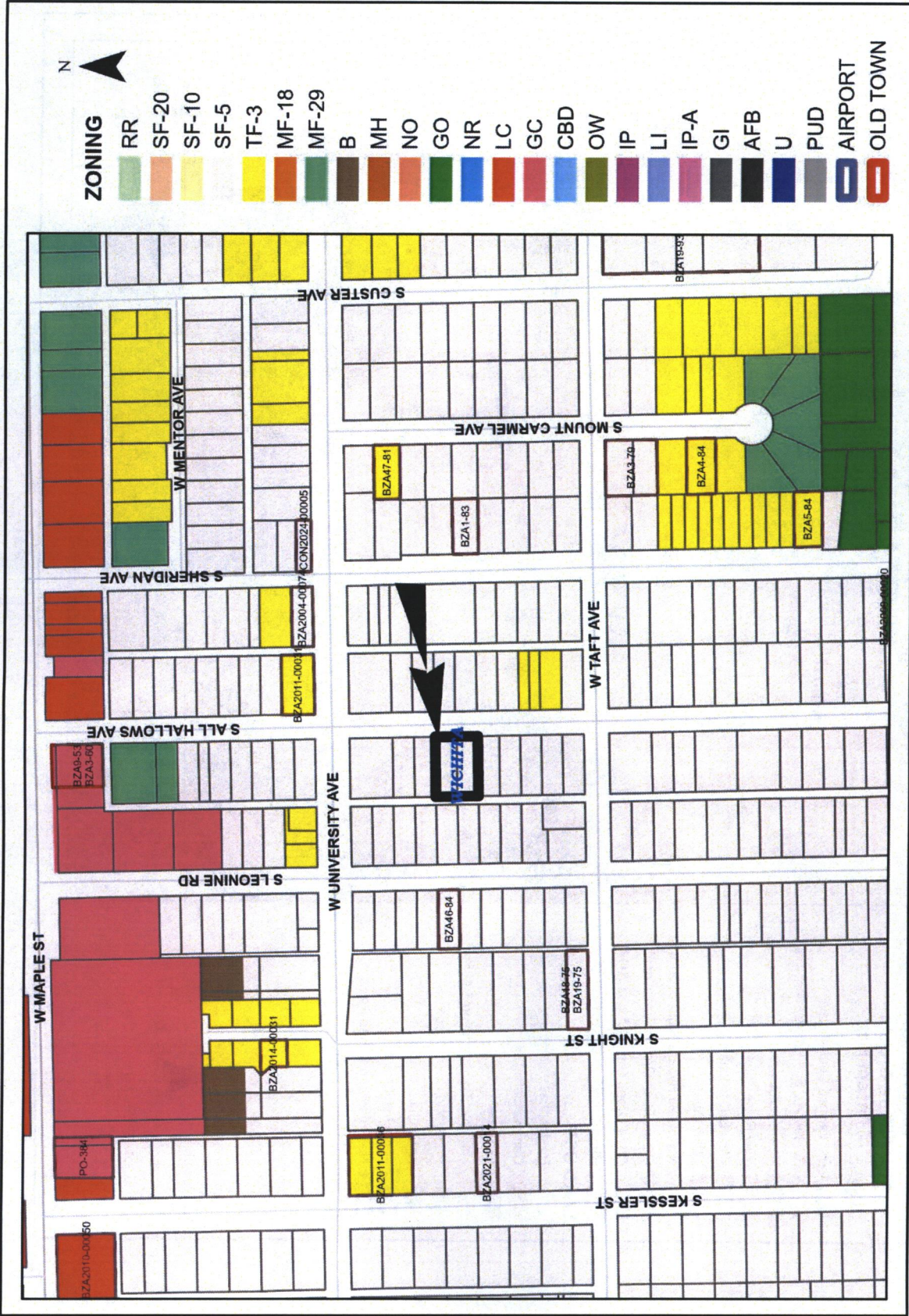
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The property is surrounded on all sides by the SF-5 District and is developed on all sides by single-family dwellings. Several TF-3 zoned properties are within 500 feet southeast of the subject site.
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:** Staff does not anticipate the removal of restrictions to have detrimental impacts on nearby property. There are several duplexes developed on properties zoned TF-3 within several hundred feet from the subject site in multiple directions. Therefore, duplexes are not a new type of development to the area.
4. **Length of time subject property has remained vacant as zoned:** The property has not been developed since at least 1950 according to aerial pictures of the area.
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 under-developed 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 requested zoning would continue to allow the property to be in conformance with 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 has received no comments in regard to the requested zone change.

Staff Report Attachments:

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





### 2035 Wichita Future Growth Concept Map

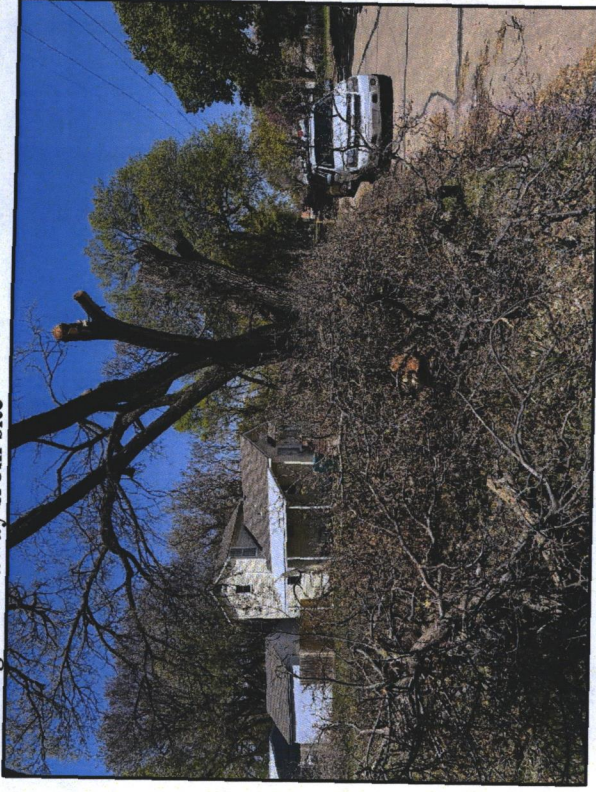
- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
  - Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential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



Looking west into site



Looking north away from site



Looking east away from site



Looking south away from site

