



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

Vision Homes Investment, INC  
405 W. Wichita Ave.  
Colwich, KS, 67030

May 10, 2024

Baughman Co., P.A.  
Attn: Jay Cook  
315 S Ellis St.  
Wichita, KS 67211

**RE: ZON2024-00006**– Zone change request in the County from RR Rural Residential District to SF-20 Single-Family Residential District, generally located on the northeast corner of West 45<sup>th</sup> Street North and North 167<sup>th</sup> Street West.

Dear Applicant;

At its regular meeting on **May 8, 2024**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BOCC was to **APPROVE** the request.

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

Sincerely,

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

Brad Eatherly  
Current Plans  
Senior Planner

CC: David Dennis, Commissioner, District III  
Rita Retter 16633 W. 45<sup>th</sup> St. N, Colwich, KS 67030  
Randy Bullinger 16701 W. 48<sup>th</sup> Circle N, Colwich, KS 67030  
Cara Poole 16601 W 48<sup>th</sup> Circle N, Colwich, KS 67030  
Robert Halberg 16501 W 48<sup>th</sup> Circle N, Colwich, KS 67030  
Monty Montgomery 16510 W 48<sup>th</sup> Circle N, Colwich KS 67030  
MABCD



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

Vision Homes Investment, INC  
405 W. Wichita Ave.  
Colwich, KS, 67030

March 29, 2024

Baughman Co., P.A.  
Attn: Jay Cook  
315 S Ellis St.  
Wichita, KS 67211

**RE: ZON2024-000006** – Zone change request in the County from RR Rural Residential District to SF-20 Single-Family Residential District, generally located on the northeast corner of West 45<sup>th</sup> Street North and North 167<sup>th</sup> Street West.

Dear Applicant,

At its regular meeting on **March 28, 2024**, 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 RR Rural Residential District to SF-20 Single-Family Residential.

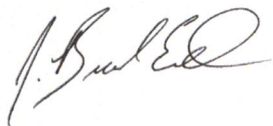
Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on April 11, 2024. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1,000 feet of the property for which the application was filed, or 200 feet into the City limits of Wichita, and must be submitted to the County Clerk by **April 11, 2024, at 5:00 p.m.**

This application will be heard by the Citizen's Advisory Board (CAB) III on **Monday, April 1, 2024, at 7:00 p.m.** at the Goddard Scholl Conference Center, located at 315 S. Main St. in Goddard, KS. This application will be presented to the Board of County Commissioners on **Tuesday, May 8, 2024**, beginning at 9:00 a.m. The Board of County Commissioners meeting will be held 100 North Broadway, Lower Level, Wichita, Kansas.

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: David Dennis, Commissioner, District III  
Rita Retter 16633 W. 45<sup>th</sup> St. N, Colwich, KS 67030  
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Robert Halberg 16501 W 48<sup>th</sup> Circle N, Colwich, KS 67030  
Monty Montgomery 16510 W 48<sup>th</sup> Circle N, Colwich KS 67030  
MABCD

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

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

**SECTION I.** That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on March 14, 2024, deferred the Item and subsequently made a determination on March 28, 2024, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

**Case No. ZON2024-00006**

Zone change request from RR Rural Residential to SF-20 Single-Family Residential.

Legally described as:

The Southwest Quarter of the Southwest Quarter of Section 22, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

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

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

*[remainder of page intentionally left blank]*

Commissioners present and voting were:

PETER F. MEITZNER  
SARAH LOPEZ  
DAVID T. DENNIS  
RYAN K. BATY  
JAMES M. HOWELL

aye  
aye  
aye  
aye  
aye

Dated this 8 day of May, 2024.

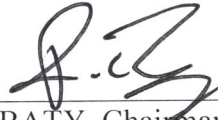
ATTEST:



KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS



RYAN BATY, Chairman  
Commissioner, Fourth District



SARAH LOPEZ, Chair Pro Tem  
Commissioner, Second District



PETER F. MEITZNER  
Commissioner, First District



DAVID T. DENNIS  
Commissioner, Third District



JAMES M. HOWELL  
Commissioner, Fifth District

,

APPROVED AS TO FORM:



KIRK W. SPONSEL  
Deputy County Counselor

# Sedgwick Co. public notice

(Published in The Ark Valley  
News Feb. 22, 2024.)

## MAPC March 14, 2024 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 14, 2024, 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.

**PUD2024-00001:** Zone Change request in the County from SF-20 Single-family Residential to create a PUD Planned Unit Development to allow for development to allow Commercial Office use on site, generally located north of East Harry Street and one-half mile east of South 127th Street East.

**ZON2024-00006:** Zone Change request in the County from RR Rural Residential District to SF-20 Single-Family Residential District to allow for residential development, generally located on the northeast corner of West 45th Street North and North 167th Street West (Colwich Area of Influence).

**ZON2024-00009:** Zone Change request in the County from SF-20 Single-family Residence to Tf-3 Two-family Residential and MF-18 Multi-family Residential, generally located on the west side of Greenwich South Greenwiche Road and within one-quarter mile north of East Harry Street.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the

MAPC as by law provided.

### Options to participate:

1) **Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email [Planning@wichita.gov](mailto:Planning@wichita.gov)  
Mailing Address **Wichita - Sedgwick County Metropolitan Area Planning Department**  
Attn: **Scott Wadle**  
271 W. 3rd Street – Suite 201  
Wichita, KS 67202  
Phone 316.268.4421  
Fax 316.858.7764

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

### Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on February 22, 2024

**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 22nd day of February, 2024, with subsequent publications being made on the following dates:

\_\_\_\_\_, 2024 \_\_\_\_\_, 2024  
\_\_\_\_\_, 2024 \_\_\_\_\_, 2024  
\_\_\_\_\_, 2024 \_\_\_\_\_, 2024

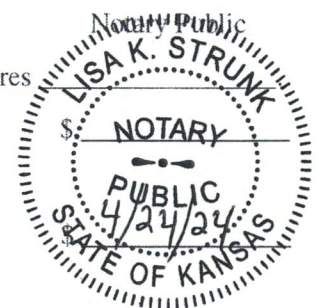
CC SK  
Subscribed and sworn to before me this 22nd day of February, 2024.

WBS

My commission expires

Additional copies

Printer's fee



# Sedgwick Co. public notice

(Published in The Ark Valley News May 16, 2024.)

RESOLUTION NO. 101-2024

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

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

**SECTION I.** That after receiving a recommendation from the Wichita Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on March 14, 2024, deferred the Item and subsequently made a determination on March 28, 2024, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2024-00006

Zone change request from RR Rural Residential to SF-20 Single-Family Residential.

Legally described as:

The Southwest Quarter of the Southwest Quarter of Section 22, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

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

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

Commissioners present and voting were:

PETER F. MEITZNER  
SARAH LOPEZ  
DAVID T. DENNIS  
RYAN K. BATY  
JAMES M. HOWELL

aye  
aye  
aye  
aye  
aye

Dated this 8 day of May, 2024.

ATTEST

KELLY B. ARNOLD, County Clerk



RYAN K. BATY, Chairman  
Commissioner, Fourth District

SARAH LOPEZ, Chair Pro Tem  
Commissioner, Second District

PETER F. MEITZNER  
Commissioner, First District

DAVID T. DENNIS  
Commissioner, Third District

JAMES M. HOWELL  
Commissioner, Fifth District

APPROVED AS TO FORM:

KIRK W. SPONSEL  
Deputy County Counselor

## Affidavit of Publication

STATE OF KANSAS,  
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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 16<sup>th</sup> day of May, 2024, with subsequent publications being made on the following dates:

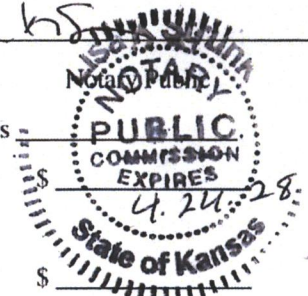
\_\_\_\_\_, 2024 \_\_\_\_\_, 2024  
\_\_\_\_\_, 2024 \_\_\_\_\_, 2024  
\_\_\_\_\_, 2024 \_\_\_\_\_, 2024

Subscribed and sworn to before me this 25<sup>th</sup> day of July, 2024.

My commission expires

Additional copies

Printer's fee





**STAFF REPORT**  
MAPC: March 14, 2024  
CAB 3: March 4, 2024

AGENDA ITEM NO. 4.7

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**CASE NUMBER:** ZON2024-00006 (County)

**APPLICANT/AGENT:** Vision Homes Investment, INC (Applicant)/Baughman Co. (Agent)

**REQUEST:** SF-20 Single-Family Residential District

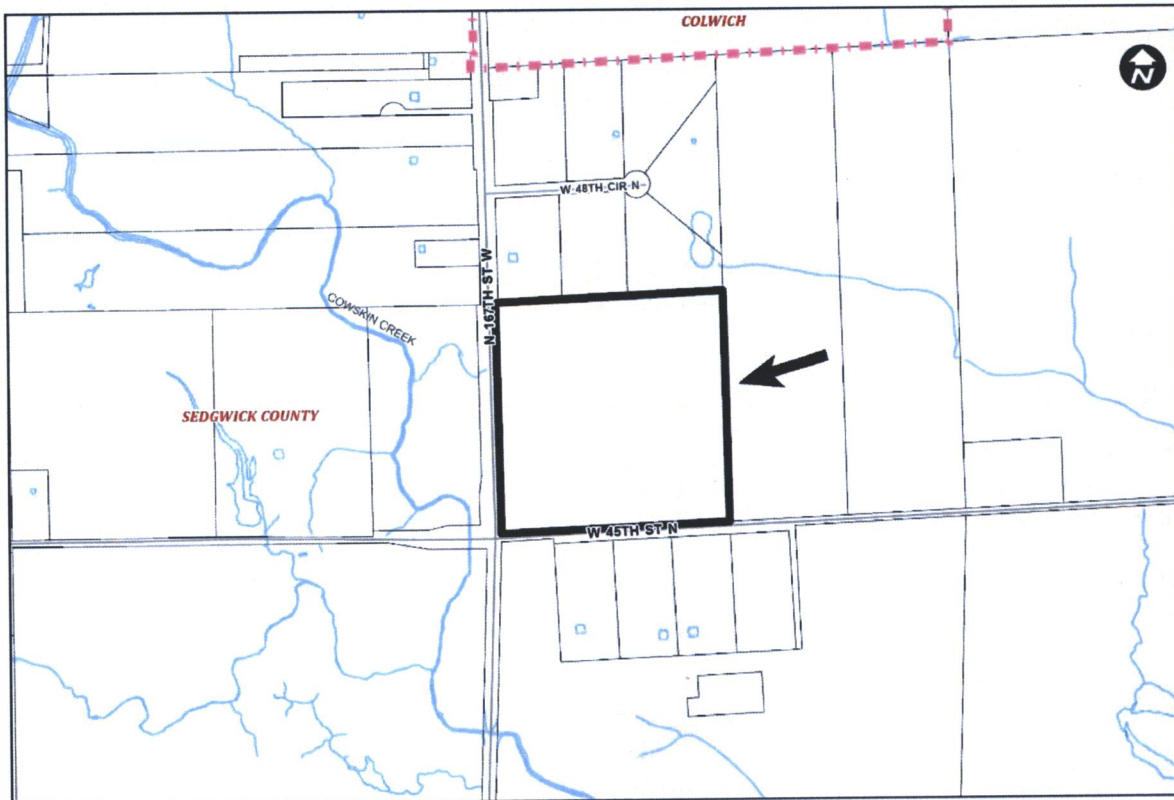
**CURRENT ZONING:** RR Rural Residential District

**SITE SIZE:** 38.6 acres

**LOCATION:** Generally located on the northeast corner of West 45<sup>th</sup> Street North and North 167<sup>th</sup> Street West (Colwich Area of Influence).

**PROPOSED USE:** Single-family residences.

**RECOMMENDATION:** Approve.



**BACKGROUND:** The applicant is requesting a zone change from RR Rural Residential District (RR) to SF-20 Single-Family Residential District (SF-20). The 38.6-acre property is generally located on the northeast corner of West 45<sup>th</sup> Street North and North 167<sup>th</sup> Street West. It is currently in use as agricultural land. The applicant is proposing to develop the property as a low-density residential neighborhood.

The requested zone change will allow the applicant to subdivide the property into smaller lots for residential development. The minimum lot size for RR is two acres (87,120 square feet), and the minimum lot size for SF-20 is 20,000 square feet. The requested Zone Change to SF-20 would result in a reduction in setbacks and minimum lot width, as represented in the table below:

| Property Development Standards | RR Rural Residential | SF-20 Single-Family Residential |
|--------------------------------|----------------------|---------------------------------|
| Minimum lot area               | 2 acres              | 20,000 square feet              |
| Front setback                  | 30 feet              | 25 feet                         |
| Rear setback                   | 25 feet              | 25 feet                         |
| Interior Side Setback          | 20 feet              | 10 feet                         |
| Maximum height                 | 35 feet              | 35 feet                         |
| Minimum lot width              | 200 feet             | 100 feet                        |

The character of the neighborhood is rural and low-density residential. Properties to the north, south, east and west are zoned RR. Properties to the north are developed with a large lot subdivision with single-family residences. Properties to the south, east, and west are developed with single-family residences and agricultural land.

**CASE HISTORY:** The property is currently unplatted, and the final plat will need to be approved separately prior to the issuance of building permits. There are no zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

|        |    |                                            |
|--------|----|--------------------------------------------|
| NORTH: | RR | Single-family residences                   |
| SOUTH: | RR | Single-family residence, agricultural land |
| EAST:  | RR | Single-family residence, agricultural land |
| WEST:  | RR | Single-family residence, agricultural land |

**PUBLIC SERVICES:** The subject site has access to North 167<sup>th</sup> Street West and West 45<sup>th</sup> Street North. North 167<sup>th</sup> Street West is a paved, two-lane arterial street, and West 45<sup>th</sup> Street North is a gravel, two-lane arterial street. It is unknown at this time whether the developer will extend the City of Colwich's water and sewer mains to the property or will utilize wells and septic systems.

**CONFORMANCE TO PLANS/POLICIES:** The requested Conditional Use is in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Small City Urban Growth Area", which the *Plan* defines as: "Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors."

With the subject site being in the Colwich Urban Growth Area, staff reviewed the Colwich Comprehensive Plan to identify the proposed future land use of the subject site. The attached 2017 Future Community Growth Patterns Map from the City of Colwich's comprehensive plan identifies the site as appropriate for low-density, single-family residential development, akin to the existing residential development approximately directly to the north of the subject site. At the time of the writing of this report, the City of Colwich has not responded to inquiries regarding

their Planning Commission hearing the request.

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

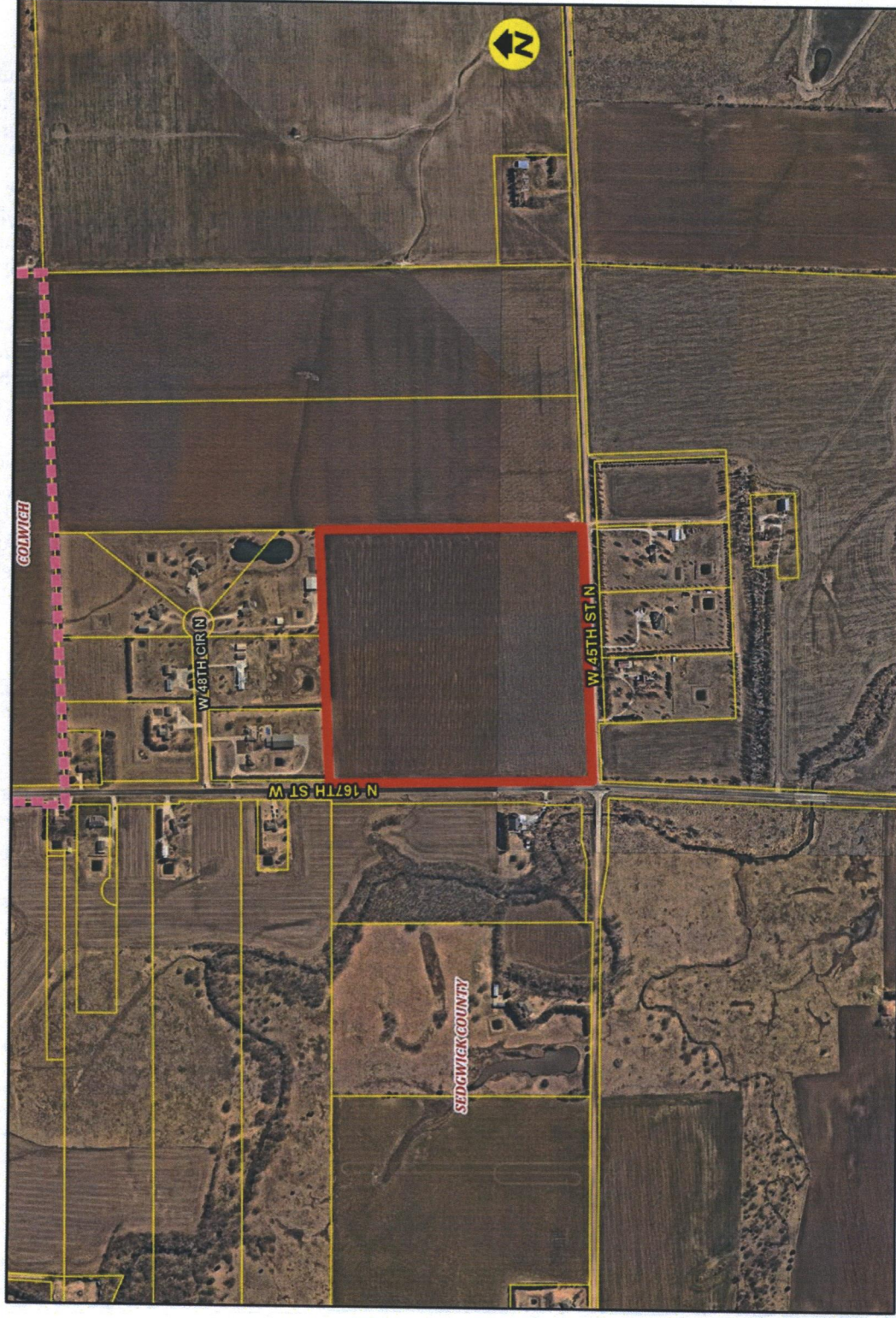
This recommendation is based on the following findings:

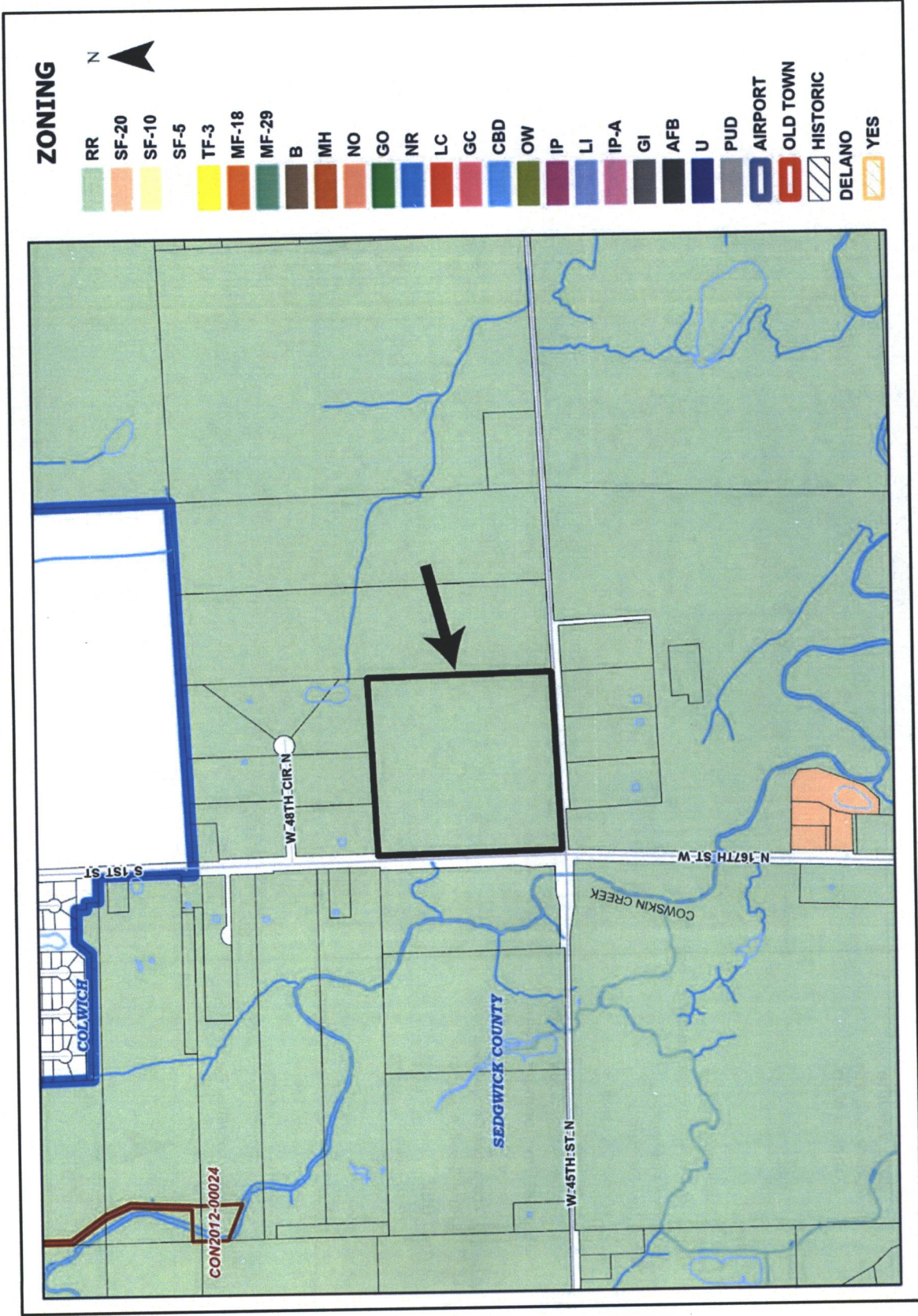
1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is rural and low-density residential. Properties to the north, south, east and west are zoned RR. Properties to the north are developed with a large lot subdivision single-family residences. Properties to the south, east, and west are developed with single-family residences and agricultural land.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned RR, 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 requested zone change and proposed development will bring additional traffic to the area. However, it will continue the large-lot residential exurban development in the area. A similar subdivision is directly north of the subject site.
4. **Length of time subject property has remained vacant as zoned:** The subject site has never been developed.
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 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 requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The subject site is not in a Rural Water District, and it is unknown if the lots would be served by the City of Colwich for water and sewer. If the lots are to have septic systems, they must be at least one acre in size.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has received no comments from the public regarding the application.

Staff Report Attachments:

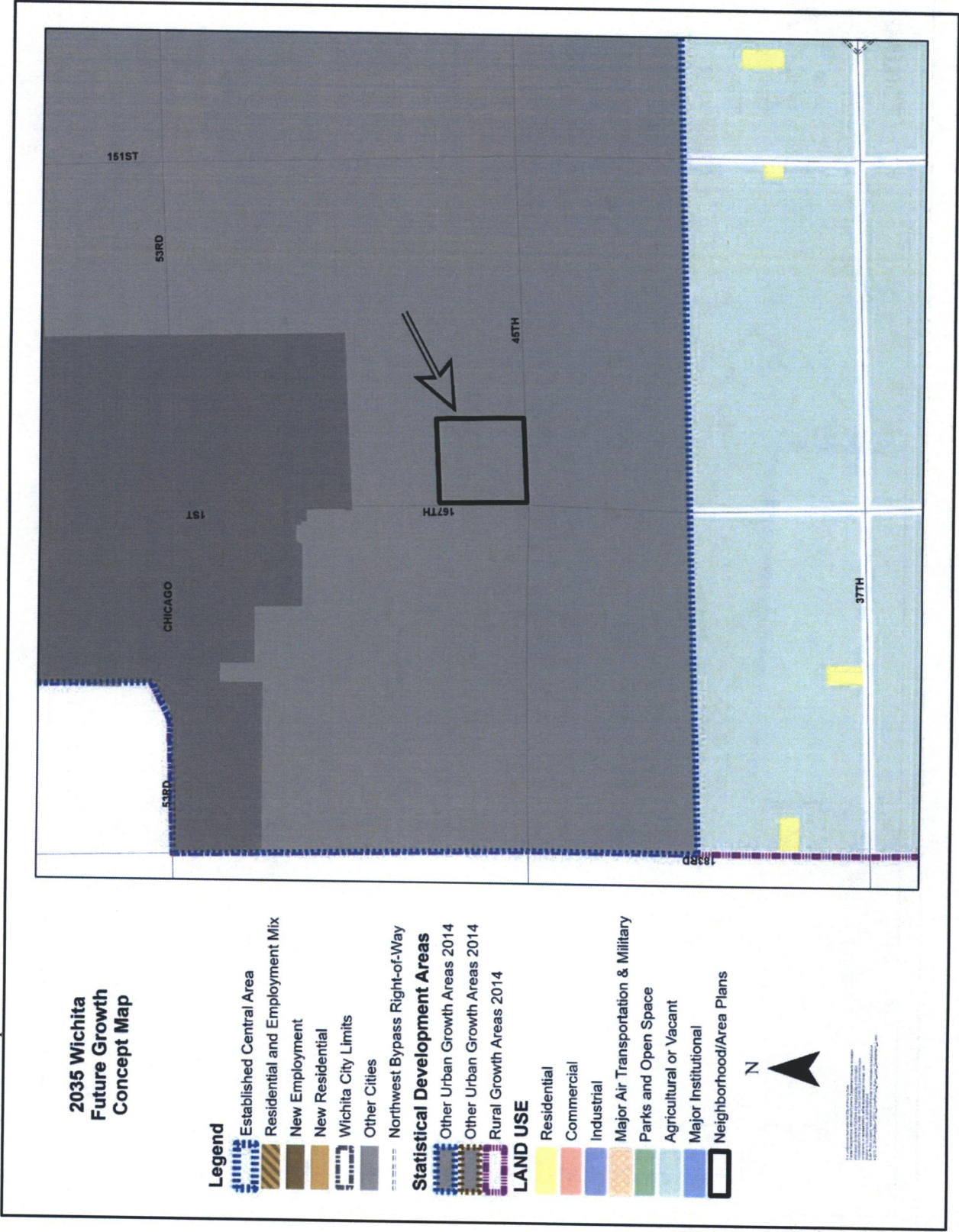
1. Aerial Map
2. Zoning Map
3. 2035 Future Land Use Map
4. 2017 Colwich Future Community Growth Pattern
5. Site Plan
6. Site Photos

Aerial Map





Zoning Map



# FUTURE COMMUNITY GROWTH PATTERNS

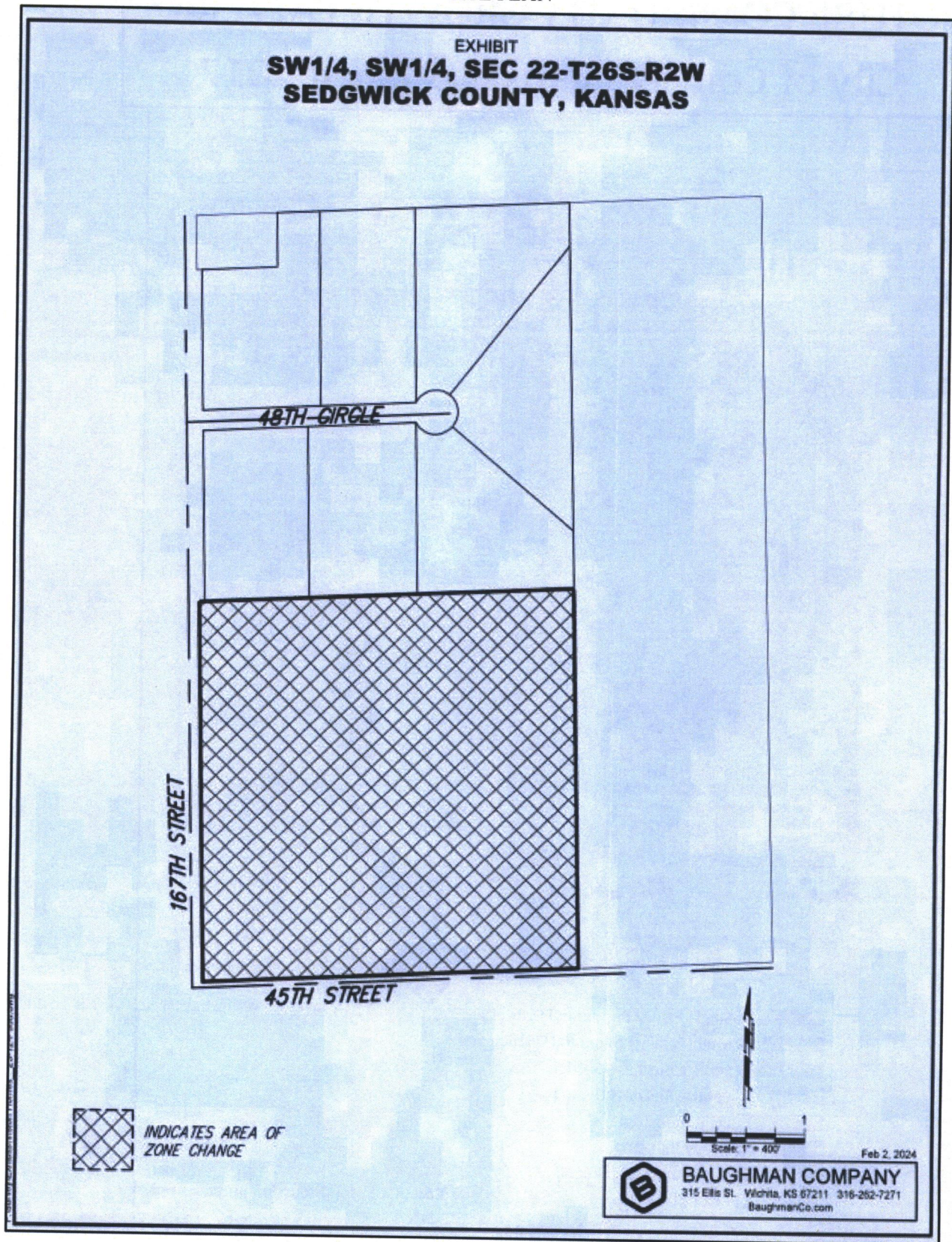
## City of Colwich, Kansas, August 2017



- Single Family Residential District
- Multi-Family Residential District
- Service Business District
- Central Business District
- Light Industrial
- Heavy Industrial
- Public and Quasi Public
- Floodplain

Boundaries for discussion purposes only

SITE PLAN



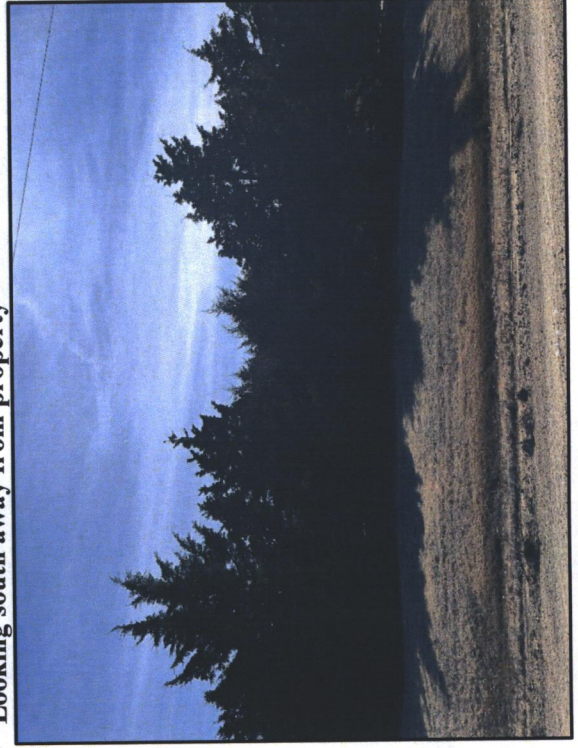
Looking north into property



Looking east away from property



Looking south away from property



Looking southwest away from property



Looking west away from property

