



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

Najib and Mona Slieman
74 East Saint Cloud Pl
Wichita, KS 67230

January 9, 2024

K.E. Miller Engineering, P.A.
117 East Lewis
Wichita, KS 67202

RE: ZON2023-000064 – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for a duplex development, generally located on the west side of North Webb Road, within one-quarter mile south of East 45th Street North (4439 North Webb).

Dear Applicant;

At its regular meeting on **January 2, 2024**, the Wichita City Council considered the above captioned requests. The action of the City Council was to **APPROVE** of the zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential.

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: Becky Tuttle, Council Member District II
Teresa Veazey, CSR, District II
MABCD



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

Najib and Mona Slieman
74 East Saint Cloud Pl
Wichita, KS 67230

December 4, 2023

K.E. Miller Engineering, P.A.
117 East Lewis
Wichita, KS 67202

RE: ZON2023-000064 – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for a duplex development, generally located on the west side of North Webb Road, within one-quarter mile south of East 45th Street North (4439 North Webb).

Dear applicant,

At its regular meeting on **November 30, 2023**, 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 to TF-3 Two-Family Residential to allow a duplex development.

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 December 14, 2023. 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 **December 14, 2023, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) II on **Monday, December 11, 2023** beginning at 6:30 p.m. at the Rockwell Branch Library (5939 East 9th Street North). For more information on this meeting, please contact Community Services Representative for District II, Teresa Veazey at (316) 352-4886 or tcveazey@wichita.gov. This application will be presented to the Wichita City Council on **Tuesday, January 2, 2024** beginning at 9:00 a.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.

OCA 150004

(Published in the Wichita Eagle, January 12, 2024)

ORDINANCE NO. 52-324

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. ZON2023-00064

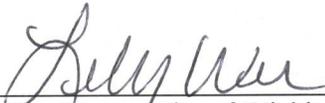
City zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property described as:

The East 5 acres of the South 10 acres of the North 30 acres of the East 1/2 of the Northeast Quarter, excluding the South 30 feet for road; and excluding the East 55 feet for road, Section 29, Township 26, Range 2 East, 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 9th day of January, 2024.


Lily Wu, Mayor, City of Wichita

ATTEST:


Jamie Buster, City Clerk
(SEAL)



Approved as to form:


Jennifer Magaña, City Attorney and Director of Law



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 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	Amount	Cols	Depth
32522	508421	Print Legal Ad-IPL01549590 - IPL0154959	ORD#52-324	\$52.17	1	62L

Attention: LaTosha Alvarez
 CITY OF WICHITA/CLERKS OFFICE
 455 N MAIN ST FL 13
 WICHITA, KS 67202

JMBuster@wichita.gov

OCA 150004
 (Published in the Wichita Eagle,
 January 12, 2024)

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Adopted this 9th day of January, 2024.
 Lily Wu, Mayor, City of Wichita

ATTEST:
 Jamie Buster, City Clerk
 (SEAL) Approved as to form:
 Jennifer Magana, City Attorney and
 Director of Law
 IPL0154959
 Jan 12 2024

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

1 insertion(s) published on:
 01/12/24

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, 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 01/12/2024 to 01/12/2024.

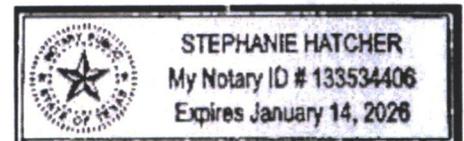
Stefani Beard

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

DATED: 01/12/2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
 Dallas County



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



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 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	Amount	Cols	Depth
16399	486952	Print Legal Ad-IPL01467920 - IPL0146792		\$198.76	3	79 L

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

MHEBERT@wichita.gov

LEGAL PUBLICATION

OCA 150004
 Published in The Wichita Eagle on November 9, 2023
 (One Time Only)
 MAPC/BZA November 30, 2023
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 30, 2023, 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.

- CON2023-00056:** Conditional Use request in the City for an Accessory Apartment; generally located on the northwest corner of West Central Avenue and North Clara Street (703 North Clara Street).
- CUP2023-00036:** CUP Amendment in the City to DP-327 to Parcel 8 to have a drive-thru and Parcel 8 to match architectural controls of Parcel 5, on property zoned LC Limited Commercial, located on the east side of North Maize Road, within one-quarter mile north of West 29th Street North (3220 N. Maize).
- DER2023-00018:** Unified Zoning Code amendment (City and County) to better define the term Entertainment Establishments, and Nightclubs in the City. Entertainment Establishments will now include alcohol and require a Conditional Use Permit in some cases. Nightclub in the City applies to uses with a capacity of 300 persons or more.
- PUD2023-00012:** Zone change request in the City from B Multi-Family to PUD (Planned Unit Development) to allow commercial uses for an existing building, generally located on the west side of South Minneapolis Avenue, within one block south of East Douglas Avenue. (104 South Kansas Avenue, 115 and 119 South Minneapolis Avenue).
- PUD2023-00013:** Zone change request in the City from SF-5 Single-Family Residential District to PUD #118 Planned Unit Development for multi-family development and custom parking standards, generally located on the northwest corner of West 9th Street North and North Saint Paul Avenue (1001 North Saint Paul).
- VAC2023-00043:** Vacation request in the City to vacate a portion of platted right-of-way (South Mosley Street) located one-quarter mile north of Highway 54 and 800-ft south of East Douglas Avenue.
- ZON2023-00060:** Zone change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for retail sales development; located south along West 21st Street North and within one-half mile east of North Tyler Road (8021 West 21st Street North).
- ZON2023-00061:** Zone change request in the City from SF-5 Single-Family Residential District and LC Limited Commercial District to LI Limited Industrial District to allow for industrial development, generally located on the southwest corner of 45th Street North and Hillside Avenue.
- ZON2023-00062:** Zone change request in the City from GC General Commercial to CBD Central Business District to redevelop the site in a consistent manner with the surrounding properties, located north-east corner of S Walnut Street and W Texas Avenue (110 S Walnut Street, 926 W Texas Avenue).
- ZON2023-00063:** Zone change in the City from GO General Office District to LC Limited Commercial District to allow a restaurant, generally located on the west side of South Webb Road, within 750 feet south of East Harry Street (1705 South Webb Road).
- ZON2023-00064:** Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development, generally located on the west side of North Webb Rd, within one-quarter mile south of East 45th Street North (4439 North Webb Road).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. 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 Department 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 November 9, 2023

Scott Wadle, Secretary
 Wichita-Sedgwick County
 Metropolitan Area Planning Commission
 IPL0146792
 Nov 9 2023

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

1 insertion(s) published on:

11/09/23

STATE OF KANSAS)

SS

County of Sedgwick)

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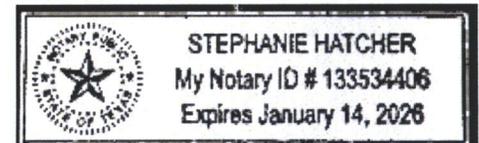
Stefani Beard

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

DATED: 11/09/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



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



STAFF REPORT
MAPC: November 30, 2023
DAB II: December 11, 2023

CASE NUMBER: ZON2023-00064 (City)

APPLICANT/AGENT: Najib and Mona Sleiman (Applicants)

REQUEST: TF-3 Two-Family Residential District

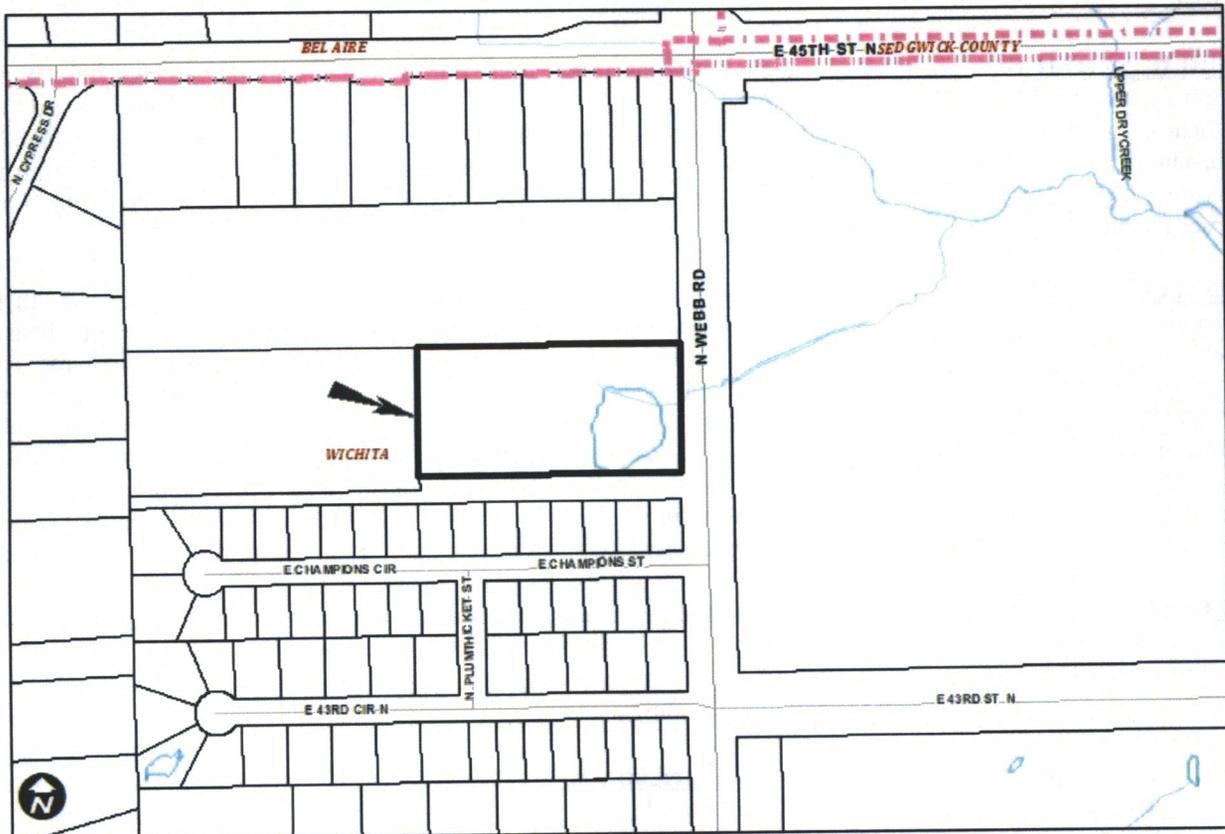
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 4.11 acres

LOCATION: Generally located on the west side of North Webb Road, within one-quarter mile south of East 45th Street North (4439 North Webb Road).

PROPOSED USE: Duplex development.

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District. The 4.11-acre property is generally located on the west side of North Webb Road and within one-quarter mile south of East 45th Street North (4439 North Webb Road). The subject site is currently developed with a single-family dwelling.

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 Single-Family Residential District requires a 5,000 square foot minimum lot size, while TF-3 Two-Family Residential District 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 up to 29 duplexes without taking into account any rights-of-way that the applicant might include.

The property north of the subject site is zoned SF-5 Single-Family Residential District and is developed with a single-family dwelling. Property to the east is zoned LI Limited Industrial District, is owned by the Wichita Airport Authority, and is undeveloped other than a small outbuilding. Properties south of the subject site are zoned TF-3 Two-Family Residential and are developed with single-family dwellings. The Property to the west is zoned SF-5 Single-Family Residential District is developed with a single-family dwelling.

CASE HISTORY: On June 22, 2000, the subject site was annexed into the City of Wichita. The subject site is currently unplatted. Platting will be required prior to the issuance of building permits. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling
SOUTH:	TF-3	Single-family dwelling
EAST:	LI	Undeveloped Airport Authority property
WEST:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject site currently has access to an unplatted and unimproved right-of-way that currently serves as a drive to the subject site and the property to the west. This right-of-way will be required to be dedicated and improved during the platting process. This right-of-way empties onto North Webb Road, which is a four-lane arterial street with no sidewalks on either side. Municipal services such as sanitary sewer and stormwater services will need to be extended prior to development on-site. Water mains already serve the site. Wichita Transit serves the area by request at the intersection of North Webb Road and East 39th Street North.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial 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 "New Employment" uses. The *Plan* defines "New Employment" as "areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors. In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed." Duplex development is an appropriate use for this 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 character of the neighborhood is residential and rural. The property to the north of the subject site is a single-family dwelling and an undeveloped lot that is zoned SF-5 Single-Family Residential District. Property to the south is zoned TF-3 Two-Family

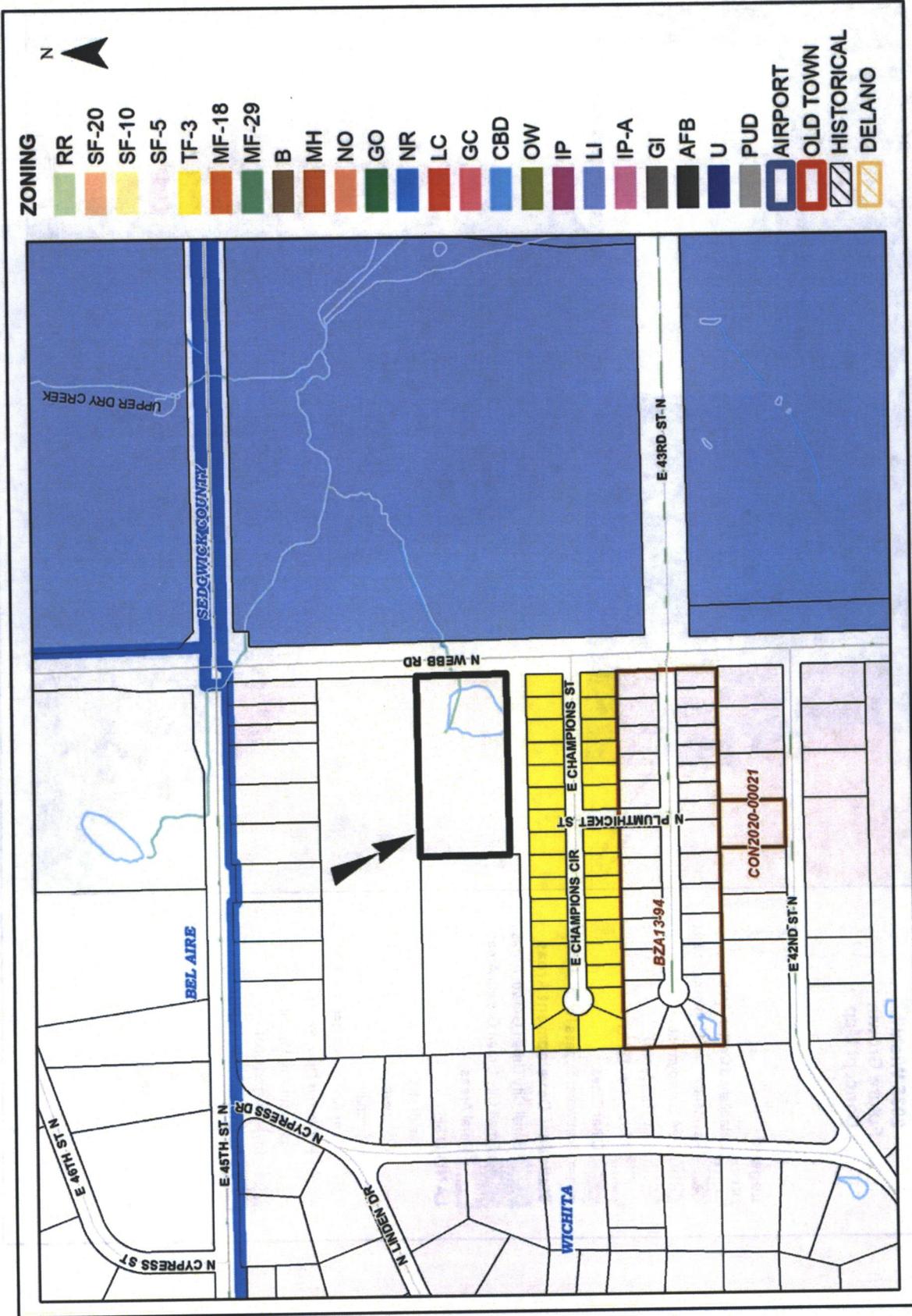
Residential District, and is developed with single-family dwellings. The property east of the subject site is the zoned LI Limited Industrial and is owned by the Wichita Airport Authority. The property to the west is zoned SF-5 Single-Family Residential District and is developed with a single-family dwelling.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, 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 duplexes developed on properties zoned TF-3 approximately 1,700 feet northwest from the subject site. 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 is not vacant. A single-family dwelling is currently on the property.
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*, 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 regards to the requested zone change.

Staff Report Attachments:

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





**2035 Wichita
Future Growth
Concept Map**

Legend

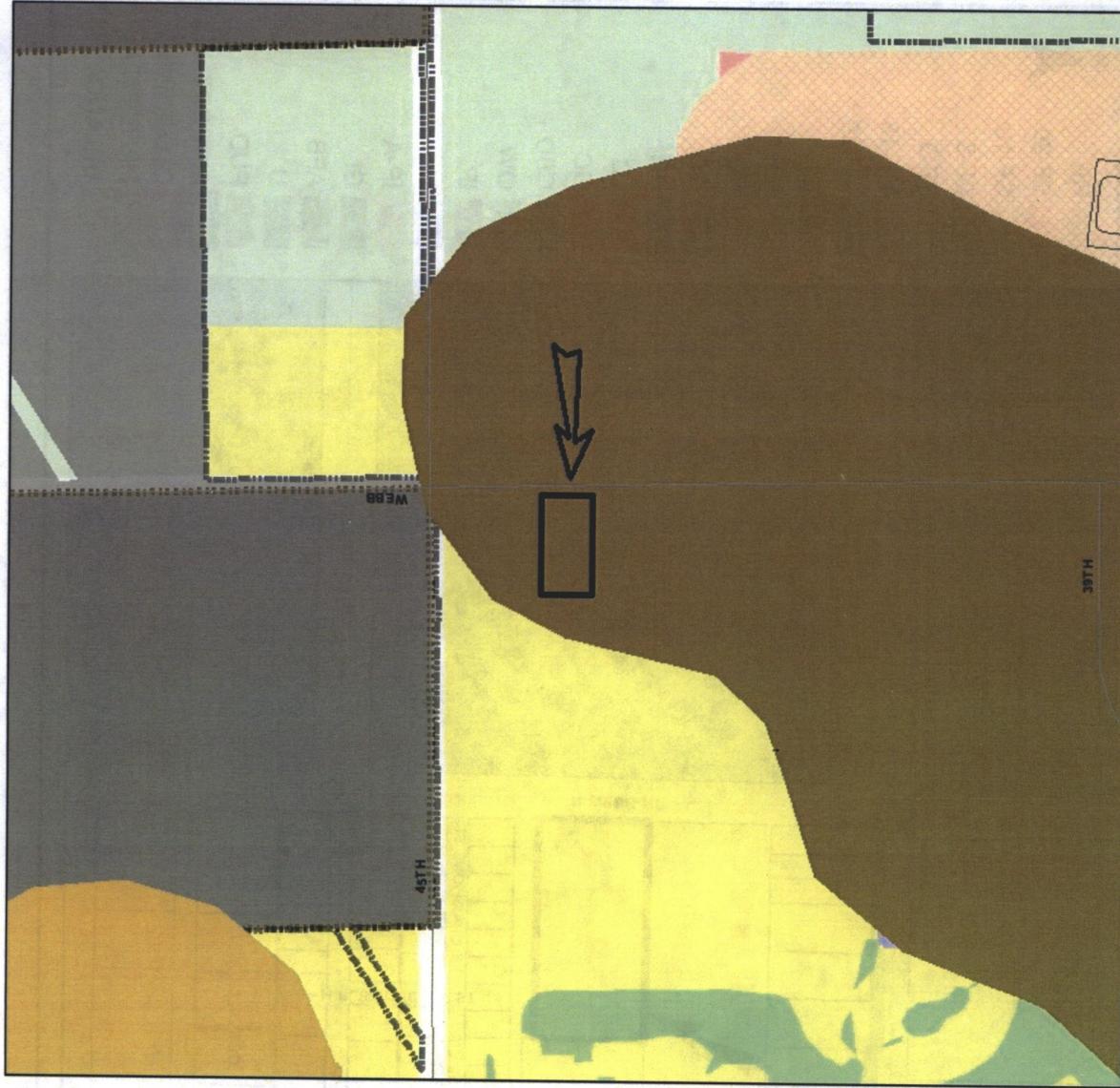
-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

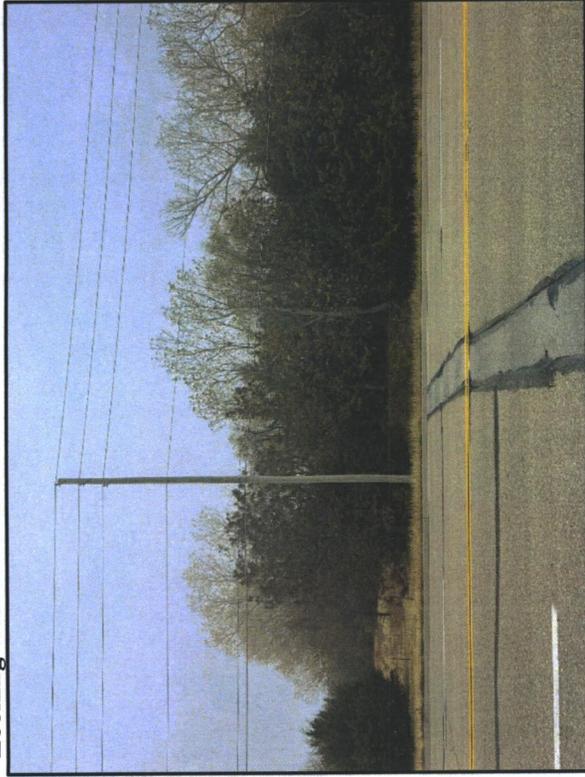
-  Small City Urban Growth Areas
-  Small City Urban Growth Areas
-  Rural Areas

LAND USE

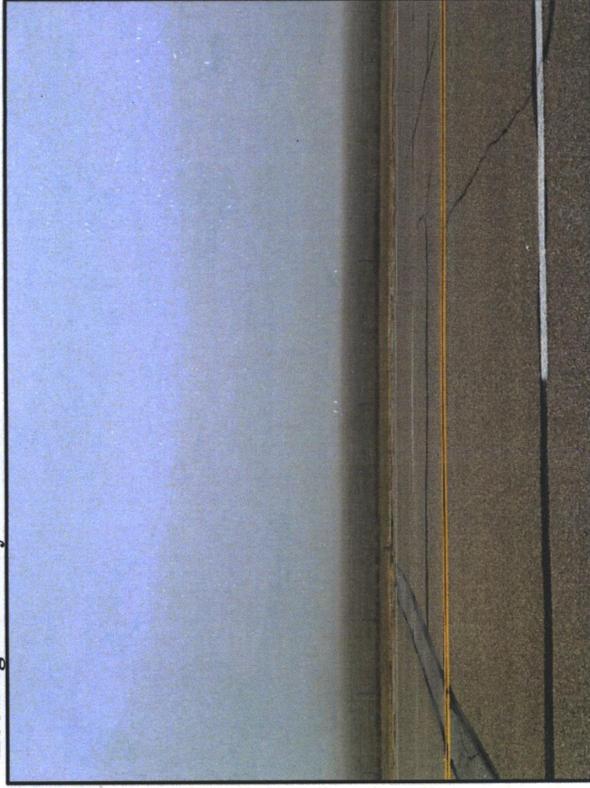
-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Neighborhood/Area Plans



Looking west towards site



Looking east away from site



Looking south away from site

