



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

Robert and Jill Glasse
PO BOX 4535
Wichita, KS 67204

October 28, 2024

Bryan Lagaly
517 Obsidian Ct.
Wichita, KS 67235

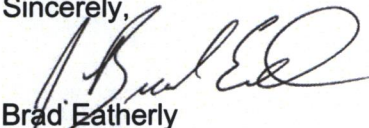
RE: ZON2024-000041 – Zone Change request in the County from SF-20 Single-Family to TF-3, Generally located on the southeast corner of West U.S. 54/400 and South 155th Street West.

Dear Applicant;

At its regular meeting on **October 23, 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,


Brad Eatherly
Current Plans
Senior Planner

CC: David Dennis, District 3
MABCD
Garver, Attn: Eric Glover 1995 Midfield Rd. Wichita, KS 67209
Michael Ball 218 N. Rainbow Lake Wichita, KS 67235
Marsha Manlick 1754 S. 155th St. W. Wichita, KS 67052



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

Robert and Jill Glasse
PO BOX 4535
Wichita, KS 67204

September 13, 2024

Bryan Lagaly
517 Obsidian Ct.
Wichita, KS 67235

RE: ZON2024-000041 – Zone Change request in the County from SF-20 Single-Family to TF-3, Generally located on the southeast corner of West U.S. 54/400 and South 155th Street West.

Dear Applicant,

At its regular meeting on **September 12, 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 SF-20 Single-Family Residential District to TF-3.

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 September 26, 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 **September 26, 2024, at 5:00 p.m.**

This application will be presented to the Board of County Commissioners on **Wednesday, October 23, 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, District 3
MABCD
Garver, Attn: Eric Glover 1995 Midfield Rd. Wichita, KS 67209
Michael Ball 218 N. Rainbow Lake Wichita, KS 67235

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 September 12, 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. ZON2024-00041

Zone change request from SF-20 Single-Family Residential to TF-3 Two-Family Residential

Legally described as:

That portion of the Northeast Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 125 feet South and 467 feet West of the Northeast corner of the Northeast Quarter; thence South 460 feet; thence East 63.77 feet; thence South 561 feet; thence West to the West line of the Northeast Quarter of the Northeast Quarter; thence North to the South line of U.S. Highway No. 54 right-of-way, as condemned in Case A-38302; thence East to the beginning, EXCEPT that portion of the Northeast Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 125 feet South and 467 feet West of the Northeast corner of the Northeast Quarter; thence South 460 feet; thence East 63.77 feet; thence South 143.69 feet; thence West 671.97 feet; thence Northwesterly 614.81 feet; thence East 703.46 feet to the Point of Beginning.

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.

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Commissioners present and voting were:

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

Absent
aye
aye aye
aye aye

Dated this 23 day of October, 2024.



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

[Signature]
KELLY B. ARNOLD, County Clerk

[Signature]
RYAN K. BATY, Chairman
Commissioner, Fourth District

[Signature]
SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

Absent
PETER F. MEITZNER
Commissioner, First District

[Signature]
DAVID T. DENNIS
Commissioner, Third District

[Signature]
JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

[Signature] 10/3/24
SAMANTHA SEANG
Assistant County Counselor

Sedgwick Co. public notice

(Published in The Ark Valley News Oct. 31, 2024.)

RESOLUTION NO. 221-2024

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 September 12, 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. ZON2024-00041

Zone change request from SF-20 Single-Family Residential to TF-3 Two-Family Residential

Legally described as:

That portion of the Northeast Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 125 feet South and 467 feet West of the Northeast corner of the Northeast Quarter; thence South 460 feet; thence East 63.77 feet; thence South 561 feet; thence West to the West line of the Northeast Quarter of the Northeast Quarter; thence North to the South line of U.S. Highway No. 54 right-of-way, as condemned in Case A-38302; thence East to the beginning, EXCEPT that portion of the Northeast Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 125 feet South and 467 feet West of the Northeast corner of the Northeast Quarter; thence South 460 feet; thence East 63.77 feet; thence South 143.69 feet; thence West 671.97 feet; thence Northwesterly 614.81 feet; thence East 703.46 feet to the Point of Beginning.

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

Absent
all
all
all
all

Dated this 23 day of October, 2024.



BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

RYAN K. BATY, Chairman
Commissioner, Fourth District

SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

Absent

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 31st day of October, 2024, with subsequent publications being made on the following dates:

_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

Chris Strunk

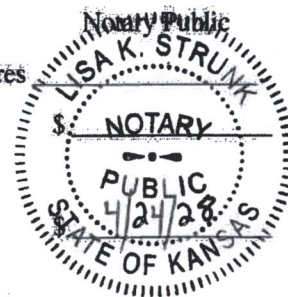
Subscribed and sworn to before me this 31st day of October, 2024.

Lisa K. Strunk

My commission expires

Additional copies

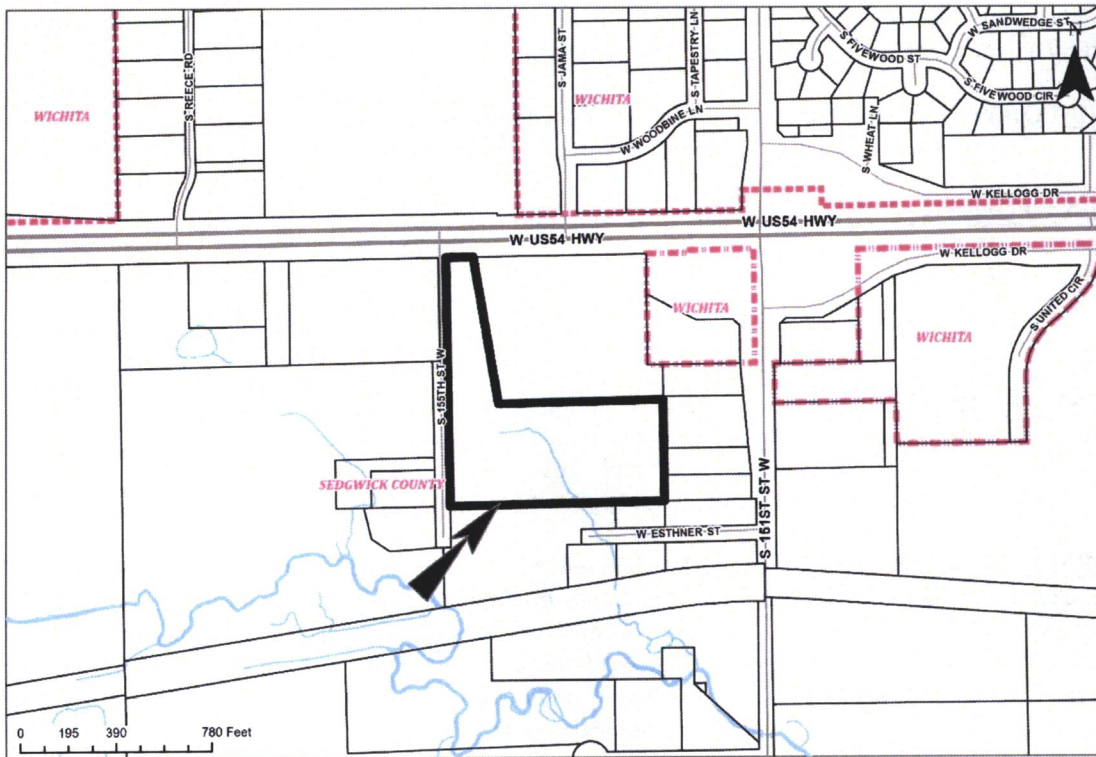
Printer's fee





STAFF REPORT
MAPC: September 12, 2024
CAB 3: No Meeting

- CASE NUMBER:** ZON2024-00041 (County)
- APPLICANT/AGENT:** Robert A. and Jill K. Glasse; Bryan Lagaly(applicants) / Garver, LLC (agent)
- REQUEST:** TF-3 Two-Family Residential District
- CURRENT ZONING:** SF-20 Single-Family Residential District
- SITE SIZE:** 10.66 acres
- LOCATION:** Generally located on the southeast corner of West U.S. 54/400 and South 155th Street West.
- PROPOSED USE:** Duplex Development
- RECOMMENDATION:** Approve



BACKGROUND: The applicant is requesting a zone change from SF-20 Single-Family Residential District (SF-20) to TF-3 Two-Family Residential District (TF-3) to allow for a duplex development. The subject site is generally located on the southeast corner of South 155th Street West and West U.S. 54/400. The site is currently undeveloped.

Should the zone change be approved, several property development standards will change, as seen in the table below:

Property Development Standards	SF-20 Single-Family	TF-3 Two-Family
Minimum Lot Area	20,000 sq feet	Single-family: 3,500 Duplex: 3,000/unit Multi-family: 3,000/unit Nonresidential: 5,000
Front Setback	25 feet	25 feet
Rear Setback	25 feet	20 feet
Interior Side Setback	10 feet	6 feet
Street Side Setback	20 feet	15 feet
Maximum Height	35 feet	35 feet
Minimum Lot Width	100 feet	35 feet

Property to the north is zoned SF-20 and is developed with a Manufactured Home Park. A portion of the subject property abuts U.S. 54/400. Property to the north, across U.S. Highway 54/400 is zoned SF-20 and is developed with farming/ranch land. Properties to the west are zoned SF-20 and are developed with single-family dwellings and farming/ranch land. Properties to the south are zoned SF-20 and are developed with single-family dwellings. Properties to the east are zoned LI Limited Industrial District (LI) and SF-20 and are undeveloped and developed with a single-family dwelling, respectively. The undeveloped property to the east has a land use application turned in requesting a zone change from SF-20 to LI to be heard at this same meeting.

CASE HISTORY: The subject site is currently unplatted. Platting for a duplex development will need to occur before any building permits are issued. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20	Manufactured Home Park/Farming/Ranch
SOUTH:	SF-20	Single-family dwellings
EAST:	SF-20	Undeveloped/Single-family dwelling
WEST:	SF-20	Single-family dwellings, Farming/Ranch

PUBLIC SERVICES: The site has access to U.S. 54/400, a four-lane, paved U.S. Highway and South 155th Street West, a gravel, two-lane street with no sidewalks on either side. City of Wichita water mains are located approximately 400 feet to the east and approximately 265 feet to the northeast, across West U.S. 54/400. City of Wichita sanitary sewer runs through the subject property. It is likely that the water main will need to be extended.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as “Residential” and “New Employment” on the Future Growth Map Concept Map. “Residential” is described as follows: “*Encompasses 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). Elementary and middle schools, churches, playgrounds, small parks and*

other similar residential-serving uses are located in these areas.” “New Employment” is described as follows: “Encompasses 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. In areas where the uses are already established, pockets of industrial uses associated with extraction, processing or refinement of natural resources or recycling of waste materials likely will be developed.” Establishing TF-3 zoning on this parcel is appropriate. However, with properties to the east requesting to be rezoned to LI simultaneously, permitting a large-scale residential development in close proximity to potential industrial uses has to be considered.

Locational Guidelines: The request is in partial conformance with the Land Use Compatibility Locational Guidelines of the Comprehensive Plan. Under the heading “Development Pattern,” Guideline 1.e recommends that, “Higher-density residential uses and neighborhood-serving retail and office uses should buffer lower-density residential uses from major commercial and employments centers and industrial uses.” Although a Manufactured Home Park is east of a portion of the subject site, a concurrent request to rezone other abutting land to the east from SF-20 to LI would potentially place a large residential development directly to the west of industrial uses. Also, under the heading “Development Pattern,” Guideline 3.d recommends that, “Low-density residential uses should be buffered from commercial and industrial areas by open space, water bodies, changes in topography, or major barriers such as arterial streets or highways.” If the request is approved, along with the concurrent zone change to the east, the residential uses would more than likely not be buffered in accordance with the Locational Guideline.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request.

The recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north is zoned SF-20 and is developed with a Manufactured Home Park. A portion of the subject property abuts U.S. Highway 54/400. Property to the north, across U.S. Highway 54/400 is zoned SF-20 and is developed with farming/ranch land. Properties to the west are zoned SF-20 and are developed with single-family dwellings and farming/ranch land. Properties to the south are zoned SF-20 and are developed with single-family dwellings. Properties to the east are zoned LI and SF-20 and are undeveloped and developed with a single-family dwelling, respectively. The undeveloped property to the east has a land use application turned in requesting a zone change from SF-20 to LI to be heard at this same meeting.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-20 Single-Family Residential District and is suitable for Single-Family use and a limited number of public and civic, commercial, industrial, and agricultural uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Should the zone change take place, it is not anticipated that nearby properties would be detrimentally affected. However, the concurrent zone change request to the east would permit a large residential development abutting sites with potential industrial uses. This could possibly detrimentally affect this residential development.
4. **Length of time the property has been vacant as currently zoned:** The property is currently developed with agricultural/ranching uses.
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request would allow single-family or duplex development with modified setback requirements. Denial may represent economic loss to the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:**

The requested zone change is in partial conformance with *The Community Investments Plan* as discussed in the staff report.

7. **Impact of the proposed development on community facilities:** It is not anticipated that development of the property will have significant negative impacts on community facilities or resources.
8. **Opposition or support of neighborhood residents:** At the time of the publication of the staff report, staff has not received any comments from the public.

Attachments:

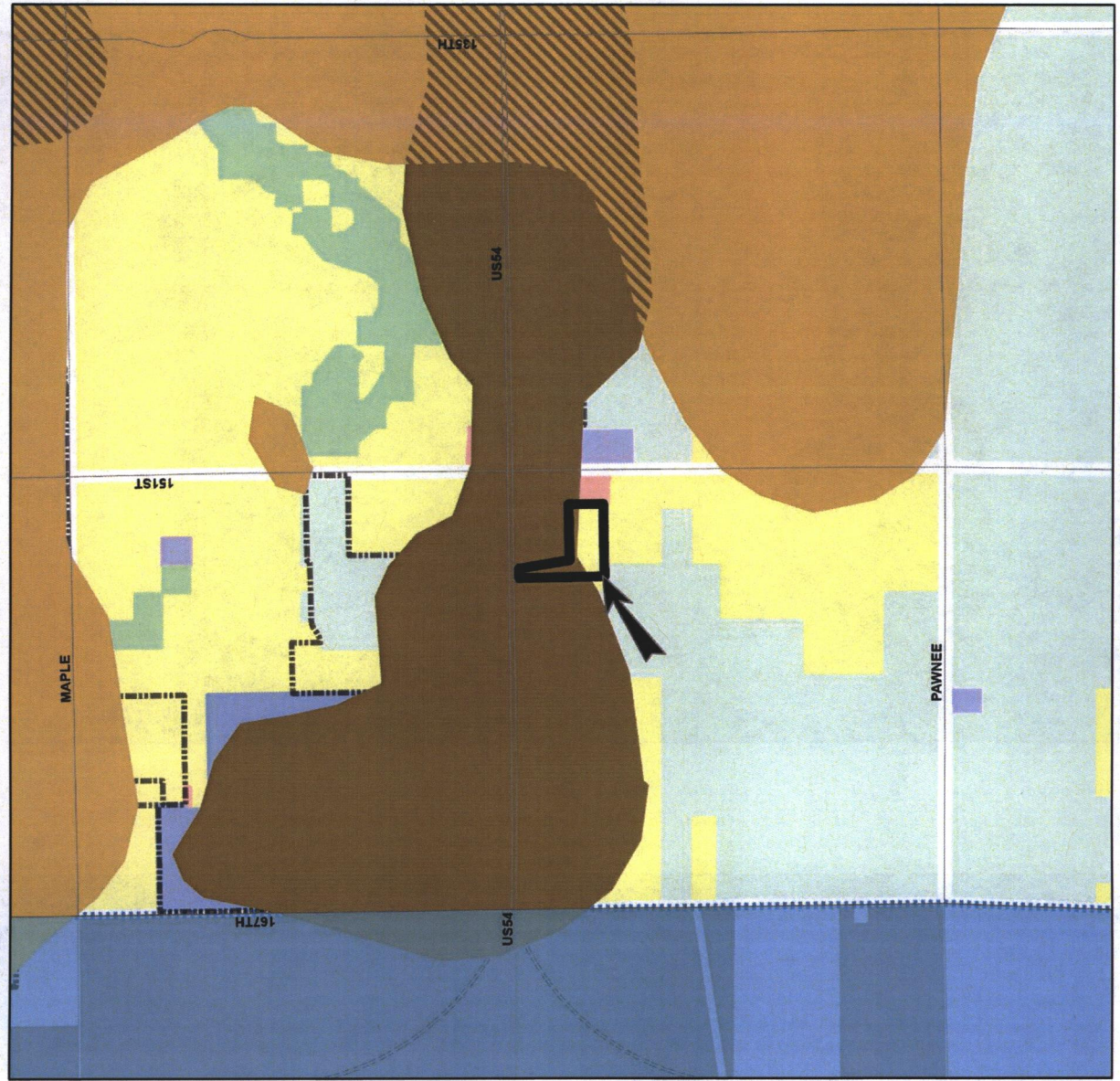
- 1) Aerial Map
- 2) Zoning Map
- 3) Land Use Map
- 4) Site Photos

2035 Wichita Future Growth Concept Map

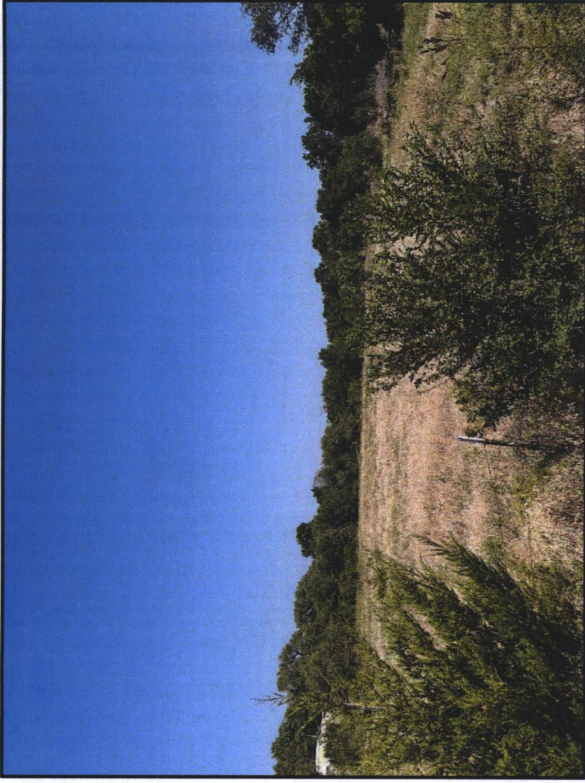
- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood & Area Plans
- SDA**
- Andale
 - Bel Aire
 - Bentley
 - Cheney
 - Clearwater
 - Colwich
 - Derby
 - Garden Plain
 - Goddard
 - Haysville
 - Kechi
 - Maize
 - Mount Hope
 - Mulvane
 - Park City
 - Sedgewick
 - Valley Center
 - < all other values >



Map prepared for the City of Wichita, Kansas, by the City of Wichita Planning Commission. The map is for informational purposes only and does not constitute a contract or any other legal instrument. The City of Wichita Planning Commission is not responsible for any errors or omissions on this map.



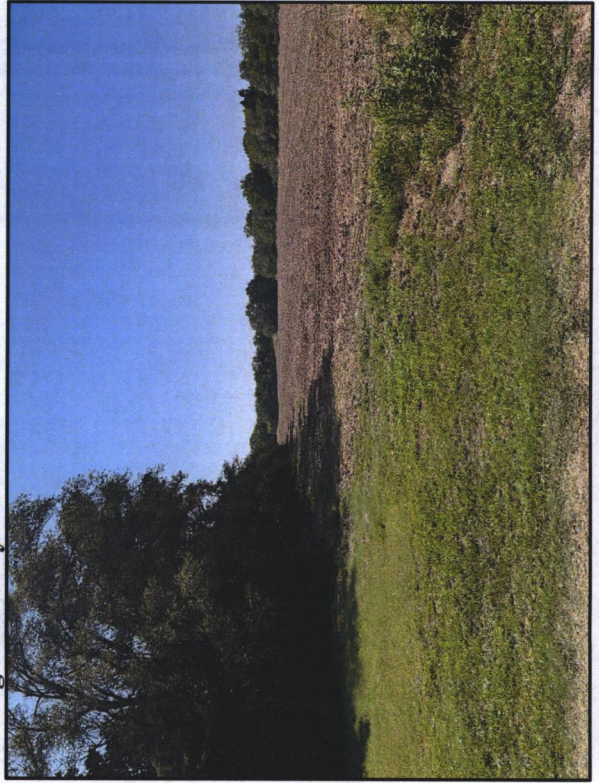
Looking east into site



Looking south away from site



Looking west away from site



Looking north away from site

