Wichita-Sedgwick County
Metropolitan Area
Planning Department

May 14, 2025

Jimmy and Karen L Edington
806 N. Bebe
Wichita, KS 67212

Certified Engineering Design, P.A
Attn: Logan Mills
1935 W. Maple St.
Wichita, KS 67213

RE: ZON2025-- 00007 – Zone Change request in the City from TF-3 Two-Family Residential District to GC General Commercial District and to remove Lots 4 and 5 from PO #335; Generally located on the west side of North 135th Street West and within 500 feet north of West Kellogg Drive.

Dear Applicant;

At its regular meeting on **May 13, 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,

Brad Eatherly
Current Plans
Senior Planner

CC: Dalton Glasscock, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD
Kimberly Gonzalez 1521 S. Auburn Hills Ct. Wichita, KS 67235
Suzanne Blasi 1510 S. Auburn Hills Ct Wichita, KS 67235

Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2025

Jimmy and Karen L Edington
806 N. Bebe
Wichita, KS 67212

Certified Engineering Design, P.A
Attn: Logan Mills
1935 W. Maple St.
Wichita, KS 67213

RE: ZON2025– 00007 – Zone Change request in the City from TF-3 Two-Family Residential District to GC General Commercial District, Generally located on the west side of North 135th Street West and within 500 feet north of West Kellogg Drive.

Dear Applicant,

At its regular meeting on **April 10, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **April 24, 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 **April 24, 2025, at 5:00 p.m.**

This application is scheduled to be presented to the Wichita City Council on **Tuesday, May 13, 2025,** 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.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Dalton Glasscock, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD
Kimberly Gonzalez 1521 S. Auburn Hills Ct. Wichita, KS 67235
Suzanne Blasi 1510 S. Auburn Hills Ct Wichita, KS 67235

OCA 150004 PUBLISHED at Wichita.gov/LegalNotices on May 23, 2025

ORDINANCE NO. 52-78

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. ZON2025-00007

Zone change request in the City from TF-3 Two-Family Residential District with Protective Overlay #335 to GC General Commercial District zoning, on property legally described as:

Lots 4 and 5, Block A, Katie's Addition to Wichita, Sedgwick County, Kansas.

Subject to modified Protective Overlay #335 as follows:

1. A Homeowner's Association shall be created for the property zoned SF-5 prior to the issuance of Certificate of Occupancy, not including Lots 4 and 5, Block A of Katie's Addition.

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

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

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McClatchy

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	Cols	Depth
16399	645112	Print Legal Ad-IPL02228020 - IPL0222802	MAPC/BZA April 10, 2025	1	68 L

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 March 19, 2025 (One Time Only)
MAPC/BZA April 10, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 10, 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.**

CON2025-00041: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential; generally located within one-block west of North West Street and one-half mile north of West 13th Street North (1632 N. Nevada Ct.).

CON2025-00050: Conditional Use request in the City for a Group Residence, Limited on property zoned SF-5 Single-Family Residential District, generally located on the east side of North Fountain Avenue and within 600 feet north of East 21st Street North (2272 North Fountain Avenue).

DER2024-00011: Unified Zoning Code amendment (City and County) pertaining to posting of development signs in the unincorporated areas of the County and the City of Wichita.

VAC2025-00009: Vacation request in the City to vacate five feet of a 35-foot platted front setback and two feet of a five-foot utility easement on the west property line to rebuild a garage, generally located on the southwest corner of East Waterman Street and South Terrace Drive (301 South Terrace).

ZON2025-00007: Zone Change request in the City from TF-3 Two-Family Residential to GC General Commercial to allow for commercial/storage buildings and to remove lots 4 & 5 from PO-335, on the west side of South 135th Street West and within one-quarter mile north of West Kellogg Drive.

IPL0222802
Mar 19 2025

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

1 insertion(s) published on:
03/19/25

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 03/19/2025 to 03/19/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 03/19/2025

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!

AGENDA ITEM NO. 4.5

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: April 10, 2025
DAB IV: April 7, 2025

CASE NUMBER: ZON2025-00007 (City)

APPLICANT/AGENT: Jimmy & Karen Edgington (applicants) / Certified Engineering Design, P.A. (agent)

REQUEST: GC General Commercial; remove Lots 4 & 5 from PO #335

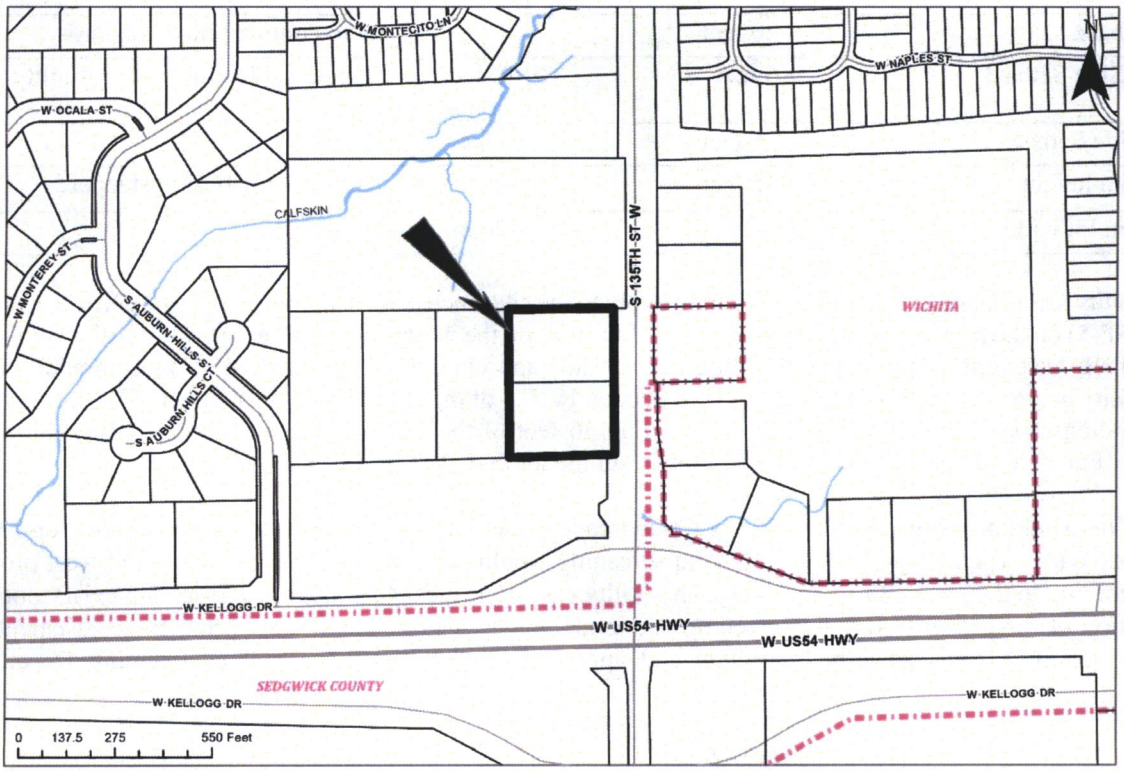
CURRENT ZONING: TF-3 Two-Family Residential District

SITE SIZE: 2.93 acres

LOCATION: Generally located on the west side of North 135th Street West and within 500 feet north of West Kellogg Drive.

PROPOSED USE: Warehouse, Self-Service Storage

RECOMMENDATION: Approval



BACKGROUND: The applicant is requesting two items:

1) A zone change from TF-3 Two-Family Residential District (TF-3) to GC General Commercial District (GC) to permit "Warehouse, Self-Service Storage" as a use, and:
2) To remove Lots 4 & 5 from Protective Overlay (PO) #335.

The 2.93-acre property is generally located on the west side of North 135th Street West and within 500 feet north of West Kellogg Drive.

The applicant has stated that he is looking to have a mixture of "mancaves" and units to rent for business. No automotive businesses would be allowed. The properties are within the jurisdiction of PO #335. PO #335 states that a "Homeowner's Association shall be created for the property zoned SF-5 prior to the issuance of any Certificate of Occupancy." The two properties the applicants are requesting to be removed from PO are currently zoned TF-3 and would not be affected by PO #335.

Warehouse Self-Service Storage facilities are subject to Supplementary Use Regulation Section III-D.6.y of the UZC if they are located in the GO General Office District (GO) or LC Limited Commercial District (LC). These Regulations would not apply in the requested GC District. Warehouse Self-Service Storage is defined as, "an enclosed storage facility of a commercial nature containing independent, fully enclosed bays that are leased to persons exclusively for dead storage of their household goods or personal property."

Should the zone change request be approved, there would be changes to development standards, which are listed in the table below:

Property Development Standards	TF-3 Two-Family	GC General Commercial
Minimum lot area: Single-Family Duplex (lot area per unit) Multi-family (lot area per unit) Nonresidential	 3,500 sq. ft. 3,000 sq. ft. 3,000 sq. ft 5,000 sq. ft	No minimum
Front setback	25 feet	20 feet
Rear setback	20 feet	0 feet, subject to compatibility standards
Interior Side Setback	6 feet	0 feet or 5 feet, subject to compatibility standards
Street Side Setback	15 feet	0 feet
Maximum height	35 feet	80 feet, subject to compatibility standards
Minimum lot width	35 feet	No minimum

Compatibility setback and height standards would apply to the site since it abuts the SF-5 Single-Family Residential District (SF-5) on the north property line and the TF-3 District on the west property line. In accordance with Section IV-C.4 of the UZC, the compatibility building interior side and rear setbacks would be 25 feet. In addition, the compatibility height standards in accordance with Section IV.C.5 of the UZC would be in effect. This section states that a building cannot exceed 35 feet in height within 50 feet of the lot line of a property zoned TF-3 or more restrictive. For every three feet greater than 50 feet from the lot line, the building can gain one foot in height.

Landscaping would be required per the Wichita Landscape Code, including a landscaped street yard along North 135th Street West. A landscaped buffer and solid screening would be required along the north and west property lines. According to the plat, a 25-foot drainage and utility easement and a 45-foot access easement exists along the north portion of the property. If solid screening and landscaping cannot be achieved within these easements, an alternative landscape plan shall be submitted and approved by the Metropolitan Area Planning Department (MAPD).

Property to the north is zoned SF-5 and is developed with a single-family dwelling and an accessory apartment with CU-452. Properties to the east, across North 135th Street West, are zoned GC and are developed with General Retail and agricultural uses. The southern-most property across West 135th Street North is also part of CUP DP-344. Property to the south, is zoned GC and is developed with a Church/Place of Worship. Property to the west is zoned TF-3, is part of PO #335, and is undeveloped.

CASE HISTORY: On August 33, 2022, the subject site was platted as part of the Katies Addition. In 2018, a majority of the property received a zone change (ZON2018-00024) from SF-5 to TF-3 with PO #335, which required a Homeowner's Association for the remaining portion of the property zoned SF-5.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling with accessory apartment (CU-452)
SOUTH:	GC	Church/Place of worship
EAST:	GC/GC with CUP DP-335	General Retail/Agricultural
WEST:	TF-3 with PO #355	Undeveloped

PUBLIC SERVICES: The property has access to West 135th Street North, a paved, two-lane arterial street with a dedicated turn-lane and sidewalks on the north half of both sides. City Water is located in the West 135th Street North right-of-way. City Sewer would likely need to be extended, as no sewer main is in close proximity to the subject site. Wichita transit does not serve the subject site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for "Residential and Employment Mix" uses. The *Plan* defines "Residential and Employment Mix" as "*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.*" The subject site is bounded by the GC District to the south and east. Allowing the site to change from TF-3 to GC should not negatively affect the surrounding properties.

The proposed rezoning is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan.* Under the heading "Land Use Compatibility," Guideline 1.a states that, "*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.*" The subject property abuts a GC District to the south and across West 135th Street North to the east.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends that the request be **APPROVED.**

The recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north is zoned SF-5 and is developed with a single-family dwelling and an accessory apartment with CU-452. Properties to the east, across North 135th Street West, are zoned GC and are developed with General Retail and agricultural uses. The southern-most property across West 135th Street North is also part of CUP DP-344. Property to the south, is zoned GC and is developed with a Church/Place of Worship. Property to the west is zoned TF-3, is part of PO #335, and is undeveloped.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned TF-3 Two-Family Residential District and is suitable for a limited number of residential and public/civic uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff anticipates

that the permitting the use of Warehouse, Self-Service Storage would not negatively impact surrounding residential uses based on the proximity of other GC-zoned properties.

4. **Length of time the property has been vacant as currently zoned:** The site has been vacant since being zoned TF-3 in 2018.

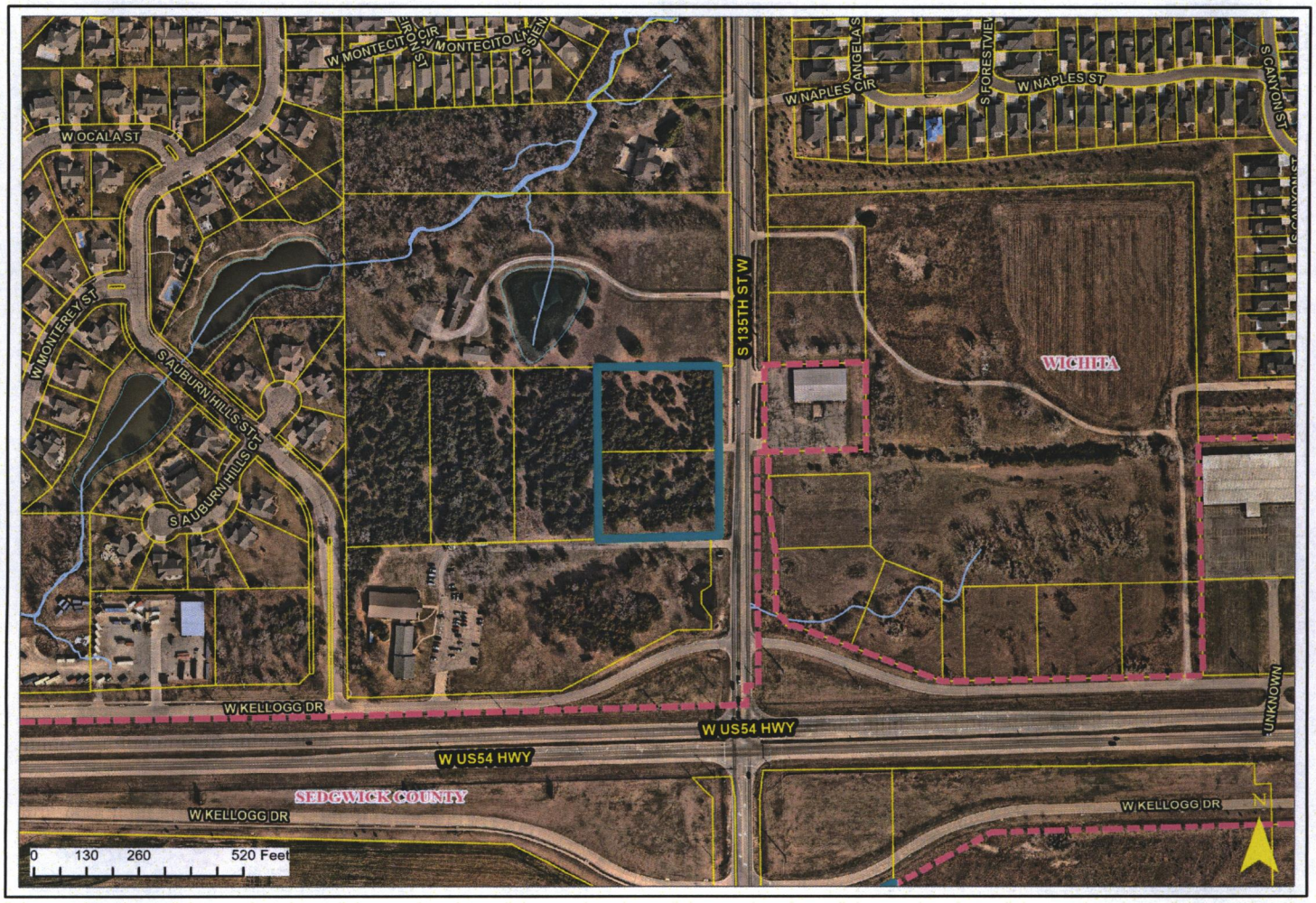
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of this request could provide an opportunity for infill development, which is generally considered a gain to the public welfare. However, any gain must be considered in light of the possible negative impacts to the public welfare, including the effects of future development on neighboring properties. Denial could be regarded as 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 zone change is in 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) Urban Growth Area Map
5) Site Photos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W NAPLES CIR
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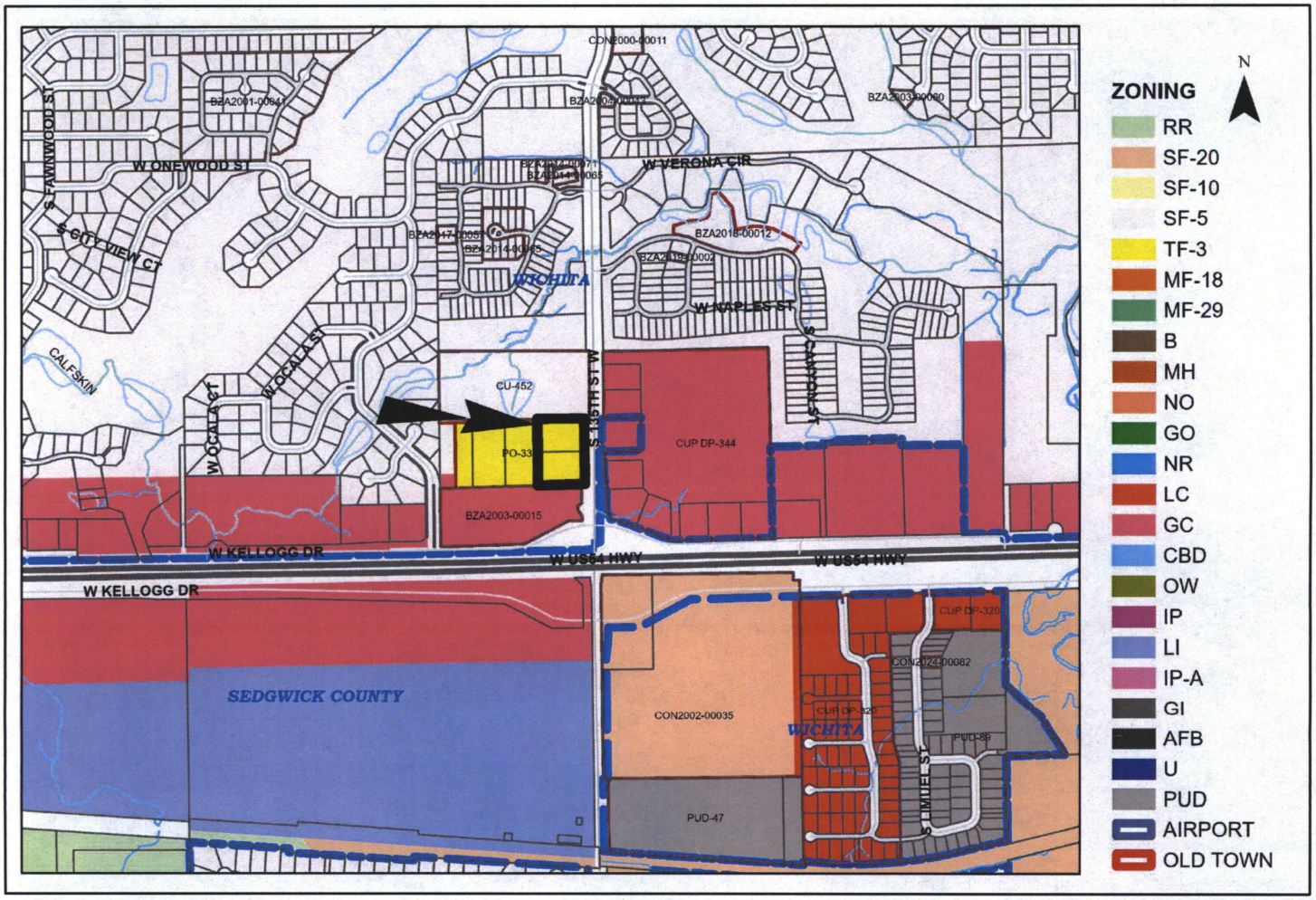
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W VERONA CIR
S CITY VIEW CT
BZA2018-00012
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WICHITA
W MAPLES ST
CALFSKIN
W OCALA ST
W OCALA CT
CU-452
PO-33
S 135TH ST W
CUP DP-344
BZA2003-00015
W KELLOGG DR
W US54 HWY
W US54 HWY
W KELLOGG DR
CUP DP-320
CON2024-00082
SEDGWICK COUNTY
CON2002-00035
CUP DP-327
WICHITA
PUD-89
S FIRMAN ST
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N
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SF-10
SF-5
TF-3
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PUD
AIRPORT
OLD TOWN

2035 Wichita
Future Growth
Concept Map
Legend
Established Central Area
Residential and Employment Mix
New Employment
New Residential
Wichita City Limits
Other Cities
Northwest Bypass Right-of-Way
Other Urban Growth Areas 2014
Other Urban Growth Areas 2014
Rural Growth Areas 2014
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
Major Institutional
Neighborhood & Area Plans
Application Area
N
CIDER BLUFF
CITY VIEW
TEXAS
CAVIT
SHERIAC
ANGELA
BURTON
JAYSON
MERIBEAU
1ST
DOUGLAS
PARKRIDGE
PINE GROVE
CEDAR PARK
MAPLE
KENT
TAFT
151ST
WIND ROWS LAKE
FAWNWOOD
COUNTRY VIEW
KENNEDY
UNIVERSITY
DECKER
NINEIRON
LIMUEL
FORESTVIEW
FIREFLY
HENDRYX
SLOPE
VALLEY HI
HAYDEN
MCCORMICK
ONEWOOD
SANDTRAP
WHEATLAND
LINKS
VERONA
MOSCELYN
THREEWOOD
GRASSMERE
SIENA
MONTECITO
NAPLES
MICKEY
BEAUMONT
LYNNDALE
IRVING
WALKER
HORNECKER
MONUMENT
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US54
KELLOGG
155TH
ESTHNER
CARR
DORA
MAY
JEWELL
THOROUGHBRED
GRANT
135TH
HICKORY CREEK
SADDLE
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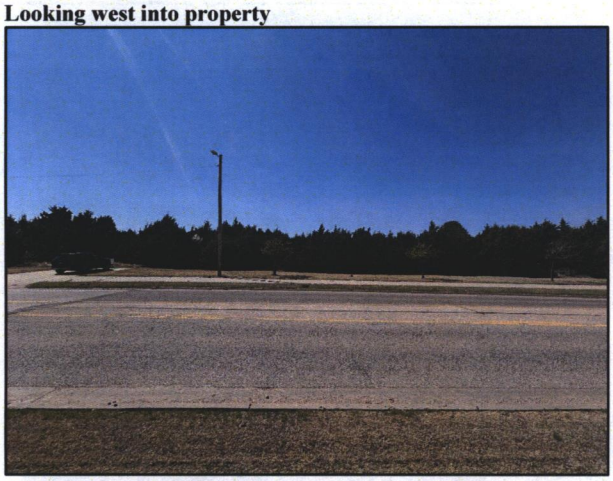
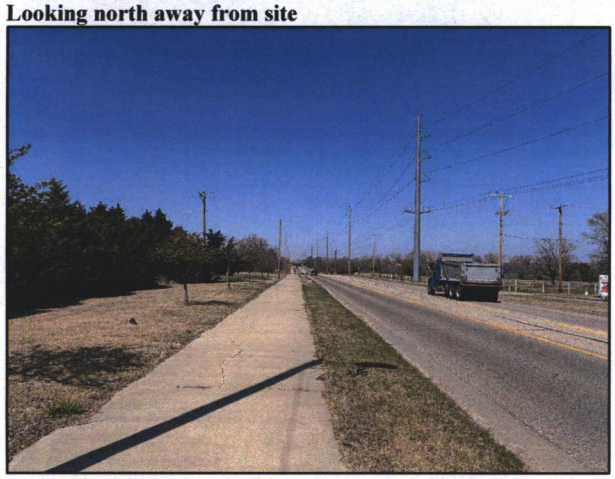
BLAKE
PAWNEE
RED ROCK
UPLAND HILLS
ROGERS
119TH
HIGHVIEW
SHERRY

Looking west into property



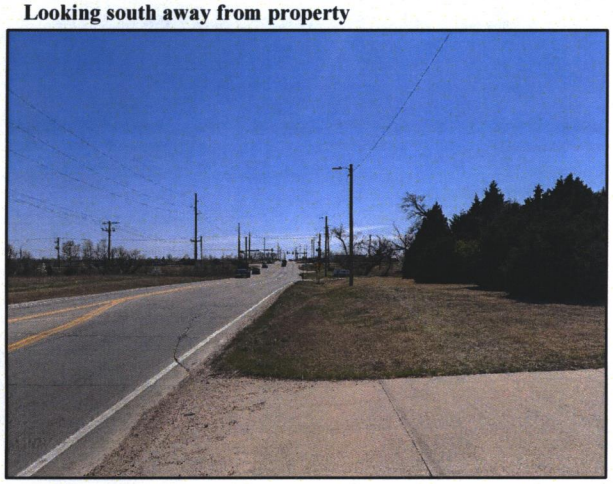
Looking northwest away from site

Looking north away from site



Looking northeast away from site

Looking east away from site

Looking southeast away from property

Looking south away from property