



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

Restoration Church Wichita  
1408 West 34<sup>th</sup> Street South  
Wichita, KS 67217

April 10, 2025

**RE: CON2025-00039** - Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential, generally located on the east side of South Elizabeth Avenue and within one-quarter mile south of West 31st Street South (3420 South Elizabeth Avenue).

Dear Applicant,

On **March 27, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 3420 South Elizabeth Street), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were received against this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this matter, please contact our office.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Associate Planner



**Wichita-Sedgwick County  
Metropolitan Area  
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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 10, 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 10, 2025** at 5:00 p.m.

This case will be heard on **Monday, April 7, 2025**, by the District Advisory Board (DAB) IV, which meets at the WATER Center (101 E Pawnee St, Wichita, KS 67211) at 6:00 p.m. For more information, please contact Brooke Kauchak at 316-268-4197 or [bkauchak@wichita.gov](mailto:bkauchak@wichita.gov).

If the District Advisory Board recommends approval, and no protest petitions are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on Tuesday, May 6, 2025, at 9:00 a.m. for final decision. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202.

Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,



Christina Rieth  
Current Plans  
Associate Planner

Cc: Dalton Glasscock, Councilmember District IV  
Brooke Kauchak, CSR District III  
MABCD

**CONDITIONAL USE RESOLUTION NO. CON2025-00039**

**WHEREAS**, Restoration Church Wichita, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for an Accessory Apartment in the SF-5 Single-Family Residential District zoning located at 3420 South Elizabeth Avenue, legally described as:

Lot 1, Erickson Addition, Wichita, Sedgwick County, Kansas.

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of March 27, 2025, consider said application; and

**WHEREAS**, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for an Accessory Apartment in the SF-5 Single-Family Residential District zoning located at 3420 South Elizabeth Avenue, legally described as:

Lot 1, Erickson Addition, Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 3420 South Elizabeth Avenue), and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the Accessory Apartment.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 30 Day of July, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:

  
\_\_\_\_\_  
Bryan Frye, Chairman

  
\_\_\_\_\_  
Scott Wadle, Secretary



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	641368	Print Legal Ad-IPL02204770 - IPL0220477	MAPC Hearing	2	52 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 5, 2025**  
**(One Time Only)**

**MAPC/BZA March 27, 2025**  
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, March 27, 2025**, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at [www.wichita.gov/LegalNotices](http://www.wichita.gov/LegalNotices).**

**CON2025-00034:** Conditional Use in the City to allow ancillary parking on property zoned SF-5 Single Family Residential generally located approximately 400 feet west of N 119th Street West and West Central Avenue, (12050 W CENTRAL AVE).

**CON2025-00035:** Conditional Use for an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the north side of West MacArthur Road, within one-half mile west of South Seneca Street (1724 West MacArthur Road).

**CON2025-00039:** Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential, generally located on the east side of South Elizabeth Avenue and within one-quarter mile south of West 31st Street South (3420 South Elizabeth Avenue).

**CON2025-00040:** Conditional Use request in the City for Entertainment Establishment accessory to Hotel on Parcel 1D (with ZON2025-00006 to amend PO #36 to change dev. standards) on property zoned LC Limited Commercial, located one-quarter mile west of N Maize Rd and one-quarter mile north of W 21st St N.

**CUP2025-00008:** Amendment to CUP DP-71 (with ZON2025-00004) to allow redevelopment with Manufacturing uses, generally located north of West Kellogg Drive and west of South Tracy Street (4600 West Kellogg Drive).

**VAC2025-00006:** Vacation request in the City for portion of right-of-way abutting Lots 7 and 8 of the A. Verne Roberts Addition; generally located north of the intersection of South Dodge Avenue and West 50th Street South.

**ZON2025-00004:** Zone Change request from LC Limited Commercial District to LI Limited Industrial District (with CUP2025-00008) to allow for redevelopment with Manufacturing uses, generally located north of West Kellogg Drive and west of South Tracy Street (4600 West Kellogg Drive).

**ZON2025-00005:** Zone Change request in the city from TF-3 Two -Family Residential to NR Neighborhood Retail to permit retail uses associated with a church, generally located on the northeast corner of West 11th Street North and North Waco Avenue (1200 North Waco Avenue).

**ZON2025-00006:** Request in the City to amend Protective Overlay #36 to change bldg. coverage/floor area, architectural controls, and screening wall location for a Hotel (with CON2025-00040 to permit Entertainment Establishment), located one-quarter mile west of N Maize Rd and one-quarter mile north of W 21st Street N.  
 IPL0220477  
 Mar 5 2025

In The STATE OF KANSAS

In and for the County of Sedgwick

1 insertion(s) published on:

03/05/25

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 03/05/2025 to 03/05/2025.

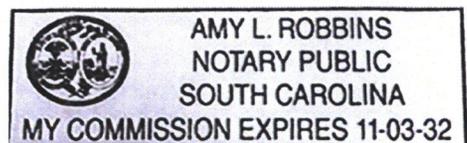
*Mary Castro*

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

DATED: 03/06/2025

*Amy Robbins*

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



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



**STAFF REPORT**  
 MAPC: March 27, 2025  
 DAB IV: April 7, 2025

**CASE NUMBER:** CON2025-00039 (City)

**APPLICANT/AGENT:** Restoration Church (Applicant)

**REQUEST:** Conditional Use to allow an Accessory Apartment

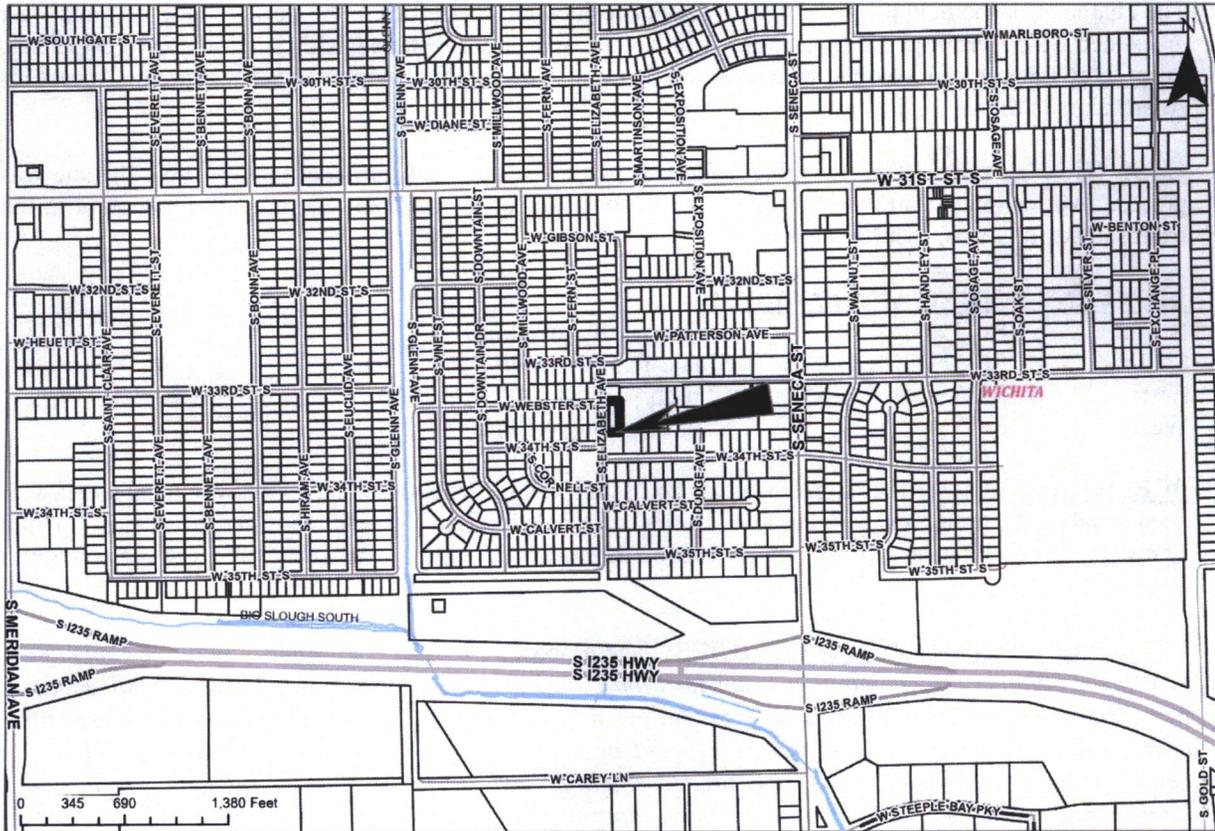
**CURRENT ZONING:** SF-5 Single-Family Residential District

**SITE SIZE:** 0.47 acres

**LOCATION:** Generally located on the east side of South Elizabeth Street, within 200 feet north of West 34<sup>th</sup> Street South (3420 South Elizabeth Street).

**PROPOSED USE:** Accessory Apartment.

**RECOMMENDATION:** Approve with conditions.



**BACKGROUND:** The applicant is requesting a Conditional Use to allow an Accessory Apartment on a property zoned SF-5 Single-Family Residential District (SF-5). The 0.47-acre property is generally located on the east side of South Elizabeth Street, within 200 feet north of West 34<sup>th</sup> Street South (3420 South Elizabeth Street). The subject site is currently developed with a 1,652-square-foot single-family residential dwelling constructed in 1977. The applicant is requesting the Conditional Use to construct a detached dwelling unit on the north side of the property.

According to the submitted site plan, the proposed Accessory Apartment will measure 1,848 square feet (44 feet by 42 feet). It will be located 27.9 feet north of the existing dwelling, 27.9 feet from the west (front) property line, 15.2 feet from the east (rear) property line, and 14.2 feet from the side (north) property line. Detached accessory structures have a minimum setback of 5 feet from the rear property line and 3 feet from the side interior property line.

Accessory Apartments are subject to Section III-D.6.a of the Unified Zoning Code (UZC), which states:

1. A maximum of one Accessory Apartment may be allowed on the same lot as a single-family dwelling unit and may be within the main building, within an accessory building or constructed as an accessory building.
2. The appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood.
3. The Accessory Apartment shall remain accessory to and under the same ownership as the principal Single-Family Dwelling Unit, and the ownership shall not be divided or sold as a condominium.
4. The water and sewer service provided to the Accessory Structure shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

The character of the neighborhood is low-density residential. Properties to the north, south, east and west are zoned SF-5. Properties to the north, south, and west are developed with single-family residences. Property to the east is developed with a church that is also owned by the applicant. There are no Accessory Apartments in the immediate area.

**CASE HISTORY:** In 1976, the subject site was platted as the Erickson Addition. In 1963, the site was granted two Variances: an exception to off-street parking for the adjacent church and a reduction in the front setback to six (6) feet (BZA20-63).

**ADJACENT ZONING AND LAND USE:**

North:	SF-5	Single-family dwelling
South:	SF-5	Single-family dwelling
East:	SF-5	Church
West:	SF-5	Single-family dwelling

**PUBLIC SERVICES:** The subject site has access to South Elizabeth Street, a two-way local street with no sidewalks. All municipal services and utilities, such as water and sewer, already serve this site. Wichita Transit stops one-block east of the subject site, on the northwest corner of West 34<sup>th</sup> Street South and South Seneca Street.

**CONFORMANCE TO PLANS/POLICIES:** The proposed use is in conformance with the *Community Investments Plan*. The *Community Investments Plan's* 2035 Wichita Future Growth Concept Map identifies the site as a "Residential", which the Plan defines as "areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and

nursing homes).” An Accessory Apartment is appropriate for this category.

**RECOMMENDATION:** Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 3420 South Elizabeth Street), and the ownership shall not be divided or sold as a condominium.
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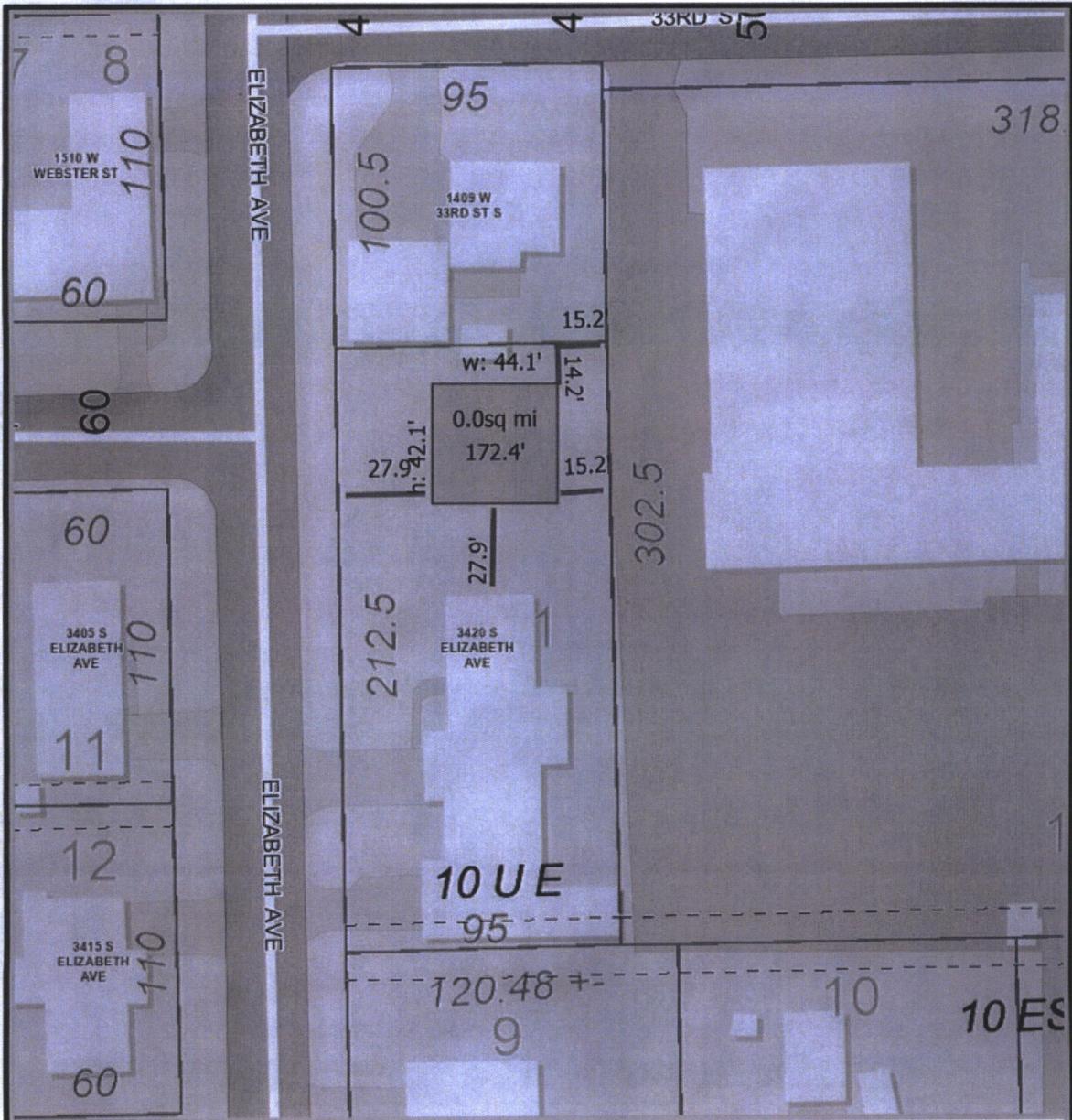
This recommendation is based on the following findings:

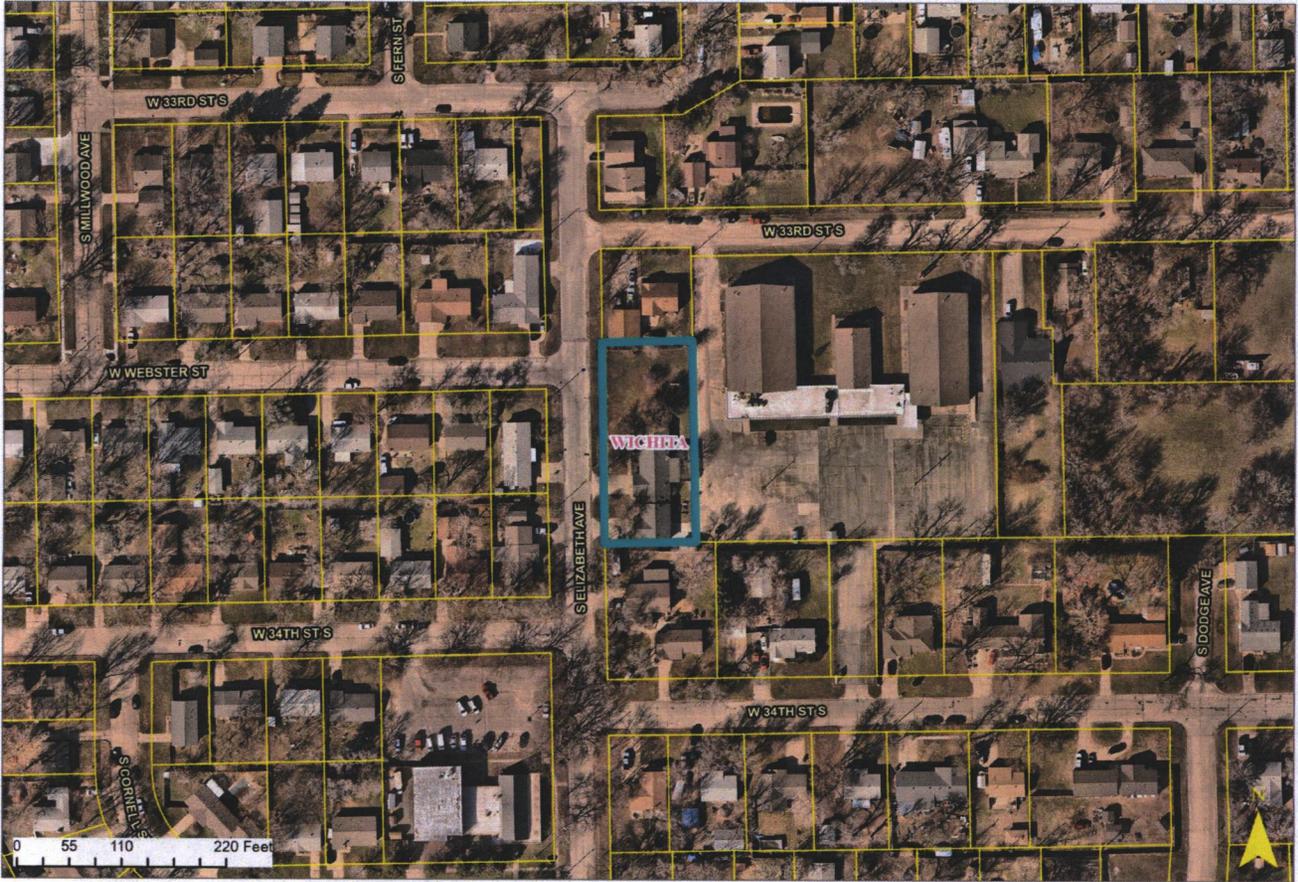
1. The zoning, uses and character of the neighborhood: The character of the neighborhood is low-density residential. Properties to the north, south, east and west are zoned SF-5. Properties to the north, south, and west are developed with single-family residences. Property to the east is developed with a church that is also owned by the applicant. There are no Accessory Apartments in the immediate area.
2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned SF-5 Single-Family Residential, which permits an Accessory Apartment by Conditional Use approval under Section III-D.6.a of the Unified Zoning Code.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate that approval of the request will generate significant amounts of additional traffic. The conditions of approval should minimize any possible significant negative impacts.
4. Length of time subject property has remained vacant as zoned: The subject property is not vacant. The property has been developed with a single-family residential dwelling since 1977.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: It is not anticipated that the requested Conditional Use will have a significant detrimental effect on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment for the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed use is in conformance with the *Community Investments Plan*, as discussed in the report.
7. Impact of the proposed development on community facilities: Staff expects that there will be minimal significant impact on public roads, water, and sewer service.

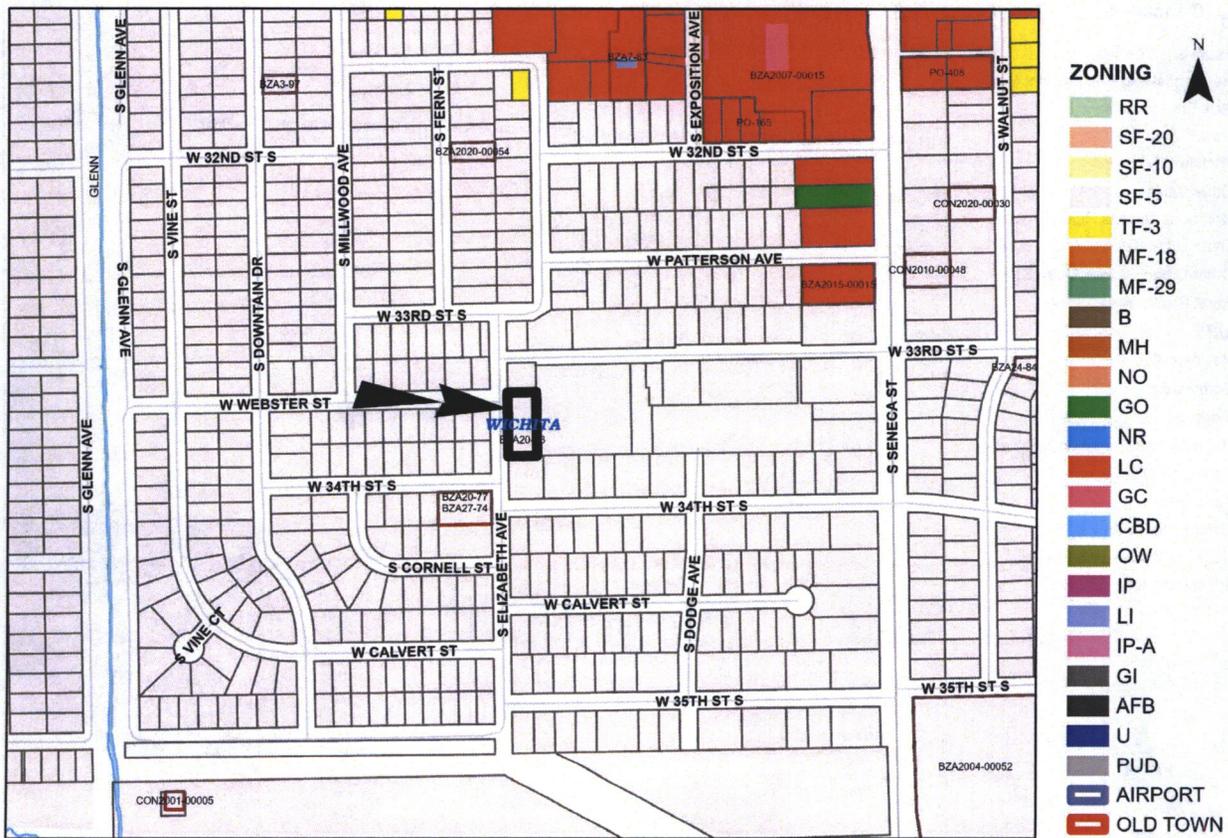
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff did not receive any public comment on the requested Conditional Use.

Attachments:

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







## 2035 Wichita Future Growth Concept Map

### Legend

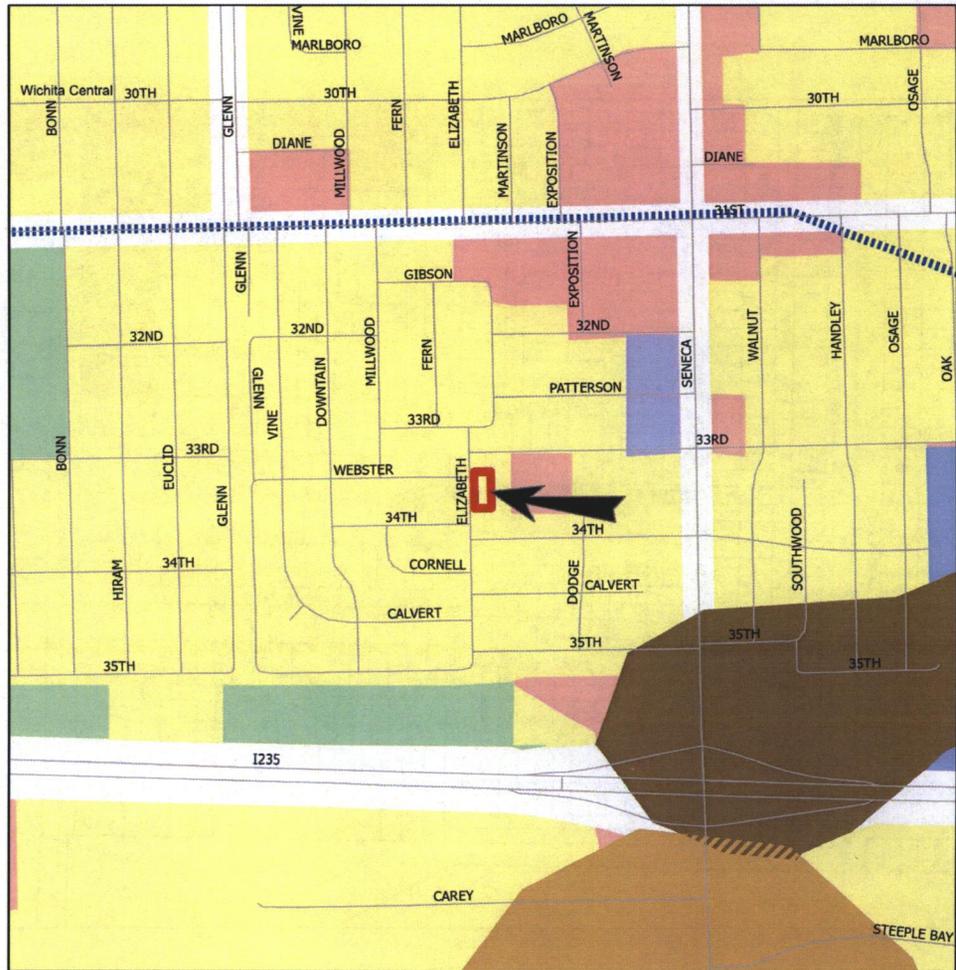
-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

### LAND USE

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



The information on this map was prepared by the Metropolitan Area Planning Commission (MAPC) in cooperation with the City of Wichita. The information is for informational purposes only and does not constitute a contract or any other legal instrument. The information is subject to change without notice. The information is provided as is and without warranty. The information is not to be used for any purpose other than that for which it was prepared.



**Looking east towards site**



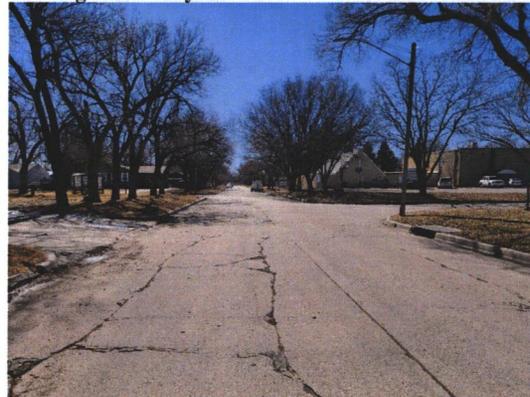
**Looking east towards site of proposed accessory structure**



**Looking north away from site**



**Looking south away from site**



**Looking west away from site**

