



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

Matthew and Alexa Hewitt
13770 E. 29th Street North
Wichita, KS 67228

May 11, 2026

RE: CON2026-00041 – Conditional Use request in the County for an Accessory Apartment on property zoned RR Rural Residential District, generally located on the north side of East 29th Street north and within one-half mile west of North 143rd Street East (13770 E. 29th Street North).

Dear Applicant;

At its regular meeting on **April 23, 2026**, 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 building (located at 13770 East 29th Street North) and the ownership shall not be divided or sold as a condominium. If the lot is divided in the future, the Accessory Apartment shall only apply to the lot on which the current principal dwelling is located. The site is limited to the construction of the Accessory Apartment associated with the principal dwelling at the above address. Any future lot splits would require additional zoning action for Accessory Apartments of new lots created.
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 Conditional Use shall apply only to the Accessory Apartment use. All other uses which require Conditional Use approval in the RR District (i.e. Event Center, Vehicle Storage Yard, etc.) shall require separate approval.
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 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 application. Therefore, the MAPC decision is final.

Development application signs may now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

CONDITIONAL USE RESOLUTION NO. CON2026-00041

WHEREAS, Matthew and Alexa Hewitt, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for an Accessory Apartment in the RR Rural Residential District zoning, located at 13770 East 29th Street North, legally described as:

That part of the North Half of the West Half of the West Half of the Southeast Quarter of Section 35, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the Northwest corner thereof; thence S00°10'55"W along the West line of said Southeast Quarter, 694.07 feet for a Point of Beginning; thence S90°00'00"E parallel with the South line of said Southeast Quarter, 611.72 feet; thence S00°06'54"E, 540.00 feet; thence S90°00'00"W, 556.09 feet; thence S00°10'55"W parallel with the West line of said Southeast Quarter, 93.15 feet to the South line of said North Half of the West Half of the West Half of the Southeast Quarter; thence N89°48'35"W along said South line, 55.00 feet to the West line of said Southeast Quarter; thence N00°10'55"W along said West line, 632.97 feet to the Point of Beginning; ALONG WITH The West 55.00 feet of the South Half of the West Half of the West Half of the Southeast Quarter of Section 35, Township 26 South, Range 2 East of the 6th P.M., 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 April 23, 2026, 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 RR Rural Residential District zoning, located at 13770 East 29th Street North, legally described as:

That part of the North Half of the West Half of the West Half of the Southeast Quarter of Section 35, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the Northwest corner thereof; thence S00°10'55"W along the West line of said Southeast Quarter, 694.07 feet for a Point of Beginning; thence S90°00'00"E parallel with the South line of said Southeast Quarter, 611.72 feet; thence S00°06'54"E, 540.00 feet; thence S90°00'00"W, 556.09 feet; thence S00°10'55"W parallel with the West line of said Southeast Quarter, 93.15 feet to the South line of said North Half of the West Half of the West Half of the Southeast Quarter; thence N89°48'35"W along said South line, 55.00 feet to the West line of said Southeast Quarter; thence N00°10'55"W along said West line, 632.97 feet to the Point of Beginning; ALONG WITH The West 55.00 feet of the South Half of the West Half of the West Half of the Southeast Quarter of Section 35, Township 26 South, Range 2 East of the 6th P.M., 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 building (located at 13770 East 29th Street North) and the ownership shall not be divided or sold as a condominium. If the lot is divided in the future, the Accessory Apartment shall only apply to the lot on which the current principal dwelling is located. The site is limited to the construction of the Accessory

Sedgwick Co. public notice

(Published in The Ark Valley News
April 2, 2026.)

MAPC April 23, 2026 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 23, 2026, 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.**

CON2026-00041: Conditional Use request in the County for an Accessory Apartment on property zoned RR Rural Residential, generally located on the north side of East 29th Street North and within one-half mile of North 143rd Street East (13770 East 29th Street North).

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
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 re-cording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on April 2, 2026

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 2nd day of April, 2026, with subsequent publications being made on the following dates:

_____, 2026 _____, 2026
_____, 2026 _____, 2026
_____, 2026 _____, 2026

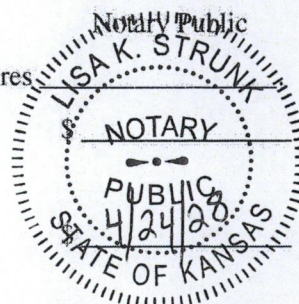
Chris Strunk
Subscribed and sworn to before me this 2nd day of April, 2026.

Lisa K. Strunk

My commission expires

Additional copies

Printer's fee



**AFFIDAVIT AFFIRMING POSTING OF DEVELOPMENT SIGN ON
PROPERTY**



I, Matthew Hewitt (full legal name), of legal age, residing at
13770 E 29th St N (full address) being duly sworn, depose and state as follows:

1. I am the applicant/agent in connection with a matter requiring notice to the public regarding property located at:
13770 E 29th St N (property address/general location)
Con2020-00041 (planning application case number)
2. I understand that the applicable laws, ordinances, or administrative procedures of Sedgwick County require that a sign be posted on the above-mentioned property to provide public notice of the application or request being made.
3. I hereby affirm that an MAPD-issued development sign was posted on the subject property, in compliance with the relevant legal or administrative requirements, including but not limited to the following:
 - a. The sign was posted at least 13 days prior to the scheduled MAPC hearing date;
 - b. The sign was posted in conformance with the MAPD standards;
4. I understand that failure to post the sign as required may result in a delay, rescheduling, or denial of the requested action.
5. I make this affidavit in good faith, intending to comply fully with all applicable notice requirements.

☐ photo of posted sign submitted (optional)

Matthew Hewitt (Applicant / Agent Signature)

Matthew Hewitt (Applicant / Agent Printed Name)

3/12/2020 (Date)

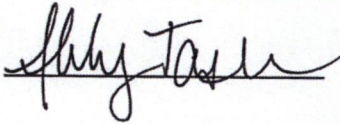
Notary Acknowledgment

STATE OF KANSAS)

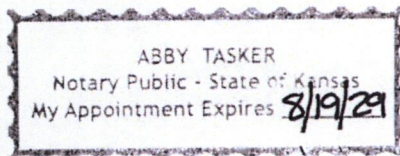
)
COUNTY OF SEDGWICK) SS:

Subscribed and sworn to before me this 12th day of March, 2020 by
Matthew Hewitt (Applicant's Full Legal Name), who is personally known to me or who has
produced valid identification.

Notary Public Signature



Notary Seal:



***NOTE: This affidavit is required for properties located in unincorporated Sedgwick County ONLY.**

STAFF REPORT
MAPC: April 23, 2026

CASE NUMBER: CON2026-00041 (County)

APPLICANT/OWNER: Matthew and Alexa Hewitt (Applicants)

REQUEST: Conditional Use to allow an Accessory Apartment

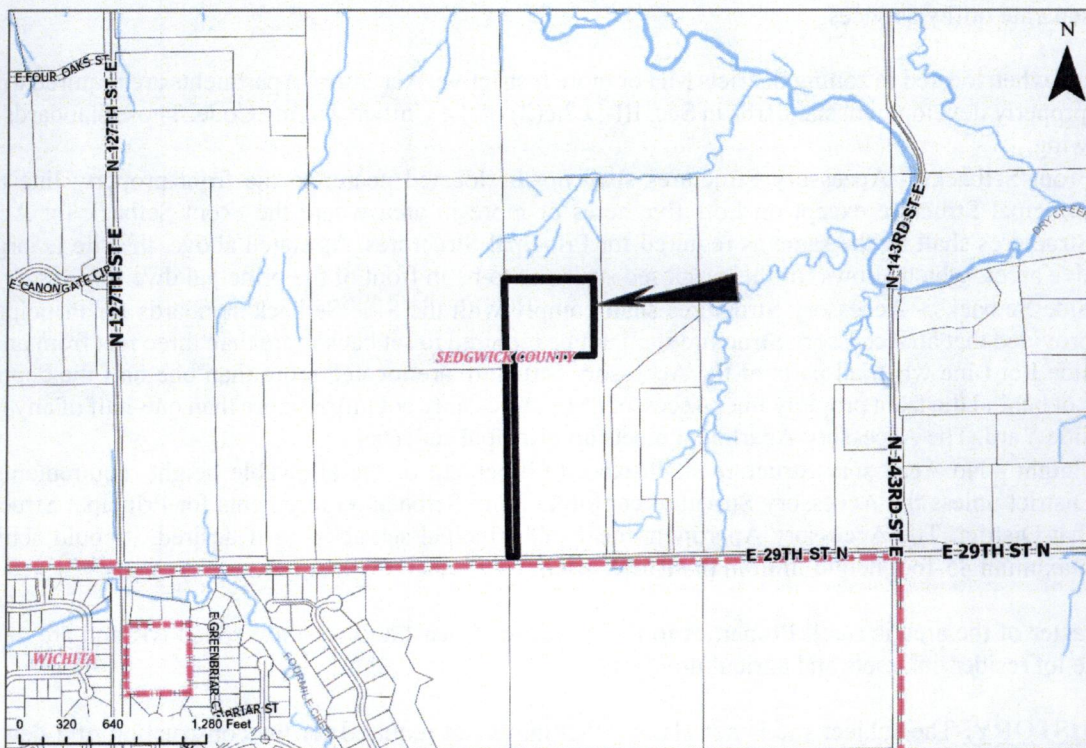
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 9.363 acres

LOCATION: Generally located one-quarter mile north of East 29th Street North and one-half mile west of North 143rd Street East (13770 East 29th Street North).

PROPOSED USE: Accessory Apartment

RECOMMENDATION: Approval with conditions



family dwelling or Accessory Apartment. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Large lot single-family residential and agricultural land
SOUTH:	RR	Large lot single-family residential and agricultural land
EAST:	RR	Large lot single-family residential and agricultural land
WEST:	RR	Large lot single-family residential and agricultural land

PUBLIC SERVICES: This site can be accessed from East 29th Street North, which is an unpaved County arterial street with open ditches on each side. This site uses a septic system and is serviced by Butler County Rural Water District 5.

CONFORMANCE TO PLANS/POLICIES: The request for an Accessory Apartment is in conformance with the *Community Investments Plan*. The Wichita-Sedgwick County *Community Investments Plan*'s 2035 Future Growth Concept Map identifies the site as being appropriate for "Agricultural or Vacant". This category is defined as "*Encompassing areas that are undeveloped or used for agricultural production. Agricultural land is an important natural resource. Pockets of low-density residential uses without the full range of municipal services likely will be developed in areas of the urban fringe that primarily are used for agriculture.*" The request for the Accessory Apartment is appropriate for this category.

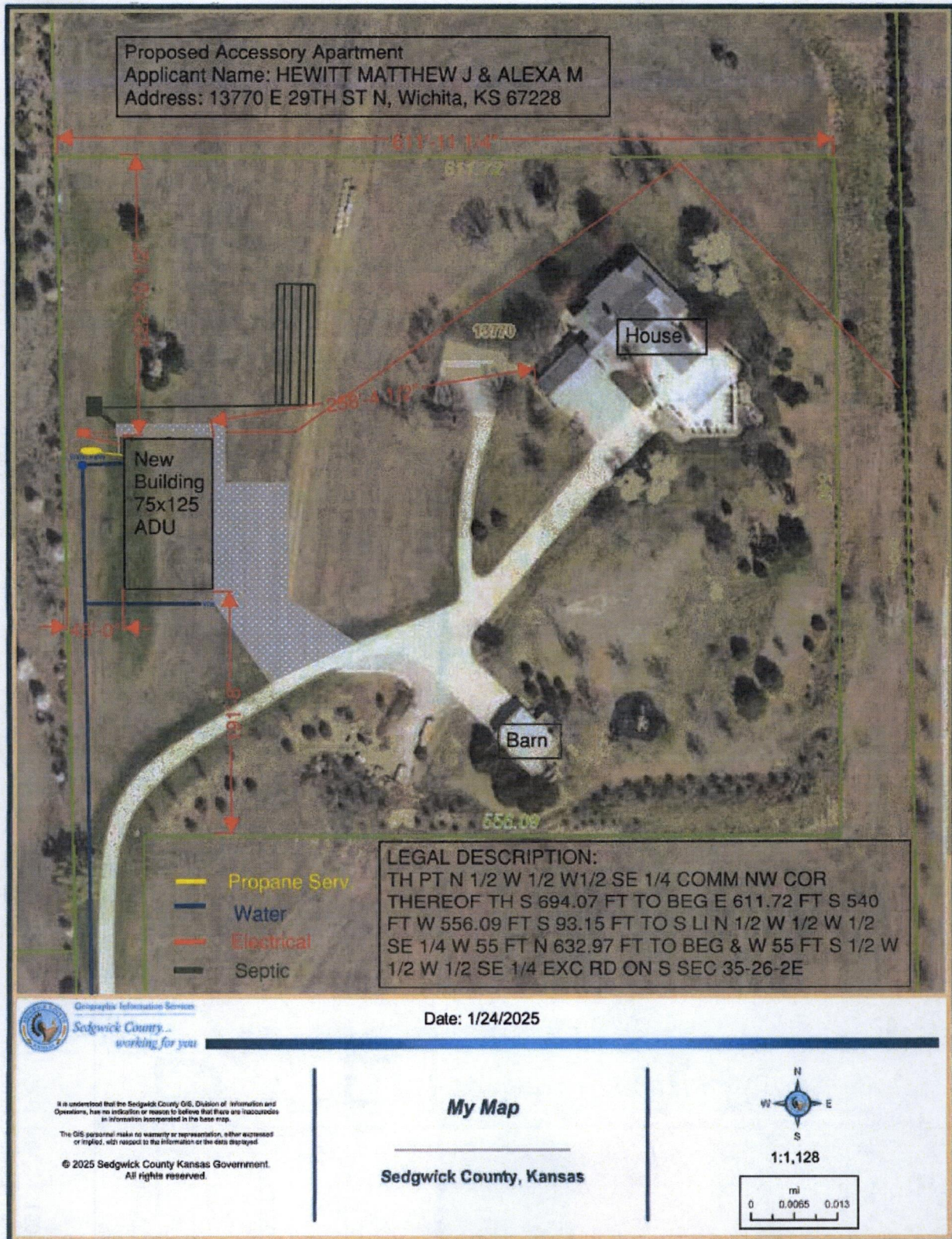
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the Conditional Use request for the Accessory Apartment be **APPROVED**, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (located at 13770 East 29th Street North) and the ownership shall not be divided or sold as a condominium. If the lot is divided in the future, the Accessory Apartment shall only apply to the lot on which the current principal dwelling is located. The site is limited to the construction of the Accessory Apartment associated with the principal dwelling at the above address. Any future lot splits would require additional zoning action for Accessory Apartments of new lots created.
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 Conditional Use shall apply only to the Accessory Apartment use. All other uses which require Conditional Use approval in the RR District (i.e. Event Center, Vehicle Storage Yard, etc.) shall require separate approval.
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 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.

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** The character of the area is rural. Properties to the north, south, east and west are zoned RR and are developed with large lot residential tracts and agricultural land.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The subject site is

Site Plan



Future Land Use Map

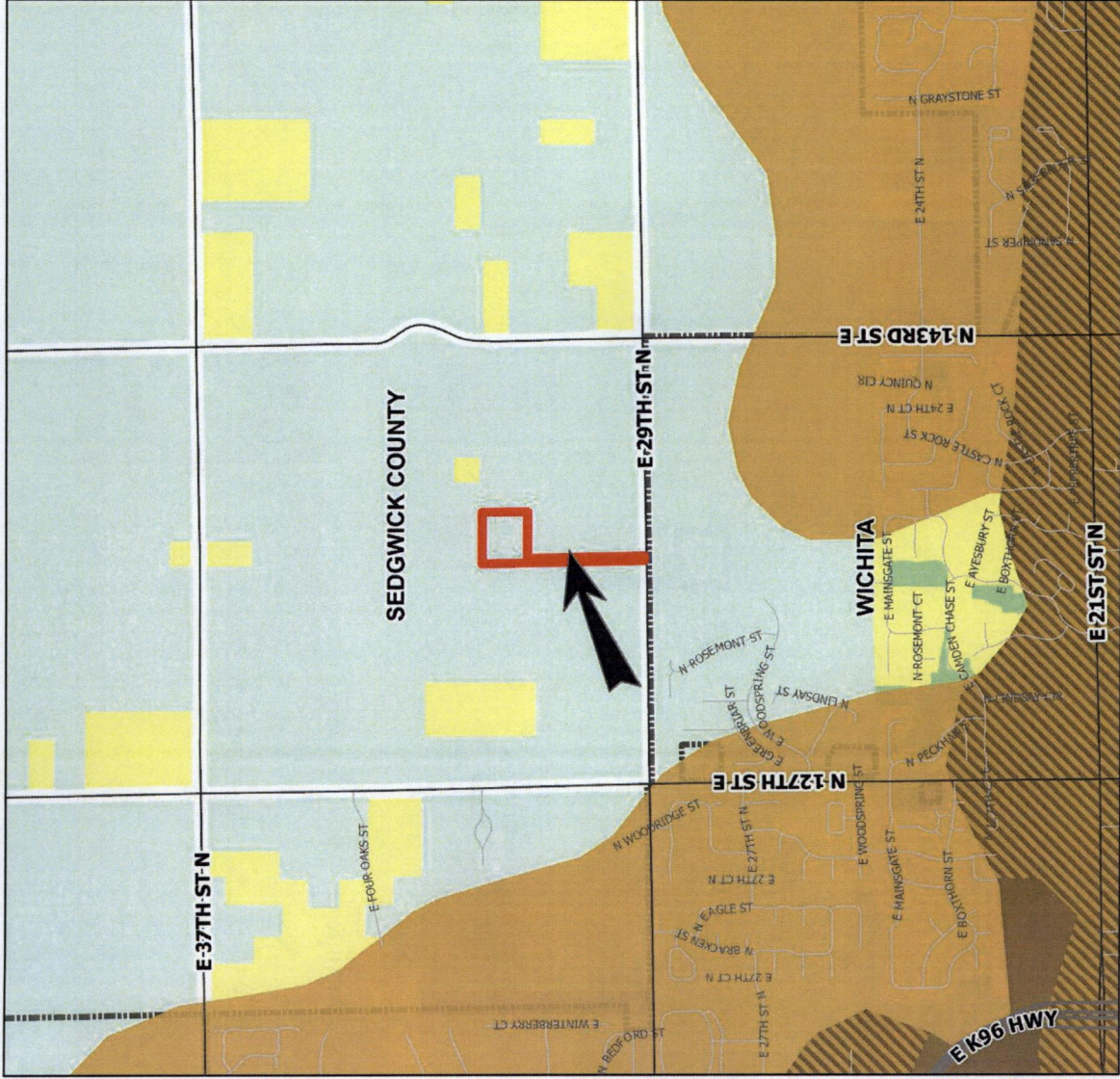
2035 Wichita Future Growth Concept Map

- Legend**
- Application Area
 - 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
 - Major Institutional
 - Neighborhood Area & Plans 2025
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant

Scale: 1:19,941

0 750 1,500 3,000 US Feet

It is understood that this map is for informational purposes only and does not constitute a contract or warranty of any kind. The City of Wichita does not warrant the accuracy or completeness of the information presented on this map. The City of Wichita is not responsible for any errors or omissions on this map. The City of Wichita is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Wichita is not responsible for any claims, including claims for damages, arising from the use of this map. The City of Wichita is not responsible for any claims, including claims for damages, arising from the use of this map.



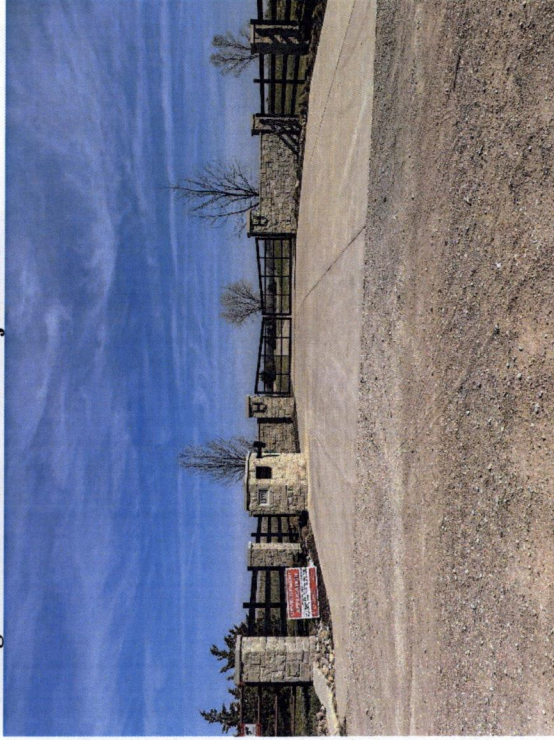
Looking north at property west of site



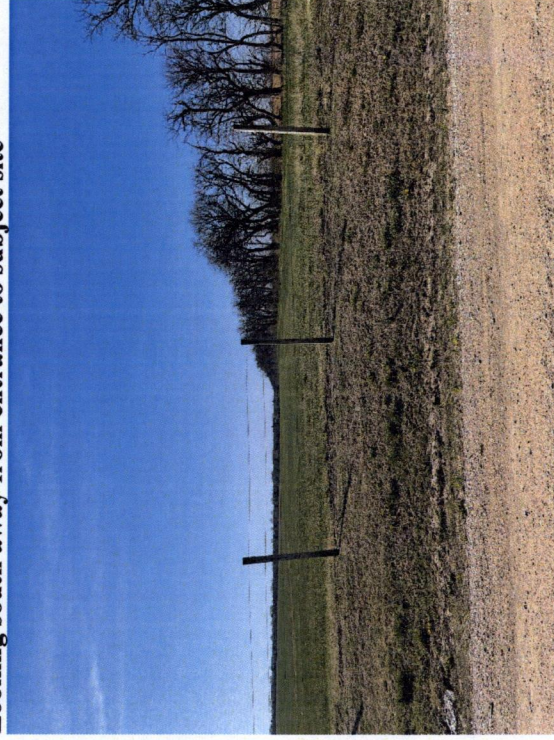
Looking north at property east of site



Looking north at entrance to subject site



Looking south away from entrance to subject site



Proposed Accessory Apartment
Applicant Name: HEWITT MATTHEW J & ALEXA M
Address: 13770 E 29TH ST N, Wichita, KS 67228

611'-11 1/4"

611.72

222'-10 1/2"

13770

House

258'-4 1/2"

New Building
75x125
ADU

Water Valve

Water

45'-0"

Water

191'-8"

Barn

556.09

- Propane Serv.
- Water
- Electrical
- Septic

LEGAL DESCRIPTION:

TH PT N 1/2 W 1/2 W 1/2 SE 1/4 COMM NW COR
THEREOF TH S 694.07 FT TO BEG E 611.72 FT S 540
FT W 556.09 FT S 93.15 FT TO S LN 1/2 W 1/2 W 1/2
SE 1/4 W 55 FT N 632.97 FT TO BEG & W 55 FT S 1/2 W
1/2 W 1/2 SE 1/4 EXC RD ON S SEC 35-26-2E



Geographic Information Services
Sedgwick County...
working for you

Date: 1/24/2025

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

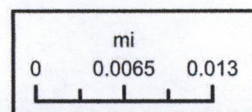
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My Map

Sedgwick County, Kansas



1:1,128



SITE PLAN

APPROVED 5/11/26 BY *[Signature]*
CEN26-41