

**REVISED AGENDA 04/20/2026**  
**METROPOLITAN AREA PLANNING COMMISSION**  
**Thursday, April 23, 2026**  
**1:30 PM**

The meeting of the Metropolitan Area Planning Commission will be held in the  
**Ronald Reagan Building, 271 West Third Street, 2<sup>nd</sup> Floor, Wichita, KS.**

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.

**Please see the end of this agenda for instructions on Public participation and to watch virtually.**

**1. Initials Items**

**1.1 Opening Announcements**

**1.2 Roll call**

**1.3 Recognition of Mr. Nicks for Service as a Member of the MAPC**

**1.4 Approval of the prior MAPC meeting minutes**  
Defer April 9, 2026 minutes to May 14, 2026

**1.5 Determination of MAPC Consent Items**

**2. CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

Items may be taken in one motion unless there are questions or comments.

**2.1 SUB2026-00008: (Deferred from 4/9/26) One-Step Final Plat – VIA CHRISTI WEST CAMPUS 2ND ADDITION; located east along North 151st Street West and a quarter mile north of West 21st Street North (COUNTY, 3-MILE RING).**

**\*\*\*DEFERRED TO MAY 14, 2026 MAPC\*\*\***

**2.2 SUB2026-00015: (Deferred from 4/9/26) One-Step Final Plat – WILLOW OAK ESTATES; southwest corner of East 77th Street North and North Greenwich Road (COUNTY).**

RECOMMENDED ACTION: **APPROVE 6-0**

**2.3 SUB2026-00018: One-Step Final Plat – WATERBOY ADDITION; located east of South Seneca Street and a half mile north of West 63rd Street South (CITY).**

**\*\*\*DEFERRED TO MAY 14, 2026 MAPC\*\*\***

**2.4 SUB2026-00019: One-Step Final Plat – HARBOR ISLE NORTH ADDITION; located at the southeast corner of West 51st Street North and North Meridian Avenue (CITY).**

RECOMMENDED ACTION: **APPROVE 6-0**

- 2.5** **SUB2026-00020: CEDAR RUST ESTATES REPLAT; located approximately 975 feet north of West 39th Street South and approximately 910 feet west of South 183<sup>rd</sup> Street West (COUNTY).**

RECOMMENDED ACTION: **APPROVE 6-0**

**3. PUBLIC HEARING – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM.

Items may be taken in one motion unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 271 West Third Street, 2nd Floor, Ste #201, Wichita, Kansas.

- 3.1** **VAC2026-00010: Vacation request in the City to reduce a platted building setback on property zoned LC Limited Commercial District, generally located on the west side of North Holyoke Avenue and 200 feet south of East 13th Street North (1331 North Holyoke Avenue).**

RECOMMENDED ACTION: **APPROVE 6-0**

- 3.2** **VAC2026-00011: Vacation request in the City to vacate complete access control on property zoned GC General Commercial District, generally located on the west side of South Broadway Avenue and 500 feet south of East Hazel Street (5301 South Broadway Avenue).**

RECOMMENDED ACTION: **APPROVE 6-0**

- 3.3** **VAC2026-00012: Vacation request in the city for a portion of a platted streetside setback from 15 feet to 2 feet, generally located on the west side of South Shefford Avenue and within 200 feet south of West Maple Street (321 South Shefford Avenue).**

RECOMMENDED ACTION: **APPROVE 5-1**

- 3.4** **VAC2026-00013: Vacation request in the city of a portion of a utility, drainage, and access easement on property zoned MF-29 Multi -Family Residential, generally located on the north side of West University Avenue and within 580 feet west of South Seneca Street.**

**\*\*\*DEFERRED TO MAY 14, 2026 MAPC\*\*\***

- 3.5** **VAC2026-00014: Vacation request in the City to vacate a portion of a platted 30-foot drainage and utility easement on property zoned SF-5 Single-Family Residential District for a pool and deck, generally located south of North Parkdale Court and 300 feet west of North Parkdale Street.**

RECOMMENDED ACTION: **APPROVE 6-0**

**4. PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM.

- 4.1** **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).

RECOMMENDED ACTION: **Approve with Conditions**

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.2** **CUP2026-00008:** CUP Amendment in the City to amend Parcel 2 to allow Night Club in the City on property zoned LC Limited Commercial and GC General Commercial with CUP DP-3, generally located on the southeast corner of West 21st Street and North Amidon.

RECOMMENDED ACTION: **Approve with Conditions**

PRESENTING PLANNER: **Christina Rieth**

- 4.3** **PUD2026-00004:** Zone Change request in the City from GC General Commercial District and LI Limited Industrial District to create the Jahn Property PUD, generally located on the north side of East Central Avenue, west of North Emporia Avenue, north and south of East Elm Street and east of North Saint Francis Avenue.

RECOMMENDED ACTION: **Approve with Conditions**

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.4** **PUD2026-00005:** Zone change request in the City from LC Limited Commercial District to PUD to create the Lot 1, Langland PUD; generally located on the east side of South Rock Road, 400 feet south of East Lincoln Avenue (946 South Rock Road).

RECOMMENDED ACTION: **Approve with Conditions**

PRESENTING PLANNER: **Christina Rieth**

- 4.5** **PUD2026-00006:** Zone change request in the City from OW Office Warehouse District and SF-5 Single-Family Residential District to PUD to create the Moorings Plaza PUD; generally located on the south side of West 53<sup>rd</sup> Street North, one-quarter mile west of North Meridian Avenue.

RECOMMENDED ACTION: **Approve with Conditions**

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.6** **ZON2026-00004:** *(Deferred from 3/26/26)* Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the west side of North Clara Street and 300 feet north of West Saint Louis Avenue (525 North Clara Street).

RECOMMENDED ACTION: **Approve**

PRESENTING PLANNER: **Samuel Deetz**

- 4.7 **ZON2026-00005 with CON2026-00029:** (Deferred from 3/26/26) Zone Change requesting the City from LC Limited Commercial to LI Limited Industrial with CON2026-00029 request to allow wrecking and salvage with waiver #1 and #3; generally located northwest corner of South Broadway Avenue and East Mt. Vernon Street (1963 South Broadway Avenue).

RECOMMENDED ACTION: **Deny**

PRESENTING PLANNER: **Christina Rieth**

- 4.8 **ZON2026-00006:** (Deferred from 4/9/26) Zone change request in the County from SF-20 Single-Family Residential District to MF-29 Multi-Family Residential District; generally located on the north side of West 53rd Street North, within three-quarters of a mile west of North Meridian Avenue.

**\*\*\*DEFERRED TO MAY 14, 2026 MAPC PER APPLICANT\*\*\***

- 4.9 **ZON2026-00013:** Zone Change request in the City from GO General Office to OW Office Warehouse to allow new warehouse building, generally located within a half mile west of the corner of West Central Avenue and North West Street (4715 West Central Avenue).

RECOMMENDED ACTION: **Approve with Protective Overlay**

PRESENTING PLANNER: **Samuel Deetz**

- 4.10 **ZON2026-00014:** Zone Change request in the City from LC Limited Commercial to GC General Commercial to allow Tattoo and Body Piercing, located northeast corner of West Douglas Avenue and North Martinson Street (1322 West Douglas Avenue).

RECOMMENDED ACTION: **Approve with Protective Overlay**

PRESENTING PLANNER: **Christina Rieth**

5. **NON-PUBLIC HEARING ITEMS**

NONE

6. **Other Matters/Adjournment**

- 6.1 Video comments submissions for MAPC items

**Options to participate:**

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2<sup>nd</sup> Floor, Wichita, KS 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** comments regarding items on the Planning Commission agenda to the Wichita-Sedgewick 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 should 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	<a href="mailto:Planning@wichita.gov">Planning@wichita.gov</a>
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: <b>Scott Wadle</b> 271 W. 3 <sup>rd</sup> 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>.*

**Scott Wadle, Secretary**



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

8 a.m. – 5 p.m. (M-F), Closed (Sat-Sun) | Ronald Reagan Building - 271 W 3<sup>rd</sup> Street, Suite 201, Wichita, KS 67202 | (316) 268-4421 | [planning@wichita.gov](mailto:planning@wichita.gov) | For more information, visit [wichita.gov/planning](http://wichita.gov/planning).