

City of Sedgwick  
Planning and Zoning Commission Meeting  
June 16, 2026

**Present Zoning:** R-1 (Single-and-Two Family Dwellings)

**Proposed Special Use:** Establishment of tiny home as an accessory dwelling unit

**Special Use Application Case Number:** 26-1

**Applicant:** Heidi Buchanan

**Property Address:** 617 N. Harrison Ave. (outlined in red below)

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**Applicants' Reasons for Special Use Application:** The applicant is requesting approval of the special use application to allow for the subject property to establish a tiny home as an accessory structure on the lot. This use is identified as a special use under the current R-1 zoning permitted that the structure is between 200 and 400 square feet of gross floor area, with a foundation. The submitted plans and building permit show that this structure meets the necessary requirements as defined.

**Review Criteria for a Zoning Amendment/Special Use per 11.100.H** (*criteria in italics*)

1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

The subject property is currently single family residential. The neighboring area is of like utilization and character.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relation to the request?*

The current zoning of the subject and surround properties is R-1 (single-and-two family dwelling).

3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing condition?*

No

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

This site is served by public water and sewer, as well as a City street. The proposed tiny home would tie into the existing services onsite.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

No

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

No

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

There are currently no available lots to build on that would be suitable for this type of structure.

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

N/A

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

Yes

12. *To what extent would the removal of the restrictions, i.e., the approval of the special use request detrimentally affect other property in the neighborhood?*

The special use request should not have a significantly detrimental impact on the surrounding neighborhood properties, as the use is residential.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes

14. *Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the plan?*

The subject property, is listed in the Comprehensive Plan as Residential in both the current and future zoning maps.

15. *What is the nature of the support or opposition of the request?*

City staff support this special use request, in that it is already a permitted use under the special uses section of R-1 zoning. We have notified surrounding property owners within 200 feet of the subject property and received no complaints or questions.

16. *Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

No

17. *By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request.*

No

**City staff recommend approval of this special use application.**