

City of Sedgwick
Planning and Zoning/Board of Zoning Appeals Meeting
March 10, 2026

TO: Planning & Zoning/Board of Zoning Appeals Commission

SUBJECT: Fox Run Addition Rezoning Application

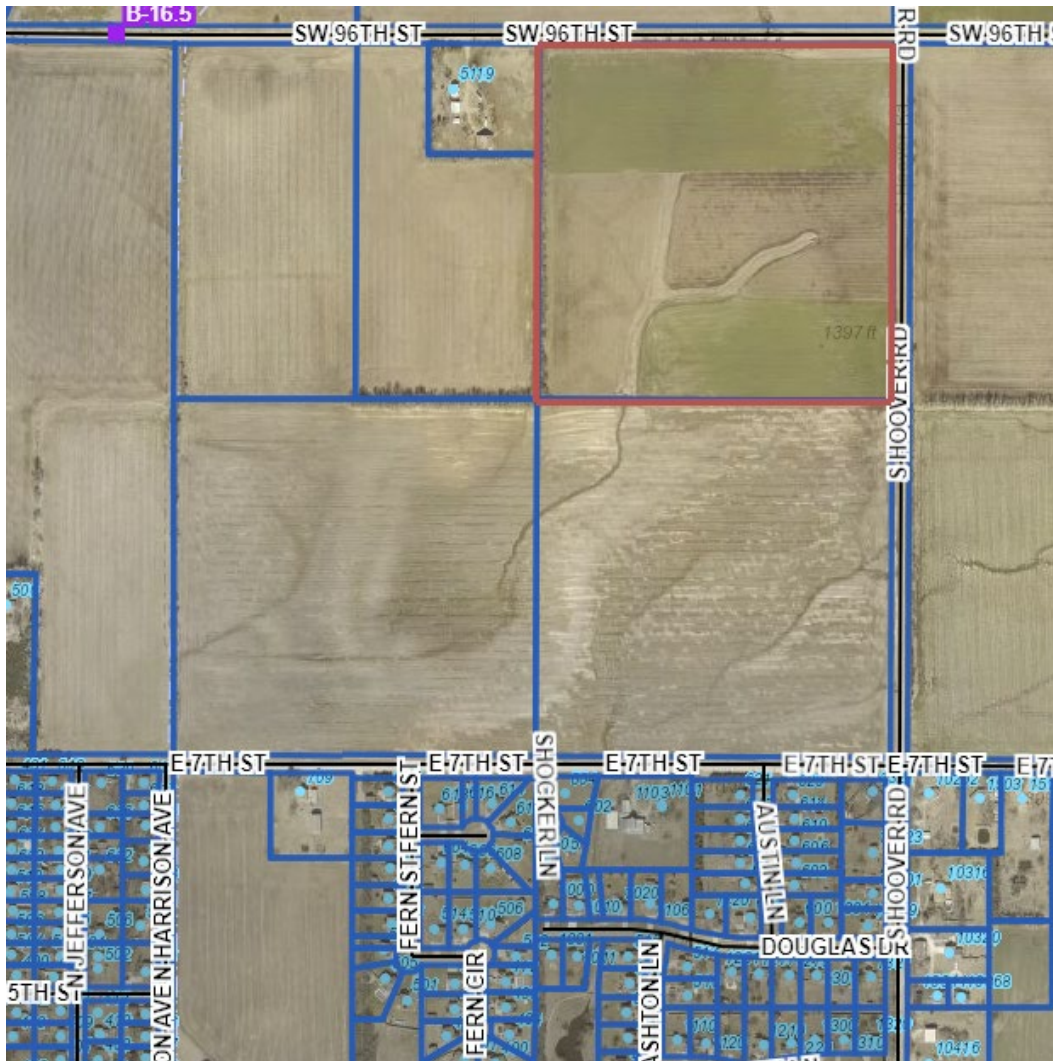
APPLICANT: City of Sedgwick

AGENDA: New Business

Present Zoning: A-1 (Agricultural District)

Proposed Zoning: R-1 (Single-and Two Family Residential District)

Property Address: SW 96th Street and Hoover Road



Applicant's Reasons for Rezoning: The applicant is requesting a rezoning from A-1 (Agricultural District) to R-1 (Single-and Two-Family Residential District) for the establishment of the Fox Run housing development.

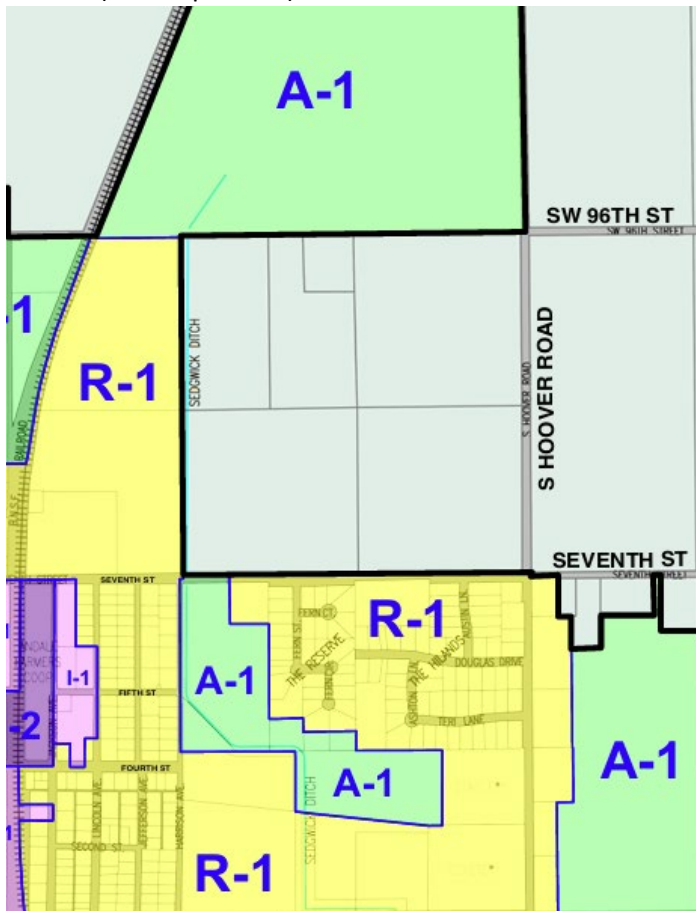
Review Criteria for a Zoning Amendment

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

The subject property currently consists of an agricultural field. Adjacent lots vary, including A-1 and R-1.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning of the subject property is A-1. The surrounding zoning and land uses are as follows (see map below).



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 conditions?*

Yes. Conditions in the area surrounding the subject property are changing as residential development continues to expand within the community. The availability of municipal infrastructure and proximity to existing residential neighborhoods make the property suitable for single-family development.

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?*

Public water, storm sewer, and paved streets within the area will be established during the development of the property. Sanitary sewer will be serviced by on-site septic systems.

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?*

The property is currently being platted.

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

No, as the use will be residential and does not require screening.

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

There is currently a shortage of available land for development in the area.

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 zoning request detrimentally affect other property in the neighborhood?*

The rezoning request will not have a negative impact on the surrounding properties.

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

Yes, the area has existing housing developments to the south. Changing to R-1 would be consistent with what the property owners are proposing for development.

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

Yes, the Plan calls for additional housing variety.

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

City staff support this rezoning. The standard public notice was published in the Harvey County Now and notices were sent out to surrounding property owners. As of the date of this report, there has been no opposition received. City staff presented the development to the School Board who were in favor of additional housing being developed in the City. Other public comments in support or opposition will not be known until the public hearing. Any comments received by staff between the day the packet is sent and the hearing will be shared with the Board.

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. the relative gain to the public health, safety, and general welfare does not outweigh the hardship imposed upon the applicant by denial of the request. Approval of the rezoning will allow reasonable use of the property while remaining compatible with surrounding land uses and community planning goals.

City staff recommends approval of this rezoning application.