

**City of Sedgwick
Planning and Zoning/Board of Zoning Appeals Meeting
April 14, 2026**

TO: Planning & Zoning/Board of Zoning Appeals Commission

SUBJECT: Preliminary Plat/Variance Request – Sumac Addition

APPLICANT: City of Sedgwick

AGENDA: New Business

Background: Applicant, Peace By Peace LLC, is seeking approval of preliminary plat and variance request for the Sumac Addition located south of the Sedgwick Housing Authority along W. Suelynn Drive to establish six duplex units for a total of twelve new doors in Sedgwick. Utilities will be placed by the developer without special assessments with the potential of paving a connection to the streetway to the east.

The variance request is as follows:

- Reduction of minimum rear yard setback from 20 feet to 12 feet.
- Reduction of the minimum side yard setback from 6 feet on each side to 5 feet on each side.
- Reduction of building setback along west property line of lot 1 from 20 feet to 15 feet.

Staff acknowledge the request and do not feel that it will cause undue hardships or adversely affect the rights of adjacent property owners or residents. Furthermore, it will adversely affect public health, safety, morals, order, convenience, prosperity or general welfare and would be in accordance with the existing homes in the area.

Zoning regulations for the R-2 district are as follows:

Minimum Lot Areas:

- a. Dwellings permitted by Section 4-102A1: 6,000 square feet
- b. Two-Family dwellings: 4,000 square feet
- c. Multiple-family attached dwelling units: 2,500 square feet per dwelling unit, but not zoning lot shall be less than 8,000 square feet.
- d. All other permitted uses: 10,000 square feet

Minimum Lot Width:

- a. Dwelling permitted by Section 4-102A1: 60 feet
- b. Two-family dwellings: 70 feet
- c. Multiple-Family dwellings: 80 feet
- d. All other permitted uses: 90 feet

Minimum lot depth: 100 feet

Yard Requirements:

- a. Minimum front yard: 20 feet on all sides abutting a street
- b. Minimum side yard:
 - a. Dwellings permitted by Section 4-102A1: 6 feet
 - b. Single-family attached and two-family dwellings: 6 feet on each side, except for the common lot line of an attached dwelling
 - c. Multiple-family dwellings: 8 feet
 - d. All other permitted uses: 15 feet
- c. Minimum rear yard: 20 feet.

APPLICATION FOR A VARIANCE FROM THE ZONING REGULATIONS

This is an application for a variance before the City Board of Zoning Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at:

Sedgwick City Hall or FAX: 316-772-5592
520 N. Commercial / PO Box 131
Sedgwick, KS 67135

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.)

- 1. Name of Applicant: Peace by Piece, LLC Attn: Matt Crabtree
Address: 2615 E 48th St N, Wichita, KS 67219
Phone: (316) 519-3606 Email: matt@craftedbycrabtree.com
Name of Agent, if any: Baughman Company, P.A. Attn: Thomas Joyce
Address: 315 S Ellis St, Wichita, KS 67211
Phone: (316) 262-7271 Email: tjoyce@baughmanco.com

Relationship of Applicant to property is that of: Owner
(Owner, Tenant, Lessee, etc.)


- 2. Application is made for a variance as provided for in Section 10-107 of the City Zoning Regulations to permit (describe request):
the reduction of the minimum rear yard setback from 20 feet to 12 feet, as well the reduction of the minimum side yard setback from 6 feet on each side to 5 feet on each side, as well as the reduction of the building setback along the west property line from 20 feet to 15 feet, to allow for future multi-family residential development.


for property located at SE corner of Madison Ave and Suelynn Dr.

and legally described as See Attached. To be platted as Lots 1 through 6, Block A, Sumac Addition, Sedgwick, Sedgwick County, Kansas.

in the City which is zoned as the R-2 Multiple-Family Residential District.

3. The Applicant or his/her authorized agent, acknowledges:
- a. That he/she has received instruction material concerning the filing and hearing of this matter.
 - b. That he/she has been advised of the established fee requirements, and that the fee has been paid.
 - c. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal the decision of the Board of Zoning Appeals.
 - d. That all required documents are attached to this Application for a Variance as noted in the instructions.
 - e. That the Board of Zoning Appeals has the authority to require such conditions as are deemed necessary and reasonable in order to serve the public interest.

Signature: , Applicant
 Print name: Matthew R. Crabtree
 Date: 3-30, 2026

Signature: , Agent (if any)
 Print name: Thomas Joyce
 Date: 3-30, 2026

OFFICE USE ONLY

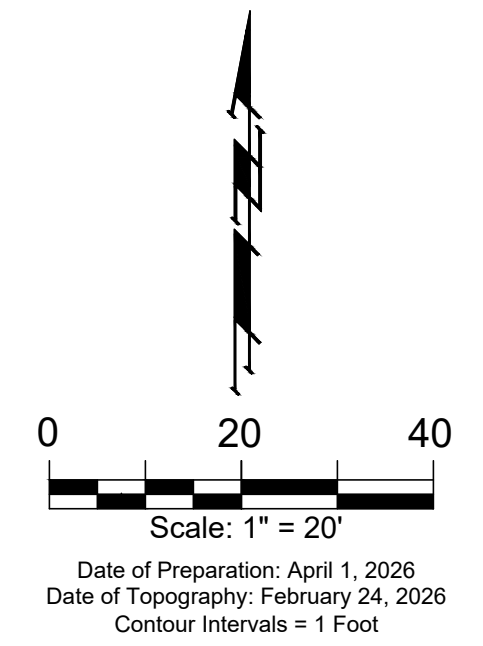
This application was received at _____:_____ (am, pm)
 on _____, 20____
 by the Zoning Administrator acting for the Board of Zoning Appeals.

It has been checked and found to be complete and accompanied by the required documents and the fee of \$_____.

Signature: _____, Zoning Administrator
 Print name: _____
 Date: _____, 20____

Provide copy to:
 • Applicant and/or Agent

PRELIMINARY PLAT
SUMAC ADDITION
 SEDGWICK, SEDGWICK COUNTY, KANSAS



Date of Preparation: April 1, 2026
 Date of Topography: February 24, 2026
 Contour Intervals = 1 Foot

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "ALPHA" CAP (FOUND)
- △ = #4 REBAR W/ "TILS" CAP (FOUND)
- ⊙ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- ⊗ = #5 REBAR W/ "GARBER" CAP (FOUND)
- ⊚ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ▣ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ⊠ = 600 NAIL (FOUND)(ORIGIN UNKNOWN)
- ⊞ = BECHMARK

- (D) = DESCRIBED
- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED PER DESCRIBED INFO.
- (CD) = CALCULATED PER MEASURED INFO.

OWNER/DEVELOPER:
 PEACE BY PIECE, LLC
 A/T/T: MATT CRADREE
 509 E 1ST STREET
 SEDGWICK, KS 67135

LEGAL DESCRIPTION:
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY DANIEL E. GARBER, PROFESSIONAL SURVEYOR #83, ON FEBRUARY 19, 2025 AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE WITH A BEARING OF SOUTH 00°59'19" EAST (BASIS OF BEARINGS IS NAD 83 KANSAS SOUTH ZONE) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,220.24 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89°28'57" EAST A DISTANCE OF 481.12 FEET; THENCE SOUTH 00°59'19" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 100.84 FEET; THENCE SOUTH 89°28'57" WEST A DISTANCE OF 481.12 FEET (481.25 FEET PER RECORD) TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°59'19" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING.

BENCHMARK:
 BM-#1:
 SQUARE CUT ON CONCRETE, NORTH SIDE OF SUELYNN DR., 34.75' NORTH AND 8.14' WEST OF NW CORNER, LOT A, BLOCK A, SUMAC ADDITION.
 ELEV. = 1372.83 NAVD88

BM-#2:
 SQUARE CUT ON TOP OF CURB, NORTH SIDE OF SUELYNN DR., 39.2' NORTH AND 9.8' EAST OF NE CORNER, LOT 6, BLOCK A, SUMAC ADDITION.
 ELEV. = 1374.43 NAVD88

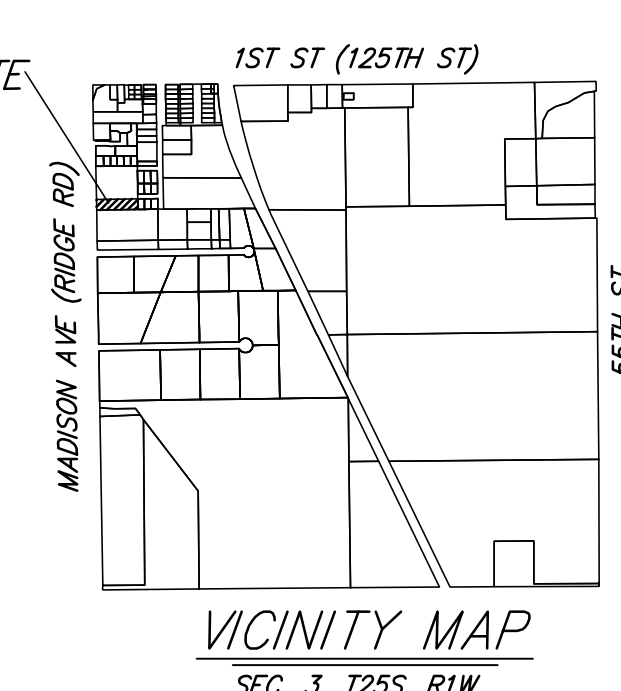
NOTE:
 ALL LOTS WITHIN SUMAC ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
 FEMA FLOODPLAIN BOUNDARIES ARE SCALED PER LOCATION PER THE PRELIMINARY FEMA FIRM PANEL 316 OF 375, FOR HARVEY COUNTY, KANSAS, MAP NUMBER 20079C0316F.

NOTE:
 POTENTIAL PAVING PROJECT TO CONNECT SUELYNN DR SHOWN IN GRAY SHADED AREA.

- ATT Ped □ = ATT Pedestal
- Guy ○ = Guy Anchor
- Power Pole ⊕ = Power Pole
- SMH ⊙ = Sanitary Sewer Manhole
- Tree ○ = Tree
- WM ⊙ = Water Meter

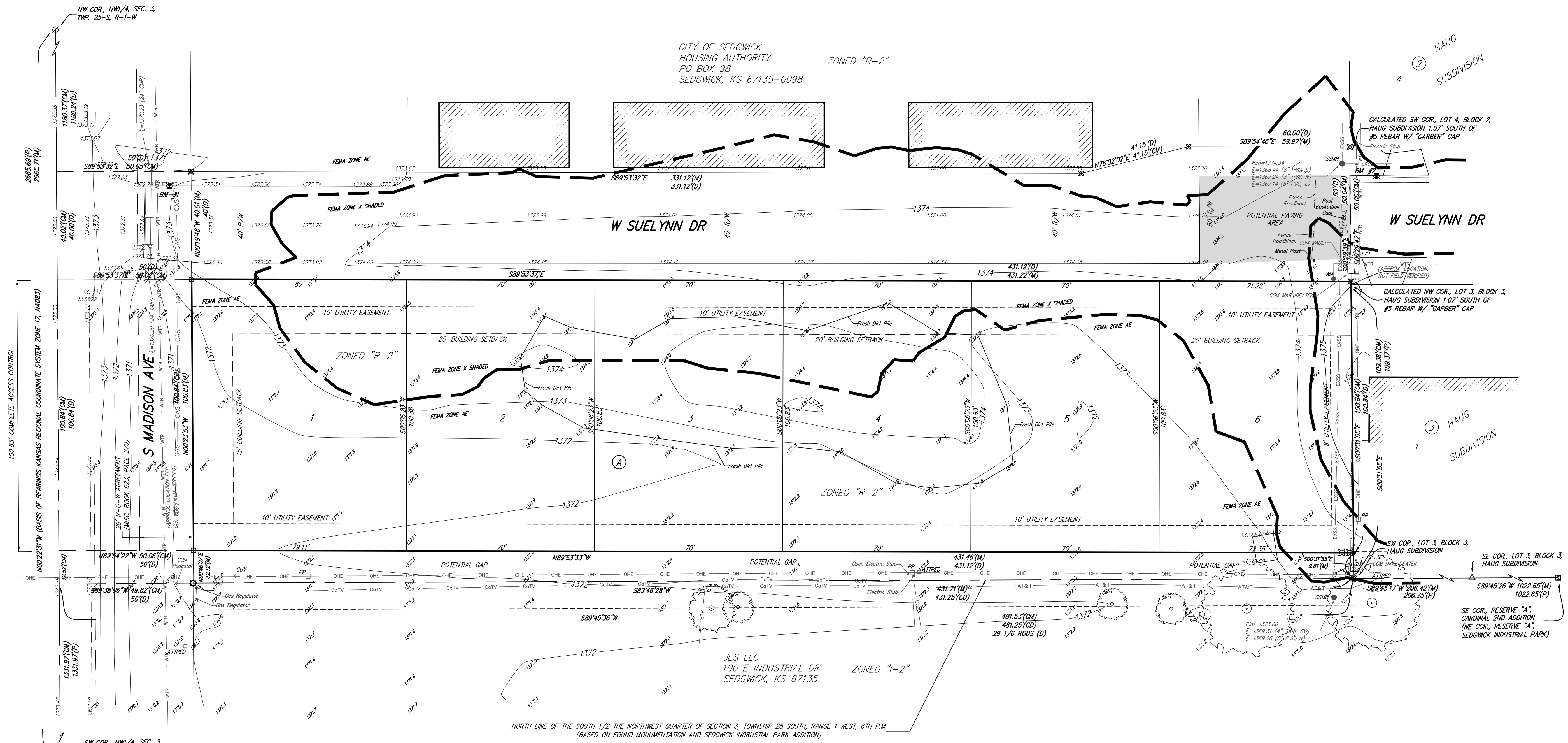
- AT&T — AT&T LINE
- CoTV — CoTV
- GAS — GAS
- OHE — OVERHEAD ELECTRIC LINE
- EXSS — EXCESS
- WTR — WATER LINE



PRELIMINARY PLAT
SUMAC ADDITION

April 8, 2026

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com



100.83' COMPLETE ACCESS CONTROL

NW COR., NW 1/4, SEC. 3, TWP. 25-S, R-1-W

SW COR., NW 1/4, SEC. 3, TWP. 25-S, R-1-W

CITY OF SEDGWICK
 HOUSING AUTHORITY
 PO BOX 98
 SEDGWICK, KS 67135-0098

JES LLC
 100 E INDUSTRIAL DR
 SEDGWICK, KS 67135

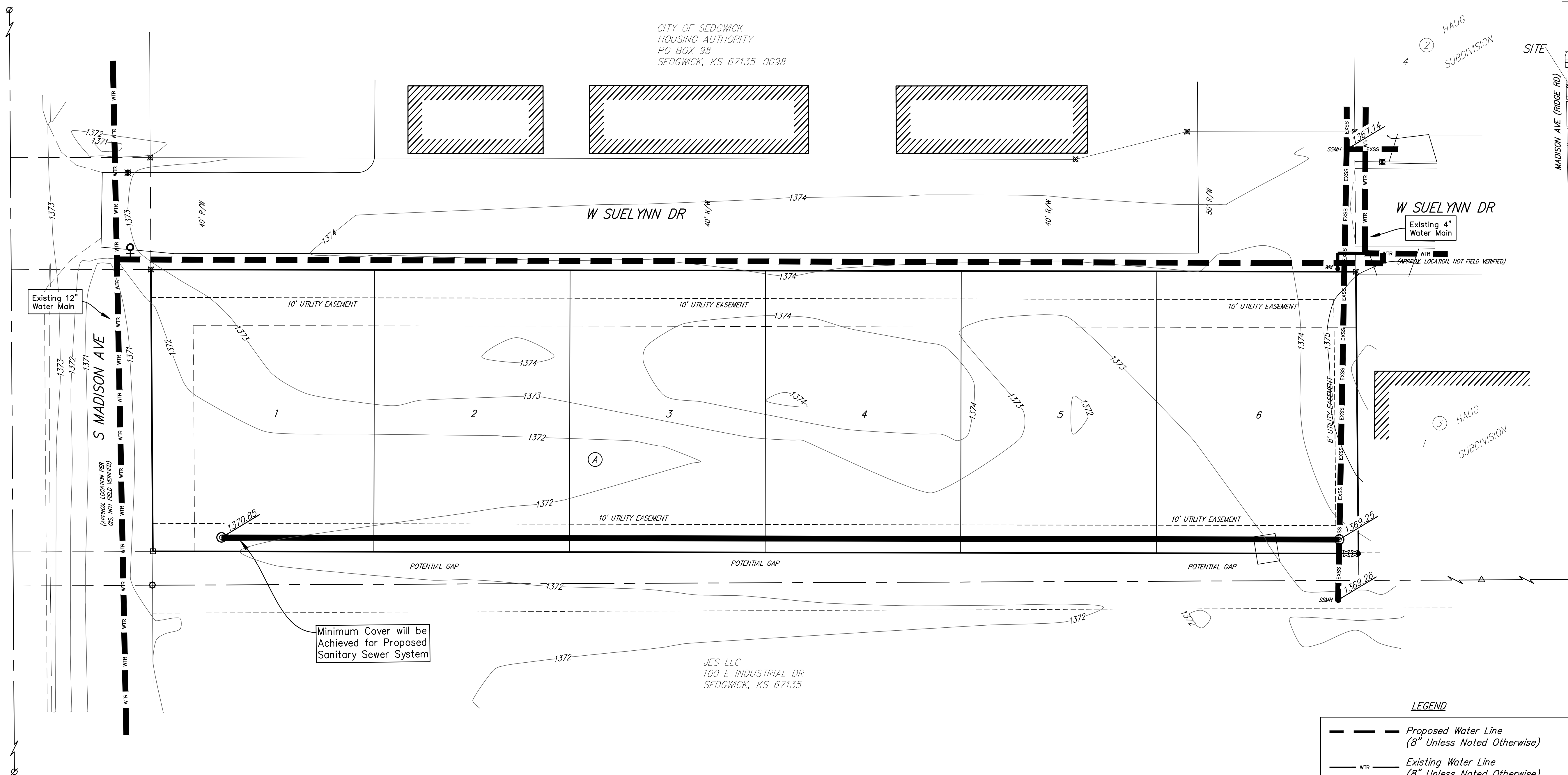
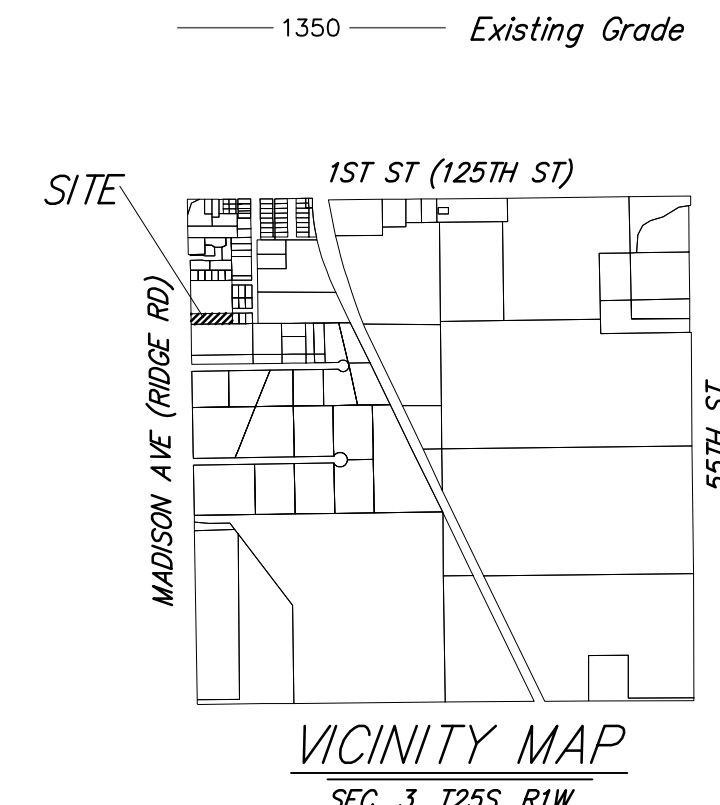
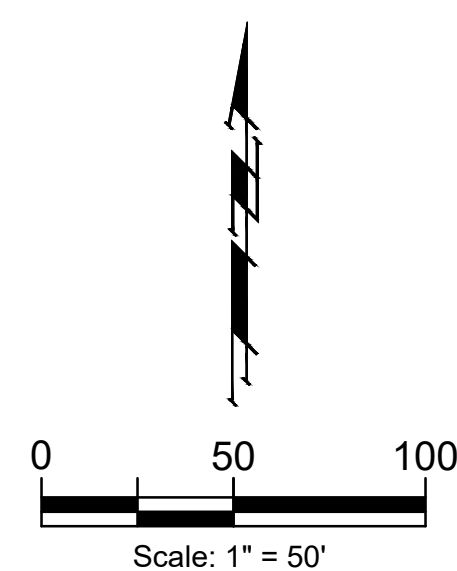
NORTH LINE OF THE SOUTH 1/2 THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 1 WEST, 6TH P.M.
 (BASED ON FOUND MONUMENTATION AND SEDGWICK INDUSTRIAL PARK ADDITION)

E:\projects\Sumac Addition_26-02-P173\FinalDrawings\Sumac Addition_P.dwg

BENCHMARKS:

BM-#1:
 SQUARE CUT ON CONCRETE, NORTH
 SIDE OF SUELYNN DR., 34.7'±
 NORTH AND 8.1'± WEST OF NW
 CORNER, LOT A, BLOCK A, SUMAC
 ADDITION.
 ELEV. = 1372.93 NAVD88

BM-#2:
 SQUARE CUT ON TOP OF CURB,
 NORTH SIDE OF SUELYNN DR.,
 39.2'± NORTH AND 9.8'± EAST OF
 NE CORNER, LOT 6, BLOCK A,
 SUMAC ADDITION.
 ELEV. = 1374.43 NAVD88



CITY OF SEDGWICK
 HOUSING AUTHORITY
 PO BOX 98
 SEDGWICK, KS 67135-0098

JES LLC
 100 E INDUSTRIAL DR
 SEDGWICK, KS 67135

Minimum Cover will be
 Achieved for Proposed
 Sanitary Sewer System

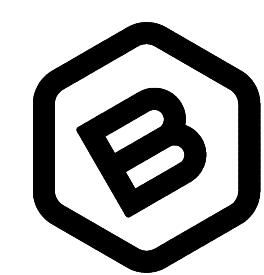
NOTE

*** ALL PROPOSED SANITARY SEWER
 PIPE WAS PLACED AT 0.4% SLOPE
 TO SHOW SERVICE ELEVATIONS AT
 FURTHEST MOST POINTS.

LEGEND

- — — Proposed Water Line
(8" Unless Noted Otherwise)
- WTR — Existing Water Line
(8" Unless Noted Otherwise)
- ♀ Proposed Fire Hydrant
- — — Proposed Sanitary Sewer Line
(8" Unless Noted Otherwise)
- EXSS — Existing Sanitary Sewer Line
(8" Unless Noted Otherwise)
- SSMH ● Existing Sanitary Sewer Manhole
- ⊙ Proposed Sanitary Sewer Manhole
- 1361.91 — Proposed Sanitary Sewer Flow

**PRELIMINARY
 PLAN. NOT FOR
 CONSTRUCTION.**
 This document is
 preliminary in nature
 and is not a final, signed
 and sealed document.



**BAUGHMAN
 COMPANY**

315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com

SUMAC
 ADDITION

**UTILITY
 PLAN**

PROJECT NUMBER:

DESIGN: DRAWN: TJ

DATE: April 8, 2026

SHEET **1** OF **1**

File: E:\Projects\Sumac Addition_26-02-P173\Engineering\Sumac Addition_LP_Feat_SS.dwg