

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

TO: Planning & Zoning/Board of Zoning Appeals Commission

SUBJECT: Lot Split – 505 Washington Avenue

APPLICANT: City of Sedgwick

AGENDA: New Business

Background: Applicant, Jodie Wallace, is seeking a lot split for real property located at 505 Washington Avenue in Sedgwick, Kansas. The current zoning for the parcel is R-1 Single-and Two-Family Dwelling. There will not be a request for zoning change for the lot split.

The proposed lot split reduces the original lot to 6,309.77 sq ft. The newly created lot will be 3,493.54 sq ft. in size and be utilized to place a tiny home on the property. Access to the property will be accommodated through the alleyway. Sewer runs along the west border of the property, with water being accessed through a new meter set from Washington Ave.

Zoning regulations for the R-1 district are as follows:

Minimum Lot Areas:

- a. Dwellings permitted by Section 4-101A1: 6,000 square feet
- b. Two-Family dwellings: 4,000 square feet per family
- c. All other permitted uses: 10,000 square feet

Minimum Lot Width:

- a. Dwelling permitted by Section 4-101A1: 60 feet
- b. Two-family dwellings: 80 feet
- c. All other permitted uses: 90 feet

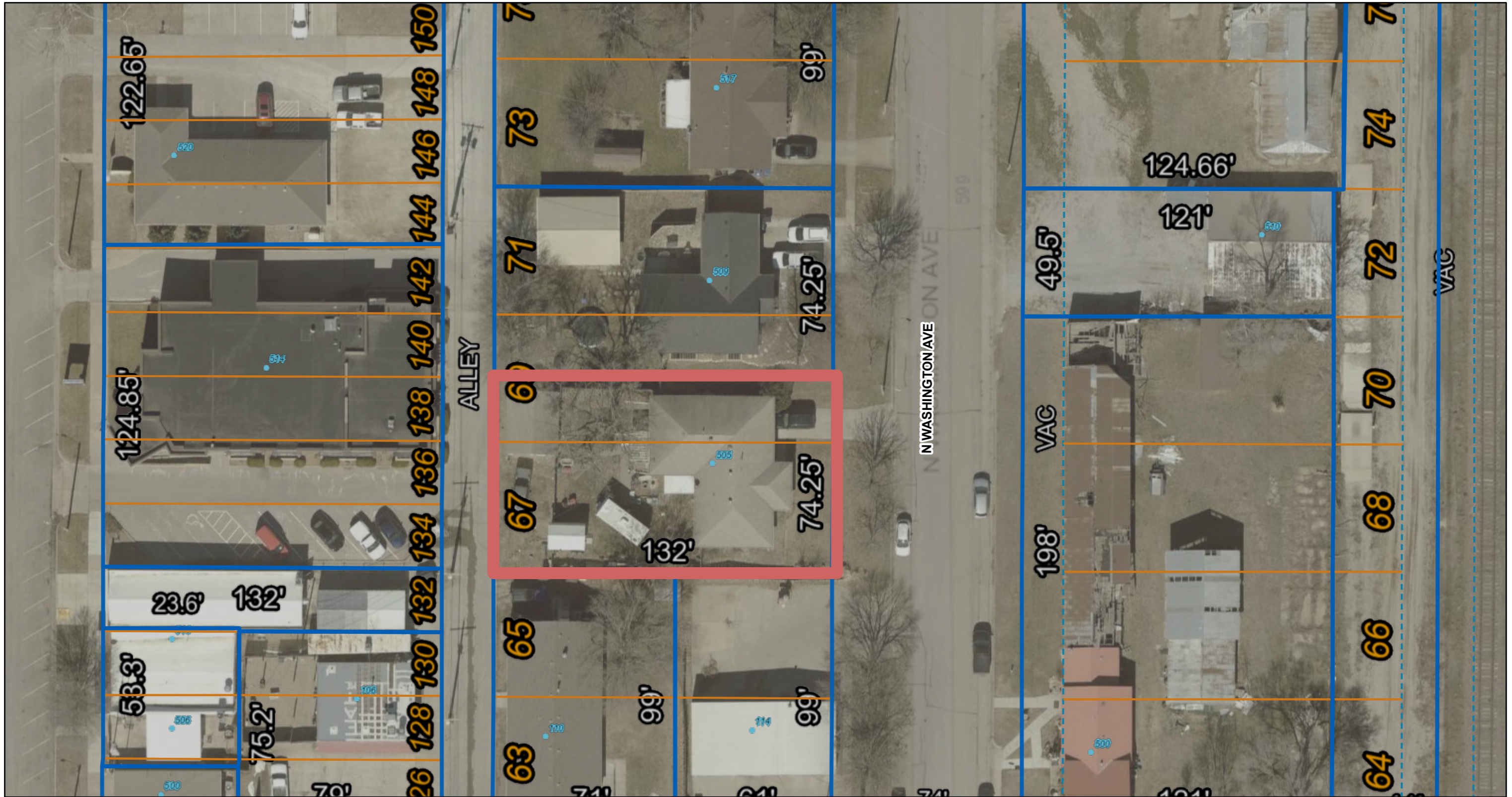
Minimum lot depth: 100 feet

Applicant's Reasons for Lot Split: Wanting to establish a tiny home on the lot without utilizing the existing utilities.

Review Criteria for a Lot Split

1. *A new street or alley or extension of an existing street or alley is required or proposed.*
A new street or alley or extension of an existing street or alley is not required or proposed. The existing alley will be utilized.
2. *A vacation of streets, alleys, setback lines, access control or easements is required and has not been satisfied.*
A vacation of streets, alleys, setback lines, access control or easements is not required.
3. *Such action will result in significant increases in service requirements, e.g., utilities, drainage, sidewalks, traffic control, streets, etc. or will interfere with maintaining existing service levels, e.g., additional curb cuts, repaving, etc.*
The addition of one home will not significantly increase service requirements.
4. *There is less street right of way than required by these regulations or the Comprehensive Plan unless such dedication can be made by separate instrument.*
The street right of way has been surveyed at 45 feet, meeting the minimum requirements of alleys for residential which is between 20-22 feet.
5. *All easement requirements have not been satisfied.*
All easement requirements have been satisfied.
6. *Such split will result in a lot without direct access from its frontage to an opened public street.*
Access to the lot will be from the existing alleyway adjacent to the property.
7. *A substandard sized lot will be created or an existing structure will not be able to meet all yard requirements according to applicable zoning regulations.*
The lot does not meet applicable zoning requirements.
8. *The lot is subject to periodic flooding which cannot be feasibly corrected in order to properly develop the lot.*
The lot is not subject to periodic flooding.
9. *The lot has been previously split without replatting.*
The lot has never been split without replatting.

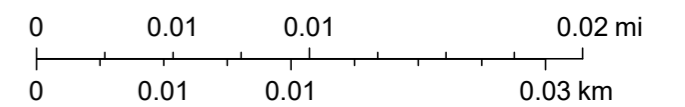
ArcGIS Web Map



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1:564

- Override 1
- Subdivisions
- VACATION RR
- Property Boundary
- Sedgwick Lots
- Address Points
- Parcel Boundaries
- LOT LINES



All Kansas PSAPs, NG911 Coordinating Council, DASC, Sedgwick County, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Main Office
2908 North Plum Street
Hutchinson, KS 67502
Office: (620) 665-7032
Fax: (620) 663-7401



Garber Surveying Service, P.A.

Branch Offices
Manhattan 785-320-4810
McPherson 620-241-4441
Newton 316-283-5053
Salina 785-404-6302
Wichita 316-260-9933

SURVEY FOR: JODIE WALLACE

Project No. G2026-298
SHEET 1 OF 2

DESCRIPTION:

PARCEL 1:

A portion of Lots 67 and 69 on North Washington Avenue, City of Sedgwick, Harvey County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 7, 2026 as follows:
Beginning at the Southeast corner of Lot 67 on North Washington Avenue, City of Sedgwick, Harvey County, Kansas; Thence with a bearing of South 89°20'03" West (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Lot 67 a distance of 84.90 feet to a point on the South line of said Lot 67 that is 47.01 feet East of the Southwest corner of said Lot 67; Thence North 00°19'18" West parallel with the East line of said Lot 67 a distance of 74.33 feet to a point on the North line of the South Half of Lot 69 on said North Washington Avenue that is 46.99 feet East of the Northwest corner of the South Half of said Lot 69; Thence North 89°20'40" East along the North line of the South Half of said Lot 69 a distance of 84.90 feet to the Northeast corner of the South Half of said Lot 69; Thence South 00°19'18" East along the East line of said Lots 67 and 69 a distance of 74.31 feet (74.25 feet per Record) to the point of beginning, containing 6,309.77 Square Feet, and subject to any easements and restrictions of record.

PARCEL 2:

A portion of Lots 67 and 69 on North Washington Avenue, City of Sedgwick, Harvey County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 7, 2026 as follows:
Beginning at the Southwest corner of Lot 67 on North Washington Avenue, City of Sedgwick, Harvey County, Kansas; Thence with a bearing of North 00°18'36" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of Lots 67 and 69 on North Washington Avenue a distance of 74.34 feet (74.25 feet per Record) to the Northwest corner of the South Half of said Lot 69; Thence North 89°20'40" East along the North line of the South Half of said Lot 69 a distance of 46.99 feet; Thence South 00°19'18" East parallel with the East line of said Lot 67 and 69 a distance of 74.33 feet to the South line of said Lot 67; Thence South 89°20'03" West along the South line of said Lot 67 a distance of 47.01 feet to the point of beginning, containing 3,493.53 Square Feet, and subject to any easements and restrictions of record.

REVIEW SURVEYOR'S CERTIFICATE

I hereby certify that this survey has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2011 for content only and is in compliance with those provisions. No other warranties are extended or implied.

_____, Land Surveyor
Lloyd P. Dorzweiler PS# 885

DATE OF FIELD WORK: April 3, 2026

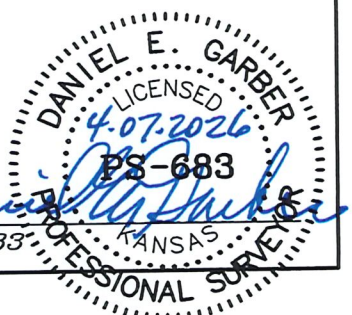
SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described above as surveyed under my supervision.

Dated: April 7, 2026

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Daniel E. Garber PS# 683



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Plat Date & Time Tuesday, April 7, 2026 4:01:34 PM Data Path \\total\Company\LOD\655FILES\2026\20260293\20260293.CMA\20260293.dwg EC: AUTO SPEC: 1502: 1400705340

Main Office
 2908 North Plum Street
 Hutchinson, KS 67502
 Office: (620) 665-7032
 Fax: (620) 663-7401



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SURVEY FOR: JODIE WALLACE

Project No. G2026-298
 SHEET 2 OF 2

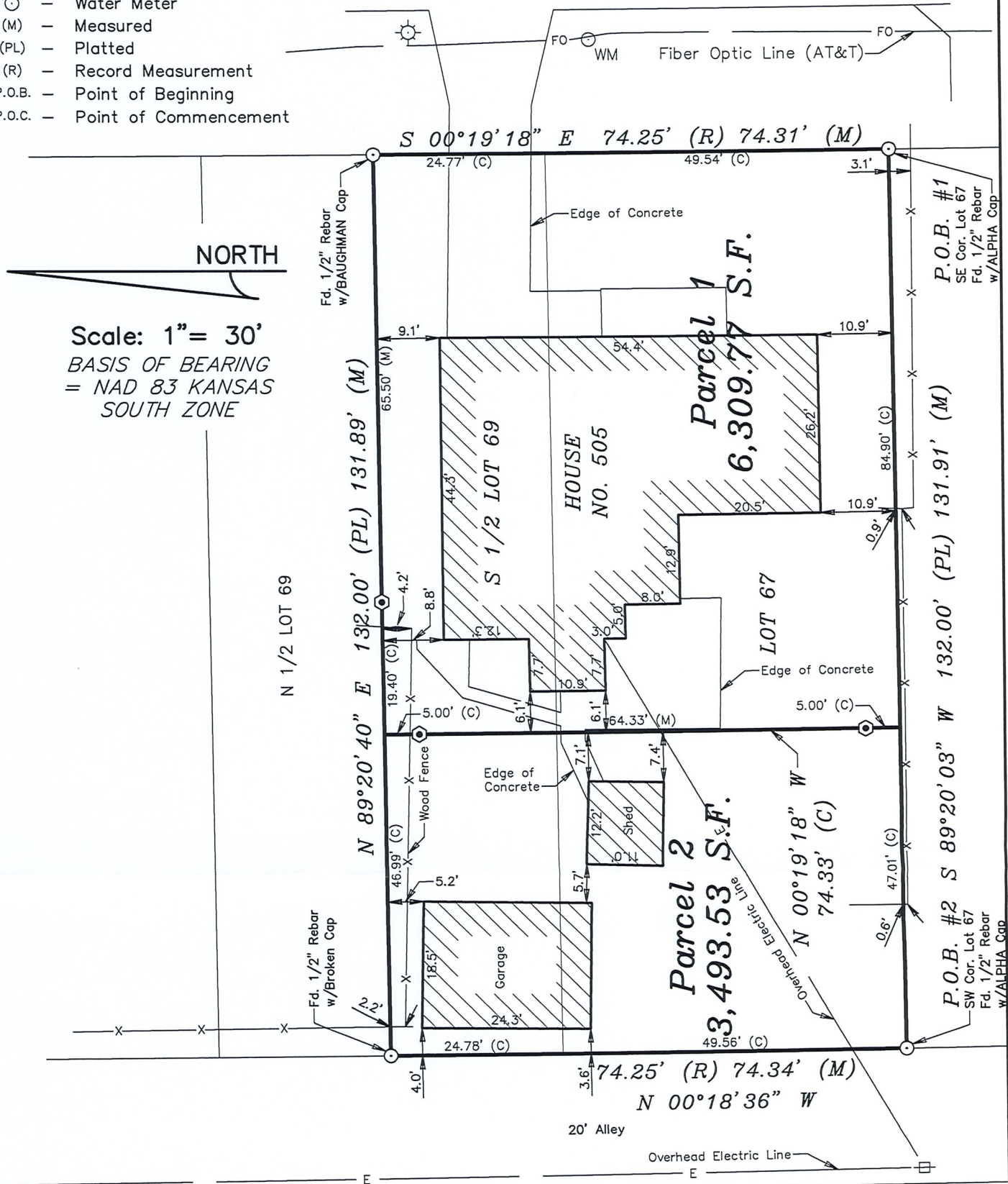
DESCRIPTION:

A survey of a portion of Lots 67-69 (ODD) on North Washington Avenue, City of Sedgwick, Harvey County, Kansas more particularly described on Sheet 1.

LEGEND

- - Survey Monument Found
- ⊙ - 5/8" x 24" Rebar Set Line Point w/GSS Blue Cap
- ✕ - Fence
- ⊙ - Light Pole
- ⊞ - Power Pole
- WM ⊙ - Water Meter
- (M) - Measured
- (PL) - Platted
- (R) - Record Measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

NORTH WASHINGTON AVENUE



Scale: 1" = 30'
 BASIS OF BEARING
 = NAD 83 KANSAS
 SOUTH ZONE

Copyright © 2026 Garber Surveying Service, P.A. Saved 4/7/2026 4:01:29 PM by ESCHOBREKER
 Plot Date & Time: Tuesday, April 7, 2026 10:15:50 PM Plot Path: \\jst\Company\JDD\GSSFILES\2026\20260226_C3.dwg, 20260226 RC AUTO SPC 1502_H00T0GND

CITY OF SEDGWICK, KANSAS

File No. LS-_____ - _____
G26-298

APPLICATION FOR LOT SPLIT APPROVAL

This is an application for processing a lot split in accordance with the City Subdivision Regulations. All property proposed to be split must have been previously platted and recorded. The application must be completed and filed with the Zoning Administrator and/or Planning Commission Secretary who will forward it to the Planning Commission for consideration of approval within 45 days.

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)

Name of Subdivision in which lot is located Original Town Sedgwick
Block ^{W of Washington} Lot 69 General location 505 Washington Ave.
Inside City X To Be Annexed _____ Outside City _____
Name of Landowner Jodie Evelyn Wallace
Address/Phone PO Box 233; Sedgwick, KS 67135
Name of Applicant/ Agent _____
Address Phone _____
Name of Registered Land Surveyor Garber Surveying Service, P.A.
Address/Phone 2908 N. Plum St., Hutchinson, KS 67502 620-665-7032

Lot Split Information

- 1. Dimensions of existing lot 74.2 Feet by 132.00 Feet
Total size 9,803.30 Square Feet
- 2. Frontage of new lots:

Lot 1	<u>84.90</u>	Feet by	<u>74.25</u>	Feet	Total Sq. Ft.	<u>6,309.77</u>
Lot 2	<u>47.01</u>	Feet by	<u>74.25</u>	Feet	Total Sq. Ft.	<u>3,493.53</u>

3. Existing zoning R-1 Single and Two Family Residential District.

4. Existing Facilities Description/ Status

Street- City of Sedgwick Utilities
Alley- City of Sedgwick Utilities
Sidewalk- N/A
Storm Drainage- City of Sedgwick Utilities
Water supply- City of Sedgwick Utilities
Sewage disposal- City of Sedgwick Utilities
Gas Service- Kansas Gas Service

5. Can Electric and Telephone service be provided from existing easements?

Yes No

6. Width of street right-of-way from the centerline 45 Feet.

7. If there are structures on the lot, are they to remain? Yes No

8. Is any portion of the lot in an identified flood plain area? Yes No

The landowner herein agrees to comply with the city Subdivision Regulations and all other related ordinances, resolutions, policies or standards of the City, county, or Township and statutes of the State of Kansas. It is further agreed that all costs of recording the lot split drawing with the Register of Deeds together with any supplemental documents required in its approval such as dedications or petitions or guarantees for specific improvements, will be paid by the landowner. The undersigned further states that he/she is the owner of the land proposed to be split and, when requested, will permit officials of the city, county or Township to inspect the land as may be necessary for proper review.

Landowner Andie Walby

Date 08-04-2026 | 11:28 AM PDT

Applicant/Agent (If any) _____

Date _____

OFFICE USE ONLY

Four copies of drawing to scale received? yes _____ no _____

If a structure is located on property, certified survey showing such? yes _____ no _____

List of adjacent landowners with addresses provided? yes _____ no _____

This application was received by the Zoning Administrator and/or Planning Commission Secretary on _____, 20____. It has been checked and found to be accompanied by the required information.

Administrator and/or PC Secretary

Cc: Applicant