Metropolitan Area Planning Department

***Mission**: Provide professional planning services to the community regarding land use, public facilities, and infrastructure needs.*

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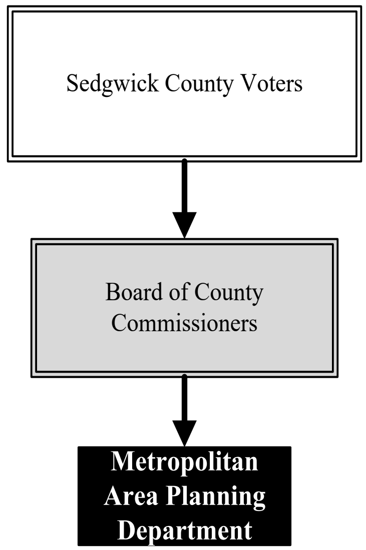
Overview

The Metropolitan Area Planning Department (MAPD) provides planning services for the City of Wichita and Sedgwick County regarding land use, public facilities, and infrastructure needs. The MAPD facilitates the meetings of, and makes recommendations to, the Metropolitan Area Planning Commission (MAPC), City Historic Preservation Board, City/ County Board of Zoning Appeals, the City Council, and the County Commission. Most of the applications or processes administered by the MAPD are mandated by local resolutions or State mandates.

The MAPD develops plans and policies as requested by its governing bodies; provides community engagement services; and helps identify strategies, tools, and processes for implementation. The MAPD administers requests for changes in land use, creation of subdivision plats, and the review of variances to the zoning and sign code.



Strategic Goals:

- *Develop and implement plans and policies, as requested by the governing bodies, on time and within budget*
- *Provide processes for community engagement to the satisfaction of the governing bodies*
- *Provide timely and efficient amendments of the Unified Zoning Codes as directed by the governing bodies*

Highlights

- Facilitated consideration of updates to the Unified Zoning Code regarding utility/ commercial scale solar, event centers, event permits in the County, short-term rentals, home occupation, daycares, and comprehensive plan update
- Processed 632 zoning and subdivision cases, the most since 2012
- Information about MAPD can be found by clicking the link Wichita-Sedgwick County Planning | Wichita, KS

Accomplishments and Strategic Results

Accomplishments

Through 2024, the Wichita-Sedgwick County Planning Department staff worked on multiple updates to the Wichita-Sedgwick County Unified Zoning Code (UZC). Below are highlights from a variety of these civic initiatives.

In 2024, the Planning Department drafted changes to the Wichita-Sedgwick County UZC to better align the requirements with the scale of proposed solar Renewable Energy Systems.

In the summer of 2024, Planning Department staff began researching issues and potential regulatory changes related to Home Occupation Day Cares. Staff created a research whitepaper providing information on how Kansas communities regulate home occupation day care facilities, including whether their zoning code allows home occupation day cares by right and whether the zoning code requires the owner to reside at the property.

The Planning Department met with the Historic Midtown Neighborhood Association to discuss updating the Midtown Neighborhood Plan adopted in 2024. Staff began preparing a draft request for proposal (RFP) for consultant services to assist with plan development.

Strategic Results

Strategic results for MAPD include completing plans and policies on time and within budget. In 2024, the MAPD met these goals. The measure for median number of cases processed at MAPC meetings was ten non-subdivision (SUB) cases and three SUB cases.

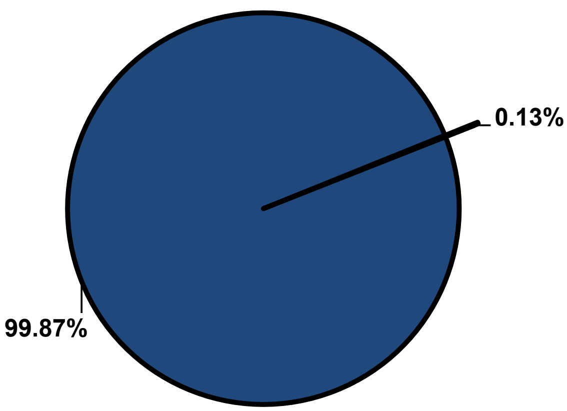
Strategic results for MAPD also include developing and implementing plans and policies, as requested by the governing bodies, on time and within budget. In 2024, the MAPD met these goals. The MAPD worked on more than five updates to the UZC and initiated one neighborhood plan.

Significant Budget Adjustments

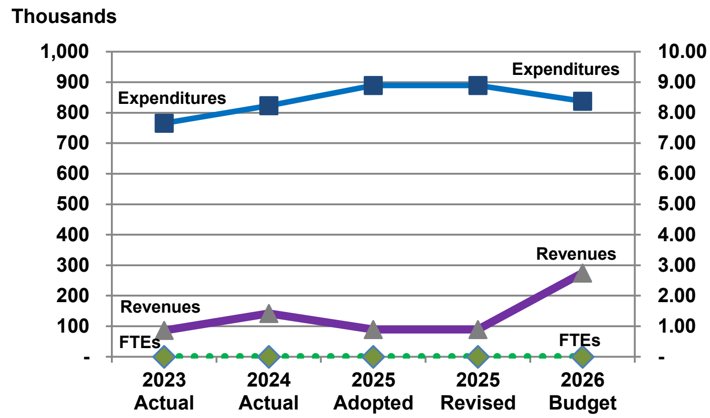
Significant adjustments to the Metropolitan Area Planning Department's 2026 budget include an increase in revenue ($185,122) to bring in-line with anticipated actuals, a decrease in contractuals ($25,000) to update the Comprehensive Plan in 2025, a decrease in contractuals ($22,202) to maintain a 50/50 split with the City of Wichita, and a decrease in contractuals ($5,000) for task management planning system in 2025.

Departmental Graphical Summary

Metropolitan Area Planning Dept.
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

Expenditures	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	Amount Chg '25 Rev.-'26	% Chg '25 Rev.-'26
Personnel	-	-	-	-	-	-	
Contractual Services	765,583	823,335	889,372	889,372	837,170	(52,202)	-5.87%
Debt Service	-	-	-	-	-	-	
Commodities	-	-	-	-	-	-	
Capital Improvements	-	-	-	-	-	-	
Capital Equipment	-	-	-	-	-	-	
Interfund Transfers	-	-	-	-	-	-	
Total Expenditures	**765,583**	**823,335**	**889,372**	**889,372**	**837,170**	**(52,202)**	**-5.87%**
Revenues							
Tax Revenues	-	-	-	-	-	-	
Licenses and Permits	-	-	-	-	-	-	
Intergovernmental	-	-	-	-	-	-	
Charges for Services	-	-	-	-	-	-	
All Other Revenue	86,030	141,622	89,506	89,506	274,628	185,122	206.83%
Total Revenues	**86,030**	**141,622**	**89,506**	**89,506**	**274,628**	**185,122**	**206.83%**
Full-Time Equivalents (FTEs)							
Property Tax Funded	-	-	-	-	-	-	
Non-Property Tax Funded	-	-	-	-	-	-	
Total FTEs	**-**	**-**	**-**	**-**	**-**	**-**	

Budget Summary by Fund

Fund	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	Amount Chg '25 Rev.-'26	% Chg '25 Rev.-'26
General Fund	765,583	823,335	889,372	889,372	837,170	(52,202)	-5.87%
Total Expenditures	**765,583**	**823,335**	**889,372**	**889,372**	**837,170**	**(52,202)**	**-5.87%**

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Increase in revenue to bring in-line with anticipated actuals		185,122	
Decrease in contractuals to update the Comprehensive Plan in 2025	(25,000)		
Decrease in contractuals amount to maintain a 50/50 split with the City of Wichita	(22,202)		
Decrease in contractuals for task management planning system in 2025	(5,000)		
Total	(52,202)	185,122	-

Budget Summary by Program

Program	Fund	2023 Actual	2024 Actual	2025 Adopted	2025 Revised	2026 Budget	% Chg '25 Rev.-'26	25'-26' FTEs
Administration	110	765,583	823,335	889,372	889,372	837,170	-5.87%	-
Total		**765,583**	**823,335**	**889,372**	**889,372**	**837,170**	**-5.87%**	**-**