

Metropolitan Area Planning Department

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

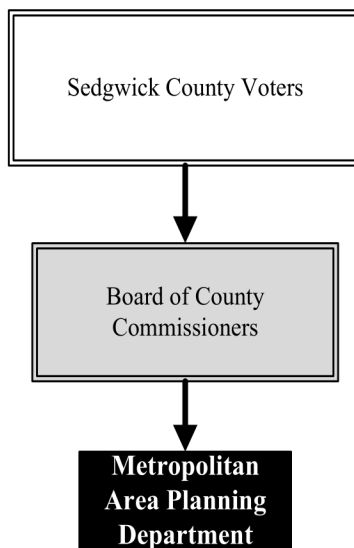
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Overview

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 (UZO) regarding utility/commercial scale solar, event centers, event permits in the County, short-term rentals, home occupation, daycares, and comprehensive plan update
- Processed 747 zoning and subdivision cases
- Information about MAPD can be found by clicking the link [Wichita-Sedgwick County Planning | Wichita, KS](#)



Accomplishments and Strategic Results

Accomplishments

Through 2025, the Wichita-Sedgwick County Planning Department staff worked on multiple updates to the Wichita-Sedgwick County UZC. Below are highlights from a variety of these civic initiatives.

In 2025, the Planning Department drafted changes to the Wichita-Sedgwick County UZC to create Administrative Permit processes for Day Care, General use in the rural residential (RR), Single-Family-10 (SF-10), and Single-Family-20 (SF-20), Two-Family Residential districts (TF-3), and Manufactured Housing zoning (MH) zoning districts.

MAPD repealed and replaced the existing Airport Hazard Zoning Code. The Code establishes regulations that limit the height of structures, objects, and natural vegetation, and addresses other hazards to air navigation within areas near the airports mentioned in the Code.

MAPD staff has worked on updates to development signs, event centers, and short-term rentals that they anticipate completion for in 2026.

Strategic Results

MAPD had the following strategic goals and results for 2025:

- The MAPD aims to complete plans and policies on time and within budget. In 2025, the MAPD met these goals. The measure for median number of cases processed at MAPC meetings was 11 non-subdivision (SUB) cases and two SUB cases.
- The MAPD aims to have zero planning cases overturned at court or State violations. In 2025, MAPD met this goal and had zero cases overturned and no State violations.
- Finally, the MAPD aims to have the median number of days from complete zoning change application to County Commission meeting be under 90 days. In 2025, they averaged 83 days from complete zoning change application to County Commission meeting action.

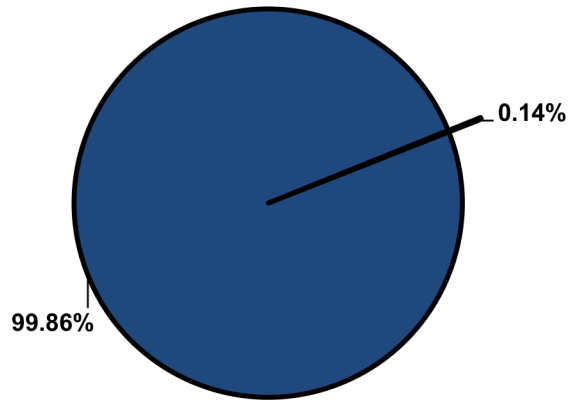


Significant Budget Adjustments

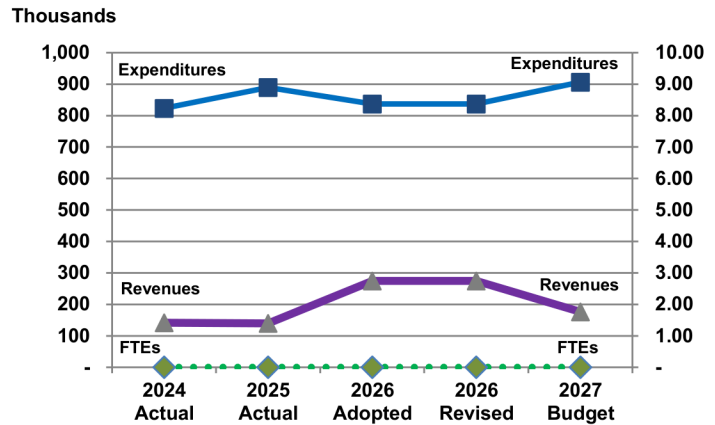
Significant adjustments to the Metropolitan Area Planning Department's 2027 Recommended budget include a decrease in all other revenue (\$99,738) to bring in-line with anticipated actuals, an increase in contractals (\$44,393) to maintain a 50/50 split with the City of Wichita, an increase in contractals (\$25,000) to fill a frozen Senior Planner position, and an increase in all other revenue (\$3,000) due to charges for historic preservation cases.

Departmental Graphical Summary

Metropolitan Area Planning Dept.
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amount Chg '26 Rev.-'27	% Chg '26 Rev.-'27
Expenditures							
Personnel	-	-	-	-	-	-	-
Contractual Services	823,335	889,372	837,170	837,170	906,563	69,393	8.29%
Debt Service	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Expenditures	823,335	889,372	837,170	837,170	906,563	69,393	8.29%
Revenues							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-
All Other Revenue	141,622	139,569	274,628	274,628	176,390	(98,238)	-35.77%
Total Revenues	141,622	139,569	274,628	274,628	176,390	(98,238)	-35.77%
Full-Time Equivalents (FTEs)							
Property Tax Funded	-	-	-	-	-	-	-
Non-Property Tax Funded	-	-	-	-	-	-	-
Total FTEs	-	-	-	-	-	-	-

Budget Summary by Fund

Fund	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amount Chg '26 Rev.-'27	% Chg '26 Rev.-'27
General Fund	823,335	889,372	837,170	837,170	906,563	69,393	8.29%
Total Expenditures	823,335	889,372	837,170	837,170	906,563	69,393	8.29%

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Decrease in all other revenue to bring in-line with anticipated actuals		(99,738)	
Increase in contractals amount to maintain a 50/50 split with the City of Wichita	44,393		
Increase in contractals to fill a frozen Senior Planner position	25,000		
Increase in all other revenue due to charges for historic preservation cases		3,000	
Total	69,393	(96,738)	-

Budget Summary by Program

Program	Fund	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	% Chg '26 Rev.-'27	26'-27' FTEs
Administration	110	823,335	889,372	837,170	837,170	906,563	8.29%	-
Total		823,335	889,372	837,170	837,170	906,563	8.29%	-