

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2016-00056

City zone change from SF-5 Single-Family Residential to TF-3 Two-family; described as:

LOT W WEST CENTRAL GARDENS 2ND ADDITION, Wichita, Sedgwick County, Kansas

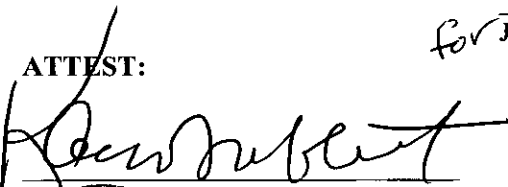
With the following condition:

1. Each unit shall have two off-street parking spaces.

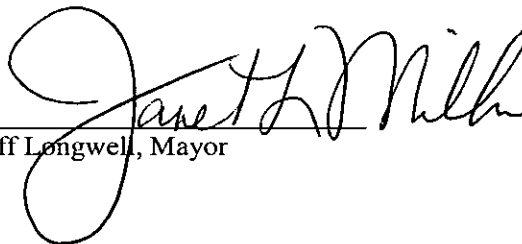
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

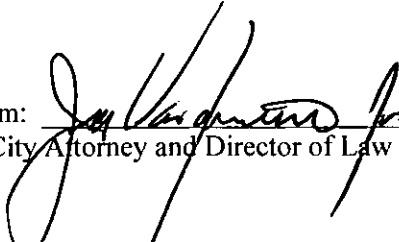
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:


Karen Sublett, City Clerk




for Jeff Longwell, Mayor

Approved as to form: 
Jennifer Magaña, City Attorney and Director of Law



STAFF REPORT

MAPC December 15, 2016

DAB V December 5, 2016

CASE NUMBER: ZON2016-00056

APPLICANT/AGENT: Adam Gray (owner/applicant)

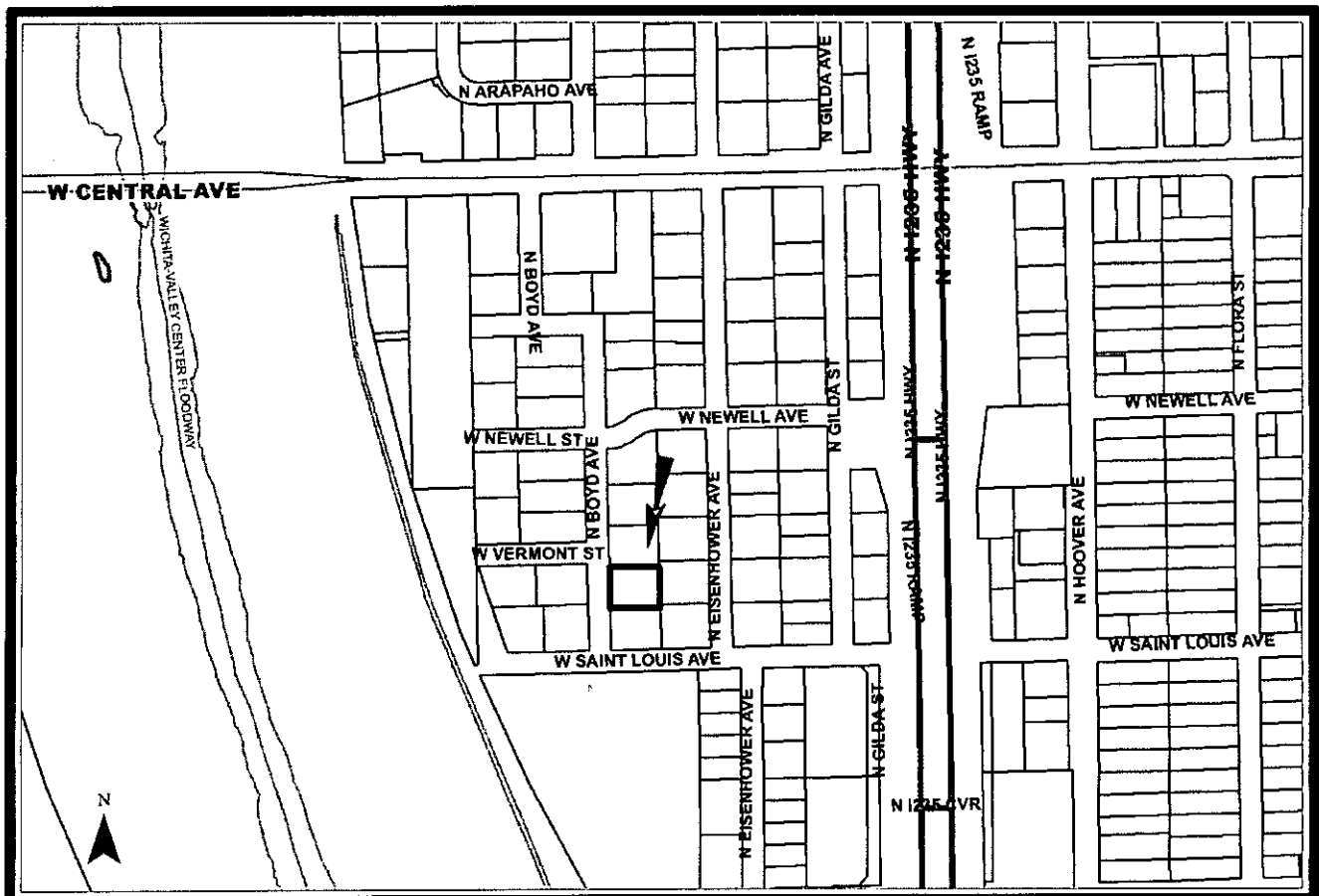
REQUEST: TF-3 Two-Family Residential (TF-3)

CURRENT ZONING: SF-5 Single-Family Residential (SF-5)

SITE SIZE: 0.35 acres

LOCATION: Generally located south of West Central Avenue and west of I-235 on the east side of Boyd Street north of St. Louis Street

PROPOSED USE: Duplex



BACKGROUND: The applicant requests TF-3 Two-Family Residential zoning on a 0.35-acre unplatted lot located north of West St. Louis Avenue on the east side of North Boyd Avenue. The vacant lot has 112 feet of frontage along Boyd Avenue and is 135-feet deep. The applicant intends to build a duplex on the site. The TF-3 zoning district permits one duplex (two attached dwelling units) for every 6,000 square feet of lot area. One parking space per dwelling unit is required.

The surrounding neighborhood is developed residential. North, south, east and west of the site is SF-5 Single-Family Residential zoning developed with single-family residences. The SF-5 zoning district permits one –single family residence per 5,000 square feet of lot area and requires one parking space per dwelling unit.

CASE HISTORY: The site is unplatted and is currently developed with a single-family residence.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-Family residences
SOUTH:	SF-5	Single-Family residences
EAST:	SF-5	Single-Family residences
WEST:	SF-5	Single-Family residences and city maintenance yard

PUBLIC SERVICES: North Boyd Avenue is a local, unpaved street at this location with a 60-foot right-of-way. All municipal public services are available to the site.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential," encompassing areas that reflect the full diversity of residential development densities and types, including duplexes, typically found in large urban municipality. Infill development that maximizes public investment in existing and planned infrastructure is encouraged.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** The surrounding neighborhood is zoned SF-5 and developed with single-family residences.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The vacant site is currently zoned SF-5. With the proposed zoning, the lot could be developed with a single-family residence or duplex.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** Impact on surrounding property due to the requested zone change should be minimal. The new structure will have to comply with standard setbacks of the zoning district.
- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Wichita City limit. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential," encompassing areas that reflect the full diversity of residential development densities and

types, including duplexes, typically found in large urban municipality. Infill development that maximizes public investment in existing and planned infrastructure is encouraged.

- (5) **Impact of the proposed development on community facilities:** All services are in place. Any increased demand on community facilities can be handled by existing infrastructure.