

ORDINANCE NO. 50-551

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. ZON2017-00015

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

Lot 9 in Block B in Brown and Cummin Addition, Wichita, Sedgwick County, Kansas

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




Jeff Longwell, Mayor

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law

STAFF REPORT
 MAPC-May 18, 2017
 DAB II-June 12, 2017

CASE NUMBER: ZON2017-00015

APPLICANT East Douglas Investments

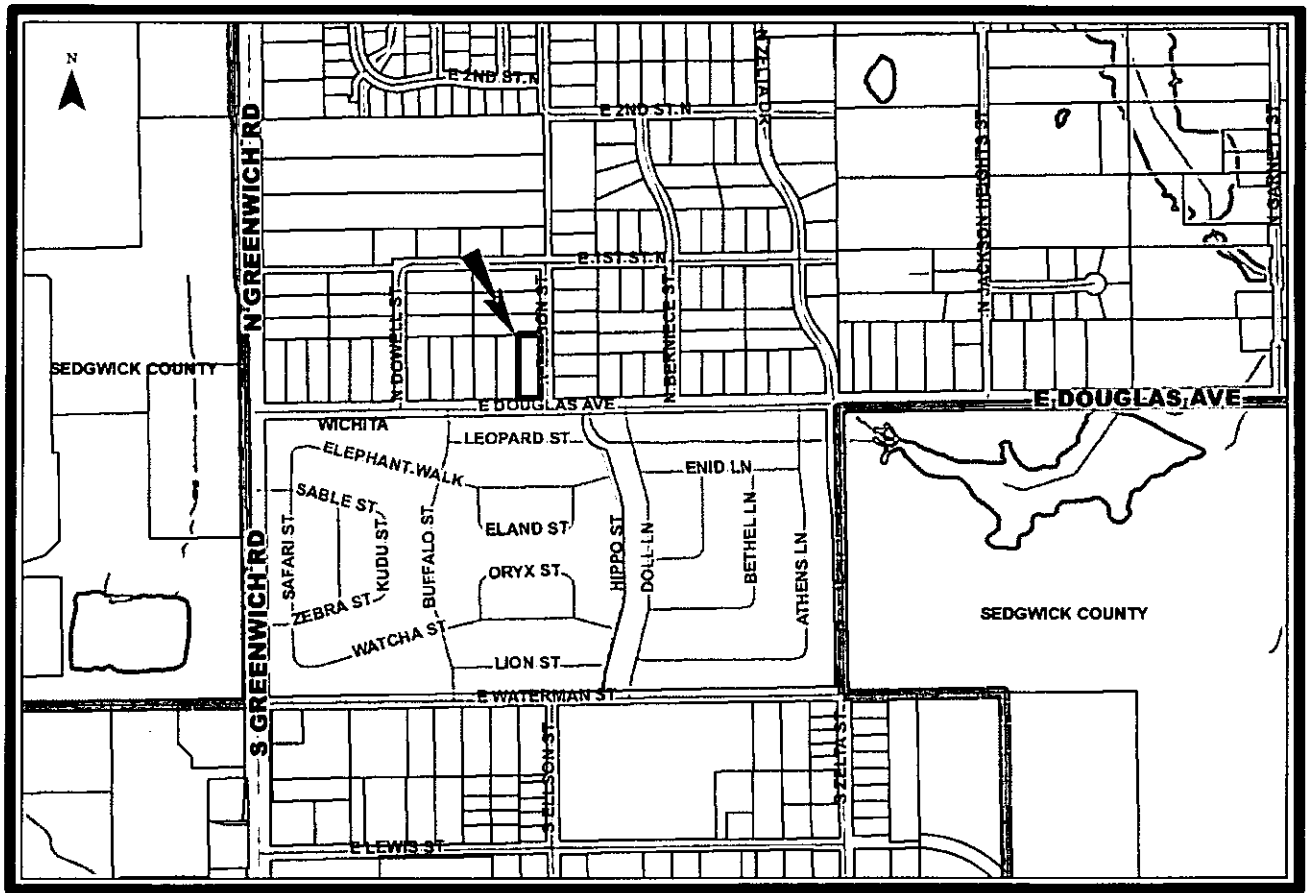
REQUEST: TF-3 Two-Family Residential

CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: 0.65 acre

LOCATION: Northwest corner of East Douglas Avenue and North Ellson Street
 (11526 East Douglas)

PROPOSED USE: Two-Family home



2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned SF-5, which primarily allows single-family residences. The lot being considered for rezoning could be improved with new single family homes with the existing zoning.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of TF-3 zoning would allow duplex units to be constructed on the property. There is similar TF-3 zoning three blocks to the east on North Jackson Heights Court, and two blocks to the north on North Ellson Street. A duplex development with 42 buildings was recently approved on the west side of East 127th Street North, indicating a reasonable trend of development toward two family homes in this area. Approval of the request should not detrimentally impact nearby property owners.
4. Length of time the property has remained vacant as currently zoned: The property is currently improved with a manufactured family home.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Community Investment Plan depicts the subject site as appropriate for “residential uses.” The residential use category encompasses areas that reflect the full diversity of residential development densities and types found in a large urban municipality.
6. Impact of the proposed development on community facilities: Existing municipal facilities are in place or can be extended to serve the application area.

Staff Report Attachments:

1. Area Map