

ORDINANCE NO. 50-448

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. ZON2017-00002

City zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District described as:

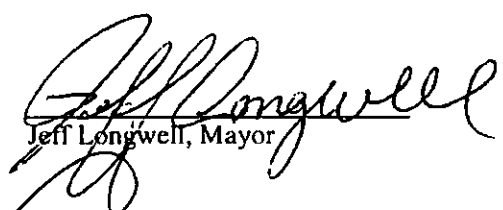
The South 58 feet of the North 96 feet o Lot 12, McComas Acres Addition, Wichita, Sedgwick County, Kansas

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.

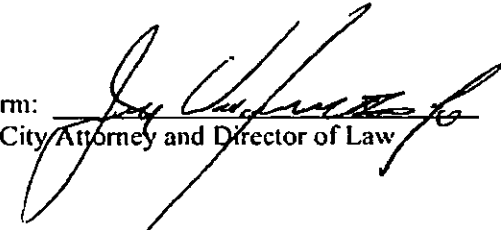
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:


Karen Sublett, City Clerk


Jeff Longwell, Mayor

(SEAL)

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



AGENDA ITEM NO. _____

STAFF REPORT
MAPC March 23, 2017
DAB IV April 3, 2017

CASE NUMBER: ZON2017-00002

APPLICANT/AGENT: Starkey, Inc., Doug Long-Director of Facilities

REQUEST: Zone Change to MF-18 Multi-Family

CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: 0.4 acre

LOCATION: South of West Douglas Avenue, on the west side of South Young Street
(131 South Young Street)

PROPOSED USE: Multi-Family building



BACKGROUND: The applicant is requesting a rezoning from SF-5 Single Family Residential (SF-5) to MF-18 Multi-family Residential District (MF-18) to allow the construction of a four-unit multi-family building. The application pertains to a 0.4 acre site located south of West Douglas Avenue, on the west side of South Young Street. The property address is 131 South Young Street. The site is currently developed with a single-family residence.

Starkey is a community based organization serving individuals with disabilities in Sedgwick County. Starkey provides a wide range of business, employment, residential and life enrichment services to the clients they serve.

The organization has a variety of facilities in the area of the subject property. The main campus of Starkey is east of the subject property. West of the site is the Kouri Place apartments, a 15-unit building for Starkey residents. Starkey also has two group home facilities at the southeast corner of West Douglas Avenue and South Anna Street.

The purpose of the rezoning is to allow the construction of a four unit multi-family building that would add to Starkey's facilities and services to clients in the area.

request is consistent with the area
Properties to the north and south along South Young Street are zoned SF-5. East of the site are two single family homes zoned SF-5 and TF-3 Two-Family Residential (TF-3). Also east of the site is the Starkey campus, zoned B Multi-Family Residence District. West of the property are the Kouri Place Apartments, zoned GO General Office District. Starkey also operates a group home facility at the southwest corner of West Douglas Avenue and South Anna Street, just northwest of the subject property.

CASE HISTORY: The site was platted as part of Lot 12 in McComas Acres Addition, Wichita, Sedgwick County, 1925. The existing single family home was constructed in 1942.

ADJACENT ZONING AND LAND USE:

North:	SF-5	Single-family residence
South:	SF-5	Single-family residence
East:	SF-5, TF-3	Single-family residence
	B	Starkey campus
West:	GO	Multi-family apartments

PUBLIC SERVICES: South Young Street is an improved local street with all municipal services available for use at the subject site.

CONFORMANCE TO PLANS/POLICIES: The "2035 Wichita Future Growth Concept Map" in the "Community Investments Plan" identifies the subject property as "Residential." Properties with the "Residential" designation encompasses areas that reflect the full diversity of residential development intensities and types typically found in a large urban municipality. This land-use designation would include the proposed multi-family building.

The site is also in the established central area (ECA), where infill redevelopment is encouraged as a method to increase density and maximize the use of existing infrastructure.

The plan also has a guiding principal of investing in the quality of our community life. Starkey is a key community asset that provides increased quality of life for individuals with intellectual disabilities. Starkey's growth and success will enhance the quality and community life of their residents.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be **APPROVED**.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Properties to the north and south along South Young Street are zoned SF-5. East of the site are two single family homes zoned SF-5 and TF-3, and the Starkey campus, zoned B Multi-Family Residence District. West of the property are the Kouri Place Apartments, zoned GO General Office District. Starkey also operates a group home facilities at the southwest corner of West Douglas Avenue and South Anna Street, just northwest of the subject property.
2. The suitability of the subject property for the uses to which it has been restricted: The site is currently a single-family residence and could continue to operate as such with the current zoning. However, the rezoning would provide redevelopment that would be beneficial for the area and enhance Starkey's services in the immediate vicinity.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: While there are no areas of multi-family zoning on the west side of South Young Street, development with the proposed MF-18 zoning district will not impact nearby property if done in a manner to complement existing conditions. Proper site design and landscaping will help make the proposed multi-family building suitable for the area.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The "2035 Wichita Future Growth Concept Map" in the "Community Investments Plan" identifies the subject property as "Residential." Properties with the "Residential" designation encompasses areas that reflect the full diversity of residential development intensities and types typically found in a large urban municipality. This land-use designation would include the proposed multi-family building.

The site is also in the established central area (ECA), where infill redevelopment is encouraged as a method to encourage density and maximize the use of existing infrastructure.

The plan also has a guiding principal of investing in the quality of our community life. Starkey is a key community asset that provides increased quality of life for individuals with intellectual disabilities. Starkey's growth and success will enhance the quality and community life of their residents.

5. Impact of the proposed development on community facilities: No additional community facilities demand will be created by allowing this request.