



Wichita-Sedgwick County Metropolitan Area Planning Department

Jim Edgington
806 N. Bebe
Wichita, KS. 67212

October 4, 2017

Jonathon Logan
3021 W. 31st Ct. So.
Wichita, KS. 67227

RE: ZON2017-00026/CON2017-28 Zone change from SF-5 Single-Family to TF-3 Two-Family Residential and Conditional Use for Multi-family-SE corner of N. Florence and 2nd Street

Dear Mr. Edgington and Mr. Logan,

At its regular meeting on **October 4, 2017**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Clements', written over the printed name.

David M. Clements, AICP
Principal Planner

Copies to: Janet Miller, Council Member District VI
Brandon Findley, CSR District VI
Adam Calver 222 N. Florence Wichita, 67212

CONDITIONAL USE RESOLUTION NO. 17-357
CON 2017-00028

WHEREAS, Jim Edgington (owner); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Multi-Family 1.03 acre zoned TF-3 Two-Family Residential (TF-3) described as:

Lot 2 and the North 30 feet of Lot 4, Block 17, Parkwilde Addition, Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of August 24, 2017, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

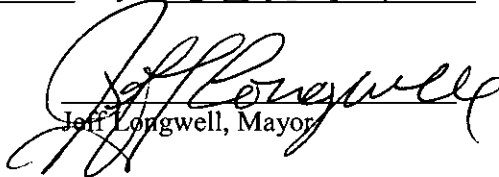
NOW, THEREFORE, BE IT RESOLVED by the Wichita City Council that this application be approved to allow Conditional Use for Multi-Family on 1.03 acre zoned TF-3 Two-Family Residential (TF-3) described as:

Lot 2 and the North 30 feet of Lot 4, Block 17, Parkwilde Addition, Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. The Conditional Use shall be developed as depicted on the site plan by Baughman Company, dated 7/7/17, or as approved by the Director of Planning prior to issuance of a building permit. The three buildings on West 2nd Street North shall be relocated to a 20-foot front setback to provide additional room for parking in front of the garage. A sidewalk shall be constructed along West 2nd Street North to meet the sidewalk east of the site.
2. The two-family buildings shall be constructed as shown on elevations prepared by Elite Renovations or as approved by the Director of Planning prior to issuance of a building permit.
3. The plan shall be subject to a review of drainage by the appropriate city department prior to issuance of any grading or building permits.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

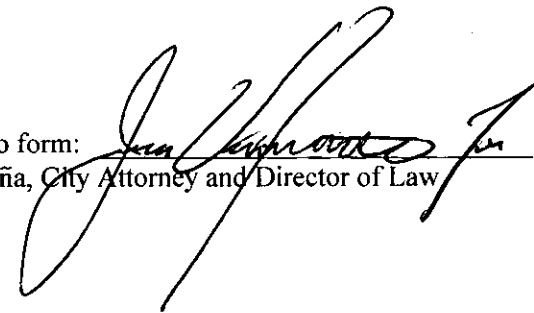
Adopted this 3rd Day of October 2017


Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk



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

BACKGROUND: This application was filed to rezone the subject property from SF-5 Single Family Residential (SF-5) to TF-3 Two-Family Residential (TF-3). The subject property is located at the southeast corner of West 2nd Street North and North Florence Street, approximately one block west of North West Road. With this request, the applicant would like to construct a five, two-family buildings on the existing lot. The Conditional Use application was filed to allow the multi-family site plan, related to the zone change.

The applicant explains that the property has been owned by their family since the mid 1960's, and that the site was previously occupied as a mobile home park until approximately 1995. The property has been vacant since that time. The applicant believes that improving the site at this time will enhance property values in the area, and increase the tax base.

A site plan was prepared for the proposed duplex buildings. The plan indicates two duplex buildings on North Florence Street, and three buildings on West 2nd Street North. Each duplex unit would be approximately 1,200 square feet, with three bedrooms and two baths with attached two-car garages. The buildings would have partial brick or stone front elevations. Please see the attached site plan and building line drawing.

It is recommended that the three buildings on West 2nd Street North be relocated to a 20-foot front setback to provide more room for parking in front of the garage. A sidewalk should also be constructed along West 2nd Street North to meet the sidewalk east of the site.

North of the subject property are single-family homes zoned SF-5. South of the site along North Florence Street is an area of single-family homes zoned SF-5. An area of commercial/retail is east of the property along North West Road, this area is zoned LC Limited Commercial (LC). West of the subject property are additional single-family homes. A new single-family home is being constructed at the northwest corner of West 2nd Street North and North Florence Street. There is a large area of approximately 27 duplex buildings southwest of the site along North Nevada Court. This area has access from West Douglas Avenue.

CASE HISTORY: The property is platted as Lot 2 and part of Lot 4, Parkwilde Subdivision, 1887.

ADJACENT ZONING AND LAND USE:

North: SF-5 single-family
South: SF-5 single-family
East: LC commercial/retail
West: SF-5 single-family

PUBLIC SERVICES: All public streets and utilities are available to serve the property.

CONFORMANCE TO PLANS/POLICIES: The *Community Investment Plan* depicts the subject site as appropriate for "New Residential." The residential use category encompasses areas that reflect the full diversity of residential development densities and types found in a large urban municipality. This category would include the proposed two-family units. The property is also in the Established Central Area (ECA), where infill housing is encouraged with the Wichita Urban Infill Strategy.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared, it is recommended the application be *approved*, subject to the following conditions:

ZON2017-00026 and CON2017-00028

1. The Conditional Use shall be developed as depicted on the site plan by Baughman Company, dated 7/7/17, or as approved by the Director of Planning prior to issuance of a building permit. The three buildings on West 2nd Street North shall be relocated to a 20-foot front setback to provide additional room for parking in front of the garage. A sidewalk shall be constructed along West 2nd Street North to meet the sidewalk east of the site.
2. The two-family buildings shall be constructed as shown on elevations prepared by Elite Renovations or as approved by the Director of Planning prior to issuance of a building permit.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: North of the subject property are single-family homes zoned SF-5. South of the site along North Florence Street is an area of single-family homes zoned SF-5. An area of commercial/retail is east of the property along North West Road, this area is zoned LC Limited Commercial (LC). West of the subject property are additional single-family homes. A new single-family home is being constructed at the northwest corner of West 2nd Street North and North Florence Street. There is a large area of approximately 27 duplex buildings southwest of the site along North Nevada Court. This area has access from West Douglas Avenue.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned SF-5, and could be developed with single-family homes. There are duplex units in the general vicinity of the subject property, along with established single-family homes. While suited for development with single-family homes, it is reasonable to allow two-family homes at the property considering the character of the area.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The zone change should not have a detrimental impact on nearby property. There are two-family homes in the area, and there has been other changes in zoning to TF-3 in this area, indicating a trend to two-family construction.
4. Length of time the property has remained vacant as currently zoned: The property has been vacant since approximately 1995.
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 "New Residential." The residential use category encompasses areas that reflect the full diversity of residential development densities and types found in a large urban municipality. This category would include the proposed two-family units. The property is also in the Established Central Area (ECA), where infill housing is encouraged with the Wichita Urban Infill Strategy.
6. Impact of the proposed development on community facilities: Development of the site as proposed will have no adverse impact on community facilities as all public services and utilities

APPROVED 10-3-17 BY WCC
Page 1 of 2

Found 1/2"
W7B0

2nd Street - (60' R/W)

Florence Street - (60' R/W)

1-800-DIG SAFE
or 657-2470 in WashDC
Call Kagan One-Call at Least Two (2)
Working Days Before Mark Dates

Found 1/2 Savoy Bar

✓ Found 1" Pipe

Elevations based on
survey provided by Owner

General Notes:

1. Shading alternatives are shown for representation only.
2. This drawing does not represent a boundary survey or mortgage line inspection (MLI). Easements and setbacks shown have been taken from the recorded plat or other known sources. It shall be the Builder's responsibility to ensure that the final location of the house conforms to all applicable setbacks and easements.
3. Any changes in setbacks shown on this plan must be approved by the Developer or the Authorized Representative.
4. The Builder or their subcontractor(s) shall contact the Employer immediately with any discrepancies.

LOT GRADING PLAN

Location:
258 N. Florence St.
Wichita, KS 67204
Prepared For:

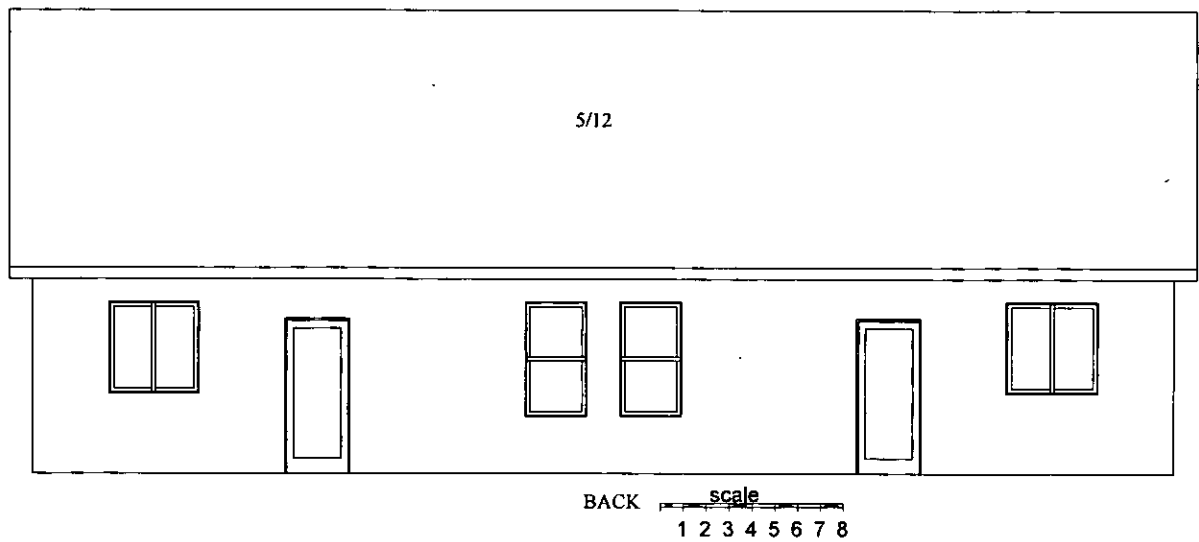
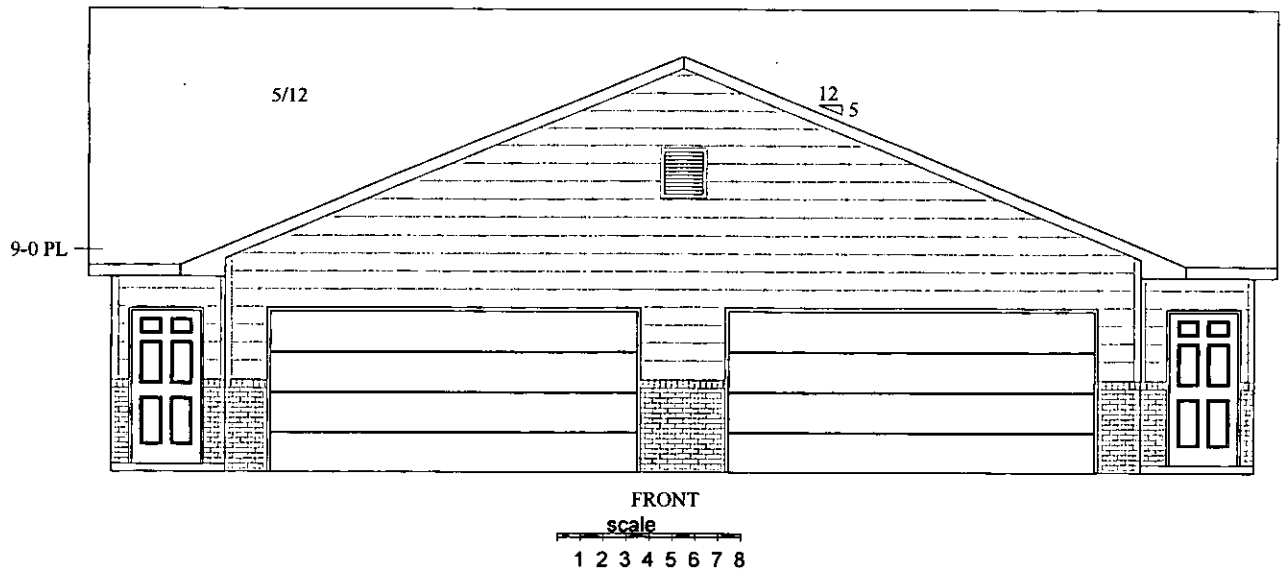
Owner's Sign	DNA
Date Drawn	7.17.2017
Project Number	16-03-G050
Approval Sign	



Baughman

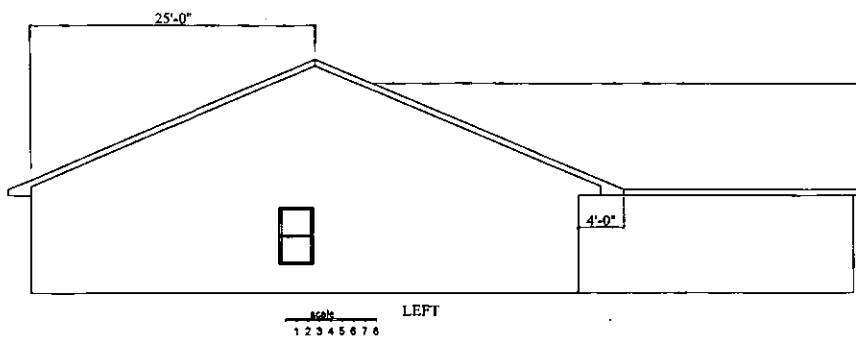
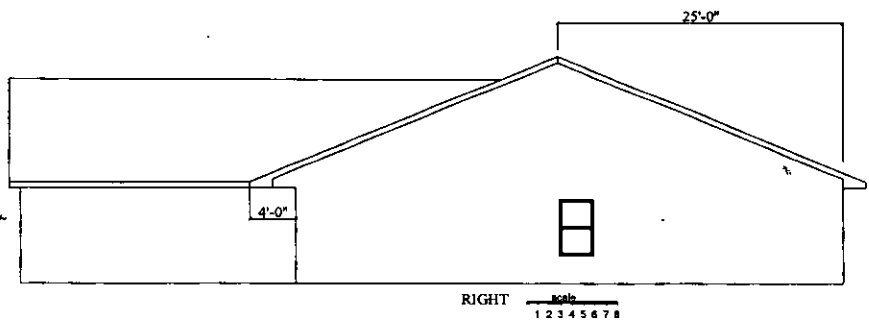
Houghton, C. E. 4245, P. 4.
 4245 Hill, Wash. D. C. 4245
 4245-2nd, 1st 4245 4245-2nd, 1st 4245

Legend:			
VO	View Out	BF	Basement Floor
PVO	Partial View Out	AC-TC	Roof Curb-Top of Curb
WO	Walk Out	TC	Top of Curb
FE	Foot of Foundation	FG	Finished Grade



SITE PLAN

APPROVED 10-3-17 BY WCE
 Page 2 of 2



Elite Renovations	
Plan : Duplex	Plan Date : 8/3/17
Sq. Ft. : 1200	Sheet Number : 3 of 3