OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Aug. 23, 2019

ORDINANCE NO. 51-098

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. ZON2019-00021

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

Lot 2, Block 11, Orchard Park 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

(SEAL)

Jeff Longwell, Mayor

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

AGENDA ITEM NO. 4.7

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC July 11, 2019
DAB VI July 1, 2019

CASE NUMBER: ZON2019-00021

APPLICANT/AGENT: K2 Properties LLC/Kirk Richards (owner)

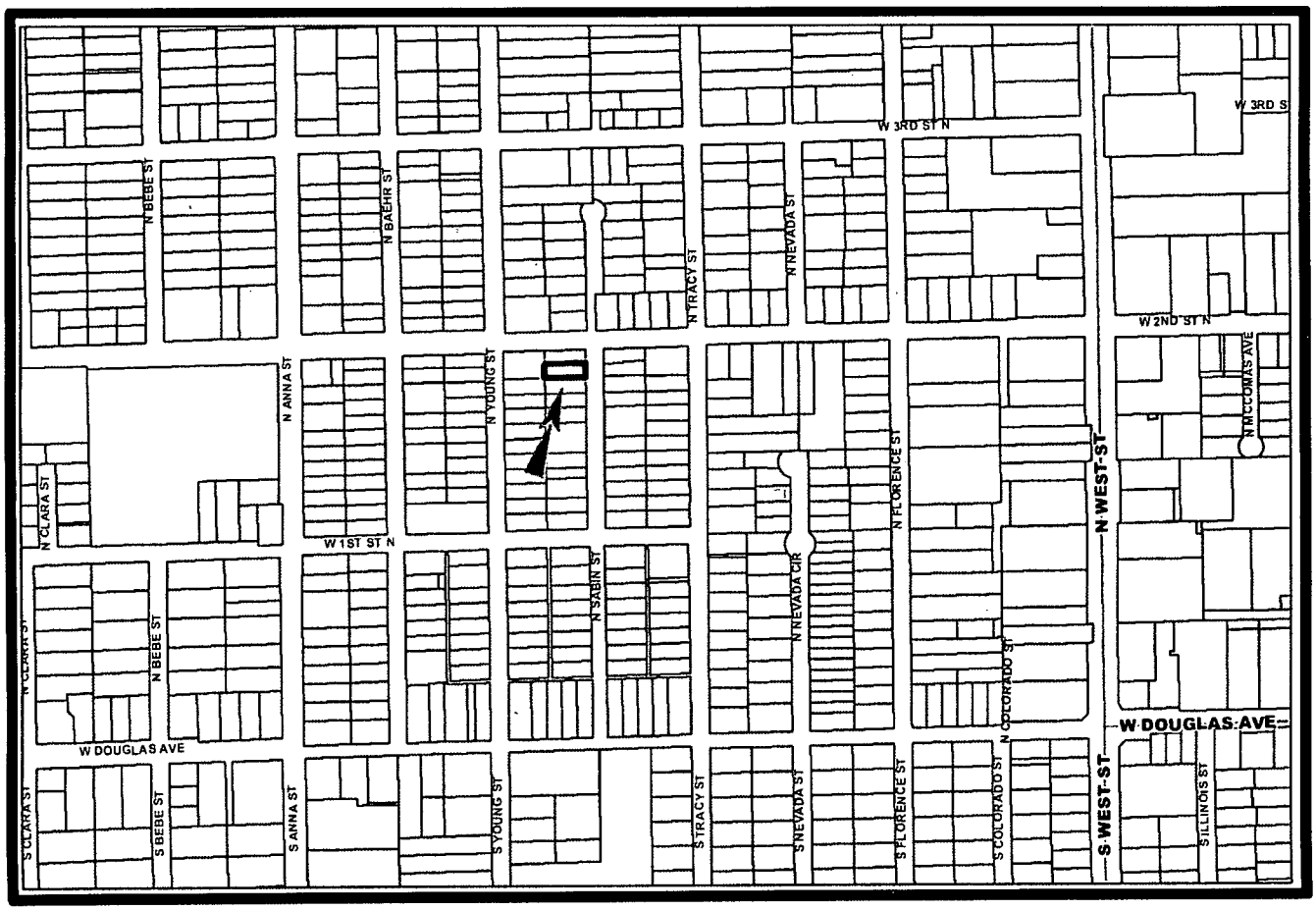
REQUEST: TF-3 Two-Family Residential

CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: 0.16 acre

LOCATION: Located one-half mile west of North West Street and West 2nd on the west side of North Sabin

PROPOSED USE: Duplex



BACKGROUND: The applicant/owner is requesting the rezoning of 255 N. Sabin from SF-5 Single Family Residential (SF-5) to TF-3 Two Family Residential (TF-3). The property is currently vacant. TF-3 zoning district requires a 25-foot front setback and a 20-foot rear setback. The property is approximately 6,520 square feet, with 50 linear feet of frontage along North Sabin Street. The Unified Zoning Code (UZC) requires a minimum of 6,000 square feet per duplex building.

Properties north, south, east and west of the subject site are zoned SF-5 and are developed with single-family residences. There is a mix of SF-5 and TF-3 zoned lots within a two block radius of the subject property.

CASE HISTORY: The subject site is located in the Orchard Park Addition, platted in May 1929. No other zoning cases are associated with this site.

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

PUBLIC SERVICES: North Sabin Street is a gravel street with a 60-foot right-of-way. West Second Street is a two lane collector street with a 60-foot right-of-way. The closest major intersection to the subject site is North West Street and North 2nd Street. West Street is a paved principal arterial. A sewer line is located along the west property line and the water line is located on the west side of Sabin Street.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County *Community Investments Plan*, identifies the area in which the site is located Established Central Area. The site is located within the urban infill strategy area, where residential development is encouraged. The uses envisioned for redevelopment in this area include duplexes. The Community Investments Plan identifies the property as appropriate for residential and define residential as a variety of housing types including duplexes.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request, as submitted. Based on these factors, plus the information available prior to the public hearing, staff recommends the request be APPROVED based on the following findings:

1. The zoning, uses and character of the neighborhood: Properties north, south, east and west of the subject site are zoned SF-5 and are developed with single-family residences. There is a mix of SF-5 and TF-3 zoned lots within a two block radius of the subject property.

2. The suitability of the subject property for the uses to which it has been restricted: The property is presently zoned SF-5 Single Family Residential and the property could be developed with a new single-family dwelling.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Most platted subdivisions that were platted prior to 1950 have a mix of single-family residences and duplexes. Because of the similarity of residential use, the UZC does not require screening between SF-5 and TF-3 zoning districts.

4. Length of time the property has been vacant as currently zoned: A substandard structure on the property is not habitable and requires demolition.

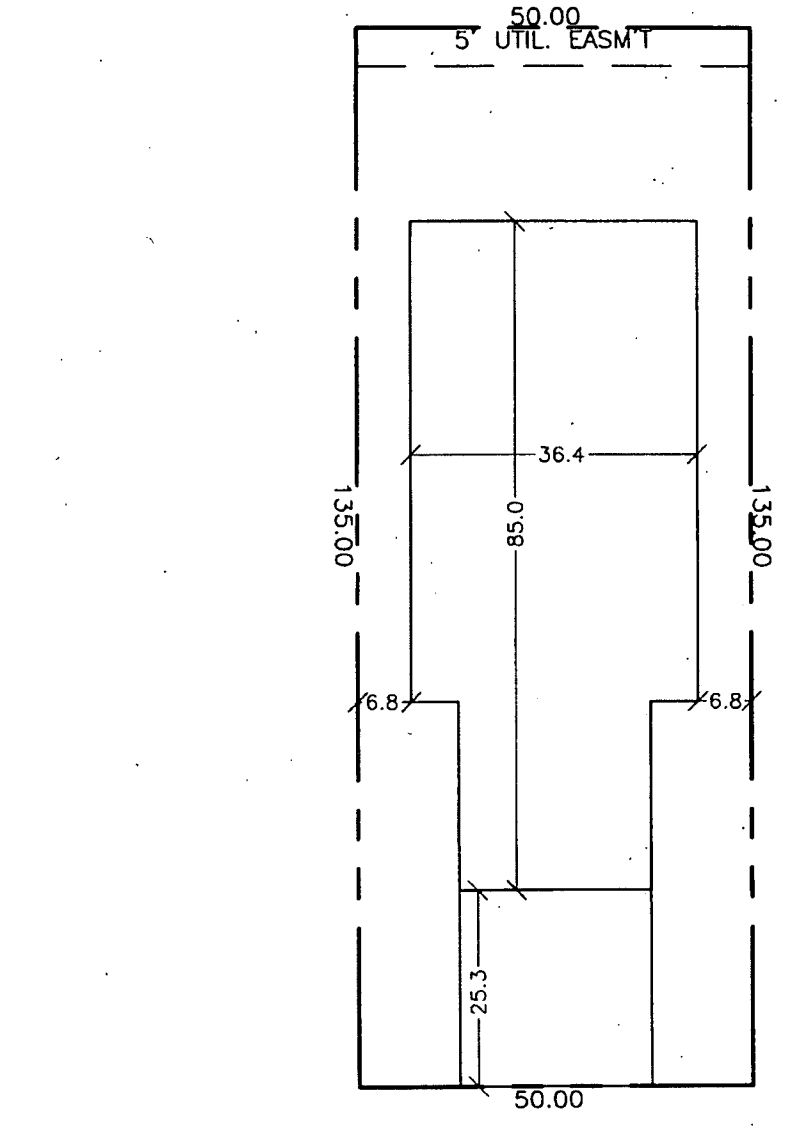
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:

The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the area in which the site is located as appropriate for residential uses within the Wichita city limit. This includes development of duplexes. The Community Investments Plan identifies the property as appropriate for residential and define residential as a variety of housing types including duplexes.

6. Impact of the proposed development on community facilities: Development of the property would not have any impact on community facilities or resources. All public improvements are available to serve the property.

Attachment: Site Plan

PLOT PLAN



LEGAL DESC.– Lot 2, Blk 11, Orchard Park Add.
ADDRESS: 255 N Sabin

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