OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON Jan. 17, 2020

ORDINANCE NO. 51-174

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. ZON2019-00046

City zone change from SF-5 Single-Family Residential and D-O Delano Overlay to TF-3 Two-Family Residential and D-O Delano Overlay zoning lot described as:

Lots 16 & 17, Block 2, Martinson's 9th 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. 4.9

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC December 5, 2019
DAB IV January 6, 2020

CASE NUMBER: ZON2019-00046

APPLICANT/AGENT: Fisel Corporation (owner)/ Jimmy L. Warner, Jr. (agent)

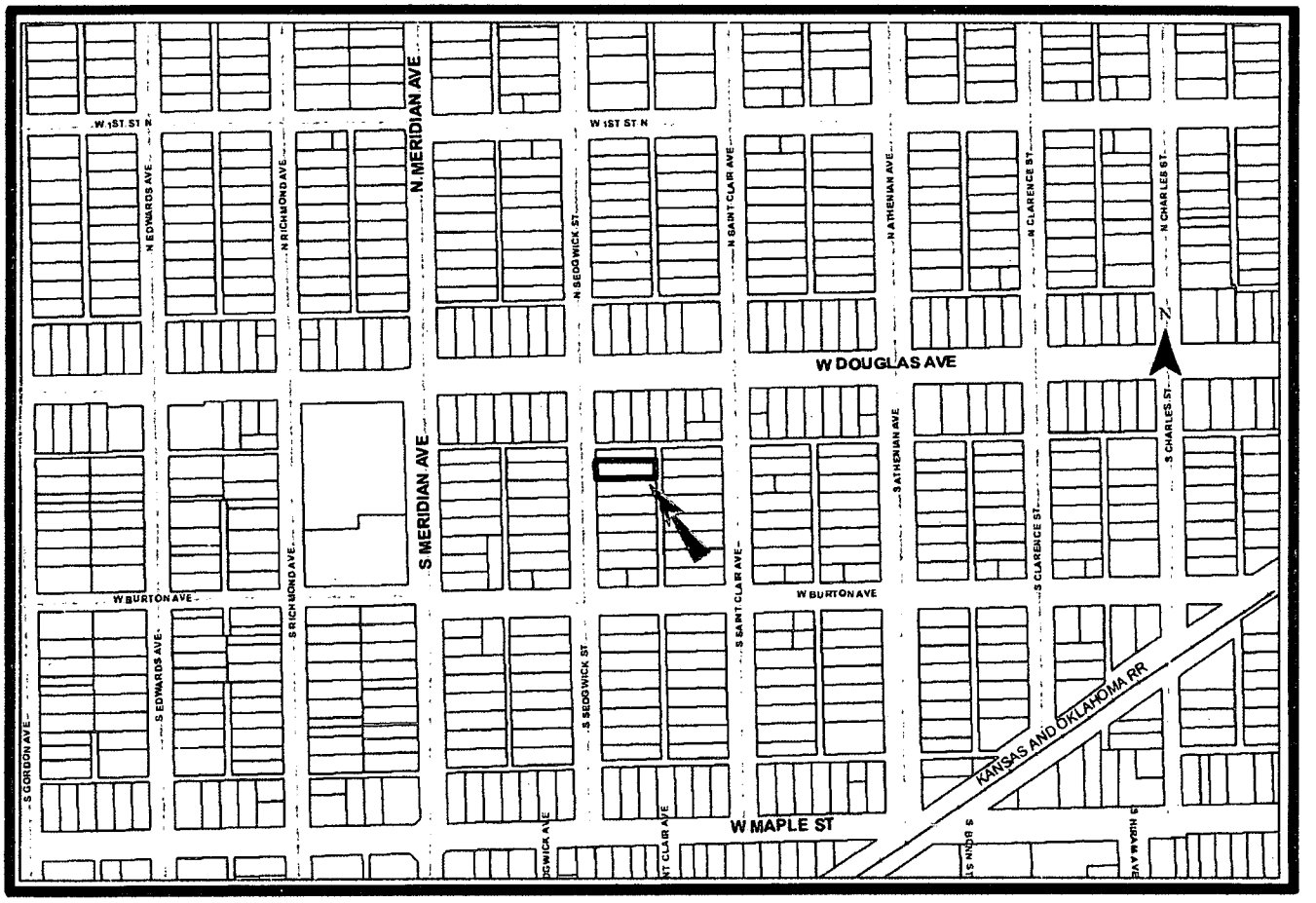
REQUEST: TF-3 Two-Family Residential with D-O Delano Overlay

CURRENT ZONING: SF-5 Single-Family Residential with D-O Delano Overlay

SITE SIZE: 0.18 acre

LOCATION: Located southeast of the intersection of South Meridian Avenue and West Douglas Avenue on the east side of South Sedgwick Street

PROPOSED USE: Duplex



BACKGROUND: The applicant/owner is requesting the rezoning of Lots 16 & 17, Block 2, Martinson's 9th Addition (122 South Sedgwick Street) from SF-5 Single Family Residential (SF-5) to TF-3 Two Family Residential (TF-3). The property has been vacant since 2017. TF-3 zoning district requires a 25-foot front setback and a 20-foot rear setback. The property is approximately 8,115 square feet, with 50 linear feet of frontage along South Sedgwick Street. The Unified Zoning Code (UZC) requires a minimum of 6,000 square feet per duplex building.

The subject property is located in the Delano Overlay Zoning District (DR2002-00011) which requires architectural review to ensure materials are compatible with surrounding structures. The site plan submitted by the applicant shows the new duplex structure oriented to South Sedgwick Street with the driveway and the new garage at the rear of the lot along the north property line. This configuration is typical of the residential development in the neighborhood (see attached site plan).

Properties north, south, east and west of the subject site are zoned SF-5 and are developed with one-story and two-story single-family residences. There is TF-3 zoning within three (3) blocks of the subject site (see attached zoning map).

CASE HISTORY: The subject site is located in the Martinson 9th Addition, platted in July 1919. 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: South Sedgwick Street is a local paved street with a 60-foot right-of-way with access to West Douglas Avenue. The sewer line is located along the east (rear) property line and the water line is located on the west side of South Sedgwick Street at the front of the property.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County *Community Investments Plan*, identifies the subject site as being located in the Established Central Area. The site is also 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 defines 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.

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 TF-3 zoning within three (3) blocks of the subject site.

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; however, the Community Investments Plan encourages a variety of housing types, including duplexes.

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. The zone change will not affect the architectural and site plan review as required in the D-O Delano Overlay Zoning District.

4. Length of time the property has been vacant as currently zoned: The subject site has been a vacant lot since 2017.

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. 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.

Attachments:

Zoning Map
Site Plan



SITE PLAN

120/122 S Sedgwick St - 00206003

BLD2020-00033 and BLD2020-00039

APPROVED 1/8/2020 BY Rlmorgan



Geographic Information Services
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Tue Jan 7 09:58:02 GMT-0600 2020