Agenda Item #_____

City of Wichita
City Council Meeting
February 9, 1999

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **Z-3307 ZONE CHANGE REQUEST FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "TF-3" TWO-FAMILY RESIDENTIAL, LOCATED NORTH OF 21ST STREET NORTH AND ½ MILE EAST OF 119TH STREET WEST.** (District V)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to staff recommendations (9-0).

Staff Recommendation: Approve.

CPO Recommendation: Approve (8-0).

Background: The applicant is seeking to rezone land being subdivided into 18 lots totaling 6.71 acres, from the "SF-6" Single-family Residential district to the "TF-3", Two-family Residential district. These lots average 12,000 square feet in area. With lots that large, the density of the duplex units will be nearly the same as if the area were developed with single-family homes on smaller lots. These lots - Lots 43-61, Block 6, Aberdeen Third, excluding Lot 52 - are part of the larger Aberdeen Additions located north of 21st Street North, east of 119th Street West. The Aberdeen Additions cover in-excess of 100 acres, and are primarily being developed with single-family residences. The application area is located along a single cul-de-sac situated just west of the one-half mile line, north of 21st Street. These lots are somewhat buffered from most the other lots in this development by a reserve area which is located to the west and partially to the south of the application area. A 64 foot wide street is located to the north of the site, which will have single-family lots located on the north side of the street. The Evergreen Addition, a proposed single-family development at this location, is located just to the east, as is a large lot residence which has not been annexed by the City. The Aberdeen Third Addition shows a single, large lot with an existing home fronting 21st Street, just south of the proposed duplex lots. The application area is surrounded by "SF-6", Single-family Residential zoning, except for the "SF-20", Single-family Residential lot located east of the application area that is still in the county.

Staff assumes the developer is requesting this zoning on the basis that his market studies indicate

there is a certain level of demand for duplex units and desires to provide a choice of housing types within this development. This location is not the most desirable since access to these lots is an indirect route. However, the applicant indicates this is the best set of lots for his marketing plan.

Access to the site is by way of a street that will wind its way through the Evergreen Addition and the Aberdeen Additions. The cul-de-sac serving the application area does not have direct access to 21st Street, 119th Street or Ridge Road.

At the January 13th CPO 5 Council hearing, the applicant presented the request. No neighbors were present to oppose this request. The CPO voted unanimously to approve the request.

At the January 14th MAPC hearing, the Planning Commission voted unanimously to approve the request. No neighbors voiced opposition to this request.

The Ordinance establishing the zone change shall not be published until such time as the plat is recorded with the Register of Deeds.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting instruct the Planning department to forward the ordinance for first reading when the plat is forwarded to the City Council; or

2. Return the application to the MAPC for reconsideration.

   (An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

(_____) Published in The Daily Reporter on _____, 1999

ORDINANCE NO. _____

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. Z- 3307

Zone change request from "SF-6" Single-Family Residential District to "TF-3" Two-Family Residential District, described as:

Commencing at a point N00°38'02"W (assumed bearing) of the Southeast corner of the southwest Quarter of Section 6, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas for a distance of 379.46 feet to the point of beginning; thence N00°38'02"W for a distance of 849.18 feet on the East line of the Southwest Quarter of said Section 6; thence S89°21'58"W for a distance of 32.42 feet; thence on a circular curve to the right having a radius of 212.00 feet and a central angle of 46°20'34" for an arc distance of 171.47 feet; thence N44°17'28"W for a distance of 7.54 feet; thence S 64°04'40"W for a distance of 124.08 feet; thence S08°52'10"W for a distance of 124.92 feet; thence S12°39'08"E for a distance of 128.08 feet; thence S12°03'35"W for a distance of 135.00 feet; thence S05°08'08"E for a distance of 137.85 feet; thence S28°06'27"E for a distance of 41.97 feet; thence S72°01'14"W for a distance of 75.97 feet; thence S13° 7'55"W for a distance of 137.09 feet; thence S21°13'04"E for a distance of 73.80 feet; thence S43°47'55"E for a distance of 119.06 feet; thence N89°21'58"E for a distance of 294.22 feet to the point of beginning, containing 6.71 acres more or less. Generally located north of 21st Street north and ½ mile east of 119th Street West.

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.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

_____ _____

Pat Burnett, City Clerk Bob Knight, Mayor

(SEAL)

Approved as to form:

_____

Gary E. Rebenstorf, City Attorney