

BACKGROUND: The applicant/owner is requesting the rezoning of 19 acres of Turkey Creek 3rd Addition (48 lots and Reserves D and F) from SF-5 Single-Family Residential (SF-5) to TF-3 Two Family Residential (TF-3). The site is located 2,150 feet south of US Hwy 54 on the east side of South 135th Street West. The property is currently undeveloped.

The surrounding area is undeveloped land. SF-20 Single Family Residential zoned property to the west of the site is used for agriculture. Turkey Creek 3rd Addition is zoned SF-5 to the east and south and is undeveloped. The property north of the subject site is PUD #47 which is a multi-family subdivision that is not developed.

CASE HISTORY: Turkey Creek 3rd Addition was platted in February 2007 as a single-family residential subdivision.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20, PUD #47, LC	Projected MF-18 apartment development, abandoned railroad right-of-way
SOUTH:	SF-5	Undeveloped residential lots
EAST:	SF-5	Undeveloped residential lots
WEST:	SF-20	Agricultural land

PUBLIC SERVICES: South 135th Street West is a paved arterial road with travel in both directions and a dedicated center turn lane with an 60-foot right-of-way. The nearest municipal services are located approximately 1,000 feet east and south of the subject site on West Jewell Street.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County *Community Investments Plan*, identifies the area in which the site is located as Wichita Urban Growth Area. The site is located in an area in which City expansion and extension of municipal services and infrastructure should be focused for residential growth and has the potential to be developed by 2035 based upon population growth and market trends. The uses envisioned for redevelopment in this area include a variety of residential types including single-family dwellings, duplexes and multi-family residential.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request, as submitted. This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding neighborhood is zoned for predominantly residential uses. There is multi-family use in PUD #47 north of the subject site. Two-family zoning will provide a buffer between the multi-family and single family use in this location within the neighborhood.
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 new single-family dwellings.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: TF-3 zoning will provide a buffer between the PUD zoning district on the north and the SF-5 zoning district to the east and south of the subject property.
4. Length of time the property has been vacant as currently zoned: The property was platted in February 2007. No development has begun on the site.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Wichita-Sedgwick County *Community Investments Plan*, identifies the area in which the site is located as Wichita Urban Growth Area. The site is located in an area in which City expansion and extension of municipal services and infrastructure should be focused for residential growth and has the potential to be developed by 2035 based upon population growth and market trends. The uses envisioned for

redevelopment in this area include a variety of residential types including single-family dwellings, duplexes and multi-family residential.

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 proximal to the property.