



Wichita-Sedgwick County Metropolitan Area Planning Department

January 16, 2025

Double Down Developers
Attn: Phillip Ruffo
4611 W 11TH ST N
Wichita, KS 67212

RE: ZON2024-00054: Zone Change request in the City from SF-5 Single-Family Residential to MF-18 Multi-Family Residential; located on the northeast corner of North Hoover Street and West Robinson Street.

Dear Applicant;

At its regular meeting on January 14, 2025, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** of Zone change request in the City from SF-5 Single-Family Residential to **MF-18 Multi-Family Residential with Protective Overlay requiring hip and gabled roof structure.**

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

Sincerely,

Moumita Kundu

Moumita Kundu, AICP
Associate Planner

Copies to: MABCD
Maggie Ballard, Council Member District VI
Ana Lopez, CSR District VI
Kevin C Kralicek



Wichita-Sedgwick County Metropolitan Area Planning Department

December 13, 2024

Double Down Developers
Attn: Phillip Ruffo
4611 W 11TH ST N
Wichita, KS 67212

RE: ZON2024-00054: Zone Change request in the City from SF-5 Single-Family Residential to MF-18 Multi-Family Residential; located on the northeast corner of North Hoover Street and West Robinson Street.

Dear Applicant;

At its regular meeting on **December 12, 2024**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of Zone change request from in the City from SF-5 Single-Family Residential to **MF-18 Multi-Family Residential with Protective Overlay requiring hip and gabled roof structure**.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on December 26, 2024. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 350 feet of the property for which the application was filed and must be submitted to the City Clerk by **December 26, 2024, at 5:00 p.m.**

This application will be heard by the Wichita City Council on **Tuesday, January 14, 2024**, beginning at 9:00 A.M. The Wichita City Council meeting will be held at 455 N. Main St., Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Moumita Kundu

Moumita Kundu, AICP
Associate Planner

Copies to: MABCD
Maggie Ballard, Council Member District VI
Ana Lopez, CSR District VI
Kevin C Kralicek

OCA 150004

PUBLISHED at Wichita.gov/LegalNotices on

January 24, 2025

ORDINANCE NO.

52-615

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. ZON2024-00054

Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District, on property legally described as:

The South 200 feet of the West Half of Lot 12, R. A. Morris Tracts Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part deeded to the City of Wichita, Kansas, for right-of-way.

Protective Overlay #447

1. Dwellings shall have a hip or gabled roof.

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 this 21st day of January, 2025.

Lily Wu
Lily Wu, Mayor, City of Wichita

ATTEST:

Shirita Rice
Shirita Rice, Deputy City Clerk



Approved as to form:

Jennifer Magaña
Jennifer Magaña, City Attorney and Director of Law

(SEAL)



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

That Tyler Schiffelbein, Communications Manager of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-415 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 24th day of January, 2025.

Signature

SUBSCRIBED AND SWORN to before me this 17 day of JANUARY, 2025.



(seal)

Notary Public

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov



The Beaufort Gazette
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	629781	Print Legal Ad-IPL02135760 - IPL0213576	Ord. 52-615	\$40.80	1	67L

Attention: LaTosha Alvarez
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

srice@wichita.gov

OCA 150004
PUBLISHED at Wichita.gov/
Legal Notices on
JANUARY 24, 2025
ORDINANCE NO. 52-615

AN ORDINANCE CHANGING THE
ZONING CLASSIFICATIONS OR DIS-
TRICTS OF CERTAIN LANDS LOCAT-
ED IN THE CITY OF WICHITA, KANSAS,
UNDER THE AUTHORITY GRANTED
BY THE WICHITA-SEDGWICK COUN-
TY UNIFIED ZONING CODE, SEC-
TION V-C, AS ADOPTED BY SECTION
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OF THE CITY OF WICHITA, KANSAS:
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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. ZON2024-00054
Zone change request in the City from
SF-5 Single-Family Residential District
to MF-18 Multi-Family Residential Dis-
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The South 200 feet of the West Half
of Lot 12, R. A. Morris Tracts Addition
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EXCEPT that part deeded to the City
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after its adoption and publication in
the official City paper.

Adopted this 21st day of January,
2025.

Lily Wu, Mayor, City of Wichita
ATTEST:
Shinita Rice, Deputy City Clerk
(SEAL)

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

IPL0213576
Jan 24 2025

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:

01/24/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn,
deposeth and saith: That he is Record Clerk of The
Wichita Eagle, a daily newspaper published in the City of
Wichita, County of Sedgwick, State of Kansas, and having
a general paid circulation on a daily basis in said County,
which said newspaper has been continuously and
uninterruptedly published in said County for more than
one year prior to the first publication of the notice
hereinafter mentioned, and which said newspaper has
been entered as second class mail matter at the United
States Post Office in Wichita, Kansas, and which said
newspaper is not a trade, religious or fraternal
publication and that a notice of a true copy is hereto
attached was published in the regular and entire
Morning issue of said The Wichita Eagle from 01/24/2025
to 01/24/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the
foregoing is true and correct.

DATED: 01/24/2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

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Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	612665	Print Legal Ad-IPL02045660 - IPL0204566	OFFICIAL HEARING NOTI	\$126.18	2	75 L

Attention: Mandy Hebert
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on November 20, 2024
(One Time Only)

MAPC/BZA December 12, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 12, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. Full notice can be found at www.wichita.gov/LegalNotices.

BZA2024-00075: Variance request in the City to reduce minimum building separation from three feet to one foot for raised beam hot tub on property zoned SF-5 Single-Family Residential, located one-third mile east of West Webb Road and one-half mile north of East 21st Street North (9023 E Woodspring Street).

BZA2024-00077: Variance request in the City to allow a temporary 2,120-square-foot wall graphic on the east elevation of a property zoned CBD Central Business District, generally located on the northeast corner of South Main Street and East English Street (100 East English).

CON2024-00242: Conditional Use to allow Daycare, General on property zoned SF-5 Single-Family Residential District to allow up to 100 children on site, generally located on the north side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue (4640 East 15th Street North).

CUP2024-00030: CUP Amendment to CUP DP-45 to allow Entertainment Establishment in the City for events with entertainment and alcohol associated with a fitness club on Parcel 3B, generally located on the northwest corner of East Central Avenue and North Woodlawn Boulevard (6100 East Central Avenue).

CUP2024-00040: CUP Amendment in the City to CUP DP-194 to allow Entertainment Establishment on Parcel 2B for karaoke, generally located on the east side of North Penstemon Street, within 450 feet north of East 29th Street North (3030 North Penstemon).

CUP2024-00041: CUP Amendment Request in the City to CUP DP-278 to allow Entertainment Establishment in Parcel A, adjust parking requirements, maximum building coverage, and remove architectural controls for Parcels A and C, generally located on the southwest corner of West 29th Street North and North Maize Road.

PUD2024-00024: Zone change request in the City from GC General Commercial to Planned Unit Development #135 to create the Empower PUD for an Entertainment Establishment, generally located on the southwest corner of West 21st Street North and North Market Street (2157 North Market Street).

PUD2024-00025: Zone change request in the City from SF-5 Single-Family Residential to Planned Unit Development to create the Northeast Substation PUD #136 to expand existing electric substation, generally located on the east side of North Woodlawn Boulevard, within one-half mile south of East 21st Street North.

VAC2024-00051: Vacation request in the City to vacate the north 40 feet building setback along Wilshire Terrace on property zoned SF-5 Single-Family, located approximately 187 feet southeast of the intersection of South Bedford Terrace and East Wilshire Terrace (1046 South Bedford Terrace).

VAC2024-00052: Vacation request in the City to vacate platted access control on property zoned PUD Planned Unit Development #52, generally located on the south side of West MacArthur Boulevard, within 675 feet west of South Meridian Avenue (2611 West MacArthur).

VAC2024-00053: Vacation request in the City to vacate the south 20 feet of a platted utility easement on property zoned PUD Planned Unit Development #122, generally located east of North Hillside Avenue and north of Kansas Highway 254.

ZON2024-00052: Zone Change request in the City from SF-5 Single-Family Residential and TF-3 Two-Family Residential to MF-18 Multi-Family Residential, generally located on the west side of North Doris Street and within 120 feet north of West 2nd Street North (317 & 321 North Doris Street).

ZON2024-00054: Zone Change request in the City from SF-5 Single-Family Residential to MF-18 Multi-Family Residential, located on the northeast corner of North Hoover Street and West Robinson Street.

ZON2024-00055: Zone Change in the city from B Multi-Family to LI Limited Industrial, generally located on the west side of Santa Fe Avenue and within 250 feet south of East 13th Street North (1331 North Santa Fe Avenue).

ZON2024-00056: Zone change request in the City from NR Neighborhood Retail District with Protective Overlay #375 to LC Limited Commercial District, generally located on the east side of North Hillside Avenue, within 700 feet south of East Central Avenue.

IPL0204566
Nov 20 2024

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:

11/20/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 11/20/2024 to 11/20/2024.

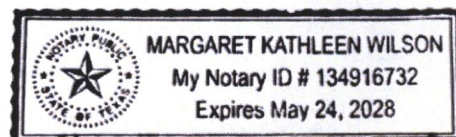
Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 11/20/2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



STAFF REPORT
MAPC: December 12, 2024

CASE NUMBER: ZON2024-00054 (City)

APPLICANT/AGENT: Double Down Development LC (Applicant); Garver, LLC (Agent)

REQUEST: MF-18 Multi-Family Residential

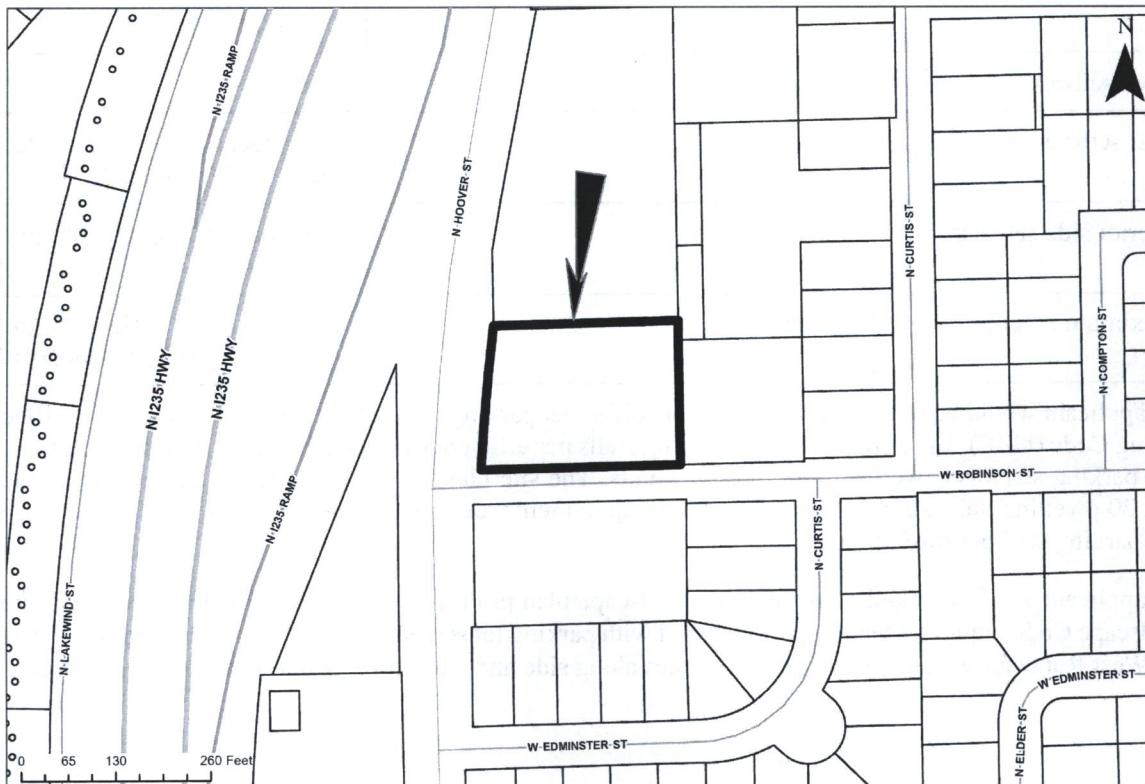
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 1.2 acres

LOCATION: Generally located on the northeast corner of North Hoover Street and West Robinson Street.

PROPOSED USE: Multi-family development.

RECOMMENDATION: Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to MF-18 Multi-Family Residential District (MF-18) for multi-family development. The subject site is 1.2 acres in size and is generally located on the northeast corner of North Hoover Street and West Robinson Street. The parcel is currently undeveloped.

The MF-18 Multi-Family Residential District accommodates moderate-density residential development, including single-family, two-family, and multi-family residences at a maximum density of 17.4 dwelling units per acre. This would allow for up to 20 units on the property. The applicant's site plan indicates that they intend to develop a single tract containing 10 duplexes (20 dwelling units) under one ownership. SF-5 allows for single-family housing and a limited number of civic and public uses, while MF-18 allows for single-family, two-family, and multi-family housing, in addition to a limited number of civic, public, and commercial uses. The table below compares the development standards of each zoning district:

Development Standards	SF-5 Single-Family Residential District	MF-18 Multi-Family Residential District
Minimum lot area:		
Single-Family:	5,000 square feet	3,500 square feet
Duplex:	N/A	3,000 square feet
Multi-Family:	N/A	2,500 square feet
Nonresidential:	5,000 square feet	5,000 square feet
Minimum lot width:	50 feet	35 feet (single-family) 50 feet (all other uses)
Front setback:	25 feet	25 feet
Rear setback:	20 feet	20 feet, subject to compatibility standards
Interior side setback:	6 feet	6 feet, subject to compatibility standards
Maximum height:	35 feet	45 feet, subject to compatibility height standards

The applicant would be required to adhere to the off-street parking schedule in Article IV-A of the Unified Zoning Code (UZC), which requires 1.25 parking stalls per efficiency and one-bedroom dwelling units and 1.75 parking stalls per two-bedroom or larger units. The site plan provided indicates that the site would have 20 dwelling units so the off-street parking requirement would be 35 parking stalls, which equates to 1.75 parking stall per dwelling unit.

The applicant would be required to submit a landscape plan prior to the issuance of building permits. The Landscape Code requires a landscape street yard with parking lot screening along both North Hoover Street and West Robinson Street, landscape buffer trees along side and rear property lines, and parking lot trees.

Section IV-B.2 of the UZC requires screening of multi-family uses when abutting or across a street or alley from property zoned TF-3 or more restrictive. Should this request be approved, applicable screening and landscape buffering would be required along the north, south, and east property lines.

The character of the neighborhood is residential. The site is adjacent to the I-235 Highway to the west. Properties to the north, south, and east are zoned SF-5 and are undeveloped or developed with single-family dwellings. The abutting property to the east is zoned TF-3 Two Family Residential District with Protective Overlay #246, which restricted development of the site to a maximum of two duplexes (four dwelling units). Within one-quarter mile to the south, there is the presence of parcels zoned MF-18 and MF-29 with multi-family development.

CASE HISTORY: The subject site was platted under R. A. Morris Tracts Addition in 1928. There is no other zoning cases associated with the property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Undeveloped
SOUTH:	SF-5	Single-family dwellings
EAST:	TF-3 with PO	Two-family dwellings
WEST:	SF-5	Undeveloped

PUBLIC SERVICES: This site has access to North Hoover Street on the west, which is a paved, two-lane collector street, and West Robinson Street on the south, which is a gravel two-lane local street. There is also a sidewalk along North Hoover Street on the west of the site. City water and stormwater are located along the North Hoover Street right-of-way. City sanitary sewer is located just east of the site. Wichita Transit does not provide service in this area.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the following plans and policies:

Community Investments Plan: The requested rezoning is in partial conformance with the Community Investments Plan's 2035 Wichita Future Growth Concept Map. This map identifies the preferred development pattern and land uses within the *Plan* area. It identifies the subject site as appropriate for "Commercial" development and use. The proposed use of developing multi-family residences is less intensive usage than identified in the *Plan*. Adding residences to the neighborhood would increase the diversity of residence types and densities in the area. The surrounding neighborhood is predominantly residential, and the request for MF-18 zoning at this location should not have a detrimental effect on the surrounding residential neighborhood.

The requested rezoning is in conformance with the Community Investments Plan's Locational Guidelines. The subject site and surrounding area are located within the Established Central Area (ECA) of the City. Locational guidelines for the ECA encourage infill development where public investment in existing and planned infrastructure can be maximized. All municipal services currently serving the area and the site's quadplex development would further utilize the existing infrastructure. Additionally, the *Plan* recommends infill development occur when the scale and intensity is compatible with existing uses. The proposed MF-18 Multi-Family Residential District zoning and duplex development are of a scale and intensity compatible with the surrounding neighborhood.

Wichita: Places for People Plan: The requested rezoning is in conformance with the Wichita Places for People Plan. The subject area is identified as an "Area of Opportunity" by the *Wichita: Places for People*

Plan. The requested multi-family residential use will conform to the strategy listed in the Places for People Plan as “Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.”

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED.**

This recommendation is based on the following findings:

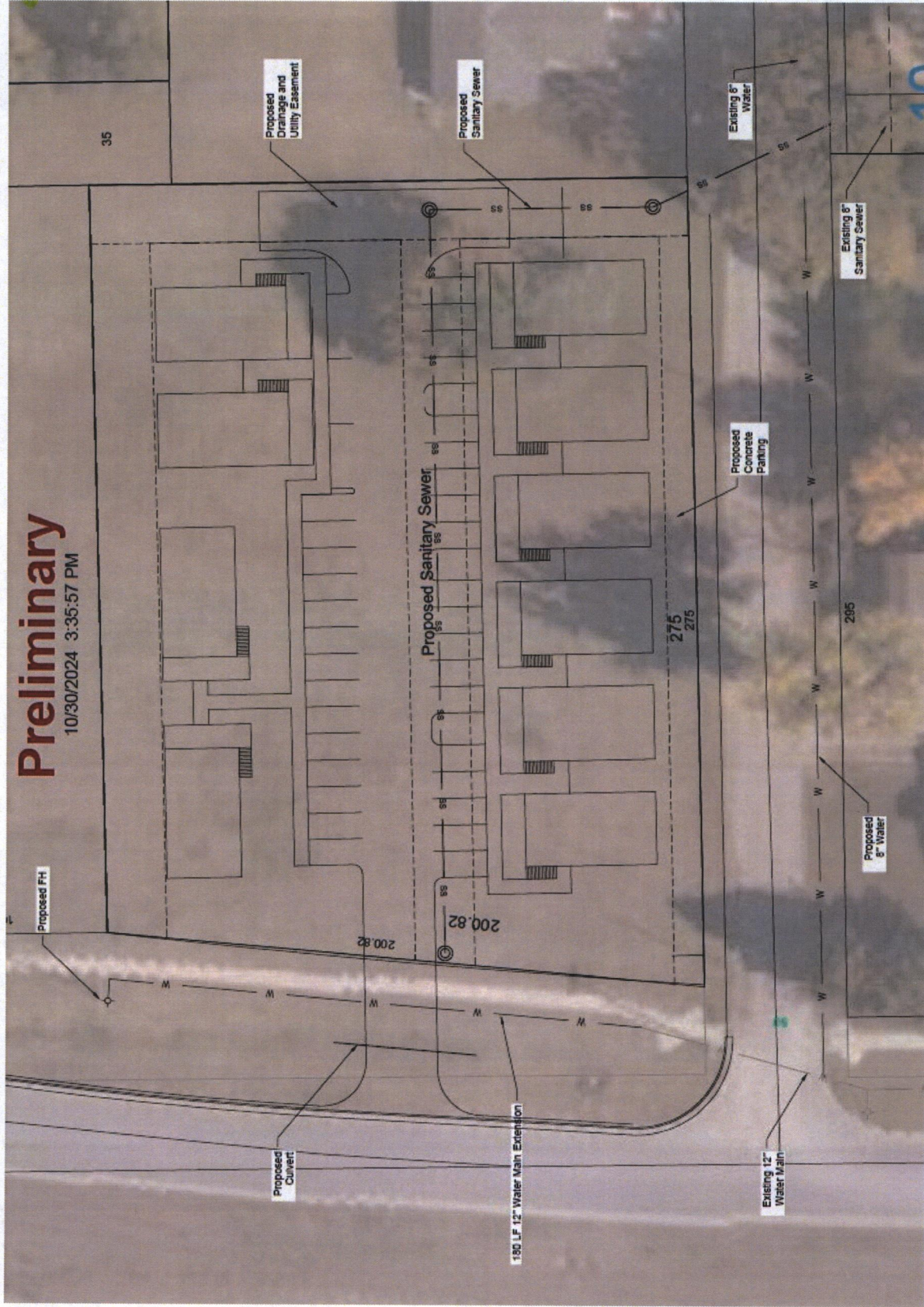
1. The zoning, uses, and character of the neighborhood: The character of the neighborhood is residential adjacent to I-235 Highway to the west. Properties to the north, south, and east are zoned SF-5 and are undeveloped or developed with single-family dwellings. The property to the east is zoned TF-3 with Protective Overlay #246 and is developed with duplexes. Within one-quarter mile to the south, there is the presence of parcels zoned MF-18 and MF-29 with multi-family development.
2. The suitability of the subject property for the uses to which it has been restricted: The subject property is zoned SF-5 Single-Family Residential District and is suitable to be developed with a single-family residence or multiple single-family dwellings if replatted into individual lots.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request would allow all uses permitted in the MF-18 Multi-Family Residential District on the site. The development could accommodate up to 20 total dwelling units. It is in staff’s opinion that based on the location of the site on the edge of the continuous single-family area, development of this nature would not have significant detrimental impacts on nearby properties.
4. Length of time subject property has remained vacant as zoned: The subject site has been undeveloped
5. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of this request could provide an opportunity for infill development, which is generally considered a gain to the public welfare. However, any gain must be considered in light of the possible negative impacts to the public welfare, including the effects of future development on neighboring properties. Denial could be regarded as a loss of economic opportunity for the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan* as discussed in the staff report.
7. Impact of the proposed development on community facilities: The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities. Existing public infrastructure at the site should accommodate uses under the proposed MF-18 District zoning.
8. Opposition or support of neighborhood residents: At the time of publication of the staff report, staff has received no comments on the case.

Attachments:

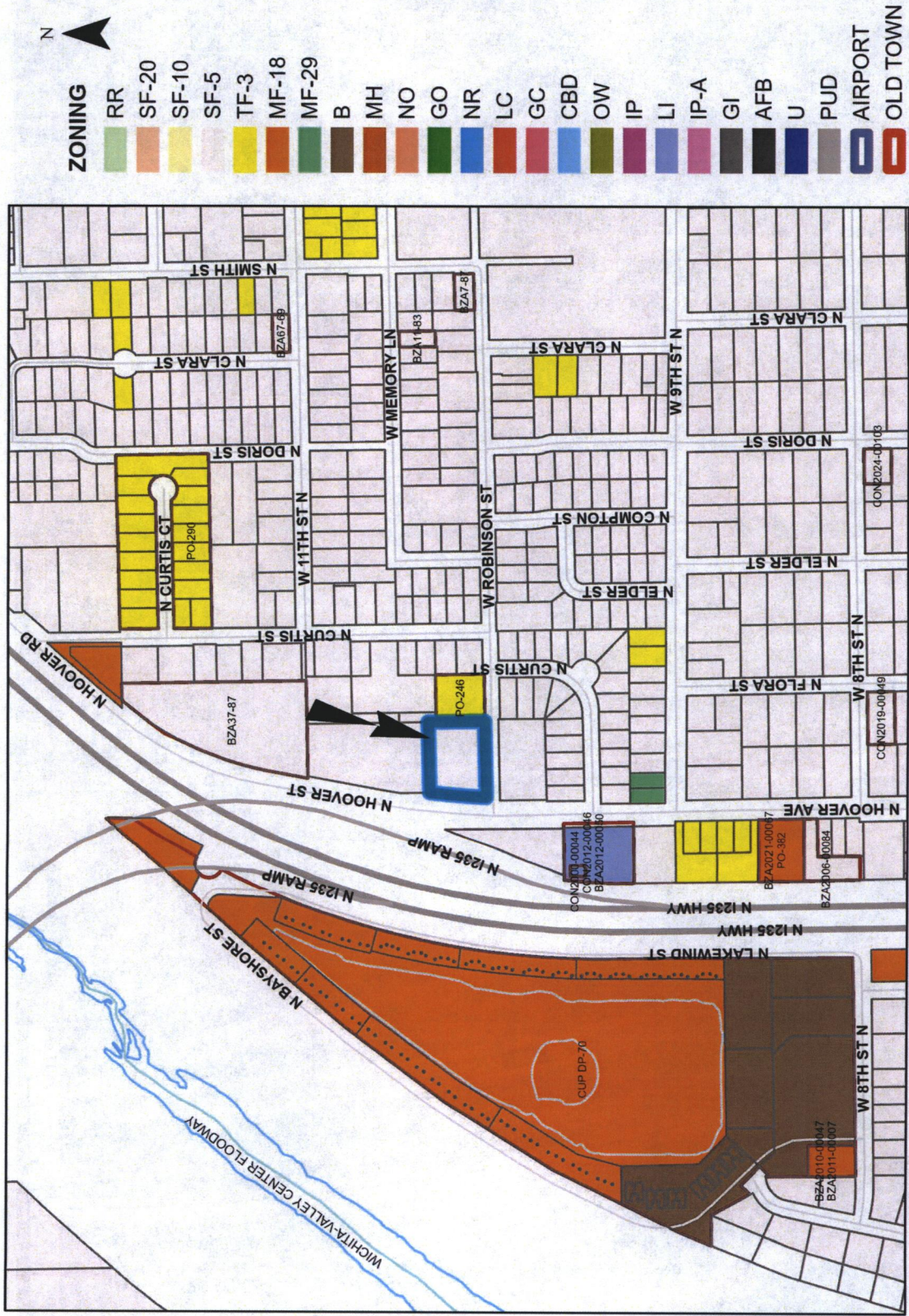
1. Site Plan
2. Public Comment
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photo

10/30/2024 3:35:57 PM

10/30/2024 3:35:57 PM





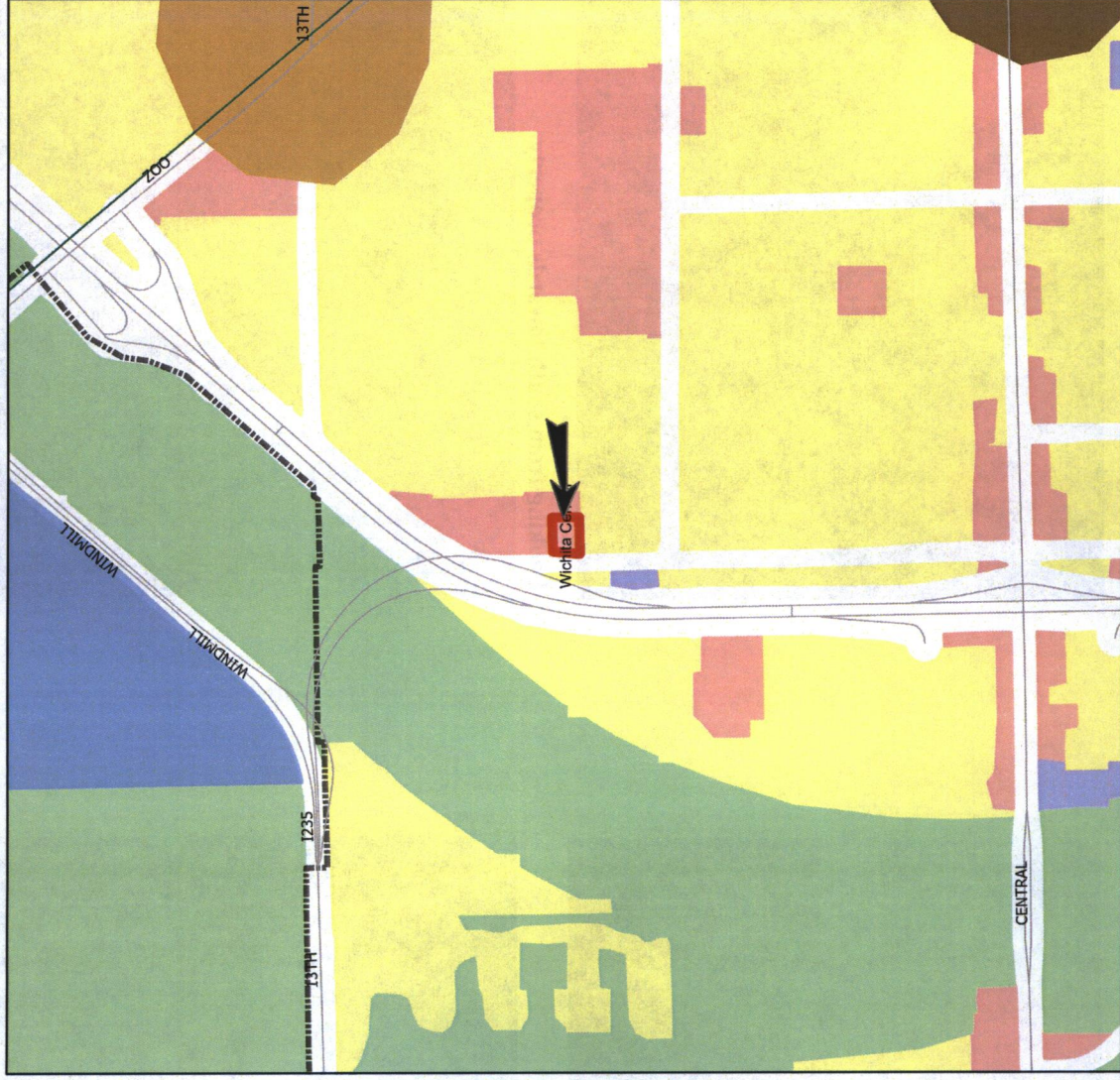


2035 Wichita Future Growth Concept Map

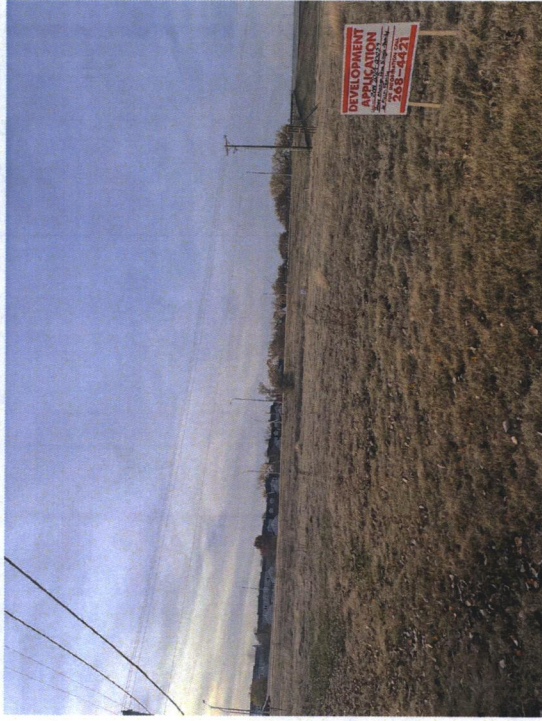
- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
 - Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood & Area Plans
 - Application Area



This map was prepared by the Metropolitan Area Planning Commission (MPC) for the City of Wichita, Kansas. The map is for informational purposes only and does not constitute a contract or warranty of any kind. The MPC and the City of Wichita assume no liability for any errors or omissions on this map. The map is subject to change without notice.



Looking from the east towards the property



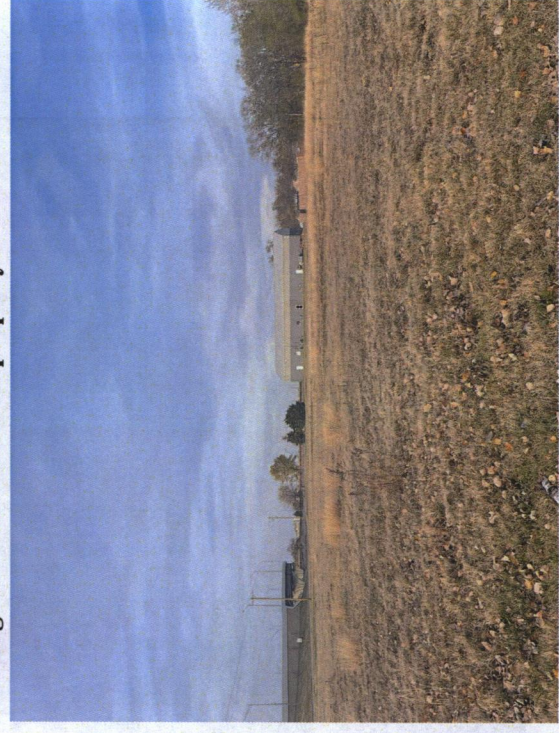
Looking south away from property



Looking from west towards property



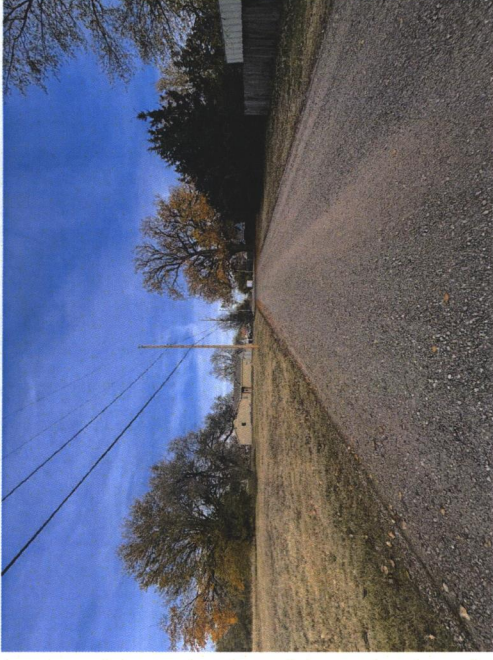
Looking from south towards property



Looking from west away from property



West Robinson Street south of property



Looking from west towards property

