



Wichita-Sedgwick County Metropolitan Area Planning Department

July 14, 2016

Adam Gray
1406 N. Murray Ct.
Wichita, KS 67212

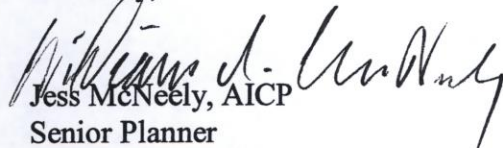
RE: ZON2016-18 - City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential, generally located west of I-235 and south of W. Central (5801 W. St. Louis).

Dear Applicants:

At its regular meeting on **July 12, 2016**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request, except for the north 110 feet of the application area.

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

Sincerely,


Jess McNeely, AICP
Senior Planner
Current Plans Division

Copies to: Bryan Frye, CM District V
Laura Rainwater, CSR District V
Tom Stolz, MABCD
JR Cox, MABCD
Julianne Kallman, City Engineering
Antoinette Faulkner, 428 N. Eisenhower, Wichita, KS 67212
Beverly Bradford, 500 N. Gilda, Wichita, KS 67212
Barbara J. Fry, 5800 W. 3rd Street, Wichita, KS 67212
Tracy L. Nigg, 447 N. Eisenhower, Wichita, KS 67212
Laura Faulkner, 440 N. Eisenhower, Wichita, KS 67212

RE: ZON2016-18 - City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential, generally located west of I-235 and south of W. Central (5801 W. St. Louis).

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July 14, 2016

Lawrence E. Armstrong, 439 N. Eisenhower, Wichita, KS 67212

Laura Ann Faulkner, 421 N. Eisenhower, Wichita, KS 67212

Laura Faulkner, 5815 W. Saint Louis, Wichita, KS 67212

Laura Faulkner, 428 N. Eisenhower, Wichita, KS 67212



Wichita-Sedgwick County Metropolitan Area Planning Department
May 20, 2016

Adam Gray
1406 N. Murray Ct.
Wichita, KS 67212

RE: ZON2016-18 - City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential, generally located west of I-235 and south of W. Central (5801 W. St. Louis).

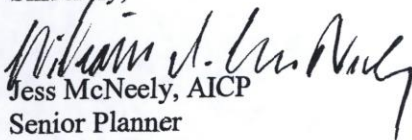
Dear Applicants:

At its regular meeting on **May 19, 2016**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request, except for the north 110 feet of the application area.

Property owners may file written protest petitions on land use related items heard by the MAPC. 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 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **June 2, 2016, at 5:00 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the City Council overrides such a protest and approves the application by a vote of 6 of its members. This application will be forwarded to the City Council for consideration at its regular meeting on **Tuesday, July 5, 2016.**

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,


Jess McNeely, AICP
Senior Planner
Current Plans Division

Copies to: Bryan Frye, CM District V
Laura Rainwater, CSR District V
Tom Stolz, MABCD
JR Cox, MABCD
Julianne Kallman, City Engineering
Antoinette Faulkner, 428 N. Eisenhower, Wichita, KS 67212
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City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

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. ZON2016-00018

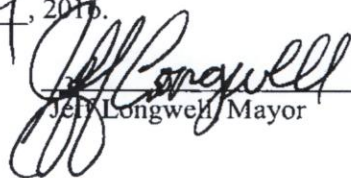
Zone change request from SF-5 Single-family Residential (SF-5) to TF-3 Two-family Residential (TF-3) on property located west of I-235 and south of W. Central (5801 W. Saint Louis); described as:

A tract in the Northeast Quarter of Section 22, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning 140 feet South and 595 feet West of the Northeast corner of the South Half of said Northeast Quarter; thence South 190 feet; thence West 145 feet; thence North 190 feet; thence East 145 feet to the point of beginning.

SECTION 2. That upon the taking effect of this ordinance, the above zoning change 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 19 day of July, 2016.

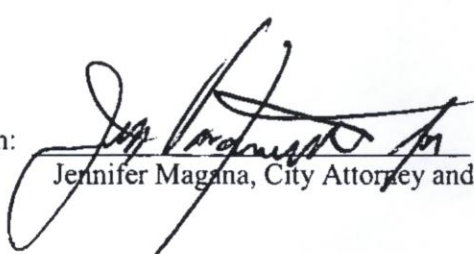

Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk



Approved as to form:


Jennifer Magana, City Attorney and Director of Law



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453868	0002413431	First Published in The Wichita Eagle Month		\$44.40	1	74

Attention: maryann crockett

CITY OF WICHITA/PLANNING DEPT
455 N MAIN ST FL 10
WICHITA, KS 67202

LEGAL PUBLICATION

Published in The Wichita Eagle
April 28, 2016 (2413431)
(One Time Only)
MAPC May 19, 2016

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, May 19, 2016 no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following applications in the Planning Department Conference Room, 10th Floor, Wichita City Hall, 455 N. Main St., Wichita, Kansas. 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.

CON2016-00009 City conditional use request for car sales on property generally located north of 1st Street, east of I-135 between Ash Street and Minnesota Avenues (associated with ZON2016-08).

CUP2016-00015 City request to create a commercial CUP Community Unit Plan on LC Limited Commercial zoned property located on the southeast corner of Tyler Road and 29th Street North.

VAC2016-00016 City request to vacate a portion of platted street right-of-way generally located west of 119th Street West, on the north side of Kellogg Avenue and east of Hornecker Drive.

VAC2016-00017 City request to vacate platted access control on property located on the southwest side of 21st Street North and K-96.

ZON2016-00008 City zone change request from B Multi-family Residential to LC Limited Commercial on property generally located east of I-135, north of 1st Street, on the east side of Minnesota Street (associated with CON2016-09).

ZON2016-00018 City zone change request from SF-5 Single-family Residential to TF-3 Two-family Residential on property generally located south of Central Avenue, west of I-235, east of Eisenhower Avenue on the south side of St. Louis Avenue (5801 W. St. Louis Ave.).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, Wichita City Hall - 10th Floor. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

WITNESS MY HAND on April 25, 2016

Dale Miller, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

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

1 Insertions

Beginning issue of: 04/28/2016

Ending issue of: 04/28/2016

STATE OF KANSAS)

.SS

County of Sedgwick)

Mark Fletchall, 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 4/28/2016 to 04/28/2016.

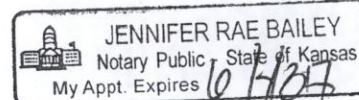
I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Mark Fletchall

(Signature of Principal Clerk)
DATED: 4/28/2016

[Signature]

Notary Public Sedgwick County, Kansas





STAFF REPORT

MAPC May 19, 2016
DAB V June 6, 2016

CASE NUMBER: ZON2016-18

APPLICANT/AGENT: Adam Gray (owner/applicant)

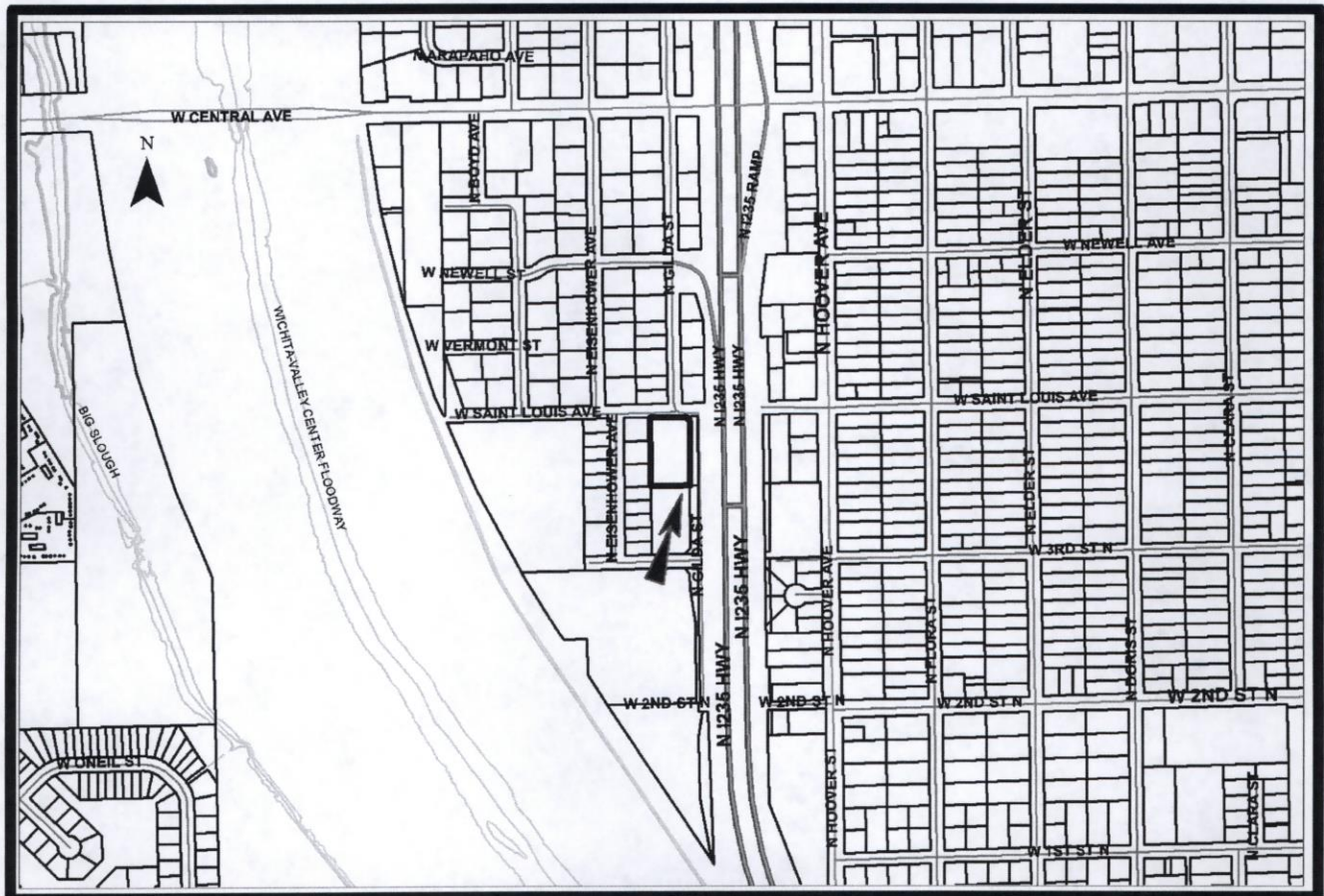
REQUEST: TF-3 Two-Family Residential (TF-3) zoning

CURRENT ZONING: SF-5 Single-Family Residential (SF-5) zoning

SITE SIZE: 1.16 acres

LOCATION: Generally located west of I-235 and south of W. Central (5801 W. Saint Louis)

PROPOSED USE: Duplex development



BACKGROUND: The applicant requests TF-3 Two-Family Residential (TF-3) zoning on a 1.16-acre unplatted parcel. Any future construction on the site will require platting. The site is developed with one single-family residence and detached garage on the north end of the site. The site has 300 feet of frontage along North Gilda Street and 145 feet of depth. The applicant intends to retain the existing single-family residence on the site leaving room for up to three separate lots with frontage on North Gilda Street for three duplexes. If the existing house on the site were removed, the application area meets the Unified Zoning Code (UZC) minimum dimensions and size for up to six duplexes in TF-3 zoning.

The surrounding neighborhood is primarily zoned SF-5 Single-family Residential (SF-5) and developed with single-family residences. A property two blocks north and one block west of this site was rezoned to TF-3 in 2006. Commercial zoning and uses exist within a few blocks of this site. Over a dozen pockets of TF-3 zoning exist within a half-mile of this location, the majority exist north of West Central and east of I-235. North of the site on North Gilda Street are SF-5 zoned single-family residences. South of the site is an SF-5 zoned single-family residence, an SF-5 zoned City public works substation facility permitted as a conditional use (CON2001-62) and a GC General Commercial (GC) zoned storage facility. East of the site is I-235, further east are TF-3 zoned duplexes. West of the site are SF-5 zoned single-family residences, the City substation facility, and a GC zoned self-storage facility.

CASE HISTORY: The site is unplatted. The existing house on the site was built in 1952. An additional single-family residence existed on the site but was removed with the widening/relocation of Gilda Street in conjunction with I-235 improvements.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residences
SOUTH:	SF-5, GC	Single-family residence, public works substation, storage facility
EAST:	TF-3	I-235, duplexes
WEST:	SF-5, GC	Single-family residences, self-storage

PUBLIC SERVICES: North Gilda Street is a paved, two-lane local street at this location adjacent to I-235 right-of-way. Saint Louis Avenue is an unpaved, two-lane local street at this location. All public services are available to the site.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the mature neighborhoods within an approximate three-mile radius of the downtown core. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan also encourages development of a variety of lot sizes and housing types within the Established Central Area. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential," encompassing areas that reflect the full diversity of residential development densities and types, including duplexes, typically found in large urban municipality.

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 surrounding neighborhood is primarily zoned SF-5 and developed with single-family residences. A property two blocks north and one block west of this site rezoned to TF-3 in 2006. Commercial zoning and uses exist within a few blocks of this site. Over a dozen pockets of TF-3 zoning exist within a half-mile of this location, the majority exist north of West Central and east of I-235. North of the site on North Gilda Street are SF-5 zoned single-

family residences. South of the site is an SF-5 zoned single-family residence, an SF-5 zoned City public works substation facility permitted as a conditional use (CON2001-62) and a GC zoned storage facility. East of the site is I-235, further east are TF-3 zoned duplexes. West of the site are SF-5 zoned single-family residences, the City substation facility, and a GC zoned self-storage facility.

- (2) **The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned SF-5 and could be platted and developed with up to three additional single-family residences.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** Impact on surrounding property due to the requested zone change should be minimal; duplexes and TF-3 zoning are common within the surrounding area.
- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the mature neighborhoods within an approximate three-mile radius of the downtown core. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan also encourages development of a variety of lot sizes and housing types within the Established Central Area. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential," encompassing areas that reflect the full diversity of residential development densities and types, including duplexes, typically found in large urban municipality.
- (5) **Impact of the proposed development on community facilities:** All services are in place. Any increased demand on community facilities can be handled by existing infrastructure. Gilda is a paved street at this location with a paved route to arterial street and highway access.