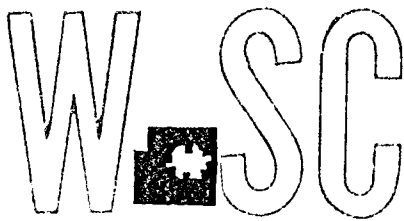


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 12, 1997

Mennonite Housing Rehabilitation Services of Wichita
3033 W. 2nd St.
Wichita, KS 67203

RE: CU-449 - Conditional use to allow a multi-family development in the "TF-3" Multi-Family Residential District generally located on the south side of 2nd Street, west of St. Paul (3033 W. 2nd St.)

Dear Sirs:

At its regular meeting on August 28, 1997, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to conditions stated in the letter dated September 2, 1997.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Lawrence P. Mitchell
Senior Planner

LPM/sh

cc: Mid-Kansas Engineering Consultants, Inc., c/o Greg Allison, 411 N. Webb Rd, Wichita, KS 67206
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection



STAFF REPORT

CPO August 28, 1997
 MAPC August 28, 1997

CASE NUMBER: CU-449

APPLICANT/AGENT: Mennonite Housing Rehabilitation Services of Wichita
 (applicant); Greg Allison, MKEC, Inc. (Agent)

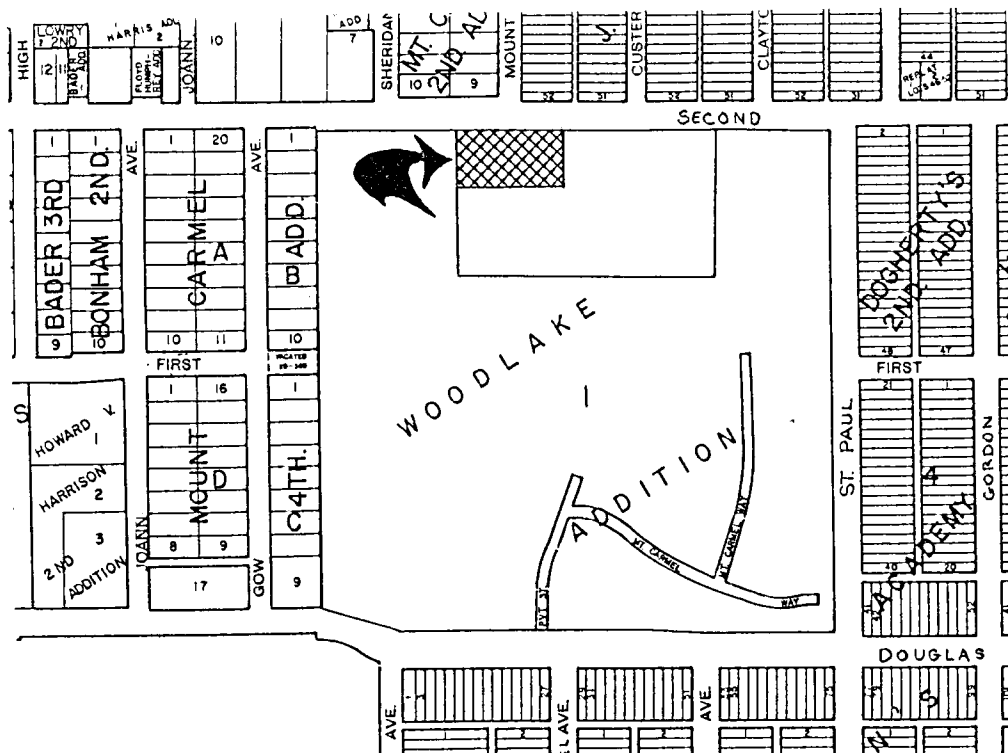
REQUEST: Conditional use to allow a multi-family development
 (3,000 square feet per dwelling unit) in the TF-3 District.

CURRENT ZONING: "TF-3" Two-Family Residential

SITE SIZE: 0.826 acres

LOCATION: South side of 2nd Street, west of St. Paul (3033 W. 2nd
 St.)

PROPOSED USE: Multi-Family Dwelling



BACKGROUND: The applicant, Mennonite Housing Rehabilitation Services of Wichita, Incorporated, is requesting a conditional use to allow a 12-unit multi-family development in the "TF-3" Two-Family Residential District. The 12 units are proposed to be located within three structures on the site, clustered around the shared parking for the development. The proposed development is directed at providing assisted living units for senior citizens. The 10 parking spaces shown on the site plan submitted with the application are adequate for this use or other types of assisted living, but not for general multi-family use.

The Unified Zoning Code permits multi-family projects in the TF-3 district if reviewed and approved by the Planning Commission in accordance with the procedures and standards for conditional uses. The Code establishes a minimum lot size of 3,000 square feet per dwelling unit for multi-family and duplex and establishes a maximum of 14.5 dwelling units per acre. The proposed development meets those requirements with a lot size that provides for 3,002 square feet per dwelling unit.

The applicant has also submitted an elevation drawing of the proposed project which indicates that the project will have a gable roof with composition shingles, lap color lock siding and wood trim windows. These materials and design should blend with the existing residential development in the area.

CASE HISTORY: The application area is being platted as Lot 1, Block 1, Villa Christi Senior Residence Addition. The plat was approved by the Wichita City Council October 15, 1996.

ADJACENT ZONING AND LAND USE:

- NORTH: "TF-3" Single-Family Dwellings
- SOUTH: "TF-3" Undeveloped
- EAST: "TF-3" Multi-Family (Mennonite Housing Office and Dormitory)
- WEST: "MF-29" Undeveloped

PUBLIC SERVICES: Municipal water and sewer service is available to this site. The property was platted with one access point to 2nd Street, a 2-lane paved arterial, with existing traffic volume of approximately 5682 average daily trips (ADT) east of Sheridian. The 2020 Transportation Plan projects traffic along 2nd Street to increase to approximately 6580 ADT for this segment. 2nd Street is also projected by the 2020 Transportation Plan to remain a 2-lane arterial.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as medium density residential.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

- A. The use of the property shall be limited to independent living for senior citizens or other uses within the definition of Assisted Living in the Zoning Code.
- B. The site shall be developed in accordance with the elevation drawing and site plan submitted by the applicant.
- C. Landscaping shall include at least 6 shade trees along 2nd Street and shall otherwise be provided as required by the City Landscape Ordinance.
- D. Any violation of the conditions approved as part of this request shall render the conditional use null and void.

This recommendation is based on the following findings:

- 1. The zoning, uses and character of the neighborhood: The surrounding properties on the east, west and south are generally zoned multi-family, MF-29, and the properties to the north are zoned TF-3 but are developed with single-family homes. The use and character of the proposed use of the site as proposed should blend into the residential uses in the neighborhood.
- 2. Extent to which removal of the restrictions will detrimentally affect nearby property: The use of this site for three four-plex units for independent living for senior citizens should not have a detrimental impact on the area. The site is generally surrounded on three sides with multi-family zoning.
- 3. Conformance of the requested change to adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for medium density (6-10 units per acre) residential uses. Although the proposed development is at a slightly greater density, 12 units on 0.826 acres, the proposed use as designed should be compatible with uses in the area.
- 4. Impact of the proposed development on community facilities: The proposed use should not have a negative impact on community facilities in the area.