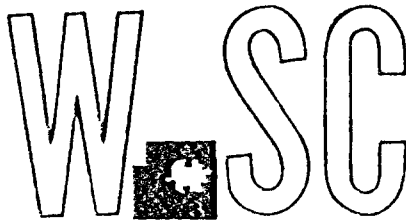


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 24, 1999

Globe Properties L.L.C.
P. O. Box 2214
Wichita, KS 67201

RE: Z-3327 & CU-529- Zone change from 'SF-6' Single-Family Residential to "TF-3" Two-Family Residential with a Conditional Use to allow multi-family development (triplex). On property generally located north of 10th Street on the eastside of Richmond.

Dear Mr. Pechin:

On August 24, 1999, the Wichita City Council considered the above-captioned request. The action of the Council was to APPROVE the request, subject to the conditions stated in the letter dated July 30, 1999. If you have any further questions concerning this matter, please contact the Planning Department office at 268-4421.

RECOMMENDATION: The intent of the Conditional Use provision is to consider well-designed multi-family projects in areas where duplexes are already permitted. Staff believes that this project would be suitable for this location, as four identical units are already built directly to the north. Specifically, we recommend that the elevation of the buildings facing Richmond Street be revised to add window openings and other design features so that there is some visual "surveillance" of the street by residents and it is more in character with existing structures along this street. This recommendation was included in the M.A.P.C.'s approval of the triplexes to the north. We also recommend additional landscaping in the front of each unit, between the garage bays. Based on information available prior to the public hearings, planning staff recommends the following:

- A. APPROVE the zone change (Z-3327) to "TF-3," subject to lot splitting the property prior to issuance of a building permit.
- B. APPROVE the Conditional Use (CU-529) to allow the construction of a triplex unit in the "TF-3" zoning district, subject to the following conditions:

FILE COPY

1. The site shall be developed in accordance with the site plan submitted by the applicant with the following changes:
 - a) The applicant shall submit a revised elevation drawing to the Planning Department for approval, prior to issuance of a building permit. The revised elevation shall show openings in the facade facing Richmond Street.
 - b) The applicant shall submit a landscape plan to the Planning Department for approval, prior to issuance of a building permit. This plan should show additional landscaping in the front of each unit between each garage bay.
 - c) The applicant shall develop this site as shown on these approved plans.
2. Any violation of the conditions approved as part of this request shall render the Conditional Use null and void.

Sincerely,

Lisa Verts
Associate Planner

LV/rs

cc: Wesley A. Pechin, 1012 E. Market, Derby, KS 67037
Paula L. Pechin, 8601 Sharon, Derby, KS 67037
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

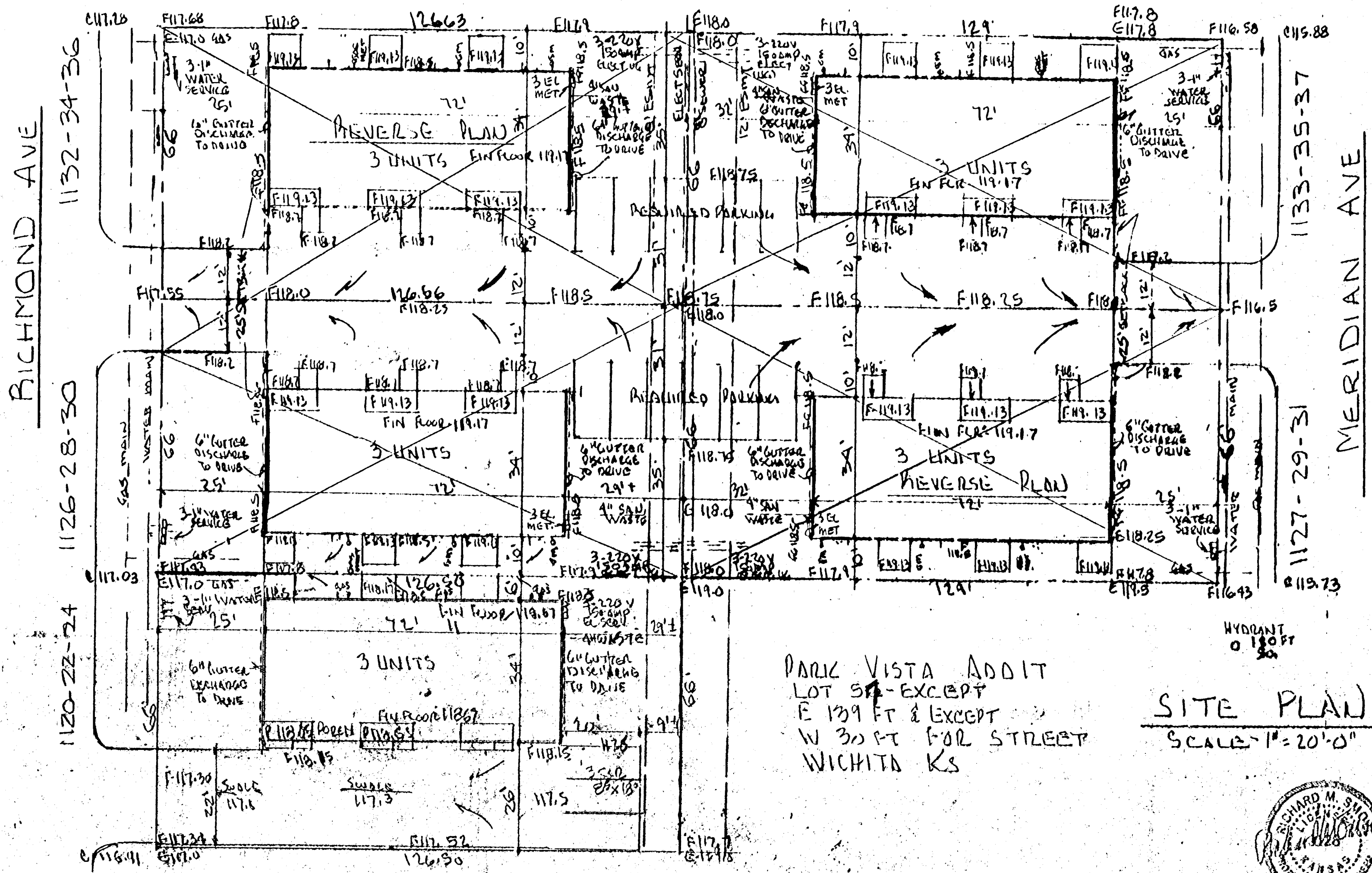
LOCATION 1120-22-24 N. RICHMOND
 CONSTRUCTION TYPE - SN
 ZONED TF-3 Per. 2327
 CU-524
 USAGE - TRIPLEX APARTMENTS
 OCCUPANCY - R-3
 PARKING - REQUIRED - 1 PER UNIT
 PROVIDED - 1 GAR + 1 SPACE - PER UNIT
 OWNER: VEG - PAULA PECHIN
 LAND AREA: 8350 SQ. FT.
 IMPROVED AREA: 5160 SQ. FT.
 NO ADA REQUIRED - ACCESS
 AVAILABILITY PROVIDED

0 HYDRANT

MOHAWK

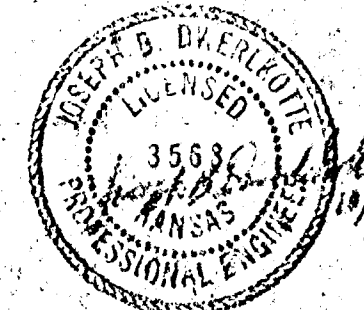
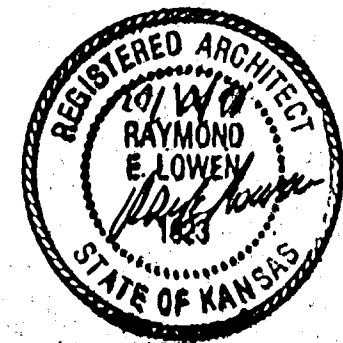
NOTE
 ALL BUILDING & IMPROVED
 AREA DRAINAGE IS
 ROUTED TO DRAIN THROUGH
 DRIVEWAYS

NORTH



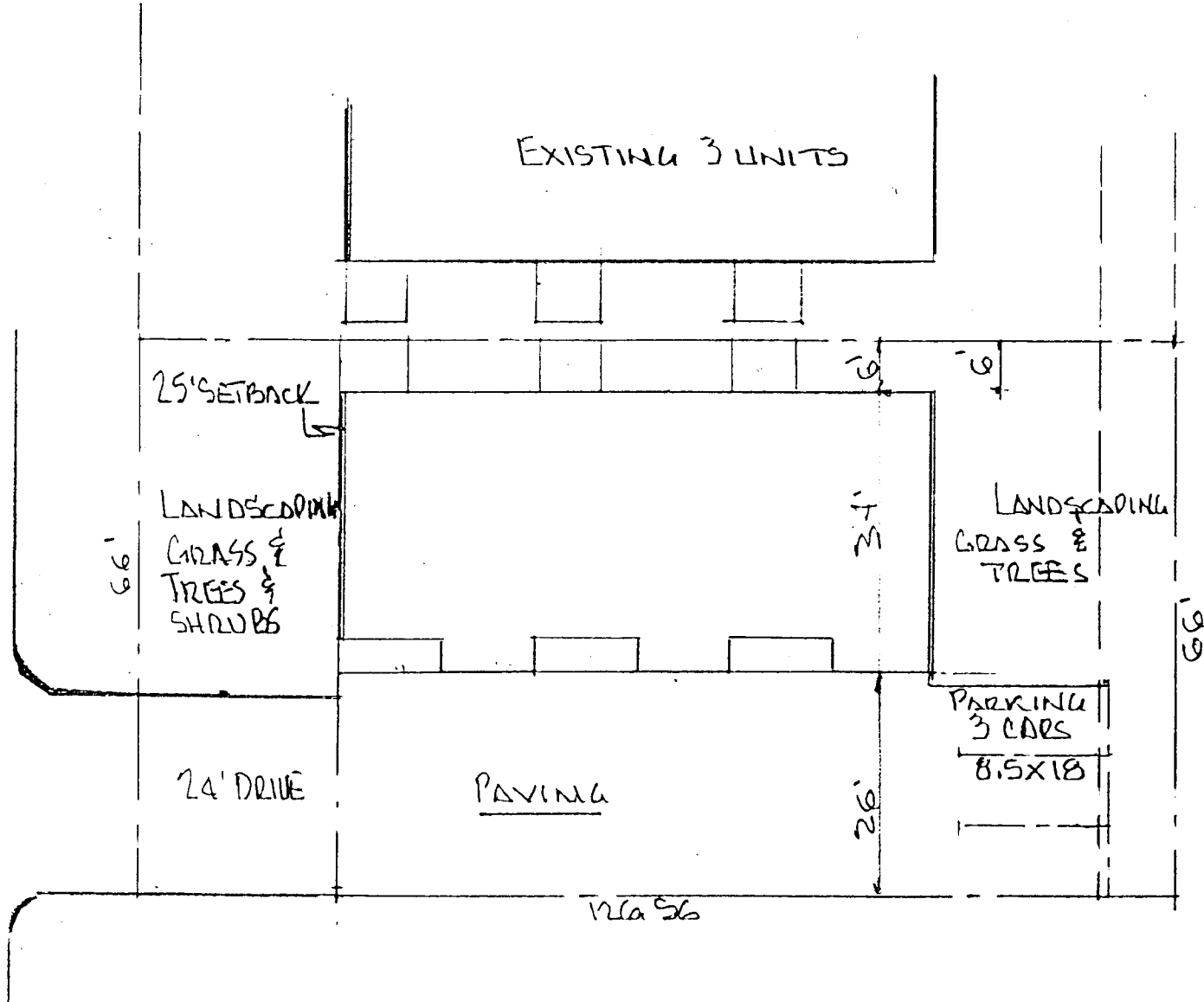
PARK VISTA ADDIT
 LOT 5A-EXCEPT
 E 139 FT & EXCEPT
 W 30 FT FOR STREET
 WICHITA KS

SITE PLAN
 SCALE - 1" = 20'-0"



5966B 5

RICHMOND ST.



LEGAL

PARK VISTA ADDITION
LOT 5~~B~~ - EXCEPT
E. 139 FT & EXCEPT
W. 30 FT FOR STREET
WICHITA KANSAS

PLOT PLAN

SCALE - 1" = 20'-0"



AGENDA ITEM NO. _____

STAFF REPORT

CPO (6) July 28, 1999

MAPC July 29, 1999

CASE NUMBER: Z-3327 and CU-529

APPLICANT/AGENT: Globe Properties, LLC, c/o Welsey A. and Paula L Pechin (Owners)

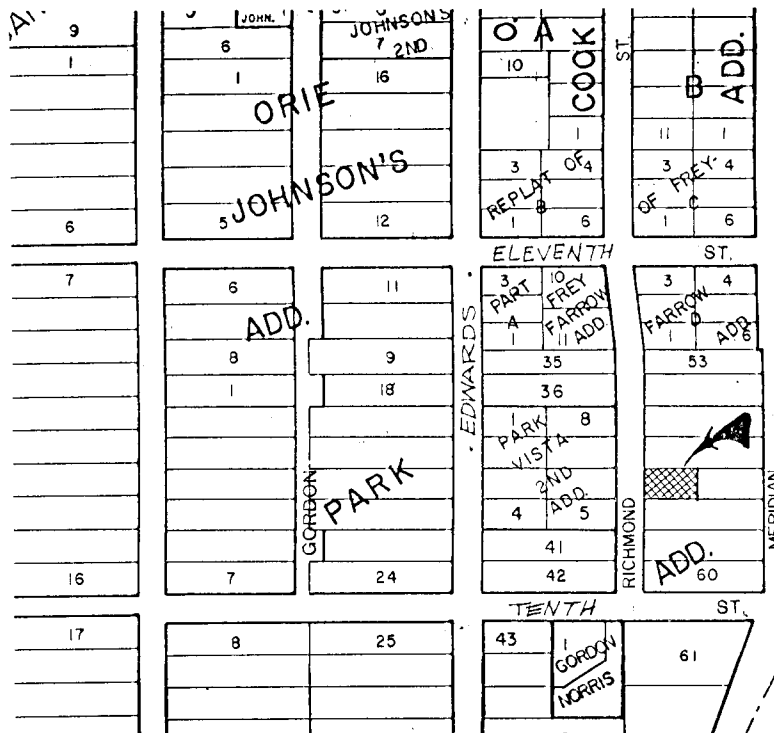
REQUEST: Zone change from "SF-6" Single-Family Residential to "TF-3" Two-Family Residential with a Conditional Use to allow multi-family development (triplex)

CURRENT ZONING: "SF-6" Single-Family Residential

SITE SIZE: 0.2 acres

LOCATION: North of 10th Street on eastside of Richmond

PROPOSED USE: Multi-family residences (triplex)



BACKGROUND: The applicants are requesting a zone change and Conditional Use to allow the construction of triplexes on vacant property currently zoned "SF-6" Single-Family Residential District, located north of 10th Street and west of Meridian on the east side of Richmond Street. The property consists of one half of one platted lot fronting on Richmond and is 66 feet wide and 126.56 feet deep, or 8,352 square feet.

The applicants are proposing to develop one building with three dwelling units. The site would have access to Richmond Street with parking provided on site. The site plan shows 3 parking spaces provided in the parking lot and each dwelling unit having a one-car garage, for a total of 6 parking spaces on-site. The number of parking spaces shown on the site plan are sufficient to meet the number of required spaces for a multi-family development (6). This site will be required to meet the requirements of the Landscape Ordinance.

The Unified Zoning Code permits multi-family projects in the "TF-3" Two-family Residential 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 units, which is a maximum of 14.5 dwelling units per net acre. The Code also requires a minimum front setback of 25 feet and maximum height of 35 feet. The Landscape Ordinance requires a Multi-Family development to be separated from Single-Family Districts and Two-Family Districts by a 15-foot landscape buffer.

If these requests for a zone change and Conditional Use are approved, the Planning Director must also approve the applicants' request for an Administrative Adjustment to decrease the minimum lot size required by 10%.

CASE HISTORY: The application area was platted as Lot 57 of the Park Vista Addition on October 28, 1933.

ADJACENT ZONING AND LAND USE:

NORTH: "TF-3" – Triplex residences
SOUTH: "SF-6" – Vacant
EAST: "SF-6" – Single-family home
WEST: "SF-6" – Single-family home

PUBLIC SERVICES: Municipal water and sewer service is available to this site. Richmond Street, a local street, provides access to this site, but no traffic volumes are available.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this general area as low density residential and part of a "conservation" area. The low-density residential category of the Land Use Guide recommends 1 to

6 dwelling units per acre, however, this area has been developed with single-family homes, duplexes, and triplexes. At 12 dwelling units per acre, this development does not technically agree with the Comprehensive Plan recommendation, however, the plan does support increased development densities if compatible with the surrounding area and encourages the infill of vacant lots in older areas.

RECOMMENDATION: The intent of the Conditional Use provision is to consider well-designed multi-family projects in areas where duplexes are already permitted. Staff believes that this project would be suitable for this location, as four identical units are already built directly to the north. Specifically, we recommend that the elevation of the buildings facing Richmond Street be revised to add window openings and other design features so that there is some visual “surveillance” of the street by residents and it is more in character with existing structures along this street. This recommendation was included in the M.A.P.C.’s approval of the triplexes to the north. We also recommend additional landscaping in the front of each unit, between the garage bays. Based on information available prior to the public hearings, planning staff recommends the following:

- A. APPROVE the zone change (Z-3327) to “TF-3,” subject to lot splitting the property prior to issuance of a building permit.
- B. APPROVE the Conditional Use (CU-529) to allow the construction of a triplex unit in the “TF-3” zoning district, subject to the following conditions:
 - 1. The site shall be developed in accordance with the site plan submitted by the applicant with the following changes:
 - a) The applicant shall submit a revised elevation drawing to the Planning Department for approval, prior to issuance of a building permit. The revised elevation shall show openings in the façade facing Richmond Street,
 - b) The applicant shall submit a landscape plan to the Planning Department for approval, prior to issuance of a building permit. This plan should show additional landscaping in the front of each unit between each garage bay.
 - c) The applicant shall develop this site as shown on these approved plans.
 - 2. Any violation of the conditions approved as part of this request shall render the Conditional Use null and void.

The staff’s recommendation is based on the following findings:

- 1. The zoning, uses and character of the neighborhood: The surrounding areas are developed with a mix of uses, including duplexes, triplexes, single-family

residences and a church. The use and character of the site as proposed should blend into the residential uses of the neighborhood, with proper landscaping and the recommended design changes.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: The use of this site for a triplex unit should not have a detrimental impact on the area. Triplexes, duplexes, and single-family homes surround the site.
3. Conformance of the requested change to adopted or recognized Plans/Policies: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for low-density (1 to 6 units per acre) residential uses. This development does not agree with the Comprehensive Plan but is compatible with the single-family residences, duplexes, and triplexes located in the neighborhood, with proper landscaping and the recommended design changes.
4. Impact of the proposed development on community facilities: The proposed use should not generate significant additional traffic or have a negative impact on other community facilities in the area.