

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. ZON2014-00015

Zone change from SF-5 Single-family Residential (SF-5) to MF-18 Multi-family Residential (MF-18) on approximately .46 acres described as:

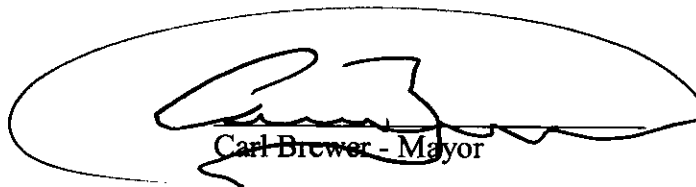
Lot 9, Groves Addition, Sedgwick County, Kansas; generally located on the west side of North Anna and one lot north of West Central (708 N. Anna).

SUBJECT TO PROTECTIVE OVERLAY #289:

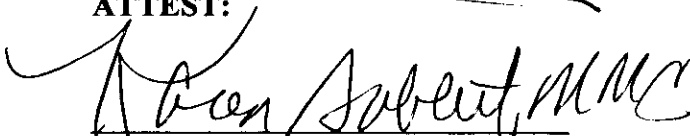
1. The site shall be limited to two duplexes.
2. No multi-family buildings shall be developed on the site.

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.

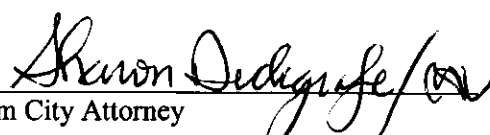
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Carl Brewer - Mayor

ATTEST:


Karen Sublett, City Clerk

(SEAL)

Approved as to form: 
Sharon Dickgrafe, Interim City Attorney

City of Wichita
City Council Meeting
September 9, 2014

TO: Mayor and City Council

SUBJECT: ZON2014-00015 – Zone Change Request from SF-5 Single-family Residential (SF-5) to MF-18 Multi-family Residential (MF-18), Generally Located on the West Side of North Anna and One Lot North of Central (708 N. Anna) (District VI)

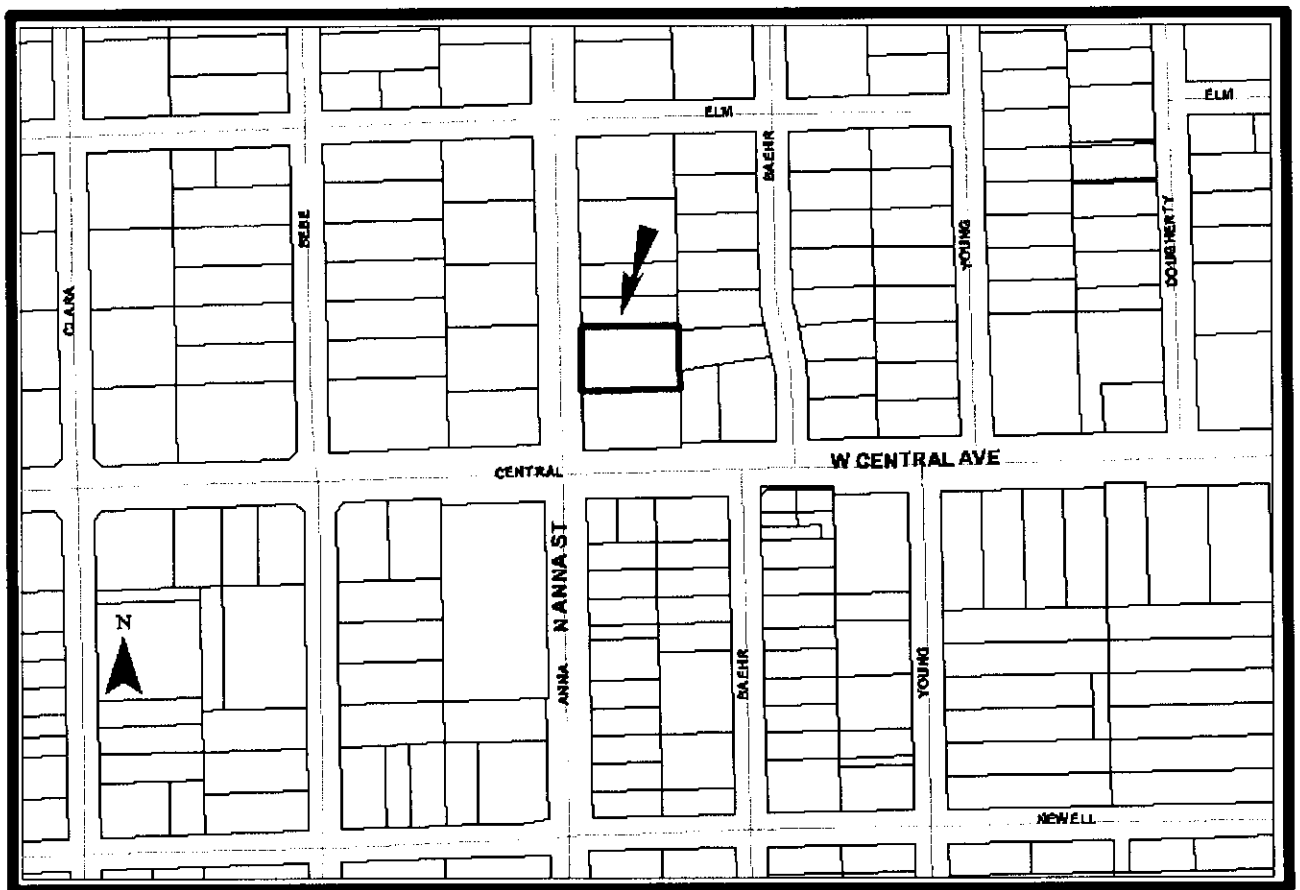
INITIATED BY: Metropolitan Area Planning Department *JLS DM*

AGENDA: Planning (Non-Consent)

MAPC Recommendation: The MAPC recommended approval of the request with a staff recommended Protective Overlay (PO) (12-0).

DAB Recommendation: District Advisory Board VI recommended denial of the request (5-0).

MAPD Staff Recommendation: MAPD staff recommended approval of the request with a PO.



Background: The applicant requests MF-18 Multi-family Residential (MF-18) zoning on a vacant, platted lot. The .46-acre site is currently zoned SF-5 Single-Family Residential (SF-5) and is located on the west side of North Anna Street one lot north of West Central Avenue (708 N. Anna). In MF-18 zoning, the Unified Zoning Code (UZO) requires a minimum lot size of 3,000 square feet per dwelling unit for duplex development or 2,500 square feet per multi-family dwelling unit; the UZO requires a 50-foot lot width per duplex. The compatibility standards of the UZO would limit building height on this site to 35 feet and require 25-foot compatibility setbacks from SF-5 zoned lots abutting the site on three sides. Multi-family development on the site would trigger screening from abutting single-family uses and landscape requirements. The site is approximately 20,000 square feet with a 114-foot frontage along Anna Street; the lot was platted with a 30-foot front building setback. With these constraints, the site could accommodate up to two duplexes with a total of four dwelling units, or potentially up to eight multi-family dwelling units. The applicant indicates a desire to develop one or two duplex buildings on a single lot; the requested zoning is necessary to build more than one duplex on one lot.

The surrounding residential neighborhood is primarily zoned SF-5 and developed with single-family residences, numerous TF-3 and multi-family zoned lots exist within several blocks of the site. North of the site are primarily SF-5 zoned single-family residences with TF-3 zoned duplexes several blocks away. Immediately south of the site is an SF-5 zoned single-family residence fronting Central Avenue, with a mixture of LC Limited Commercial (LC) and GO General Office (GO) zoned non-residential uses along the Central corridor. East and west of the site are SF-5 zoned single-family residences with TF-3 zoned duplexes within several blocks.

Analysis: District Advisory Board (DAB) VI heard the rezone request on August 4, 2014; the DAB expressed concerns with possible multi-family development on the site and voted 5-0 to deny the request. The applicant did not attend the DAB meeting and therefore could not answer DAB questions, no citizens spoke at the DAB hearing on this request.

The Metropolitan Area Planning Commission (MAPC) heard this request on August 7, 2014. The applicant attended the MAPC hearing and indicated to staff that he was willing to place a PO on the property limiting the site to two duplexes and prohibiting multi-family development. The MAPC voted (12-0) to recommend approval of the request subject to the recommended PO. No citizens spoke at the MAPC hearing and no protests were filed on this request.

Financial Considerations: Approval of this request will not create any financial obligations for the City.

Legal Considerations: The Law Department has reviewed and approved the ordinance as to form.

Recommendation/Actions: It is recommended that the City Council: 1) adopt the findings of the MAPC and approve the zone change subject to the MAPC recommended PO, place the ordinance on first reading and authorize the Mayor to sign the ordinance (simple majority vote required); 2) deny the request by making alternate findings (two-thirds majority vote required); or 3) return the application to the MAPC for further consideration (simple majority required).

Attachments:

- Ordinance
- DAB memorandum
- MAPC minutes