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OCA 150004

ORDINANCE NO. 50-255

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. ZON2016-00003 *CORRECTED ORDINANCE*

Zone change request from SF-5 Single-family Residential (SF-5) to TF-3 Two-family Residential (TF-3) on property located north of West Murdock Avenue on the east side of North Mount Carmel described as:

Lot 10, except the East 150 feet thereof, Kauffman Gardens Addition, Sedgwick County, Kansas.

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 _____ day of _____, 2016.

_____
Jeff Longwell, Mayor

ATTEST:

_____
Karen Sublett, City Clerk

(SEAL)

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

Agenda Report No._____

City of Wichita
City Council Meeting
May 24, 2016

TO: Mayor and City Council

SUBJECT: ZON2016-00003 – Zone Change from SF-5 Single-family Residential to TF-3 Two-family Residential, Generally Located North of West Murdock Avenue and East of North Mount Carmel Avenue (District VI)

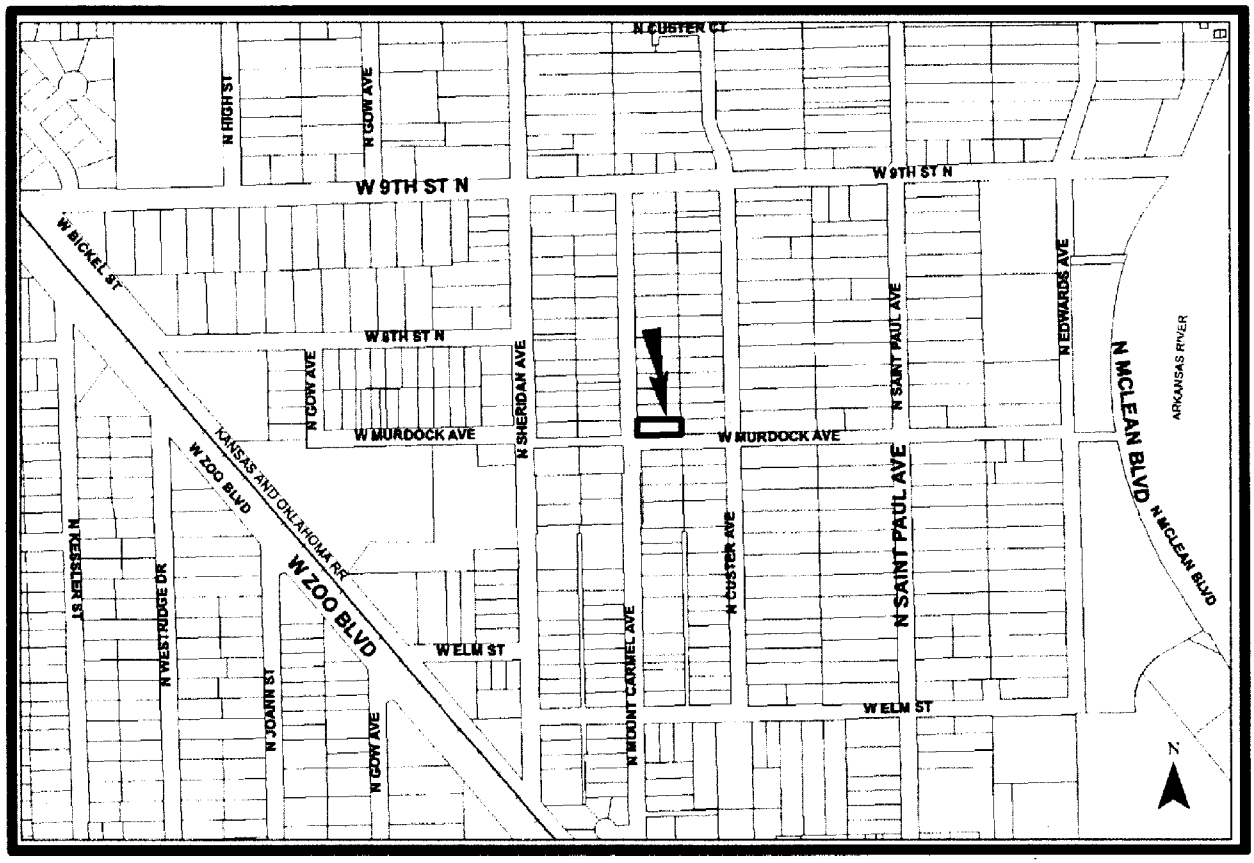
INITIATED BY: Metropolitan Area Planning Department DM

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (9-2).

DAB Recommendation: District Advisory Board VI recommended approval of the request (6-0).

MAPD Staff Recommendation: Metropolitan Area Planning Department staff recommended approval of the request.



Background: The applicant requests TF-3 Two-Family Residential (TF-3) zoning on a 0.19-acre platted lot. The vacant, corner lot has 53 feet of frontage along North Mount Carmel Avenue and 150 feet of frontage along West Murdock Avenue. The applicant intends to develop a duplex on the site. The lot meets the Unified Zoning Code (UZC) minimum lot dimensions and size for a duplex in TF-3 zoning.

The surrounding neighborhood is primarily zoned SF-5 Single-family Residential (SF-5) and developed with single-family residences. However, over a dozen pockets of TF-3 zoning exist within this neighborhood bordered by 13th Street North, Zoo Boulevard, McLean Boulevard and Central Avenue. Multi-family zoning and developments also exist within a three-block radius of the site. North of the site on North Mount Carmel Avenue are SF-5 zoned single-family residences. South of the site are SF-5 zoned single-family residences. Two TF-3 zoned duplexes are one block south of the site. East of the site are SF-5 zoned single-family residences. Three blocks further east are GO General Office (GO) zoned multi-family residences and a skilled nursing facility. West of the site are SF-5 zoned single-family residences. B Multi-family Residential (B) zoned apartments exist one block west of the site.

Analysis: On April 21, 2016, the Metropolitan Area Planning Commission (MAPC) approved the request (9-2). No members of the public spoke at the MAPC hearing.

On April 20, 2016, District Advisory Board (DAB) VI reviewed the application and approved it 6-0. No members of the public spoke at the DAB hearing.

No protest petitions have been received. The request can be approved with a simple majority vote.

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 adopt the findings of the MAPC, approve the requested Zone Change and place the ordinance on the first reading (simple majority vote).

Attachments: Ordinance, MAPC minutes, DAB VI report.