OCA 150004

ORDINANCE NO. 50201

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. ZON2016-00016

Zone change from SF-5 Single-Family Residential ("SF-5") to TF-3 Two-Family Residential ("TF-3"), on an approximately 3.1-acre property described as:

Beginning 758.8 feet South of the Northwest corner of the Northeast Quarter of Section 5, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence South 94.5 feet; thence East 295 feet; thence South 213 feet; thence East 620 feet m/l to the center of Chisholm Creek; thence Northwesterly to a point 758.8 feet South of the North line of said Northeast Quarter; thence West 658 feet m/l to beginning except canal, Wichita, Sedgwick County, Kansas; generally located on the east side of North Arkansas Avenue and north of West 27th Street North.

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.

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
June 7, 2015

TO: Mayor and City Council

SUBJECT: ZON2016-00016 – City Zone Change from Single-Family Residential to Two-Family Residential on Property Generally Located on the East Side of North Arkansas Avenue and North of West 27th Street North (District VI)

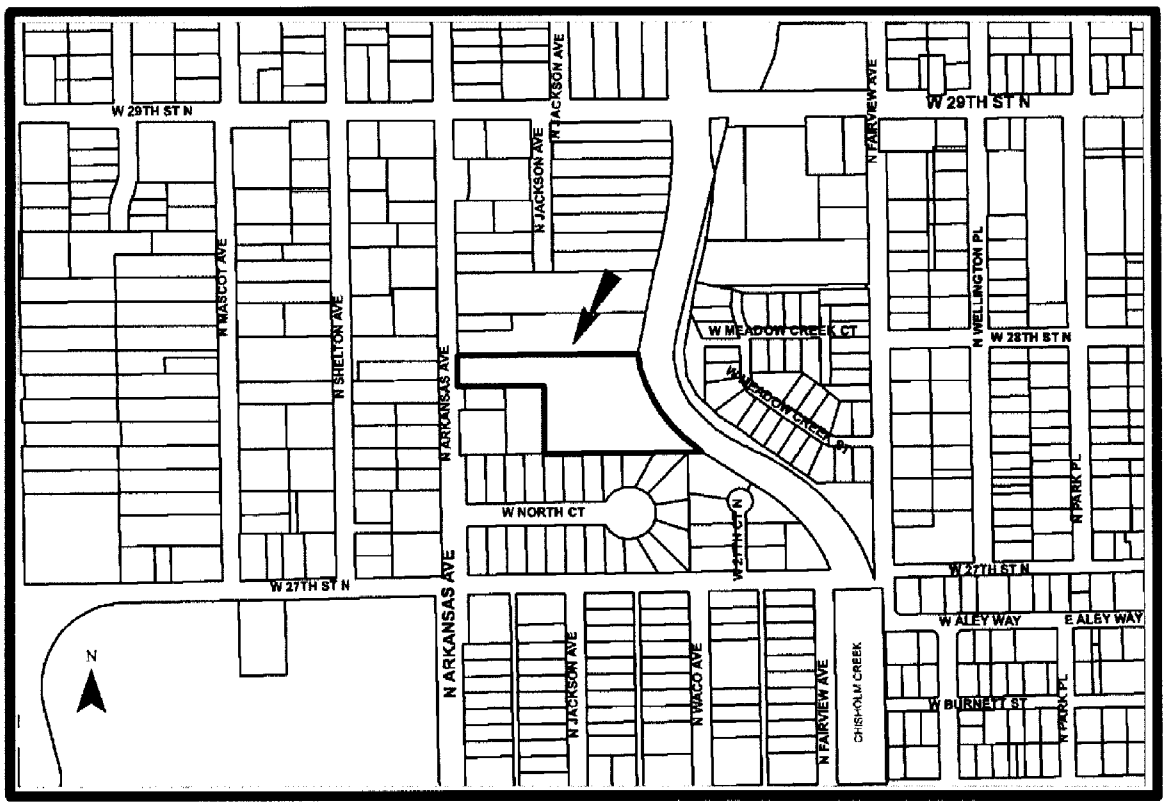
INITIATED BY: Metropolitan Area Planning Department DM

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (13-0).

DAB Recommendation: District Advisory Board VI recommended approval of the request (7-0).

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



Background: The applicants are requesting a zone change from SF-5 Single-family Residential (SF-5) to TF-3 Two-Family Residential (TF-3) zoning on a 3.1-acre undeveloped tract. The irregular shaped tract is located approximately 600 feet north of West 27th Street North on the east side of North Arkansas Avenue. The site has direct access onto Arkansas Avenue. A drainage channel abuts the east side of the site. The applicants intends to build 10-12 duplexes on the site. If the TF-3 zoning is approved the site will have to be platted with public street right-of-way and individual lots for each duplex. A Conditional Use is required for developing multiple duplexes on one lot in the TF-3 zoning district. The Unified Zoning Code (UZC) requires a minimum of 6,000-square feet per duplex, with a 35-foot minimum lot width.

This is a mature neighborhood with a mix of TF-3 and SF-5 zoned properties, with most of these properties developed as single-family residences and scattered duplexes. LC Limited Commercial (LC) zoned properties are located south and north of the site, at the intersections of 29th Street North and Arkansas and 25th Street North and Arkansas. These LC zoned properties are developed (but not limited to) with small restaurants, a convenience store, retail strip buildings, small commercial buildings, a small two-apartment building, vehicle repair garages, a car sales lot, single-family residences, and a market. There appears to be some small vacant commercial buildings in the area. The largest development in the area is the SF-5 and LC zoned Evergreen Public Park, which is developed with playing fields, tennis and basketball courts, open space, a gym, community buildings, a swimming pool, a library and a private educational building. An electrical substation is also located in the north end of the park. Wichita Unified School District USD 259 has Cloud Elementary School abutting Evergreen Public Park. A Grace Medical facility is attached to the elementary school. Both the park and school are located southwest of the site, across the 27th Street North and Arkansas Avenue intersection.

Analysis: On May 2, 2016, District Advisory Board (DAB) VI considered and approved (7-0) the requested TF-3 zoning. There were no protesters at the DAB VI meeting.

On May 5, 2016, the Metropolitan Area Planning Commission (MAPC) considered and approved (13-0) the requested TF-3. There were no protesters at the MAPC meeting. Planning staff has not received protests to the 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 adopt the findings of the MAPC, approve the requested zone change and place the ordinance on the first reading (simple majority vote).

Attachments:

- MAPC minutes
- DAB memo
- Ordinance