OCA 150004

ORDINANCE NO. 50-310

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. ZON2016-00025

City zone change from Single-Family Residential (SF-5) to TF-3 Two-Family Residential; described as:

Lot 24, Block 10, Orchard Park Addition to Wichita, Sedgwick County, Kansas.

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 Magaña, City Attorney and Director of Law

Agenda Report No._____

City of Wichita
City Council Meeting
August 23, 2016

TO: Mayor and City Council

SUBJECT: ZON2016-00025 – Zone Change from SF-5 Single-Family Residential to TF-3 Two-Family Residential, Generally Located on the Southeast Corner of West 2nd Street North and North Baehr Street (District VI)

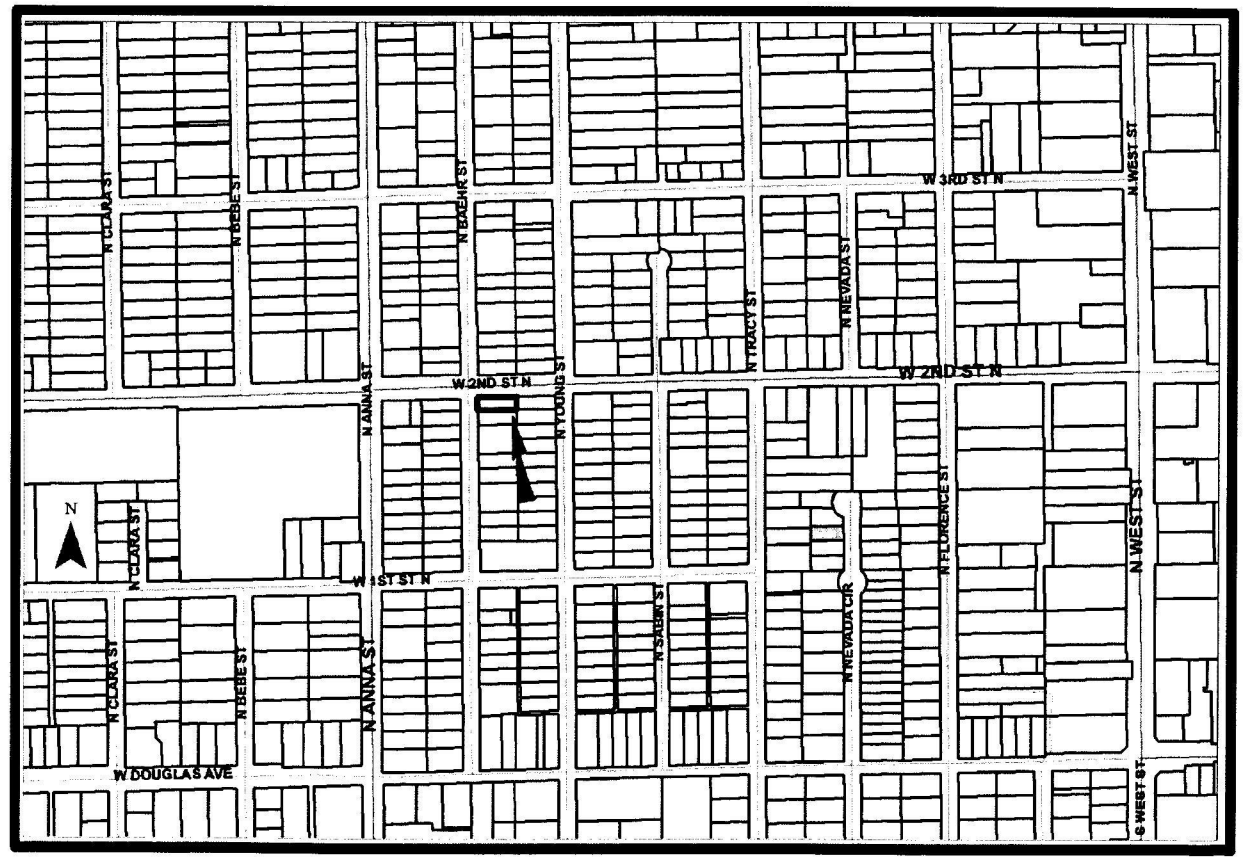
INITIATED BY: Metropolitan Area Planning Department DM

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (13-0) subject to staff and DAB recommended conditions.

DAB Recommendation: District Advisory Board VI recommended approval of the request (8-0) subject to staff recommendations.

MAPD Staff Recommendation: Metropolitan Area Planning Department staff recommended approval of the request subject to the conditions in the staff report.



Background: The applicant requests TF-3 Two-Family Residential (TF-3) zoning on a 0.14-acre platted lot. The vacant, corner lot has 50 feet of frontage along North Baehr Street and 135 feet of frontage along West 2nd Street North. If approved, the TF-3 zoning would permit the parcel to be developed with a duplex. The applicant intends to develop a duplex on the site.

The surrounding neighborhood is primarily zoned SF-5 Single-Family Residential (SF-5) and developed with single-family residences. However, over a dozen lots of TF-3 zoning exist within this neighborhood between Clara Street and Florence Street along 2nd Street North. North of the site on 2nd Street North are SF-5 and TF-3 zoned single- and two-family residences. East, south and west of the site are SF-5 zoned single-family residences.

Analysis: On July 21, 2016, the Metropolitan Area Planning Commission (MAPC) approved the request (13-0) subject to staff recommended conditions. No members of the public spoke at the MAPC hearing.

On July 20, 2016, District Advisory Board (DAB) III reviewed the application and approved it 8-0 subject to staff recommended conditions.

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 subject to MAPC recommended conditions, place the ordinance on first ready, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval on second reading.

Attachments: Ordinance, MAPC minutes, DAB VI report.