

Planning Agenda Item # _____

City of Wichita
City Council Meeting

May 9, 1995

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3165 - ZONE CHANGE REQUEST FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "A" TWO-FAMILY DWELLING DISTRICT, LOCATED SOUTH OF 11TH STREET ON THE EAST SIDE OF RICHMOND.
(District #6)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to completing a lot split for both lots within one year (9-0).

Staff Recommendation: Approve, subject completing a lot split for both lots within one year.

CPO Recommendation: CPO Council "6" was unable to provide a recommendation since the members were forced to adjourn the meeting and vacate City Hall due to the repeated sounding of a fire alarm.

Background: On April 13, 1995, the MAPC considered a zone change from the 'AA' One Family Dwelling District to the 'A' Two Family Dwelling District for a 0.48 acre site platted as the west 1/2 of Lots 53 and 54, Park Vista Addition. The site is currently undeveloped and located south of Eleventh Street South on the east side of Richmond Street. The applicant proposes to develop duplex dwelling units in this location.

The subject property is bordered by a number of duplexes near the intersection of Eleventh Street and Richmond, with single family homes located to the east and west. The property to the south is undeveloped at this time and zoned 'A'.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of lot splitting; instruct the Planning Department to forward the ordinance for first reading when the lot split has been approved; or
2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

() Published in The Daily Reporter on 12/1/95

ORDINANCE NO. 42-959

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

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 Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3165

Zone change request from the 'AA' One-Family Dwelling District to the 'A' Two-Family Dwelling District, described as:

West 1/2 of Lots 53 and 54, Park Vista Addition, Wichita, Sedgwick County, Kansas, generally located South of Eleventh Street on the east side of Richmond Street.

SECTION 2. That upon the taking effect of the 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 Zoning Ordinance 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 AT WICHITA, KANSAS, _____

FILE COPY

STAFF REPORT

March 23, 1995

CASE NUMBER: Z-3165

APPLICANT/AGENT: Steve Beranek

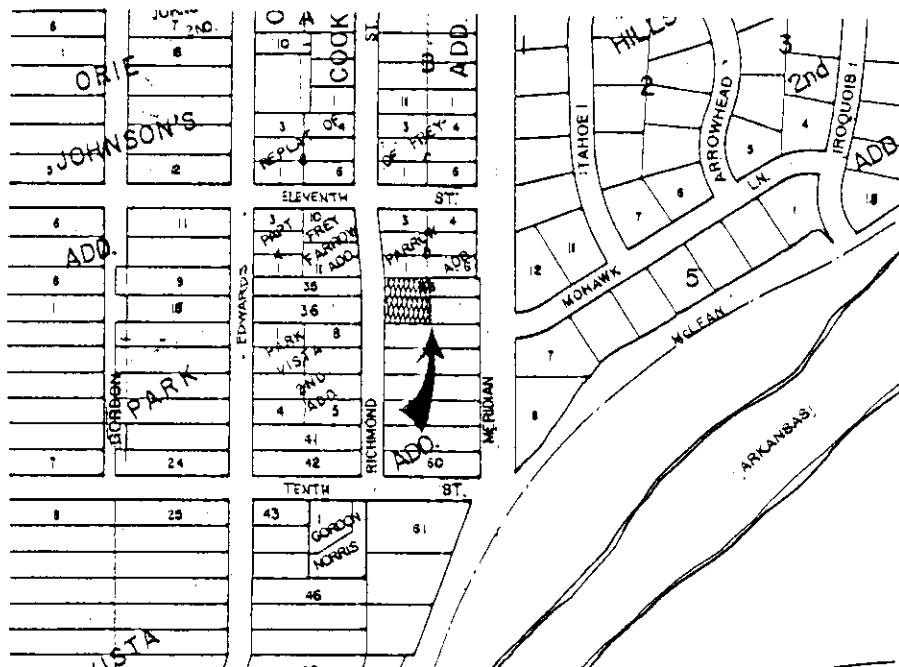
REQUEST: Zone change to 'A' Two Family Dwelling District

CURRENT ZONING: 'AA' One Family Dwelling District

SITE SIZE: 0.48 acres

LOCATION: South of Eleventh Street on the east side of Richmond Street.

PROPOSED USE: Duplex dwellings



BACKGROUND: The applicant requests a zone change from the 'AA' One Family Dwelling District to the 'A' Two Family Dwelling District for a 0.48 acre site platted as the west ½ of Lots 53 and 54, Park Vista Addition. The site is currently undeveloped and located south of Eleventh Street South on the east side of Richmond Street. The applicant proposes to develop duplex dwelling units in this location.

The subject property is bordered by a number of duplexes near the intersection of Eleventh Street and Richmond, with single family homes located to the east and west. The property to the south is undeveloped at this time and zoned 'A'.

CASE HISTORY: The Park Vista Addition was platted in 1933, with 300 foot long lots that fronted onto Meridian Avenue and Edwards Street. Since that time, Richmond Street was dedicated and constructed, which allowed a number of lots in this area to be split to permit infill development fronting onto the new residential street.

ADJACENT ZONING AND LAND USE:

NORTH:	'A'	Duplex homes
SOUTH:	'A'	Undeveloped
EAST:	'AA'	Single family homes
WEST:	'AA'	Single family homes

PUBLIC SERVICES: Municipal services are available from 6-inch water line along Richmond Street and an 8-inch sewer line along the east portion of the application area. The site has access to Richmond Street, a 2-lane paved residential street with 60 feet of right-of-way. Traffic counts for residential streets are not available.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area for "high-density residential" uses. This category includes densities in excess of 10 units per acre, such as garden apartments, condominiums, and special residential accommodations for the elderly (congregate care and nursing homes). Although located in an area identified for "high-density" uses, the proposed zoning district would be considered by the Comprehensive Plan as a "medium-density residential" use. The Plan indicates that such uses may serve as a transitional land use between low and high density residential uses, as well as serve to buffer lower-density residential from commercial uses. The Plan encourages infill and higher density residential development which maximizes the public investment in existing and planned facilities and services.

The Area Treatment Classification Map of the Comprehensive Plan (Figure 33, pg. 87) identifies this as a "conservation" area. These areas, which are basically sound physically and viable economically, would be protected from decline by policies which would insure population stability, and maintain levels of investment, market strength, environmental quality, and neighborhood character.

RECOMMENDATION: Planning staff recommends that the request be APPROVED, subject to completing a lot split for both lots within 1-year.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The request would be consistent with the surrounding area which is characterized by a mixture of single family and duplex residential uses.
2. Extent to which removal of the restrictions will detrimentally affect nearby property: Given the duplex dwellings located nearby, the proposed zone change should not significantly impact nearby properties.
3. Conformance of the requested change to adopted or recognized Plans/Policies: The Land Use Guide of the Comprehensive Plan identifies this area for "high-density residential" uses; however, the proposed zoning district would be considered by the Comprehensive Plan as a "medium-density residential" use. The request is consistent with the Comprehensive Plan's recommendation to promote infill development and higher density residential development which maximizes the public investment in existing and planned facilities and services.
4. Impact of the proposed development on community facilities: Municipal water and sewer services are available to serve this site. The proposed use should have a minimal impact upon traffic in the area.