Agenda Item #_____

City of Wichita
City Council Meeting
August 22, 2000

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **ZON2000-00029 - REQUEST FOR ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "MF-18" MULTI-FAMILY RESIDENTIAL, LOCATED NORTH OF LINCOLN AND EAST OF GREENWICH.** (District #II)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to staff comments (9-0).

Staff Recommendation: Approve.

Background: The applicant requests a zone change from "SF-6" Single-Family Residential to "MF-18" Multi-Family Residential on a 7.27 acre platted tract located north of Lincoln and east of Greenwich. The applicant proposes to develop the site with assisted living facilities and senior independent living duplexes. Access to the site is proposed from Lincoln through the remainder of the applicant's property to the south and west, where a church is proposed for construction. South of the subject property is a reserve owned by the applicant that is platted for drainage detention purposes.

The surrounding area is a developing suburban area with significant amounts of remaining undeveloped property for both residential and commercial/industrial use. The adjacent property west of the site is zoned "SF-6" Single-Family Residential and is the proposed site of the Woodland Lakes Community Church. The property north of the site across the Kansas Turnpike is zoned "LI" Limited Industrial and "GC" General Commercial and is undeveloped. The adjacent property east of the site is zoned "SF-6" Single Family Residential and is currently under development with the Seltzer Elementary School. The adjacent property south of the site is zoned "SF-6" Single-Family Residential and is developed with single-family residences in the Windsor Park Addition.

At the hearing on July 27, 2000, the MAPC voted (9-0) to approve the request. There were no speakers, other than the applicant, for or against the request.

Recommended Action:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading, or

2. Return the application to the MAPC for reconsideration

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

(_____) Published in The Wichita Eagle on _____

ORDINANCE NO. _____

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. ZON2000-00029

Request for zone change from "SF-6" Single-Family Residential to "MF-18" Multi-Family Residential on property described as:

A tract of land lying in Lot 1, Block 1, Cedar View Addition, an Addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1; thence S 00 degrees 51'48" E, 710.73 feet along the East line to the Southeasterly corner of said Lot 1; thence S 89 degrees 08' 11" W, 237.40 feet, along the South line of said Lot 1, extended, said line being the North line of Reserve F; thence N 40 degrees 38'08" W, 476.37 feet; thence N 49 degrees 21'52" E, 160.75 feet; thence N 40 degrees 38'08" W, 310.55 feet to a point on the North line of said Lot 1; thence 88 degrees 51'07" E, 617.27 feet along said North line to the point of beginning. Generally located north of Lincoln and east of Greenwich.

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.

COPY

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

STAFF REPORT

MAPC July 27, 2000

CASE NUMBER: ZON2000-00029

APPLICANT/AGENT: Woodland Lakes Community Church c/o Tom Wagner (Owner/Applicant); Mid-Kansas Engineering Consultants, Inc. c/o Jason Gish (Agent)

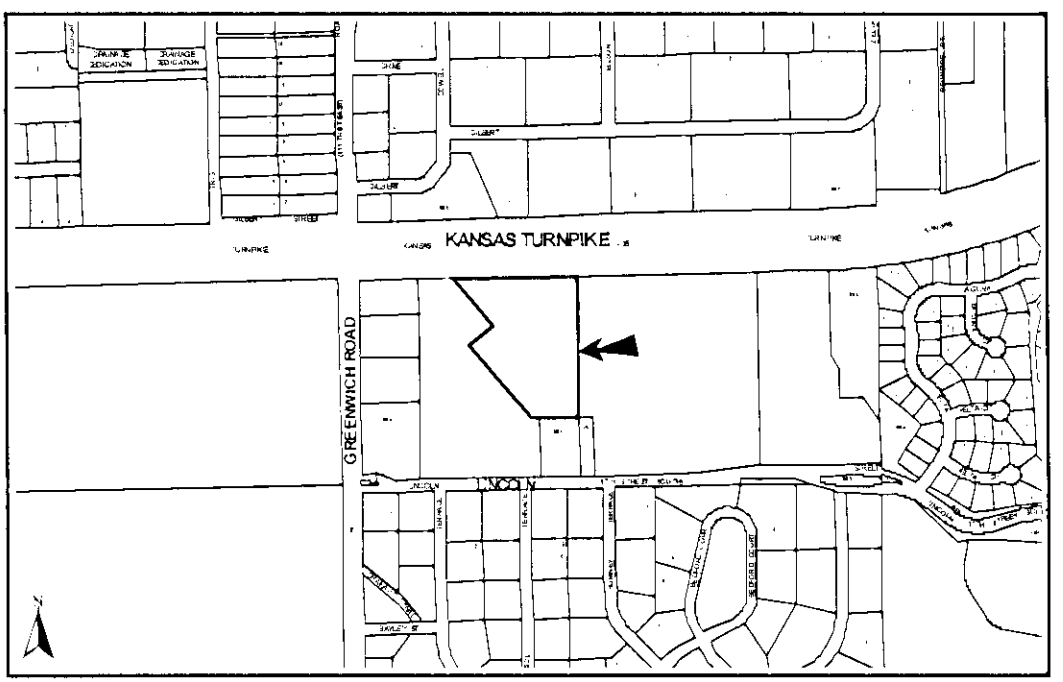
REQUEST: "MF-18" Multi-Family Residential

CURRENT ZONING: "SF-6" Single-Family Residential

SITE SIZE: 7.27 acres

LOCATION: North of Lincoln and east of Greenwich

PROPOSED USE: Assisted living facilities and senior independent living duplexes



BACKGROUND: The applicant requests a zone change from "SF-6" Single-Family Residential to "MF-18" Multi-Family Residential on a 7.27 acre platted tract located north of Lincoln and east of Greenwich. The applicant proposes to develop the site with assisted living facilities and senior independent living duplexes. Access to the site is proposed from Lincoln through the remainder of the applicant's property to the south and west, where a church is proposed for construction. South of the subject property is a reserve owned by the applicant that is platted for drainage detention purposes.

The surrounding area is a developing suburban area with significant amounts of remaining undeveloped property for both residential and commercial/industrial use. The adjacent property west of the site is zoned "SF-6" Single-Family Residential and is the proposed site of the Woodland Lakes Community Church. The property north of the site across the Kansas Turnpike is zoned "LI" Limited Industrial and "GC" General Commercial and is undeveloped. The adjacent property east of the site is zoned "SF-6" Single Family Residential and is currently under development with the Seltzer Elementary School. The adjacent property south of the site is zoned "SF-6" Single-Family Residential and is developed with single-family residences in the Windsor Park Addition.

CASE HISTORY: The site is in the Cedar View Addition, which was recorded May 20, 1999.

ADJACENT ZONING AND LAND USE:

NORTH:	"LI & GC"	Undeveloped
SOUTH:	"SF-6"	Single-Family
EAST:	"SF-6"	Elementary School
WEST:	"SF-6"	Undeveloped

PUBLIC SERVICES: The site has access to Lincoln, a two-lane collector street with no traffic volumes available. Public water and sewer service are available to the site.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for "Low Density Residential" development. The Low Density Residential category provides for the lowest density (1 to 6 units per acre) of urban residential land use and consists of single-family detached homes, zero lot line units, cluster subdivisions, and planned developments with a mix of housing types that may include townhouse and multi-family units. The Comprehensive Plan contains the following objective: encourage residential redevelopment, infill, and higher density residential development, that maximizes the public investment in existing and planned facilities and services. The objective is intended to be achieved through the following strategy: use Community Unit Plans, Planned Development Districts, and zoning as tools to promote mixed use development, higher density residential environments, and appropriate buffering.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is a developing suburban area with significant amounts of remaining undeveloped property for both residential and commercial/industrial use. The adjacent property west of the site is zoned "SF-6" Single-Family Residential and is the proposed site of the Woodland Lakes Community Church. The property north of the site across the Kansas Turnpike is zoned "LI" Limited Industrial and "GC" General Commercial and is undeveloped. The adjacent property east of the site is zoned "SF-6" Single Family Residential and is currently under development with the Seltzer Elementary School. The adjacent property south of the site is zoned "SF-6" Single-Family Residential and is developed with single-family residences in the Windsor Park Addition.

2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned "SF-6" Single-Family Residential, which accommodates moderate-density single-family residential development and complementary land uses. Given the site's location along the Kansas Turnpike between a school and a proposed church and the site's limited size, it is unlikely that it would be suitable for a subdivision of single family residences.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Detrimental affects should be minimized by the significant buffers from single-family residences that are provided by the school property and the church property. The nearby property to the north is approved for commercial and industrial development and is separated from the site by a major barrier (the Kansas Turnpike).

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for "Low Density Residential" development. The Low Density Residential category provides for the lowest density (1 to 6 units per acre) of urban residential land use and consists of single-family detached homes, zero lot line units, cluster subdivisions, and planned developments with a mix of housing types that may include townhouse and multi-family units. The Comprehensive Plan contains the following objective: encourage residential redevelopment, infill, and higher density residential development, that maximizes the public investment in existing and planned facilities and services. The objective is intended to be achieved through the following strategy: use Community Unit Plans, Planned Development

Districts, and zoning as tools to promote mixed use development, higher density residential environments, and appropriate buffering.

5. Impact of the proposed development on community facilities: The impact of increased traffic from the greater residential density should not exceed the capacity of the collector street. Other community facilities are also adequate to serve the proposed use.