Agenda Item #_____

City of Wichita
City Council Meeting
November 14, 2000

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **ZON2000-00043 - ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "TF-3" TWO-FAMILY RESIDENTIAL, LOCATED SOUTH OF MAPLE, JUST WEST OF AUBURN HILLS CLUBHOUSE ADDITION.** (District #V)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year. (11-0-1)

Staff Recommendation: Approve, subject to platting within 1 year.

D.A.B. Recommendation DAB-V Recommendations to be provided.

Background: The applicant is requesting approval of the "TF-3" Two-Family Residential zoning district in order to construct two-family units on 6.4 acres of unplatted property currently zoned "SF-6" Single-Family Residential. The application area is part of a 36.6-acre tract of land located west of 135th Street West, south of Maple Street and west of the Auburn Hills Clubhouse Addition. The land to the north is vacant land; to the east and south is the Auburn Hills Golf Course. Single-family residences are located to the west. There are 134 single-family lots plus 19 duplex lots (38 dwelling units) proposed for the 36.6-acre tract of land. The overall density for the entire development, including the duplexes, will be 4.2 dwelling units per acre.

The applicant intends to build 12 two-family units along the eastern edge of the property that will abut the golf course. Additionally, there will be seven more two-family units that will be located just west of the 12 two-family units. The seven proposed duplexes will be located next to a row of single-family homes within the development. This row of single-family homes will serve as a buffer to the residential area to the west. Access to the property will be from the north along Maple and Decker Streets, from the west along Valley Hi Road and from the south along One Wood Drive (per the pending plat).

There was one citizen who addressed the MAPC regarding this request. This citizen lives in the subdivision to the west of the application area. He neither spoke in favor or opposition but simply wanted additional information.

The MAPC voted 11-0-1 (McKay abstained) to recommend approval subject to MAPD staff comments.

The District Advisory Board for District V will consider this request on the evening of November 6, 2000. A summary memorandum will be provided to the City Council prior to the meeting on November 7, 2000.

Recommended Action:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; 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 SEP 22 2001

ORDINANCE NO. 45-049

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. ZON2000-00043

Request for zone change from "SF-5" Single-Family Residential to "TF-3" Two-Family Residential, described as:

Lots 22-33, Block A, Lots 6-12, Block C, Reserve F, and the east 120 feet of Reserve B, Auburn Hills 12th Addition, Wichita, Sedgwick County, Kansas. Generally located south of Maple, just west of Auburn Hills Clubhouse Addition.

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.

ADOPTED AT WICHITA, KANSAS, SEP 18 2001

ATTEST:

Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney

AGENDA ITEM NO. 10

STAFF REPORT
MAPC – October 19, 2000
DABV – November 6, 2000

CASE NUMBER: ZON2000-00043

APPLICANT/AGENT: West Wichita Development, c/o Jay Russell (owner/applicant); Baughman Company, c/o Phil Meyer (agent)

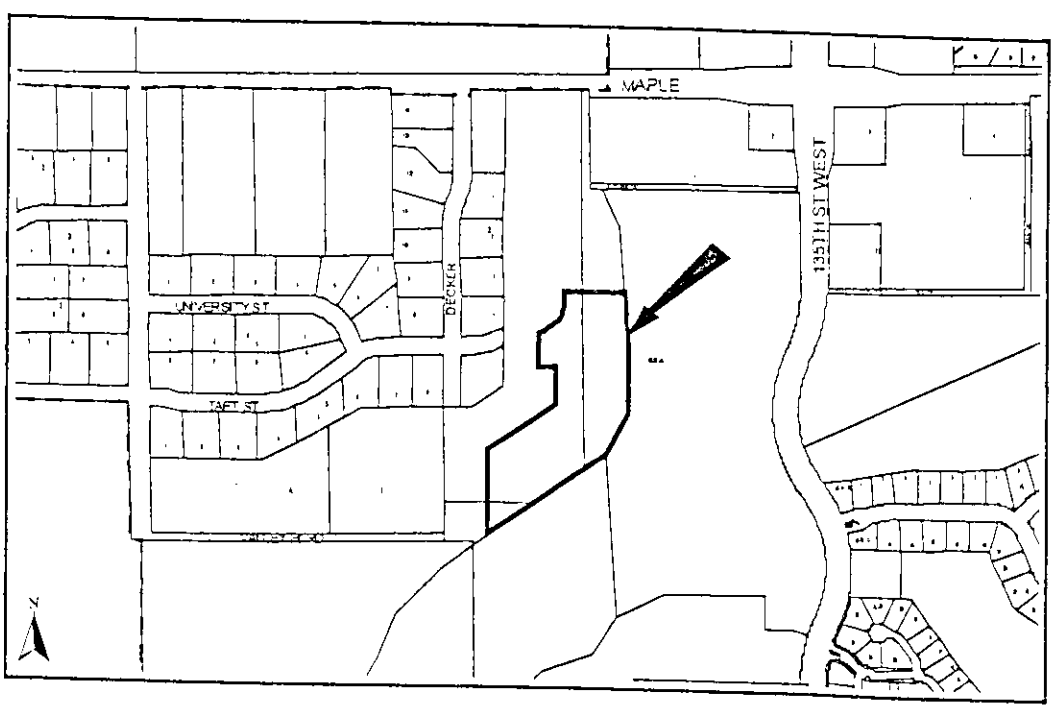
REQUEST: Zone change from "SF-6" Single-Family Residential to "TF-3" Two-Family Residential

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

SITE SIZE: 6.4 acres

LOCATION: South of Maple, just west of Auburn Hills Clubhouse Addition

PROPOSED USES: Construction of two-family residential units



BACKGROUND: The applicant is requesting approval of the "TF-3" Two-Family Residential zoning district in order to construct two-family units on 6.4 acres of unplatted property currently zoned "SF-6" Single-Family Residential. The application area is part of a 36.6-acre tract of land located west of 135th Street West, south of Maple Street and west of the Auburn Hills Clubhouse Addition. The land to the north is vacant land; to the east and south is the Auburn Hills Golf Course. Single-family residences are located to the west. There are 134 single-family lots plus 19 duplex lots (38 dwelling units) proposed for the 36.6-acre tract of land. The overall density for the entire development, including the duplexes, will be 4.2 dwelling units per acre.

The applicant intends to build 12 two-family units along the eastern edge of the property that will abut the golf course. Additionally, there will be seven more two-family units that will be located just west of the 12 two-family units. The seven proposed duplexes will be located next to a row of single-family homes within the development. This row of single-family homes will serve as a buffer to the residential area to the west. Access to the property will be from the north along Maple and Decker Streets, from the west along Valley Hi Road and from the south along One Wood Drive (per the pending plat).

CASE HISTORY: The property was annexed into the City in 1998 and is currently being platted as the "Auburn Hills 12th Addition." The MAPC approved the plat on March 16, 2000. The final plat will be submitted to the City Council for approval.

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-6" Single-Family Residential	Vacant Lot
EAST:	"SF-6" Single-Family Residential	Auburn Hills Golf Course
SOUTH:	"SF-6" Single-Family Residential	Auburn Hills Golf Course
WEST:	"SF-6" Single-Family Residential	Single-Family Residential

PUBLIC SERVICES: The site has access from Maple Street, a paved two-lane arterial street. Traffic volumes, rated in 1999, for Maple at 135th Street West were 3,318 average daily trips (ADTs). The projected ADTs for 2030 is estimated to be 6,846. A Capital Improvement Project (CIP) to "reconstruct and widen Maple to provide a four/five lane roadway from 119th to 135th Streets West" is slated to begin in 2001. The project is scheduled since "this area is experiencing rapid growth and development which is expected to continue at an even faster pace with the development of the new municipal golf course in this area." Water and sewer services will be made available to the site per the platting requirements.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies the application area as "low density residential." This residential category provides for the lowest density 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 low-density residential category of the Land Use Guide recommends one to six dwelling units per acre. The density for the 6.4-acre application area is 5.94 dwelling units per acre. The overall density for the 36.6 acre development, including single and two-family homes, will be 4.92 dwelling units per acre. Both densities are within the "low density residential" Land Use Guide criteria as proposed in the Comprehensive Plan. The Comprehensive Plan supports increased development densities if compatible with the surrounding area.

RECOMMENDATION: Based on the information available prior to the public hearing, MAPD staff recommends the application be APPROVED, platted within one year and recorded as the "Auburn Hills 12th Addition."

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The neighborhood is predominately zoned "SF-6" Single-Family Residential. The character of the neighborhood is one of mixed uses with single-family homes, a golf course to the east and southeast and "LC" Limited Commercial uses at the southwest corner of Maple and 135th Street West. A row of single-family dwellings, along the western edge of the development, will serve as a buffer between the single-family residences to west and the proposed two-family dwellings. With proper landscaping, the use and character of the site as proposed should blend into the existing residential uses of the neighborhood.

2. Extent to which removal of the restrictions will detrimentally affect nearby property. The nearby properties are zoned "SF-6" and permit single-family uses. The site could be developed as zoned. However, this area has seen an increase in platting and zoning activity. Rezoning of this property to "TF-3" would not detrimentally impact adjoining property and would provide for a wider range of housing choices. Additionally, the guidelines imposed by the restrictive covenants (regarding non-development of the designated open spaces) should help to maintain the residential character of the area. Rezoning of this property to "TF-3" Two-Family District will not introduce any new potential uses to the area.

3. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The request is consistent with the objective stating: "This residential category provides for the lowest density 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 low-density residential category of the Land Use Guide recommends one to six dwelling units per acre. According to the agent, the proposed density for the overall development, including the duplexes, will be 4.2 dwelling units per acre. The density for the 6.4-acre application area is 5.94 dwelling units per acre. Both densities are within the "low density residential" Land Use Guide criteria as proposed in the Comprehensive Plan. The Comprehensive Plan supports increased development densities if compatible with the surrounding area.

4. Impact of the proposed development on community facilities: The projected impact on community facilities is minimal. The request, however, for "TF-3," two-family residential, may generate a slight increase in additional traffic. Other community facilities should not be adversely impacted.