Agenda Item #_____

City of Wichita
City Council Meeting
January 23, 2001

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **ZON2000-00049 - REQUEST FOR ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "TF-3" TWO-FAMILY RESIDENTIAL, LOCATED ON THE NORTHEAST CORNER OF 47TH STREET SOUTH AND WEST STREET.** (District IV)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year (12-0).

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

Background: The applicant is requesting a zone change from "SF-6" Single-Family Residential to "TF-3" Two-Family Residential for a 12.2-acre tract located on the northeast corner of 47th Street South and West Street. The property is currently being platted as the "Angel Fire Addition. The property is undeveloped. This area was recently annexed and is now within the corporate limits for Wichita. The application area is adjacent to Sedgwick County. 47th Street South is the southern boundary between the City and Sedgwick County.

The applicant intends to construct 30 "twin homes" (duplexes) or 60 dwelling units on the site. The application area is a "L" shaped parcel. Duplex development is first permitted in the "TF-3" Two-Family zoning district according to the Unified Zoning Code (UZC). Access to the site will be from one opening along West Street and two openings along 47th Street South per the platting process.

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 JUL 21 2001

ORDINANCE NO. 45-010

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.ZON2000-00049

Request for zone change from "SF-6" Single-Family Residential to "TF-3" Two-Family Residential on property described as:

Lots 1-17, Block E and Lots 42-54, Block B, Angel Fire Addition, Wichita, Sedgwick County, Kansas. Generally located on the north of 47th Street South and east of West Street.

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, JUL 17 2001

ATTEST:

Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

STAFF REPORT

MAPC – December 21, 2000

CASE NUMBER: ZON2000-00049 BIC

OWNER/APPLICANT: Caywood, LLC, c/o Matt Eck

AGENT: Phil Meyer, Baughman Company, P.A.

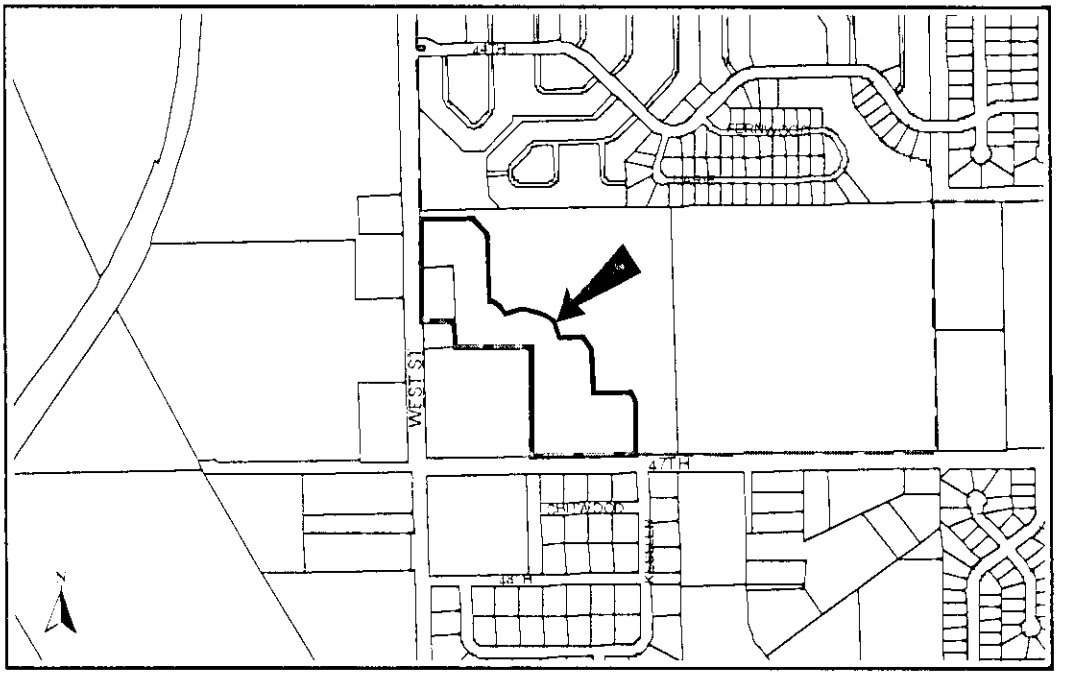
REQUEST: Zone change to "TF-3" Two-Family Residential

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

SITE SIZE: 12.2-acres

LOCATION: Northeast corner of 47th Street South and West Street

PROPOSED USE: To allow for a two-family residential development



BACKGROUND: The applicant is requesting a zone change from "SF-6" Single-Family Residential to "TF-3" Two-Family Residential for a 12.2-acre tract located on the northeast corner of 47th Street South and West Street. The property is currently being platted as the "Angel Fire Addition. The property is undeveloped. This area was recently annexed and is now within the corporate limits for Wichita. The application area is adjacent to Sedgwick County. 47th Street South is the southern boundary between the City and Sedgwick County.

The applicant intends to construct 30 "twin homes" (duplexes) or 60 dwelling units on the site. The application area is a "L" shaped parcel. Duplex development is first permitted in the "TF-3" Two-Family zoning district according to the Unified Zoning Code (UZC). Access to the site will be from one opening along West Street and two openings along 47th Street South per the platting process.

The application area is characterized by mixed uses. The "Cotton Wood Grove" manufactured home park is located to the north and zoned "MH" Manufactured Housing. To the east is open ground and further east is a residence that is zoned "SF-20." The area located to the west is zoned "LC" Limited Commercial. To the south is a residence and further south is a nightclub that is zoned "SF-20.

CASE HISTORY: The property is currently being platted into 30 lots as the "Angel Fire Addition." The MAPC Subdivision Committee approved the final plat on July 13th, 2000.

ADJACENT ZONING AND LAND USE:

NORTH:	"MH" Manufactured Housing	Manufactured Home Park
EAST :	"SF-20" Single Family	Agriculture/Residential
SOUTH:	"LC" Limited Commercial	Residential/Nightclub
WEST:	"LC" Limited Commercial	Undeveloped Open Ground

PUBLIC SERVICES: Access to the property is via West Street and 47th Street South, two-lane arterials paved to county standard. Traffic volumes along West Street in 2000 were low, rated as 4,866 ADTs for the segment north of 47th Street South. Volumes are predicted to increase to approximately 6,565 by 2030. Traffic volumes along 47th Street South, east of West Street, in 2000 were low, rated as 4,312 ADTs. Volumes are predicted to increase to approximately 5,407 by 2030. There are no improvements included in the C.I.P. for 2000-2009 for 47th Street South near West Street or vise versa.

City water and sewer services are not available to the application area at the current time. Municipal water and sewer services will be extended from the "Cotton Wood Grove" manufactured home park that is located north of the application area.

CONFORMANCE TO PLANS/POLICIES: The "Wichita Land Use Guide" in the *1999 Update to the Wichita-Sedgwick County Comprehensive Plan* identifies this area as appropriate for low-density residential use, and places it within the 10 Year Urban Service Area and also within the 30 Year Urban Service Area. The Plan encourages residential semi-attached dwelling units such as duplexes and town homes. Medium-density residential lots may serve as a transitional land use between low and high residential uses, as well as serve to buffer lower-density residential from commercial uses. The area to the north is shown for commercial uses, east for residential, and west of the application area is shown for commercial. The area to the south is identified as remaining in low-density use.

RECOMMENDATION: Based on the information available prior to the public hearing, MAPD staff recommends the application be APPROVED, subject to platting within one year. This recommendation is based upon the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is on the urban fringe of Wichita along West Street and 47th Street South. A mixture of commercial and residential land characterizes the land use. The "Cotton Wood Grove" manufactured home park is located to the north and zoned "MH" Manufactured Housing. To the east is open ground and further east is a residence that is zoned "SF-20." The area located to the west is zoned "LC" Limited Commercial. To the south is a residence and further south is a nightclub that is zoned "SF-20. The character of the neighborhood will be one of mixed residential and commercial uses.

2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned "SF-20" Single-Family District that is currently undeveloped. The site could be developed as zoned. However, this area has seen an increase in platting and zoning activity to urban density. Rezoning of this property to "TF-3" would not detrimentally impact adjoining property and would provide for a more appropriate density of development.

3. Extent to which removal of the restrictions will detrimentally affect nearby property. Adjacent properties are zoned "SF-20" Single-Family Residential or "LC" Limited Commercial. Rezoning of this property to "TF-3" Two-Family District will not introduce any new potential uses to the area.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The request is consistent with the statement that the application area is appropriate for "low-density residential." The Plan encourages the use of medium and high-density residential development as buffers to commercial uses located at intersections. The site is located near the intersection of West Street and 47th Street South. The Plan also discourages the commercial "stripping out" of arterials.

5. Impact of the proposed development on community facilities: Platting should ensure that sufficient street right-of-way is provided on West Street and 47th Street South for future expansion. Other community facilities should not be adversely impacted.