



Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2017

Duane Wadley
240 N. Rock Road
Wichita, KS 67206

RE:CON2016-00060—City Conditional Use to permit multi-family in TF-3 Two-family residential zoning (associated with ZON2016-00063) generally located two blocks south of East Central Avenue and west of 127th Street North (331 N. 127th St.)

Dear Applicants:

At its regular meeting on **April 4, 2017**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request in accordance with the attached resolution.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

David M. Clements, AICP
Principal Planner
Current Plans Division

DC:al
Attachment

Copies to: MABCD
James Clendenin, Council Member District III
Teia Wair, CSR III

CONDITIONAL USE RESOLUTION NO. CON2016-00060

WHEREAS, Joseph L. Molen Living Trust (owner) and Duane Wadley (applicant); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for "Multi-Family," on approximately 9-acres zoned SF-5, and subject to a rezoning to TF-3 with ZON2016-00060, described as:

Lots 26 and 28 in Gilders Garden Addition, Wichita, Sedgwick County, Kansas, generally located on the west side of North 127th Street East, approximately 1,000 feet south of East Central Avenue.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of April 4, 2017, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the MAPC that this application be approved to allow "Multi-Family," on approximately acres, described as:

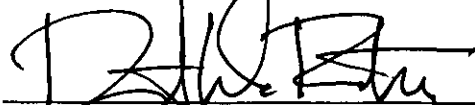
Lots 26 and 28 in Gilders Garden Addition, Wichita, Sedgwick County, Kansas, generally located on the west side of North 127th Street East, approximately 1,000 feet south of East Central Avenue.

The approval is subject to the following findings:

- a. The development plan for Garnett Meadows shall be in substantial compliance with the site plan submitted for ZON2016-63 and CON2016-00060.
- b. The landscape plan shall meet the requirements of Wichita Landscape Ordinance, 28.06, and the screening requirements of the Unified Zoning Code. The landscape plan shall include a screening and design along the interior lot lines that minimizes impact on the adjoining single family home.
- c. There shall be three different elevations for the one story duplex buildings and three different elevations for the one-and-one half story duplex buildings. No two building elevations shall be constructed side-by-side. All the duplex buildings shall be constructed be in substantial compliance with the attached colored elevations.

Adopted this 4th day of April, 2017.

METROPOLITAN AREA PLANNING COMMISSION



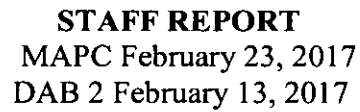
David W. Foster, Chair MAPC

ATTEST:



Dale Miller, Secretary

CON2016-00060

[illegible]

BACKGROUND: The applicant is requesting a change in zoning from SF-5 Single-Family Residential District (SF-5) to TF-3 Two-Family Residential District (TF-3), and a Conditional Use for multi-family for a 9.24 acre site on the west side of North 127th Street East, and approximately 1,000 feet south of East Central Avenue. The purpose of the rezoning is to allow the development of *Garnett Meadows*, a duplex community consisting of 78 units in 39 duplex buildings. Please see the attached narrative from the applicant with additional details about the proposed development.

The proposed TF-3 district has the following requirements:

- a. Minimum Lot Area-A minimum of 3,000 square feet per dwelling unit is required for duplex buildings. The 9.24-acre site would allow a maximum of 134 dwelling units in 67 buildings. The proposed 78 duplex units provide 5,160 square feet per dwelling unit, exceeding the ordinance minimum.
- b. Minimum Lot Width-The minimum lot width is 35 feet. *Garnett Meadows* is on two existing platted lots with a width of 660 feet.
- c. Minimum Front Setback-The TF-3 district requires a 25-foot minimum front setback. The proposed plan provides a 25-foot front setback on North 127th Street East.
- d. Minimum Rear Setback-The TF-3 district requires a 20-foot rear setback. The proposed plan provides a 25-foot rear setback on North Garnett Street.
- e. Minimum Interior Setback-A six-foot interior setback is required. The plan provides a 20-foot interior setbacks along the north and south property lines.
- f. Maximum building height-The TF-3 district provides a 35-foot maximum building height. The proposed duplex units are 30 feet in height.

The Conditional Use application was filed in order to allow more than one duplex unit per lot, and to allow a site plan review of the proposed multi-family plan:

- a. Building design/materials-The applicant proposes a one story duplex building and a one-and one half story building. All units will have two bedrooms and two car garages. The buildings will have a mix of materials and a partial brick front façade.
- b. Landscaping/buffers-The site plan indicates the planting of shade trees along North 127th Street East and North Garnett Street, and along the north and south interior sideyards. A 10-foot landscape buffer is proposed along the north line, a 5-foot landscape buffer is proposed along the south line. There are 8-foot landscape buffers along North 127th Street East and North Garnett Street. The landscape plan will need to be revised to meet the requirements of Wichita Landscape Ordinance and the screening requirements of the Unified Zoning Code.
- c. Amenities-A pool and clubhouse are shown on the west side of the site plan. There is an east/west trail through the site providing pedestrian access to the pool and clubhouse.
- d. Stormwater management-A detention basin is located at the southeast corner of the site for stormwater control. The location and capacity of the pond have been conceptually reviewed and approved by the Public Works Department.
- e. Traffic-Vehicle traffic from *Garnett Meadows* will be restricted to one access point on North 127th Street East. No traffic will be allowed access to North Garnett Street, due to the existing narrow pavement width of North Garnett Street. However, a gated emergency vehicle access point is located at the southwest corner of the site, off of North Garnett Street. Interior circulation roads will be private streets built to city standards.
- f. Street dedications-The site plan includes a 10-foot dedication of right-of-way on the east side of North Garnett Street, and a 30-foot dedication of right-of-way along North 127th Street East.

SURROUNDING DEVELOPMENT: North of the subject property are single-family homes fronting on North 127th Street East and North Garnett Avenue. South of the site is a large lot single-family home. East of the property is a church and a controlled access point for Kansas Highway 96 and the Kansas Tollway. West of the subject site are single-family homes on the west side of North Garnett Street,

CASE HISTORY: The property is platted as Lots 26 and 28 in Glider's Gardens Addition, 1923.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5 Single-Family	Single Family residential
SOUTH:	SF-5 Single Family	Single-family residential
WEST:	SF-5 Single-Family	Single-family residential
EAST:	LC-Limited Commercial	vacant
	SF-5 Single-Family	church

PUBLIC SERVICES: North 127th Street East is a fully improved arterial street. North Garnett Street is a local residential street that is presently unimproved. Only emergency vehicle access is allowed to access North Garnett Street with the proposed plan. The subject property has all municipal utilities available to the site.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as being suitable for development with new residential. This designation on the future growth map includes the full diversity of residential development densities and types including *duplexes*.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

- a. The development plan for *Garnett Meadows* shall be in substantial compliance with the site plan submitted for ZON2016-63 and CON2016-00060.
- b. The landscape plan shall meet the requirements of Wichita Landscape Ordinance, 28.06, and the screening requirements of the Unified Zoning Code. The landscape plan shall include a screening and design along the interior lot lines that minimizes impact on the adjoining single family home.
- c. The one story and one-and-one half story duplex buildings shall be in substantial compliance with the concept elevations submitted with the application.

This recommendation is based on the following findings:

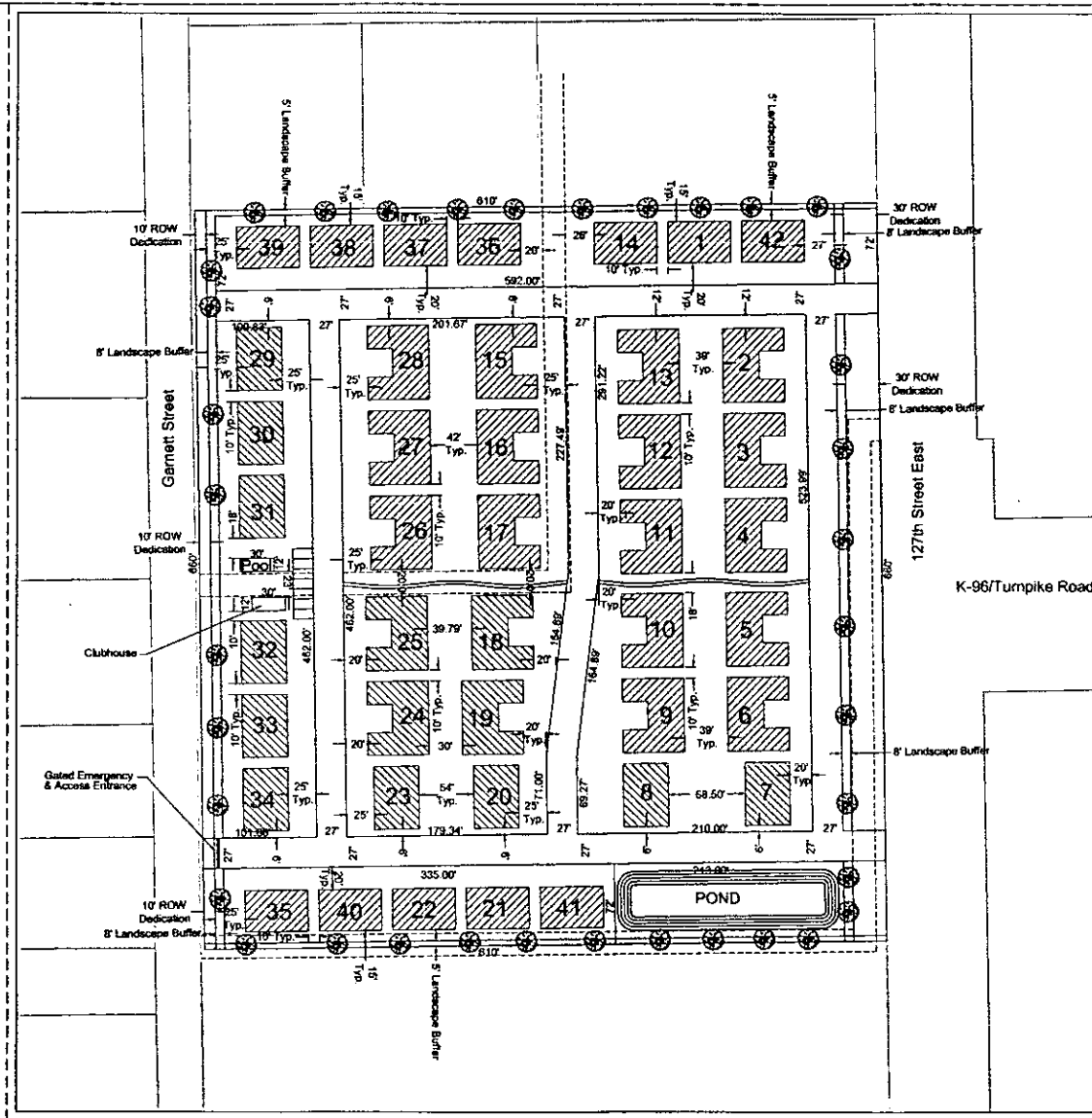
- (1) **The zoning, uses and character of the neighborhood:** North of the subject property are single-family homes fronting on North 127th Street East and North Garnett Avenue. South of the site is a large lot single-family home. East of the property is a church and a controlled access point for Kansas Highway 96 and the Kansas Tollway. West of the subject site are single-family homes on the west side of North Garnett Street.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The existing zoning on the subject property is SF-5 Single Family. The property could be reasonably developed with single-family homes. While the property is suited for single-family development, duplex construction is considered appropriate for the property with the *Community Investments Plan*, and there has been duplex construction in the general vicinity of this site.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed TF-3 zoning district is not considered to have a detrimental effect on nearby property. This area of the city has experienced duplex construction in locations similar to the subject property, and this duplex development has not negatively impacted these areas. With proper screening and landscaping, *Garnett Meadows* can be designed and built in a manner that will not impact adjoining

properties.

- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as being suitable for development with new residential. This designation on the future growth map includes the full diversity of residential development densities and types including duplexes.
- (5) **Impact of the proposed development on community facilities:** All public improvements and infrastructure are available and the proposed rezoning and plan have been reviewed and found that there will be no negative impact on existing community facilities.

different
 3 story and half
 3 different ranch
 and no two shall be constructed
 side-by-side

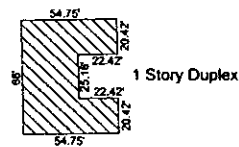
which is
 numbered 1-40
 (numbered 1-40)
 NW



Preliminary Site Plan
 Lots 26 & 28, Glider's Gardens Addition

LEGEND

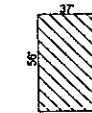
Total Acres = 9.24 Acres
 Total Units = 20-1 Story
 = 22-1 1/2 Story
 Bldg/Acres = 4.2 Bldgs/Per Acre
 Landscape Area = 15,743 sq. ft.
 Existing Zoning = Single Family (SF-5)
 Proposed Zoning = Two Family (TF-3)
 w/Conditional Use



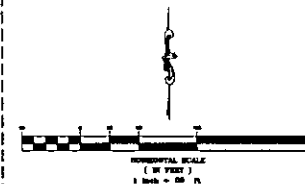
1 Story Duplex



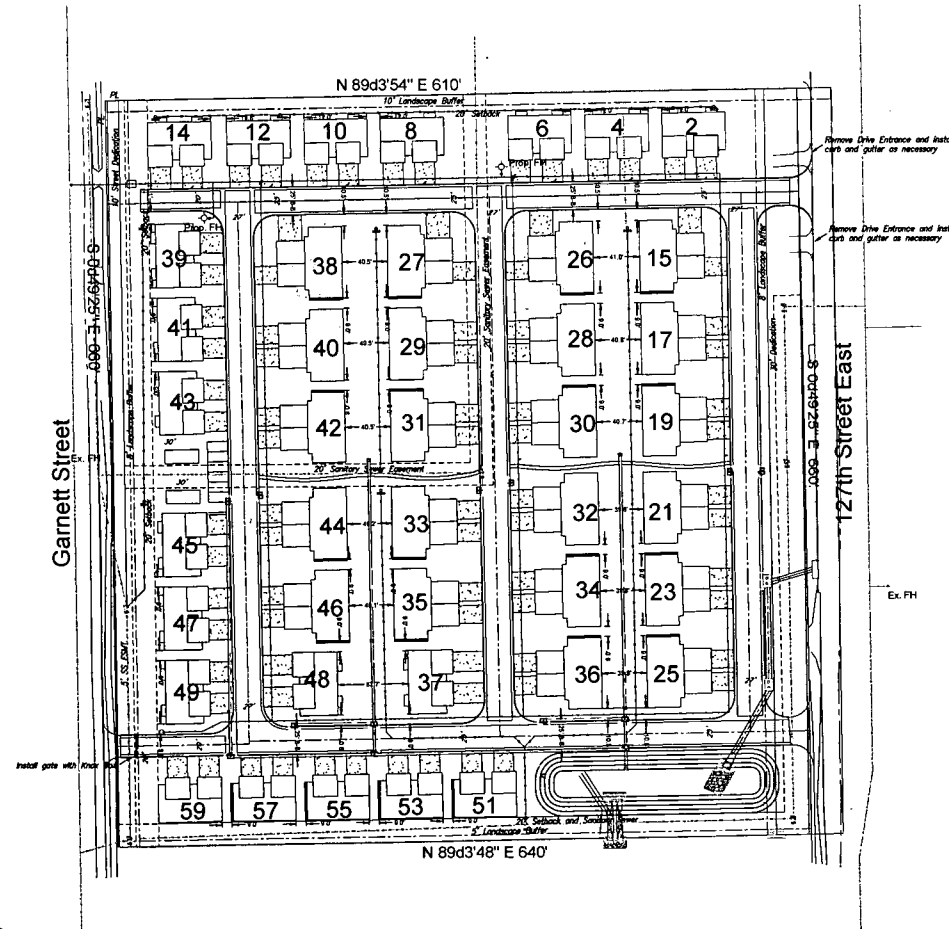
1 1/2 Story Duplex



1 1/2 Story Duplex
 (Buildings 21-22, 35, 40)
 (Buildings 36-39)



Bldg #	Style	Bldg #	Style
2	E1	38	B1
4	E2	39	E2
6	E3	40	B2
8	E1	41	E3
10	E2	42	B3
12	E3	43	E1
14	E1	44	B2
15	B1	45	E2
17	B2	46	B3
19	B3	47	E3
21	B2	48	E1
23	B3	49	E1
25	B1	51	E3
26	B1	53	E2
27	B1	55	E1
28	B2	57	E3
29	B2	59	E2
30	B3		
31	B3		
32	B2		
33	B2		
34	B3		
35	B3		
36	B1		
37	E2		

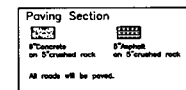
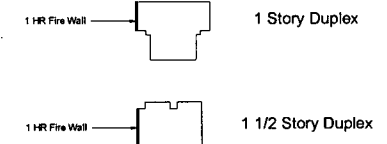


Site Plan
Lots 26 & 28, Gilder's Gardens Addition

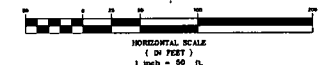
LEGEND

Total Acres = 9.24 Acres
Total Units = 22-1 Story
= 20-1 1/2 Story
Bldg/Acres = 4.2 Bldgs/Per Acre
Landscape Area = 15,743 sq. ft.

Existing Zoning = Two Family (TF-3)
w/Conditional Use Approved April 4, 2017
CON21016-00060



NOTE:
Buildings shall not encroach onto
public easements or right-of-ways

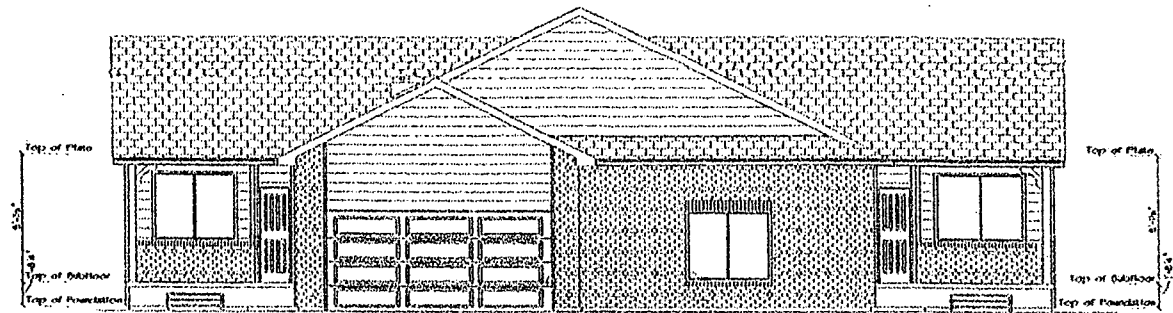


APPROVED

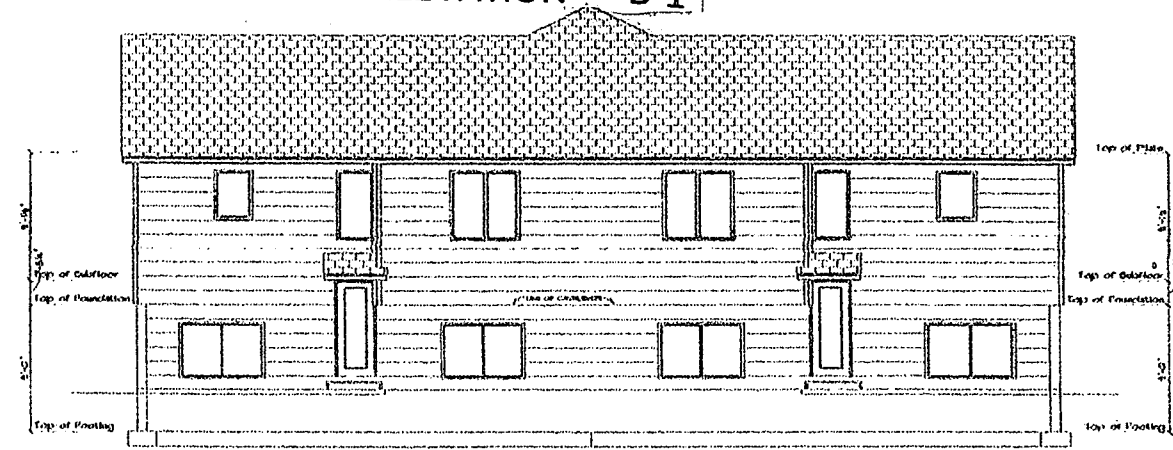
CON2016-00060 Elevations Plan per Condition C

SK 12-19-19

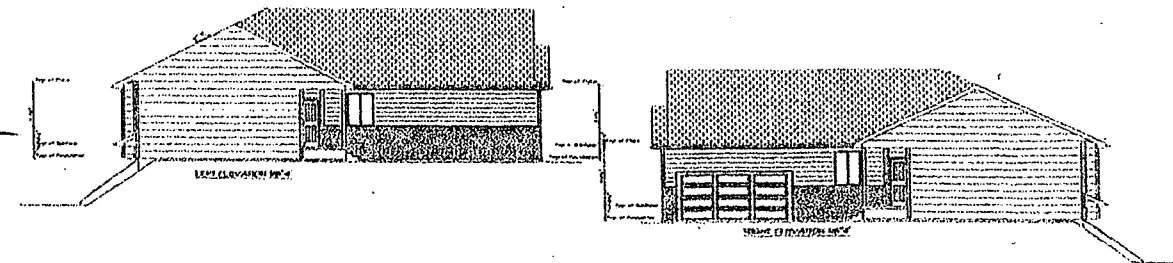
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ELEVATION B-1



REAR ELEVATION 1/8"=1"



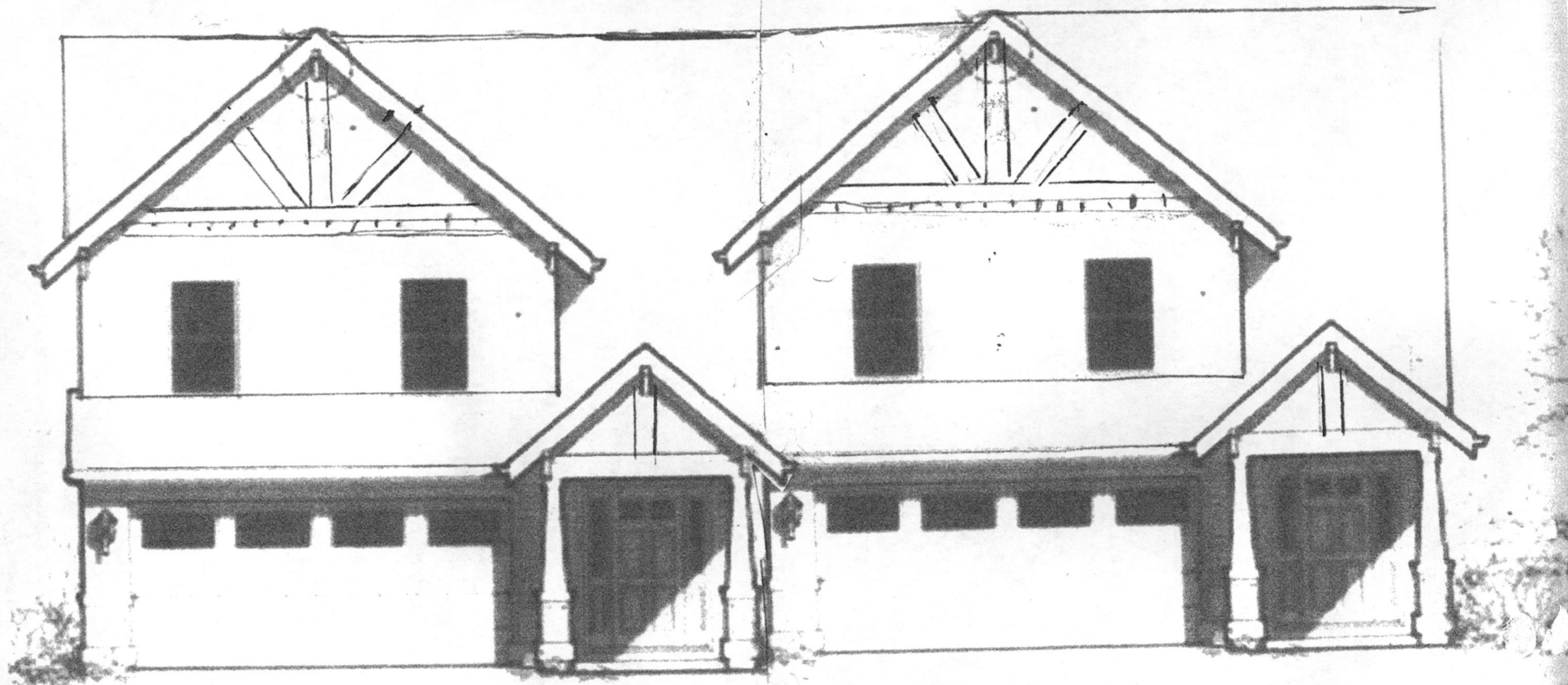
Side load B-1 may have Gable or Hip Roof features

APPROVED

CON2016-00060 Elevation Plan per Condition

SK 12-19-19

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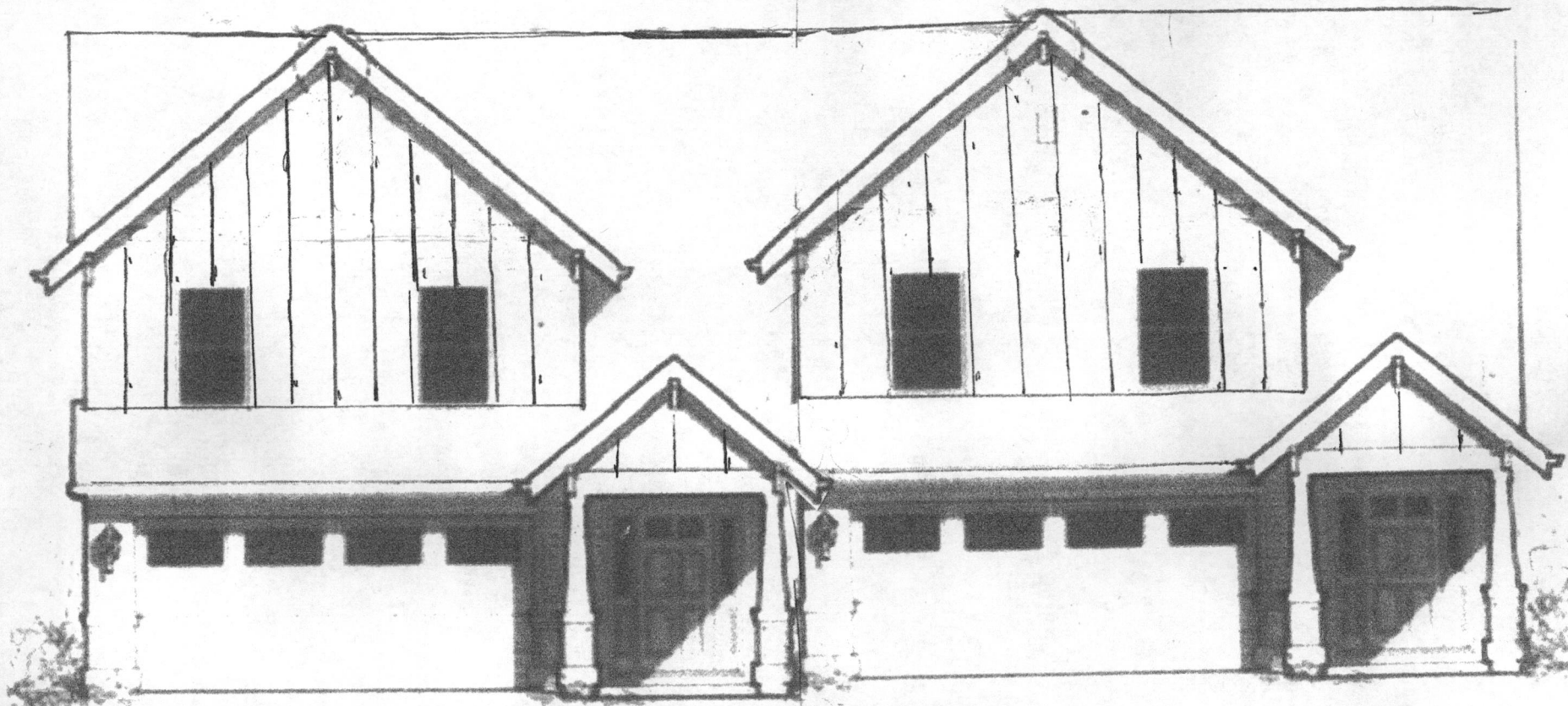
FRONT ELEVATION E-2

APPROVED

CON2016-00060 Elevation Plan per Condition C

SM 12-19-19

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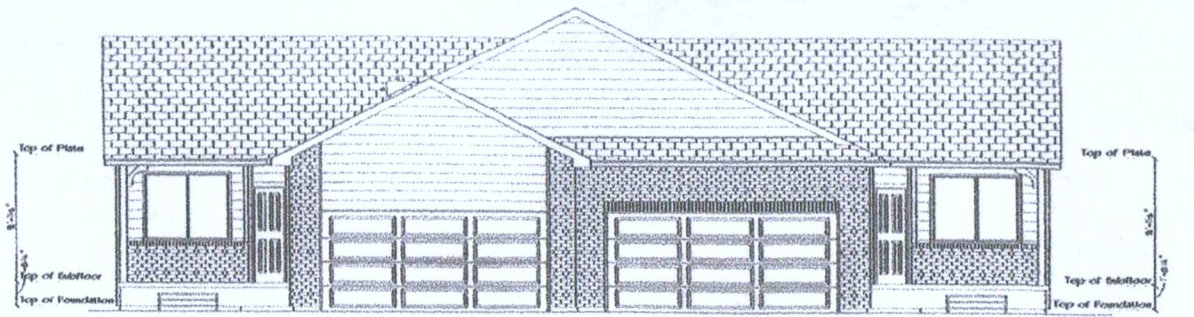
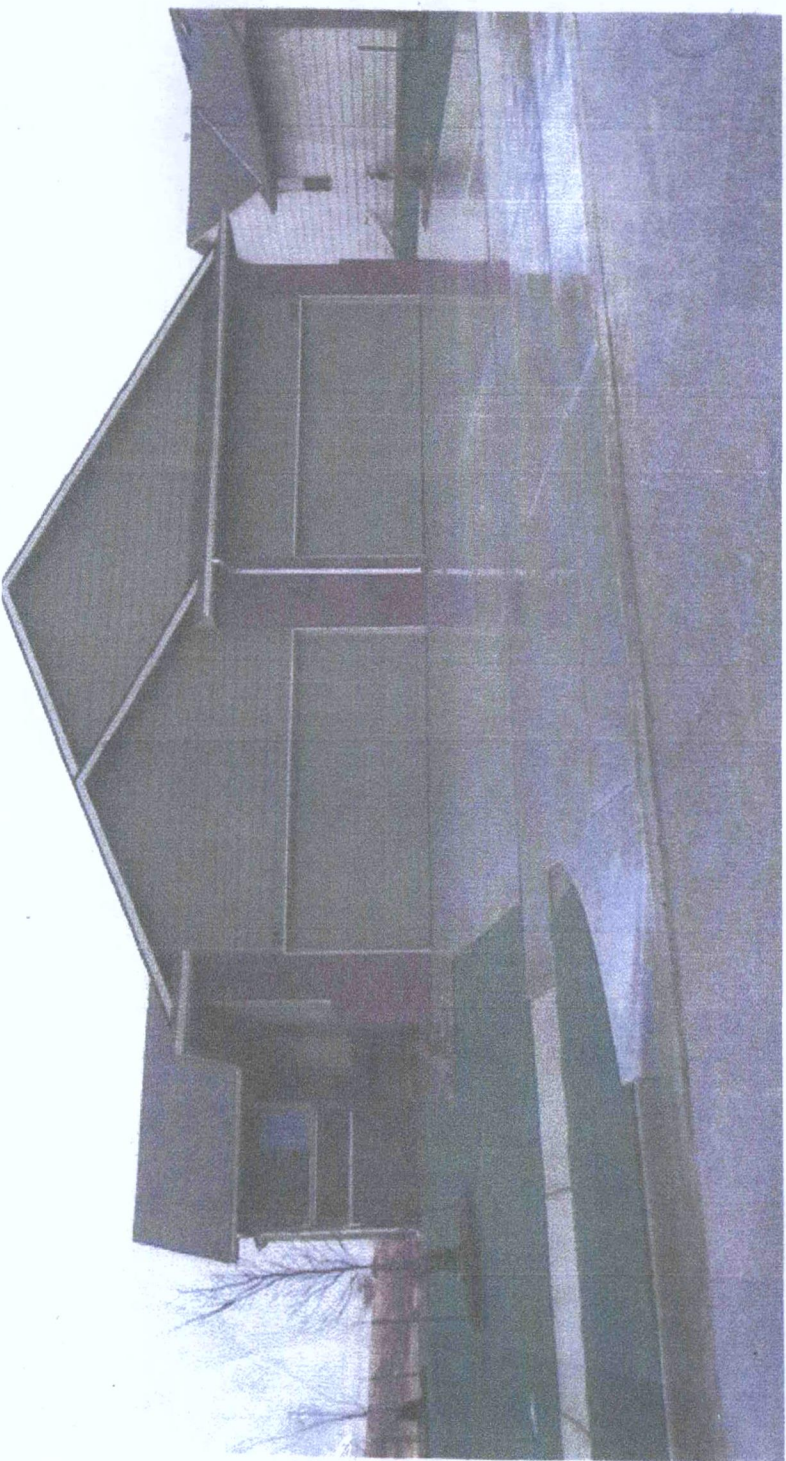
FRONT ELEVATION E-3

APPROVED

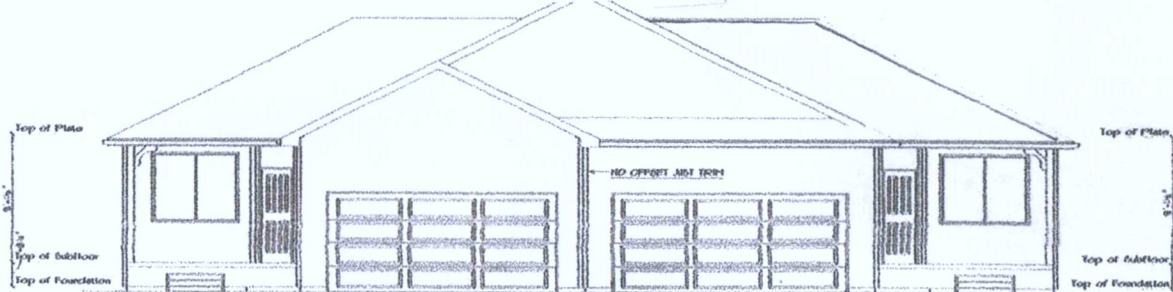
CON2016-00060 Elevation Plan per Condition C

SK 12-19-19

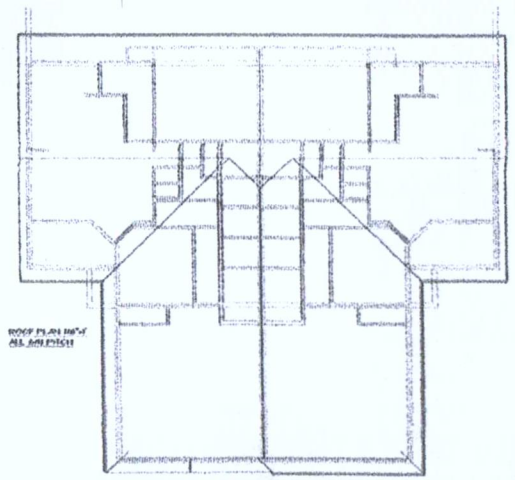
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ELEVATION B-3



ELEVATION B-2



APPROVED

CON 2016-00060 Elevation Plan per Condition C

SK 12-19-19

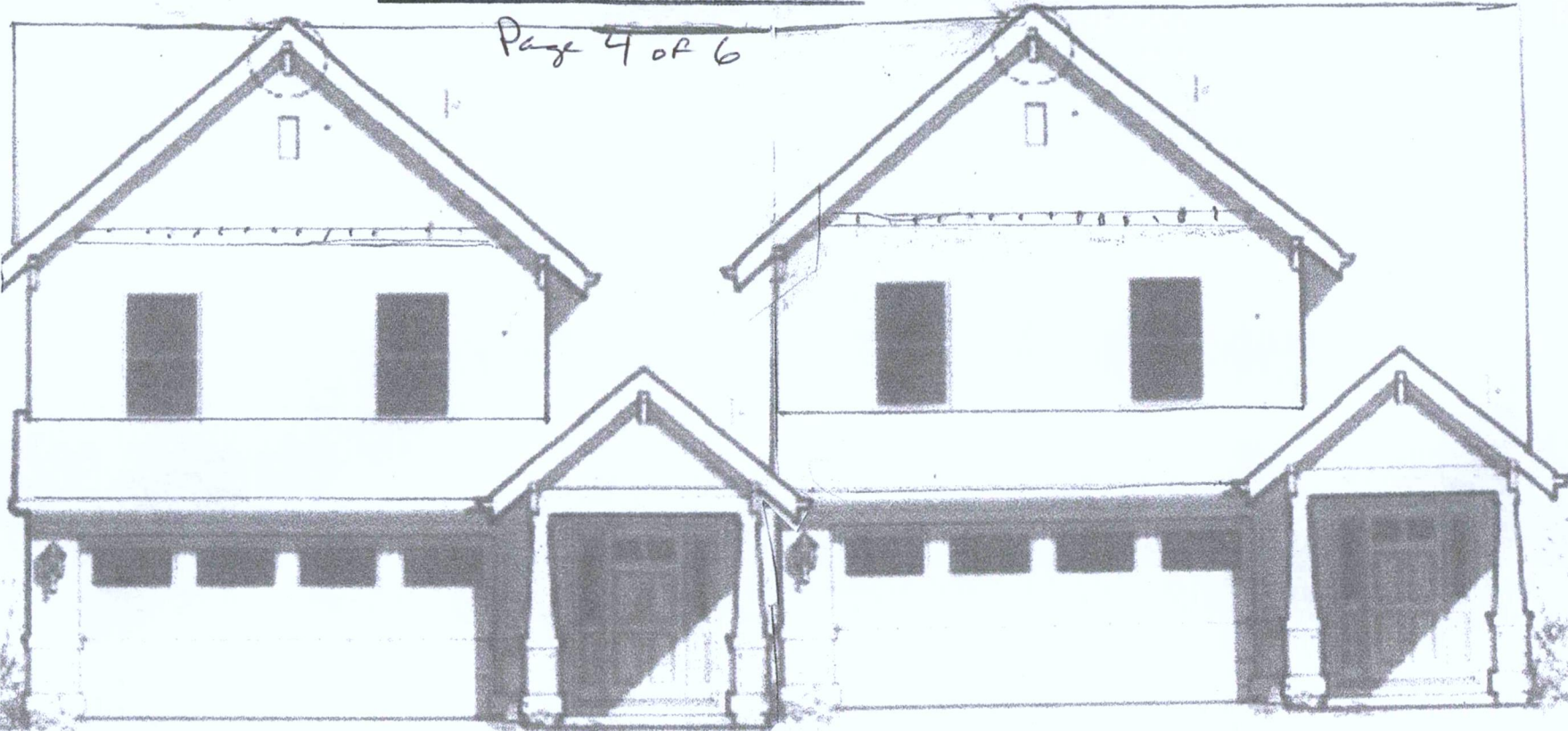
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APPROVED

CON2016-00060 Elevation Plan per Condition C

SK 12-19-19

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FRONT ELEVATION E-1

