

STAFF REPORT

MAPC November 15, 2007

DAB III November 7, 2007

CASE NUMBER: ZON2007-53

APPLICANT: Sisters of Saint Joseph(Owner),
Law/Kingdon (Agent)

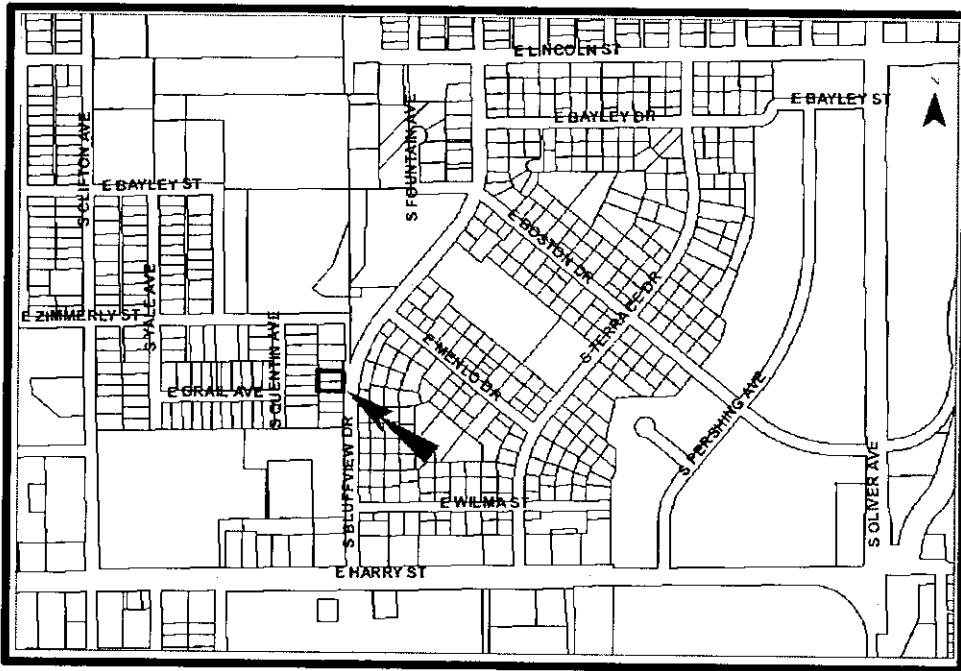
REQUEST: "GO" General Office

CURRENT ZONING: "TF-3" Two-family Residential

SITE SIZE: .31 acres

LOCATION: Generally located west of Bluffview and north of Harry. (1329 S. Bluffview)

PROPOSED USE: Office use in managing surrounding residences.



BACKGROUND: The application area is developed with a residential structure which was converted to an office use. The applicant wishes to add on to the existing building, and now seeks the requested zone change to "GO" General Office. The existing office and future expansion will manage surrounding residential units, and will provide counseling services for residents.

All properties north, south, and west of the site are zoned TF-3. Single and two-family residences exist west and south of the site. Further south is the GO zoned Saint Joseph Hospital. North of the site is a community garden. East of the site are "B" Multi-family zoned residences.

CASE HISTORY: The site was platted as Lots 11 and 12, Block D of the Elwells Addition in 1951.

ADJACENT ZONING AND LAND USE:

NORTH:	"TF-3"	Community gardens
SOUTH:	"TF-3"	Two-family residential
EAST:	"B"	Two-family residential
WEST:	"TF-3"	Single-family residential

PUBLIC SERVICES: South Bluffview is a paved 2-lane local street with a 70-foot right-of-way at this location. All normal utilities are available at the site.

CONFORMANCE TO PLANS/POLICIES: The "2030 Wichita Functional Land Use Guide" of the Comprehensive Plan identifies this site as appropriate for "Urban Residential." The Urban Residential category includes all densities of residential development found within the urban municipality. Institutional classification exists north and south of this site, reflecting the nearby hospital and convent.

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: Properties to the south, east, and west are zoned TF-3 or B and developed with single and two-family residences. However, the subject property has been used as a residential management office, and the surrounding neighborhood is a mix of residential and institutional uses.
2. The suitability of the subject property for the uses to which it has been restricted: The site could be developed with a single or two-family residence under the current zoning.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request would allow all land uses permitted in GO zoning on the

site. The affect on nearby residents could be increased traffic, noise, and light from a non-residential use. However, the proposed use is to manage surrounding residences, and provide counseling services for nearby residents. The limited size of the site (.31 acres) would limit the intensity of any future non-residential use. The minimum standards of the UZC should mitigate any other potential negative affects on the surrounding residential neighbors.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The “2030 Wichita Functional Land Use Guide” of the Comprehensive Plan identifies this site as appropriate for “Urban Residential”. The Urban Residential category includes all densities of residential development found within the urban municipality.
5. Impact of the proposed development on community facilities: Traffic on the existing residential street could increase as a result of the proposed development. This site has access to Harry, a classified arterial.

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:

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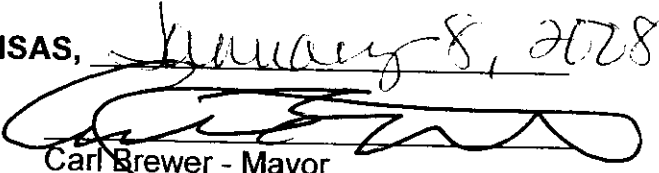
Zone change from "TF-3" Two-Family Residential to "GO" General Office on property described as:

Lots 11 and 12, Block D, Elwell's Addition, to the City of Wichita, Sedgwick County, Kansas. Generally located west of Bluffview and north of Harry. (1329 S. Bluffview).

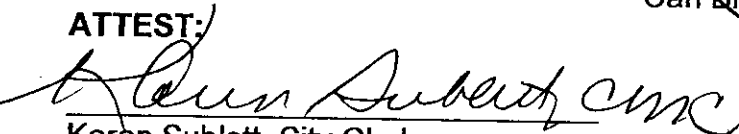
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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, January 8, 2028

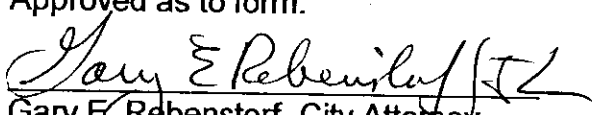

Carl Brewer - Mayor

ATTEST:


Karen Sublett, City Clerk

(SEAL)

Approved as to form:


Gary E. Rebenstorf, City Attorney

JMC