



## Interoffice Memorandum

**To:** City Council  
**From:** Ana Lopez  
**Subject:** ZON2020-00019  
**Date:** July 8, 2020

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**BACKGROUND:** The applicant/owner is requesting the rezoning of a portion of W. 5735 N. Meridian, described as the south 135 feet of the south seven (7) acres of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter (NE1/4 NE1/4 SE1/4), except the East 50 feet for road, all in Section 13, Township Twenty-Six (26), Range One (1) West of the Sixth Principal Meridian, Sedgwick County, Kansas from SF-5 Single Family Residential (SF-5) to TF-3 Two Family Residential (TF-3). The property is currently vacant. TF-3 zoning district requires a 25-foot front setback and a 20-foot rear setback. The property is approximately 10,000 square feet, with 130 linear feet of frontage along North Meridian Avenue. The Unified Zoning Code (UZC) requires a minimum of 6,000 square feet per duplex building.

Property north of the subject site is an unplatted four-acre tract zoned SF-5 and developed with a single-family residence and outbuildings. Property to the south is the Northgate 2<sup>nd</sup> Addition zoned TF-3, platted in 2016 with lots under construction. East of the subject site is zoned SF-5, Anderson Acres Addition platted in August 1951, and is developed with single family residences. West of the site is east and west of the subject site are zoned SF-5, Northgate 3<sup>rd</sup> Addition platted in 2019, with nine undeveloped lots immediately south of the subject site.

**CASE HISTORY:** The subject site is being platted as the Northgate 4<sup>th</sup> Addition (SUB2020-15).

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-5	Single-family residences
SOUTH:	TF-3	Duplexes under construction
EAST:	SF-5	Single-family residences, Anderson Acres Addition
WEST:	TF-3	Undeveloped

**PUBLIC SERVICES:** North Meridian Avenue is a four-lane arterial street with a 90-foot right-of-way. The property has direct access to North Meridian Avenue. Water and Sewer Utilities are available to the site.

**CONFORMANCE TO PLANS/POLICIES:** The Wichita-Sedgwick County *Community Investments Plan, 2035* Future Growth Map identifies the area in which the site as New Residential/Employment Mix. This area will likely be developed or redeveloped by 2035 with uses predominately of a mixed nature. Housing types within this area will likely be developed with higher density.

**RECOMMENDATION:** Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request, as submitted.

1. **The zoning, uses and character of the neighborhood:** Property north of the subject site is an unplatted four-acre tract zoned SF-5 and developed with a single-family residence and outbuildings. Property to the south is the Northgate 2<sup>nd</sup> Addition zoned TF-3, platted in 2016 with lots under construction. East of the subject site is zoned SF-5, Anderson Acres Addition platted in August 1951, and is developed with single family residences. West of the subject site is the Northgate 3<sup>rd</sup> Addition platted in 2019 zoned TF-3 with undeveloped lots.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single Family Residential and the property could be developed with a new single-family dwelling.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Two platted additions adjacent to the subject are zoned TF-3. The re-zoning of the parcel to TF-3 will not detrimentally affect nearby properties.
4. **Length of time the property has been vacant as currently zoned:** This property has been agricultural land at least since 1938.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Wichita-Sedgwick County *Community Investments Plan*, 2035 Future Growth Map identifies the area in which the site as New Residential/Employment Mix. This area will likely be developed or redeveloped by 2035 with uses predominately of a mixed nature. Housing types within this area will likely be developed with higher density.
6. **Impact of the proposed development on community facilities:** Development of the property would not have any impact on community facilities or resources. All public improvements are available to be extended to serve the property.

The DAB heard the request so that adjacent property owners and Wichita residents had an opportunity to express their concerns.

After the presentation by Associate Planner, **Philip Zevenbergen**, the following questions were asked by DAB VI Board Members:

**Scott Lucas**, as far as actual construction, the only thing that's actually there is the TF-3 to the south?

**Zevenbergen**, correct to the south and south-west.

**Action Taken:** **Scott Lucas** made a motion to **APPROVE** staff's recommendation. The motion was seconded by **James Deckard**.

**MOTION PASSED 7-0**

Respectfully submitted,

Ana Lopez  
Community Services Representative  
District VI