

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 29, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3236 - ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "TF-3" TWO-FAMILY RESIDENTIAL, GENERALLY LOCATED NORTH OF BARBARA, EAST OF SENECA.

(DISTRICT #4)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, as recommended (12-0)

CPO Recommendation: Approve, as recommended (9-0)

Staff Recommendation: Approve, subject to the applicants' written agreement not to protest participation in a petition for any future paving project on Barbara.

Background: The applicant requests a zone change from "SF-6" Single-Family Residential to "TF-3" Two-Family Residential on a 0.26 acre platted lot generally located north of Barbara, east of Seneca in order to construct a duplex.

The subject property is currently undeveloped and situated between a single-family residence to the east on property zoned "SF-6" Single-family Residential and a dental office parking lot to the west on property zoned "LC" Limited Commercial. There are single-family residences across Barbara to the south on property zoned "SF-6". To the north of the application area is undeveloped land zoned "GO" General Office, "LC" and "SF-6".

After limited discussion of the proposal on June 12, 1997, the MAPC voted (12-0) to approve the request as recommended by staff. CPO(4) heard the case on the evening of June 12, 1997, and voted (8-0) to deny the case based on some neighborhood opposition to the duplex being built and that the applicant was not in attendance to answer questions on the proposal.

The matter was reconsidered by CPO(4) on June 26, 1997, and after questioning the agent for the applicant on the proposed development, the council voted (9-0) to recommend approval of the request. The applicant has submitted the required written agreement not to protest participation in a petition for any future paving project on Barbara.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or
2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

() Published in The Daily Reporter on _____

ORDINANCE NO. _____

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 CITY OF WICHITA CODE SEC. 28.04.010.

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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 City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3236

Zone change request from "SF-6" Single-Family Residential District to "TF-3" Two-Family Residential District, described as:

The west 126.7 feet of Lot 2, Block A, F.A. Brown's Addition to Wichita, Sedgwick County, Kansas. Generally located north of Barbara, east of Seneca.

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, _____