

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 7, 1998

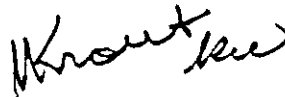
Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3280 - JAMES F. JAHANSOOZ (OWNER/APPLICANT) REQUEST A ZONE CHANGE FROM "SF-6" SINGLE-FAMILY DISTRICT TO "TF-3" TWO-FAMILY RESIDENTIAL, LOCATED NORTH OF TAFT AND EAST OF DUGAN.

(DISTRICT #5)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Deny (13-0).

Staff Recommendation: Deny.

CPO Recommendation: Approve (5-2).

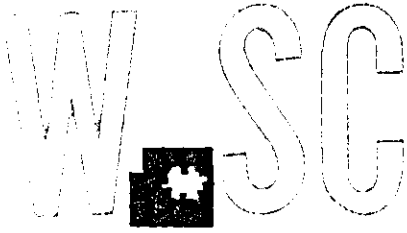
Background: The applicant requests a zone change from the "SF-6" Single Family District to the "TF-3" Two-Family District on lot 1 located north of Taft and east of Dugan in order to build a 1,540 square foot per unit duplex. The applicant owns a single-family home on lot 2 just east of the property. The property will have access to and faces Taft. Other than the applicant's existing single-family home located east of the site and the proposed duplex, none of the other existing homes in that block face front to Taft. The south side of Taft is developed with a big box retailer which backs onto Taft and is zoned "GC", General Commercial. This site is located in the flight path of Mid-Continental Airport.

At the June 10th CPO meeting only one neighbor attended and spoke in opposition, and CPO voted (5-2) to support the request. At the June 11th MAPC hearing, several neighbors attended and spoke in opposition to this request. They voiced concerns about access to Taft and putting a duplex in an area that is single family to the east and west with a vacant lot to the north. After discussion of the MAPC voted unanimously to deny the request, based on character of the neighborhood, opposition of neighborhood residents and recommendation of professional staff. The MAPC also felt approval of the request would raise questions about the possible uses of the vacant unplatted land to the north

Recommendation:

1. Concur with the findings of the MAPC and deny the application; or
2. Override the findings of the Planning Commission's recommendation with a 2/3rd majority vote of the membership of the governing body on the first hearing and approved the zone change.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 15, 1998

James F. Johansooz
6210 W. Taft
Wichita, KS 67209

RE: Z-3280 - Zone change from "SF-6" Single-family Residential to "TF-3" Two-family Residential on property located north of Taft and east of Dugan.

Dear Mr. Johansooz:

On July 8, 1998, you were sent a letter stating the above-referenced request has been approved by the City Council on July 7, 1998. The request was actually to approve the findings of the Metropolitan Area Planning Commission which was to DENY the request for the zone change

Therefore the request for the zone change is DENIED.

If you have any further questions concerning this matter, please contact the Planning Department office at 268-4421.

Sincerely,

Rick Corley
Associate Planner

RC/rc

cc: Richard and Donna Knuth, 437 S. Arapaho, Wichita, KS 67208
Connie Robinson, 355 Maple Lane, Wichita, KS 67209
Peter Grant, 426 S. Maple Lane, Wichita, KS 67209

