

• Planning Agenda Item # _____

City of Wichita
City Council Meeting
March 17, 1998

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3268 - RANDY KETZNER, TODD ROADS, AND KEVIN P. LEWIS (PROPERTY OWNERS/APPLICANTS); TERRY SMYTHE, BAUGHMAN CO. (AGENT) REQUEST ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "TF-3" TWO-FAMILY RESIDENTIAL, LOCATED WEST OF 119TH STREET WEST SOUTH OF CENTRAL,

(DISTRICT #5)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approved "TF-3" on a portion of the application area, subject to replatting within 1 year (9-0).

CPO Recommendation: A motion to approve failed on a 4-2 vote.

Staff Recommendation: Approve, subject to replatting within 1 year.

Background: The applicants request a zone change from "SF-6" Single-Family Residential to "TF-3" Two-Family Residential on a 6.7 acre tract, located west of 119th Street West, south of Central.

This request has been filed in tandem with a request for "LC" Limited Commercial on approximately 2.4 acres located adjacent to the east of the subject property. The subject property is in a developing area of northwest Wichita, with the majority of the surrounding property zoned "SF-6" Single-Family Residential. There is a 1 acre tract across Central to the northeast which was recently zoned for office uses ("NO") and is surrounded by existing and developing single-family uses to the north, west and south. The St. Elizabeth Ann Seton church and school complex located adjacent to the south and east, on property also zoned "SF-6".

The applicants have stated that approval of the zone change would permit the development of approximately 17 duplex lots (34 dwelling units as opposed to 20 single-family units) on this tract.

CPO Council 5 considered the duplex request, after a number of neighboring residents spoke in opposition. A motion to approved failed by a 4-2 vote.

During the Planning Commission meeting on January 29, 1998, several area residents voiced their concerns over the potential impact this new use would have on their property values and that this change would be entirely out of character with the surrounding land uses. The agent for the applicant stated that the applicants were willing to discuss with area property owners the possibility of placing restrictions on the duplex development in order to address their concerns. After the discussion, the MAPC voted (9-0) to approve "TF-3" Two-Family Residential for a portion of the application area, subject to replatting the property within one year.

CPO(5) will reconsider the "amended" application on Wednesday, March 11, prior to the City Council meeting.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change to "TF-3" Two-Family Residential for Lots 1 through 4 and 14 through 29, Block 1, Bay Country, an addition to Wichita, Sedgwick County, Kansas, together with that part of Lots 5 and 13 in said Block 1 lying west of the west line of Lot 1, Block 1, St Elizabeth Ann Seton Addition to Wichita, Sedgwick County, Kansas as extended north to the north line of said Lot 5, subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; 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.)

Suppl.

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. 43-982

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.

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-3268

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

Lots 3-11, The Havens Addition to Wichita, Sedgwick County Kansas. Generally located west of 119th Street West, south of Central.

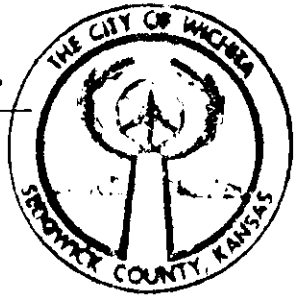
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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, _____

ATTEST:

Pat Burnett
Pat Burnett, City Clerk



Bob Knight
Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Bebenstorf
Gary E. Bebenstorf, City Attorney