

STAFF REPORT
 MAPC-April 4, 2019
 DAB II- April 8, 2019

CASE NUMBER: ZON2019-00007

APPLICANT/AGENT Great Plains United Methodist Church Development, Inc (Applicant)/
 Gaylan and Ryan Nett (Agents)

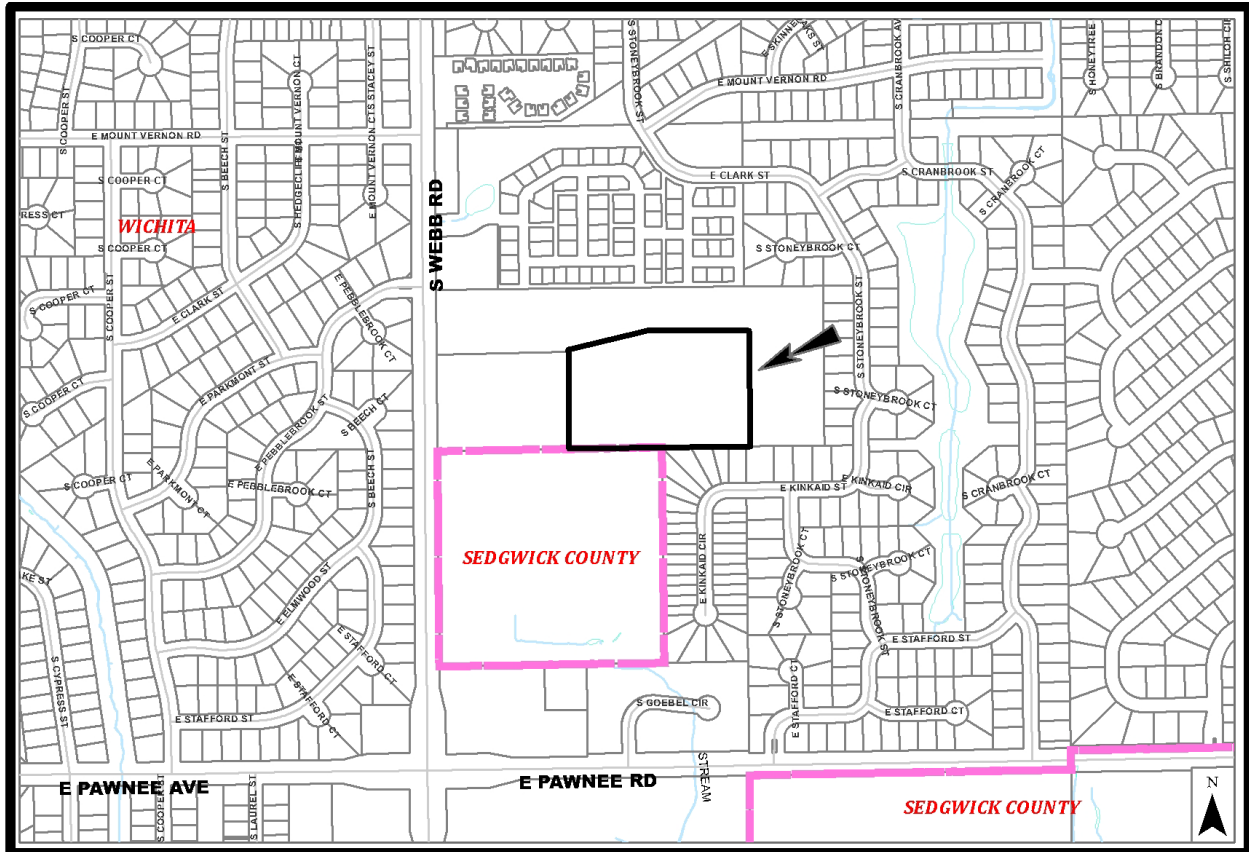
REQUEST: TF-3 Two-family Residential

CURRENT ZONING: SF-5 Single-family Residential

SITE SIZE: 8.08 acres

LOCATION: Approximately one-quarter mile north of East Pawnee Street east of South Webb Road.

PROPOSED USE: Construction of duplexes



BACKGROUND: This application was filed to rezone a portion of the subject property from SF-5 Single-Family Residential (SF-5) to TF-3 Two-Family Residential (TF-3). The subject property is located approximately one quarter mile north of East Pawnee Road on the east side of South Webb Road. With this request, the applicant would like to rezone the property to a TF-3 district and develop 29 lots for duplexes equating to 58 dwelling units (see attached site plan). The preliminary plan for the remainder of the lots is to construct single family homes.

The subject portion of the lot is 8.08 acres and is vacant. The proposed TF-3 District has a minimum lot size of 6,000 square feet per dwelling unit, so the existing lot meets the minimum lot size for duplexes. The proposed duplexes would be subject to all applicable setback requirements of the TF-3 district.

The area is primarily single family residential; however, there is an area of TF-3 zoning with duplexes directly south of this property. In the larger area, a mixture of single family and duplex is common including the patio home development to the north. Please see the attached area map showing the zoning districts surrounding the subject site.

CASE HISTORY: In September 2012, an administrative adjustment to the sign code was approved to allow an electronic message sign on the property primarily for the church building that fronts Webb Road (BZA2012-00052). The property is platted as Lot 1, Block 1, Christ Community Church Addition, 1995.

ADJACENT ZONING AND LAND USE:

North:	SF-5;	Undeveloped land.
South:	SF-20 & TF-3;	County Maintenance yard and duplexes
East:	SF-5;	Undeveloped land
West:	SF-5;	Church/place of worship.

PUBLIC SERVICES: South Webb Road is a fully improved four-lane arterial street. All municipal services are nearby, but will need to be extended to serve the subject site.

CONFORMANCE TO PLANS/POLICIES: The *Community Investment Plan* depicts the subject site as appropriate for “residential” and “new residential” uses. The residential use category encompasses areas that reflect the full diversity of residential development densities and types found in a large urban municipality. The site is outside the Established Central Area (ECA), but is a good example of infill development.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared, it is recommended the application be **APPROVED.**

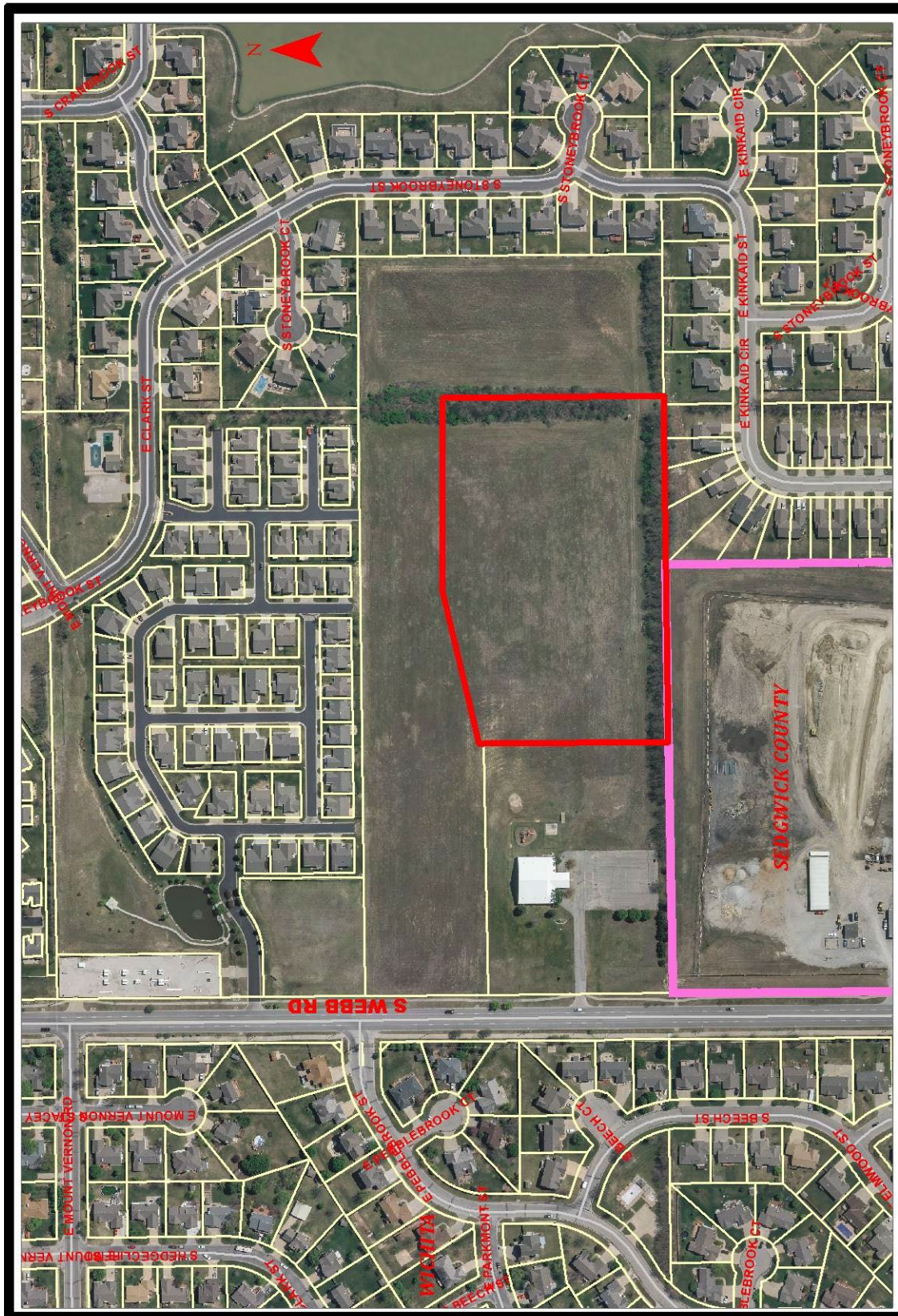
This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Properties surrounding the subject site area are primarily zoned SF-5, but there is an areas of TF-3 and MF-18 zoning in the immediate area.
2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned SF-5, which primarily allows single-family residences. The portion of the lot being considered for rezoning is undeveloped and could be improved with a development of duplexes with this rezoning.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of TF-3 zoning would allow new two-family homes to be constructed on the property. Approval of the request should not detrimentally impact nearby property owners.
4. Length of time the property has remained vacant as currently zoned: This portion of the property is currently vacant and has never been developed.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The *Community Investment Plan* depicts the subject site as appropriate for “residential” and “new residential” uses. The residential use category encompasses areas that reflect the full diversity of residential development densities and types found in a large urban municipality. The site is outside the Established Central Area (ECA), but is a good example of infill development.
6. Impact of the proposed development on community facilities: Existing municipal facilities are nearby but need to be extended to serve the application area.

Staff Report Attachments:

1. Area Map
2. Zoning Map
3. Land Use Map
4. Site Plan Submitted by Applicant



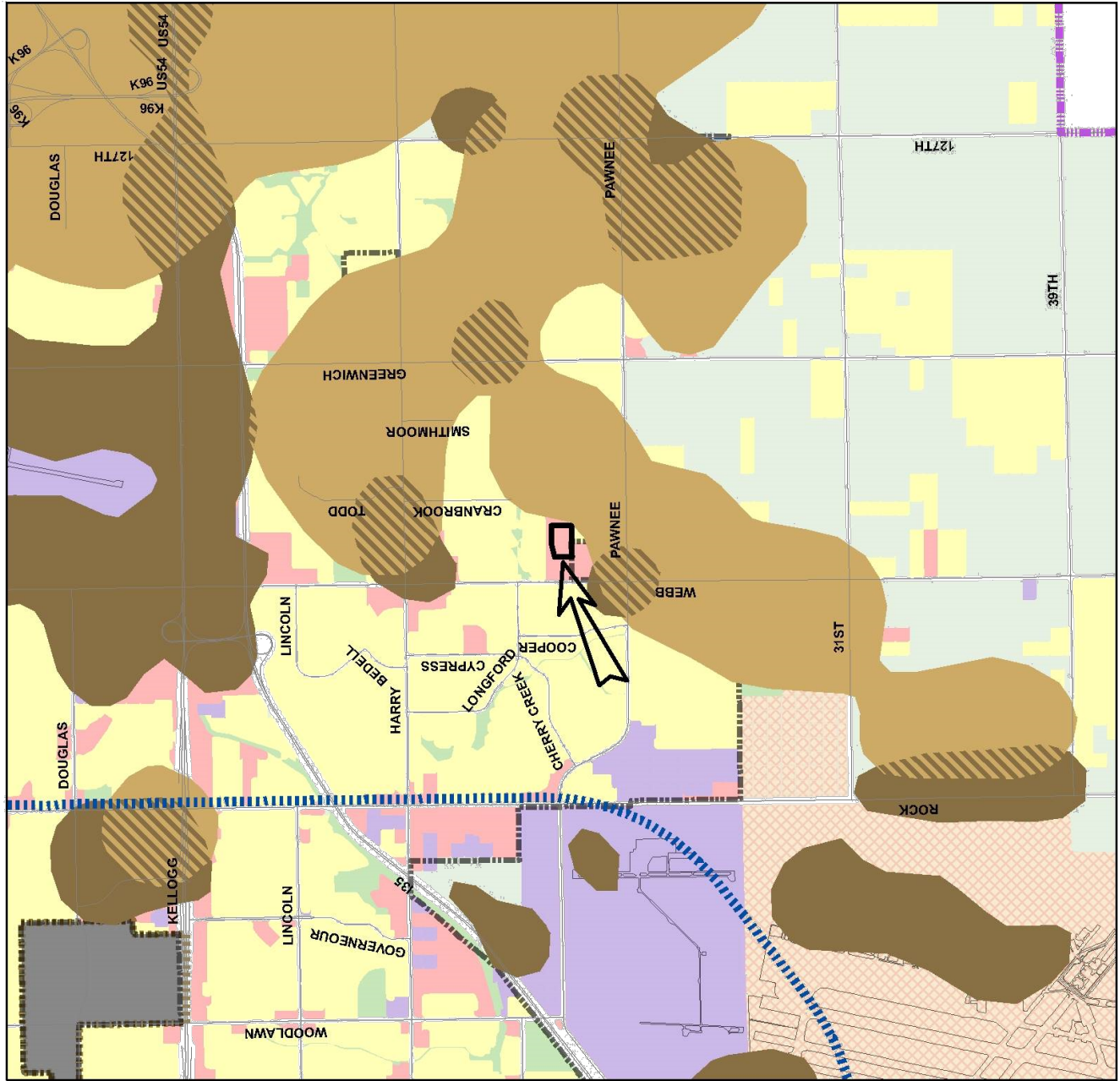
ZON2019-00007

2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Nghbd_Plan_Areas

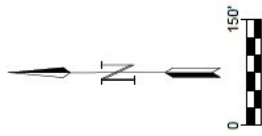
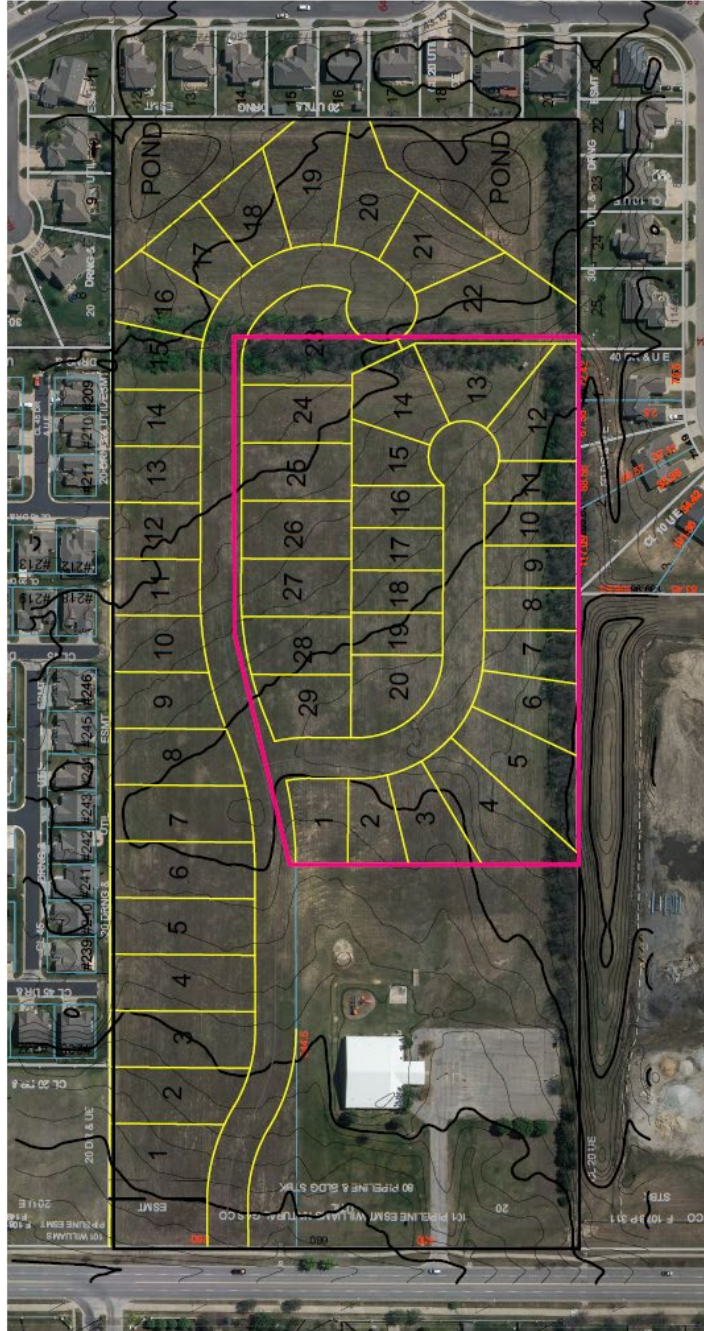


DATE: 11/15/2019 10:54 AM
 PROJECT: 2035 WICHITA FUTURE GROWTH CONCEPT MAP
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



SITE PLAN

Wichita, Sedgwick County, Kansas



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DWG FILE: LAYOUT 2
PROJECT NO. 19S04013
MARCH 14, 2019