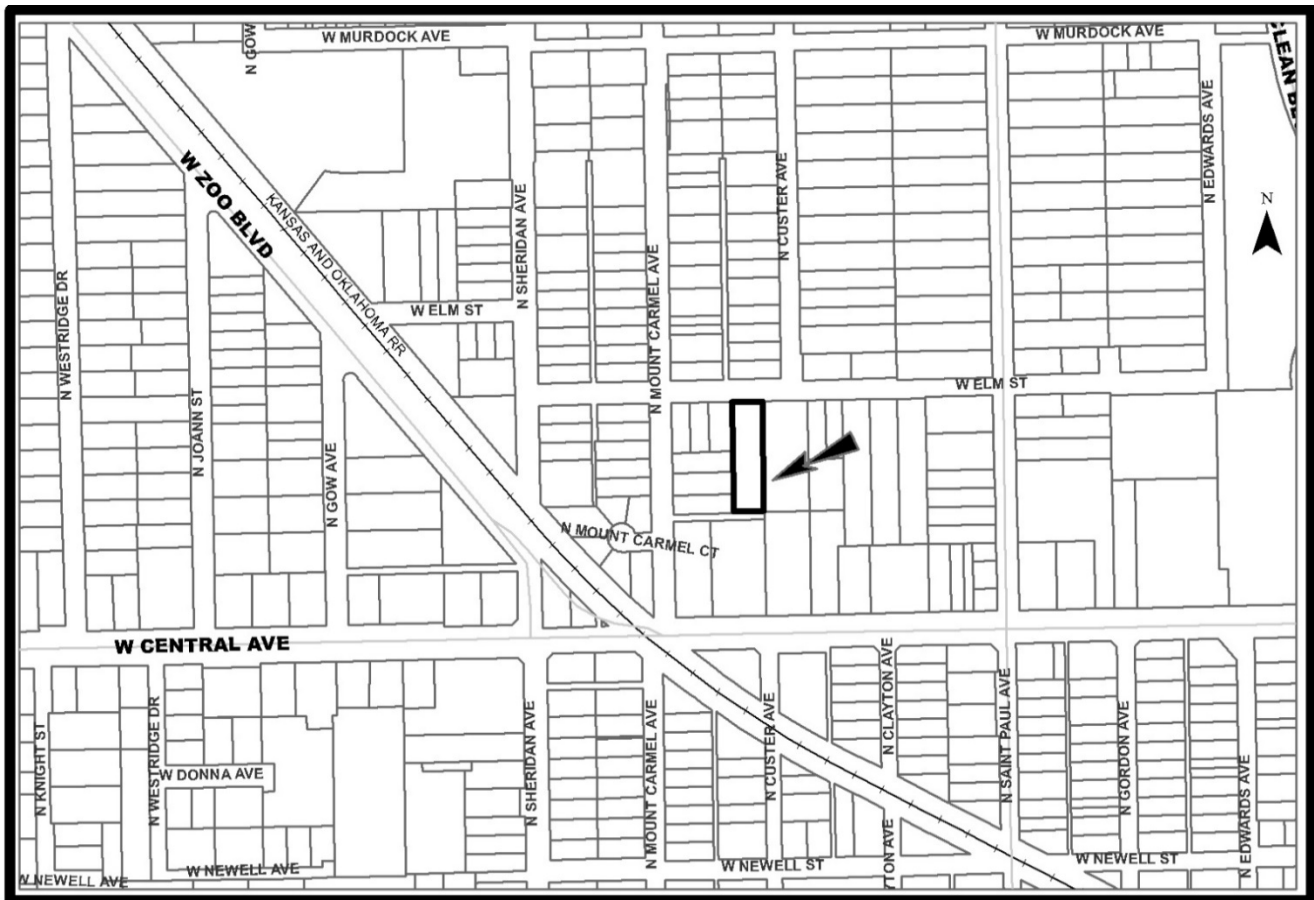




STAFF REPORT
MAPC May 23, 2019
DAB VI May 15, 2019

- CASE NUMBER:** ZON2019-00009 & CON2019-00014
- APPLICANT/AGENT:** Capri Holdings LLC/Jerrome Castillo (co-owner) KE Miller Engineering/Kirk Miller (Agent)
- REQUEST:** TF-3 Two-Family Residential for three duplexes (six dwelling units)
- CURRENT ZONING:** SF-5 Single-Family Residential
- SITE SIZE:** 0.56 acre
- LOCATION:** Located northeast of the intersection of West Central Avenue and Zoo Boulevard
- PROPOSED USE:** Duplex units



BACKGROUND: The applicant/owner is requesting the rezoning 3007 West Elm (0.56 acre) from SF-5 Single Family Residential (SF-5) to TF-3 Two Family Residential (TF-3). The property is currently vacant. The applicant also requests a Conditional Use for multiple duplexes on one lot; the applicant intends to develop three duplexes with six total units (see the attached site plan). TF-3 zoning district requires a 20-foot rear setback; however, the site plan shows a five (5) foot rear setback. The property is approximately 24,413 square feet, with 82.5 linear feet of frontage along West Elm Street. The Unified Zoning Code (UZC) requires a minimum of 6,000 square feet per duplex building and allows for a reduction of building setback as shown on a recorded plat. The request to allow three duplex buildings is within the required limitations.

Property north and west of the subject site is zoned SF-5 and is developed with single-family residences. Property to the east is zoned TF-3 and is currently undeveloped with four duplexes. Property south of the subject site is zoned LC Limited Commercial (“LC”) and is developed as a shopping center with frontage along Central Avenue.

CASE HISTORY: The application area is unplatted land located in the City of Wichita.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residences
SOUTH:	LC	Shopping center
EAST:	TF-3	Two-Family residences
WEST:	SF-5	Single-family Residences

PUBLIC SERVICES: The streets nearest to the subject site are Mount Carmel and Elm Street, both of which are paved, local residential roads, with 60-foot right-of-ways. Neither street has recorded traffic counts. The closest major intersection to the subject site is Zoo Boulevard and Central Avenue, located approximately 800 feet southwest of the subject site. Both Zoo and Central are paved principal arterials. A sewer line currently runs through the center of the site and the nearest water line terminates at the northeast corner of the subject lot. This site is currently unplatted and will be required to be platted in order to be developed.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County *Community Investments Plan*, identifies the area in which the site is located Established Central Area. The site is located within the urban infill strategy area, where residential development is encouraged. The uses envisioned for redevelopment in this area include duplexes.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request, as submitted. Based on these factors, plus the information available prior to the public hearing, staff recommends the request be **APPROVED subject to the following conditions:**

- A. **APPROVE** the zone change (ZON2019-09) to TF-3 Two-family Residential (“TF-3)
- B. **APPROVE** the Conditional Use Request (CON2019-14), subject to the following conditions:
 - 1. The site shall be limited to three duplexes and six total dwelling units.
 - 2. Prior to the issuance of a building permit, a revised site plan will need to be provided that will determine the location of landscaping, parking, setbacks and cross lot access with the duplex development to the east of the site.
 - 3. The site shall be developed in general conformance with the approved site plan.

4. Development on the site shall conform to all applicable codes to include zoning, building, landscape, housing, and health codes.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Property north and west of the subject site is zoned SF-5 and is developed with single-family residences. Property to the east is zoned TF-3 and is currently developed with four duplexes. Property south of the subject site is zoned LC Limited Commercial (“LC”) and is developed as a shopping center with frontage along Central Avenue.
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: TF-3 zoning is immediately adjacent to the subject property.
4. Length of time the property has been vacant as currently zoned: A substandard structure on the property has been vacant for approximately three years.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the area in which the site is located as appropriate for residential uses within the Wichita city limit. This includes development of duplexes.
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 serve the property.

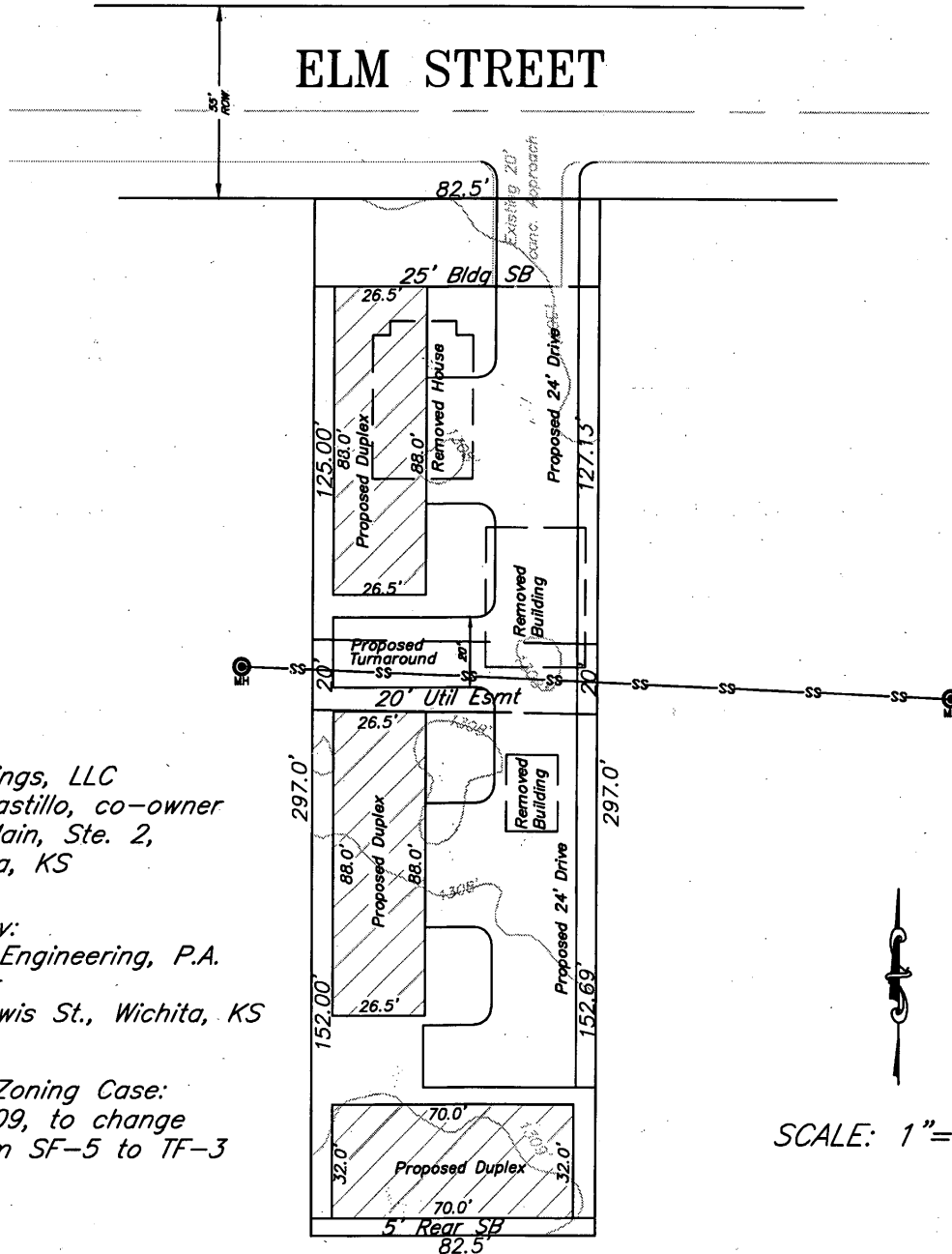
Attachment: Site Plan

Site Plan

3007 W. Elm Street

Wichita, Sedgwick County, Kansas

Conditional Use to allow multiple duplexes on Lot



Applicant:
 Capri Holdings, LLC
 Jerrome Castillo, co-owner
 906 N. Main, Ste. 2,
 Wichita, KS

Prepared by:
 K.E. Miller Engineering, P.A.
 Deb Miller
 117 E. Lewis St., Wichita, KS

Filed with Zoning Case:
 ZON2019-09, to change
 zoning from SF-5 to TF-3

SCALE: 1"=50'

LEGAL DESCRIPTION:

BEG 637 1/2 FT E & 350 FT N SW COR SE 1/4 W 82 1/2 FT N 350 FT E
 82 1/2 FT S 330 FT TO BEG EXC S 3 FT THEREOF SEC 13-27-1W