

City of Wichita
City Council Meeting
December 16, 2003

Agenda Report No.

TO: Mayor and City Council

SUBJECT: ZON2003-00058 – Zone change from “SF-5” Single-family Residential to “TF-3” Two-family Residential. Generally located north of Central and west of Tyler (east of Waddington and 1/2 block south of Bekemeyer).
(District V)

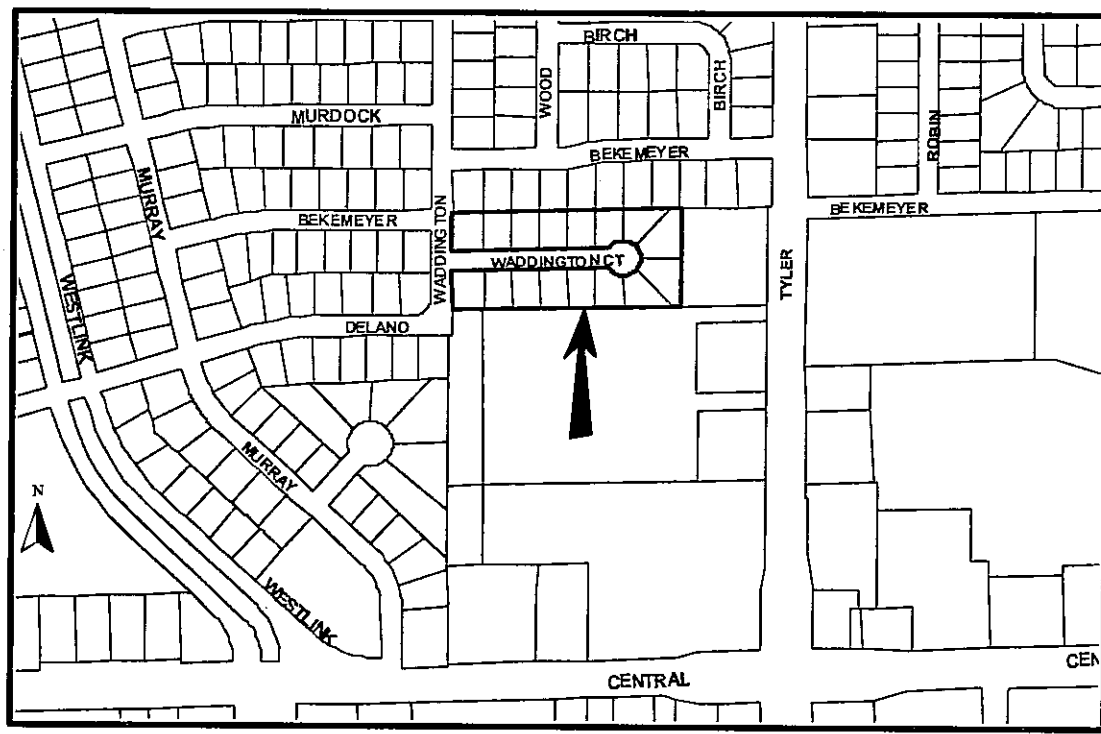
INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

MAPC Recommendation: Approve. (12-0)

Staff Recommendation: Approve.

DAB Recommendation: Approve. (6-0)



BACKGROUND: The application area is an undeveloped platted subdivision containing 16 lots that is located east of Waddington and ½ block south of Bekemeyer. The site is currently zoned "SF-5" Single-family Residential. The applicant is seeking "TF-3" zoning to allow for the development of duplex units on 4.2 acres. If the sixteen lots are developed with duplex units, the site could accommodate 32 units at a density of 7.6 units per acre. Access to the site is via residential streets serving single-family homes. The site is land locked between existing residential uses to the north and west and an office to the east and undeveloped commercial property to the south that prohibit this site from having direct access to Tyler Road or Central. The site is a passed over tract that was once part of the old Four H / County Extension campus.

The property located to the north is zoned "SF-5" and developed with single-family residences. Property to the east is zoned "GO" General Office and developed with a medical office. Land to the south is vacant, but is zoned for "LC" Limited Commercial uses while property to the west is zoned "SF-5" Single-family Residential and developed with single-family residences.

The Metropolitan Area Planning Commission reviewed this case on November 20, 2003, and recommended approval. No one spoke regarding the case.

RECOMMENDATION:

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

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

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 SECTION 28.04.010, AS AMENDED.

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 Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2003-00058

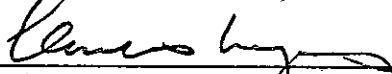
Request for zone change from "SF-5" Single-family Residential to "TF-3" Two-family Residential on property described as:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16, Block B, Four H Addition, Wichita, Sedgwick County, Kansas. Generally located north of Central and west of Tyler (east of Waddington and 1/2 block south of Bekemeyer).

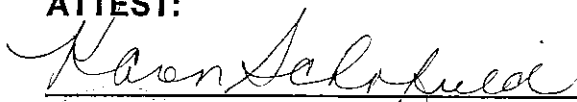
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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, December 30, 2003.

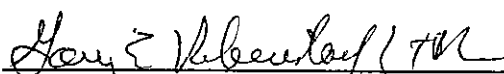

Carlos Mayans, Mayor

ATTEST:


Karen Schofield, City Clerk

(SEAL)

Approved as to form:


Gary E. Rebenstorf, City Attorney