



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

Sergio Daniel Carrillo  
10023 West Hardtner Ave  
Wichita, KS, 67212

April 4, 2024

**RE: ZON2024-000002** – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, located on the west side of North Doris Street and within 180 feet of north of West 2<sup>nd</sup> Street North (321 North Doris Street).

Dear Applicant;

At its regular meeting on **April 2, 2024**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** of the zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brad Eatherly'.

Brad Eatherly  
Current Plans  
Senior Planner

CC: Maggie Ballard, Council Member District VI  
Ana Lopez, CSR, District VI  
MABCD



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

Sergio Daniel Carrillo  
10023 West Hardtner Ave  
Wichita, KS, 67212

February 26, 2024

**RE: ZON2024-000002** – Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, located on the west side of North Doris Street and within 180 feet of north of West 2<sup>nd</sup> Street North (321 North Doris Street).

Dear Applicant,

At its regular meeting on **February 22, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request to change zoning from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on March 7, 2024. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **March 7, 2024, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) VI on **Monday, March 11, 2024** beginning at 6:30 p.m. at the Evergreenn Community Center and Library, 2601 N. Arkansas. For more information on this meeting, please contact Community Services Representative for District VI, Ana Lopez at (316) 303-8043 or [alopez@wichita.gov](mailto:alopez@wichita.gov). This application will be presented to the Wichita City Council on **Tuesday, April 2, 2024**, beginning at 9:00 a.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Brad Eatherly

**Current Plans  
Senior Planner**

CC: Maggie Ballard, Council Member District VI  
Ana Lopez, CSR, District VI  
MABCD



April 5, 2024

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 24-124

**WHEREAS**, Planning for Generations, LLC, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit Utility, Major on property zoned SF-5 Single-Family Residential District located, legally described as:

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 01 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON 11/16/2023 BY CHARLES W. BROOKSHER PS #1281 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A., C.L.S. #65, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°54'33"E (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 108.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°54'33"E ALONG SAID EAST LINE A DISTANCE OF 989.58 FEET TO THE EAST RIGHT OF WAY LINE OF I-235; THENCE ALONG SAID EAST RIGHT OF WAY FOR THE FOLLOWING FIVE COURSES: N35°15'12"W A DISTANCE OF 13.57 FEET; THENCE N27°09'11"W A DISTANCE OF 161.77 FEET; THENCE N21°37'16"W A DISTANCE OF 567.86 FEET; THENCE N00°54'20"W A DISTANCE OF 300.72 FEET; THENCE N88°48'18"E, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 280.01 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING.

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of February 2, 2024, consider said application; and

**WHEREAS**, the Wichita City Council has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Wichita City Council that this application be approved to allow a Conditional Use to permit Utility, Major on property zoned SF-5 Single-Family Residential District, generally located on the west side of the North Hoover Street and West 1<sup>st</sup> Street North intersection (255 North Hoover Street), legally described as:

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 01 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON 11/16/2023 BY CHARLES W. BROOKSHER PS #1281 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A., C.L.S. #65, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°54'33"E (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 108.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°54'33"E ALONG SAID EAST LINE A DISTANCE



OF 989.58 FEET TO THE EAST RIGHT OF WAY LINE OF I-235; THENCE ALONG SAID EAST RIGHT OF WAY FOR THE FOLLOWING FIVE COURSES: N35°15'12"W A DISTANCE OF 13.57 FEET; THENCE N27°09'11"W A DISTANCE OF 161.77 FEET; THENCE N21°37'16"W A DISTANCE OF 567.86 FEET; THENCE N00°54'20"W A DISTANCE OF 300.72 FEET; THENCE N88°48'18"E, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 280.01 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING.

Approved subject to the following conditions:

- 1) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 2) 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on 2nd day of April, 2024.

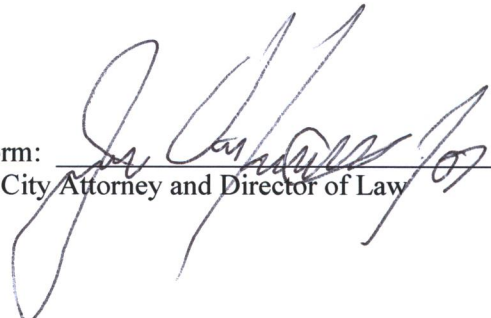
  
\_\_\_\_\_  
Lily Wu, Mayor, City of Wichita

ATTEST:

  
\_\_\_\_\_  
Jamie Buster, City Clerk

(SEAL)



Approved as to form:   
\_\_\_\_\_  
Jennifer Magaña, City Attorney and Director of Law



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification                          | Order PO   | Amount  | Cols | Depth |
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| 32522     | 540721       | Print Legal Ad-IPL01682520 - IPL0168252 | ORD#52-364 | \$64.02 | 2    | 38 L  |

Attention: LaTosha Alvarez  
CITY OF WICHITA/CLERKS OFFICE  
455 N MAIN ST FL 13  
WICHITA, KS 67202

JMBuster@wichita.gov

**OCA 150004 PUBLISHED IN THE WICHITA EAGLE**  
**ON April 12, 2024**  
**ORDINANCE NO. 52-364**

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. ZON2024-00002

Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, subject to the provisions of Protective Overlay #434, on property legally described as:

Lot 7, Block 7, Fruitvale Park Addition, Sedgwick County, Kansas  
Protective Overlay #434

Dwellings shall have a hip or gabled roof.

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 this 9th day of April 2024.

Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0168252

Apr 12 2024

### In The STATE OF KANSAS In and for the County of Sedgwick

1 insertion(s) published on:

04/12/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 04/12/2024 to 04/12/2024.

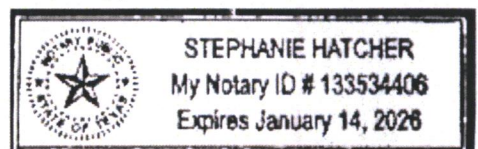
*Mary Castro*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 04/12/2024

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in  
Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!





The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
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Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

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| 23834     | 514932       | Print Legal Ad-IPL01573790 - IPL0157379 |          | \$206.32 | 3    | 82 L  |

Attention: MANDY HEBERT

CITY OF WICHITA / MABCD  
271 W 3RD ST N  
3RD FLOOR STE 301  
WICHITA, KS 67202  
kgonzalez@wichita.gov

### LEGAL PUBLICATION

OCA 180004

Published in The Wichita Eagle on February 1, 2024

(One Time Only)

MAPC/EZA February 22, 2024

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, February 22, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 3rd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

BZA2024-00002: Variance request in the City to allow 9 ft masonry Wall and equipment footings within zoning setback for expansion of utility substation on property zoned SF-5 Single Family Residential District, generally located on the west side of North Hoover Road and West 1st Street North (255 N Hoover Road).

CON2024-00001: Conditional Use request in the City to allow Correctional Placement Residence, Limited with additional restrictions, with ZON2024-00001 from SF-5 Single-Family to GO General Office; located on the north side of West 31st Street South and within one-quarter mile east of South Seneca (928 W 31st St).

CON2024-00002: Conditional Use request in the City to allow Utility Major on property zoned SF-5 Single Family Residential District, generally located on the west side of North Hoover Road and West 1st Street North (255 N Hoover Road).

CUP2024-00001: Request in the City to Amend the Killarney West CUP DP-156 to permit a Kennel/Boarding/Breeding/Training facility on Parcel 6 on property zoned LC Limited Commercial; located on the east side of North Woodlawn Avenue, within one-quarter mile north of East K-96 Highway (3590 N. Woodlawn).

CUP2024-00002: Request in the City for a Major amendment to CUP DP-108 to create two new parcels and permit Entertainment Establishment in the City, located on the southwest corner of East 29th Street North and North Rock Road.

DER2023-00017: Unified Zoning Code amendment (City and County) to the Use Regulations pertaining to requirements for all Solar Energy Conversion Systems (SECS) applications.

VAC2024-00001: Vacation request in the City to vacate a portion of a utility easement to allow walking for a walking connection between two buildings on property zoned LI Limited Industrial District, generally located on southeast corner of Esthner Avenue and Meridian Avenue (2621 W Esthner Ct).

VAC2024-00002: Vacation request in the City to vacate a sewer easement under an existing building, located approximately 680 feet east of the intersection of S. Seneca St. and West 31st St. S. (928 W. 31st St. S.).

VAC2024-00003: Vacation request in the City to vacate a portion of a utility easement to develop a warehouse on existing property zoned GI General Industrial District, generally located on southwest corner of 37th Street N & Saint Francis Street.

VAC2024-00004: Vacation request in the City to vacate a portion of Oak Street Right-of-Way to allow to create a private parking area for a commercial campus, generally located on within one-block north of West Douglas Avenue and one block west of North Sycamore (130 N Oak St).

VAC2024-00005: Vacation request in the City to vacate a portion of a utility easement to allow for development on property zoned GC General Commercial (PO 282 & 416), generally located on northwest corner of North Hoover Avenue & West Central Avenue (715 N & 721 N Hoover Ave).

ZON2024-00001: Zone Change request in the City from SF-5 Single-Family to GO General Office with CON2024-00001 to allow Correctional Placement Residence, Limited with additional restrictions; located on the north side of West 31st Street South, within one-quarter mile east of South Seneca (928 W. 31st St South).

ZON2024-00002: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential for duplex on property located within 237 ft northwest of the intersection of West 2nd Street North and North Doris Street (321 N Doris St).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 3rd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 3rd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) - using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Department staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email: Planning@wichita.gov

Mailing Address:

Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle

271 W. 3rd Street - Suite 201

Wichita, KS 67202

Phone: 316.268.4421

Fax: 316.858.7764

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording,

follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on February 1, 2024

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

IPL0157379

Feb 1 2024

In The STATE OF KANSAS  
In and for the County of Sedgwick

1 insertion(s) published on:

02/01/24

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 02/01/2024 to 02/01/2024.

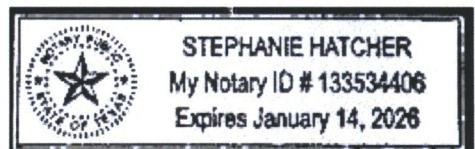
*Stefani Beard*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 02/05/2024

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in  
Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!





**STAFF REPORT**  
MAPC: February 22, 2024  
DAB VI: March 11, 2024

AGENDA ITEM NO. 4.5

**CASE NUMBER:** ZON2024-00002 (City)

**APPLICANT/AGENT:** Sergio Daniel Carrilo (Applicant)

**REQUEST:** TF-3 Two-Family Residential District

**CURRENT ZONING:** SF-5 Single-Family Residential District

**SITE SIZE:** 0.27 acres

**LOCATION:** Generally located on the west side of North Doris Street and within 180 feet of north of West 2<sup>nd</sup> Street North (321 North Doris Street).

**PROPOSED USE:** Duplex development.

**RECOMMENDATION:** Approve.



**BACKGROUND:** The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to TF-3 Two-Family Residential District (TF-3). The 0.27-acre property is generally located on the west side of North Doris Street and within 180 feet north of West 2<sup>nd</sup> Street North (321 North Doris Street).

The applicant has indicated they intend to use the site for duplex development. Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 requires a 5,000 square foot minimum lot size, while TF-3 requires a 3,000 square foot minimum lot size per dwelling unit (6,000 square feet for one duplex). Based on the size of the subject site, the applicant would be able to place up to 1 duplex.

The property is surrounded on all sides by the SF-5 and is developed on all sides by single-family dwellings. Several single-lot, TF-3 zoned properties are with the vicinity of the subject site.

**CASE HISTORY:** On October 29, 1929, the subject site was platted as Lot 7, Block 8 of the Fruitvale Park Addition. There are no zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

|        |      |                        |
|--------|------|------------------------|
| NORTH: | SF-5 | Single-family dwelling |
| SOUTH: | SF-5 | Single-family dwelling |
| EAST:  | SF-5 | Single-family dwelling |
| WEST:  | SF-5 | Single-family dwelling |

**PUBLIC SERVICES:** The subject site currently has access to North Doris Street, a two-lane, unpaved local street with no sidewalks on either side. All Municipal Services serve the site currently. Wichita Transit serves the area at the southeast corner of the intersection of North Doris Street and West 2<sup>nd</sup> Street North.

**CONFORMANCE TO PLANS/POLICIES:** The requested zone change is in conformance with the following plans:

**Community Investments Plan:** The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for “Residential” uses. The *Plan* defines “Residential” as “*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes).*” Duplex development is an appropriate use for this area. The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of “Development Pattern, Guideline 2.a encourages, “*infill development that maximizes public investment in existing and planned infrastructure and services.*”

**Wichita: Places for People Plan:** The requested zone change is in conformance with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested Duplex partially aligns with Strategy 5: *Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.* The scale of the request is not in out of character with the neighborhood, with TF-3 within 350 feet of the subject site. The request aligns with Strategy 6: *Encourage infill and redevelopment that contextual to the environment in which it is occurring.* Adding a duplex to the neighborhood will not adversely affect the area.



- **Current Condition:** The subject property is located within an area identified as an “Area of Opportunity.” The *Places for People Plan* defines Areas of Opportunity as “areas that generally exhibit economic challenges, a disconnected development pattern, and a lack of walkable places and facilities. These areas are in need of strategic reinvestment, both public and private, to assist in redefining and reinvigorating the area, physically and socially.”

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is residential. The property is surrounded on all sides by the SF-5 and is developed on all sides by single-family dwellings. There are duplexes developed on properties zoned TF-3 approximately 350 feet from the subject site in multiple directions. Therefore, duplexes are not a new type of development to the area.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5, which is suitable for a limited number of residential, public, and civic uses, including single-family residences.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have detrimental impacts on nearby property. There are duplexes developed on properties zoned TF-3 approximately 350 feet from the subject site in multiple directions. Therefore, duplexes are not a new type of development to the area.
4. **Length of time subject property has remained vacant as zoned:** The property is undeveloped. It appears that demolition of a previous dwelling unit is on-going.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new development in an area on an under-developed parcel that is also appropriate for such development. Denial may represent a loss of economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, and the *Wichita: Places for People Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has received no comments in regards to the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Photos









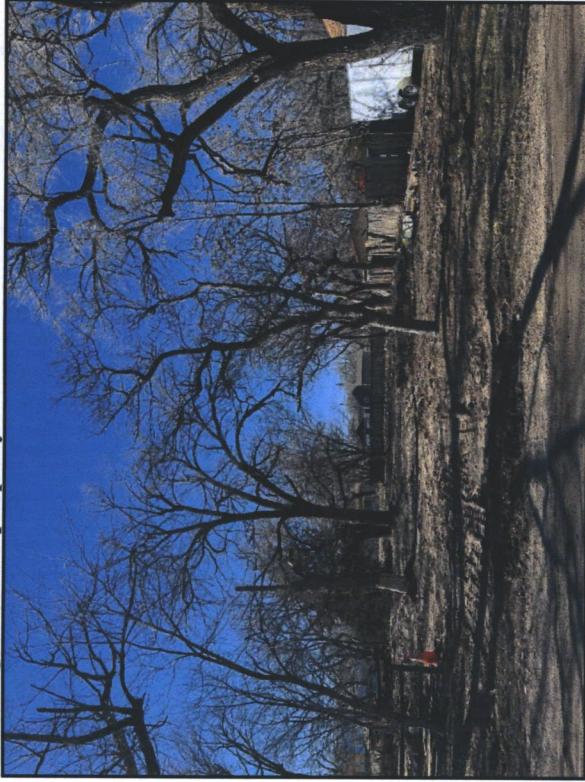


<sup>1</sup> An investigation that was done by the City of Berkeley, 2006.





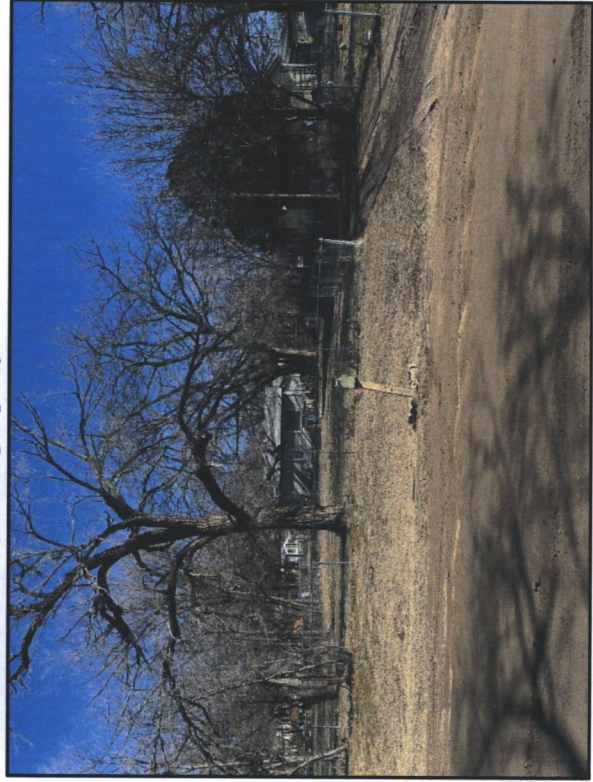
Looking west into property



Looking north away from property



Looking east away from property



Looking south away from property

