

(150004) Published in The Wichita Eagle on

July 19, 2013

ORDINANCE NO.

443-533

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. ZON2013-00009

Zone change request from SF-5 Single-family Residential to TF-3 Two-family Residential, on property described as:

Lots 4 and 5, Block 5, Orchard Park Addition to the City of Wichita, generally located west of Young Street and three blocks south of West 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.

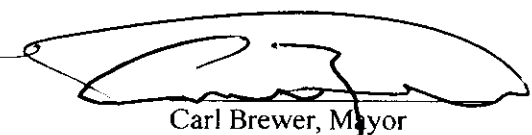
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 16 day of July, 2013.

ATTEST:



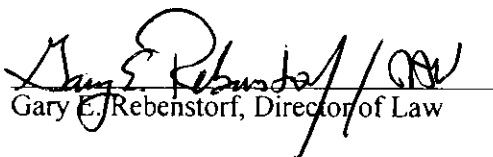
Karen Sublett, City Clerk



Carl Brewer, Mayor

(SEAL)

Approved as to form:



Gary E. Rebenstorf, Director of Law

City of Wichita
City Council Meeting
July 9, 2013

TO: Mayor and City Council

SUBJECT: ZON2013-09 - City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential, generally located west of Young Street and three blocks south of W. Central. (District VI)

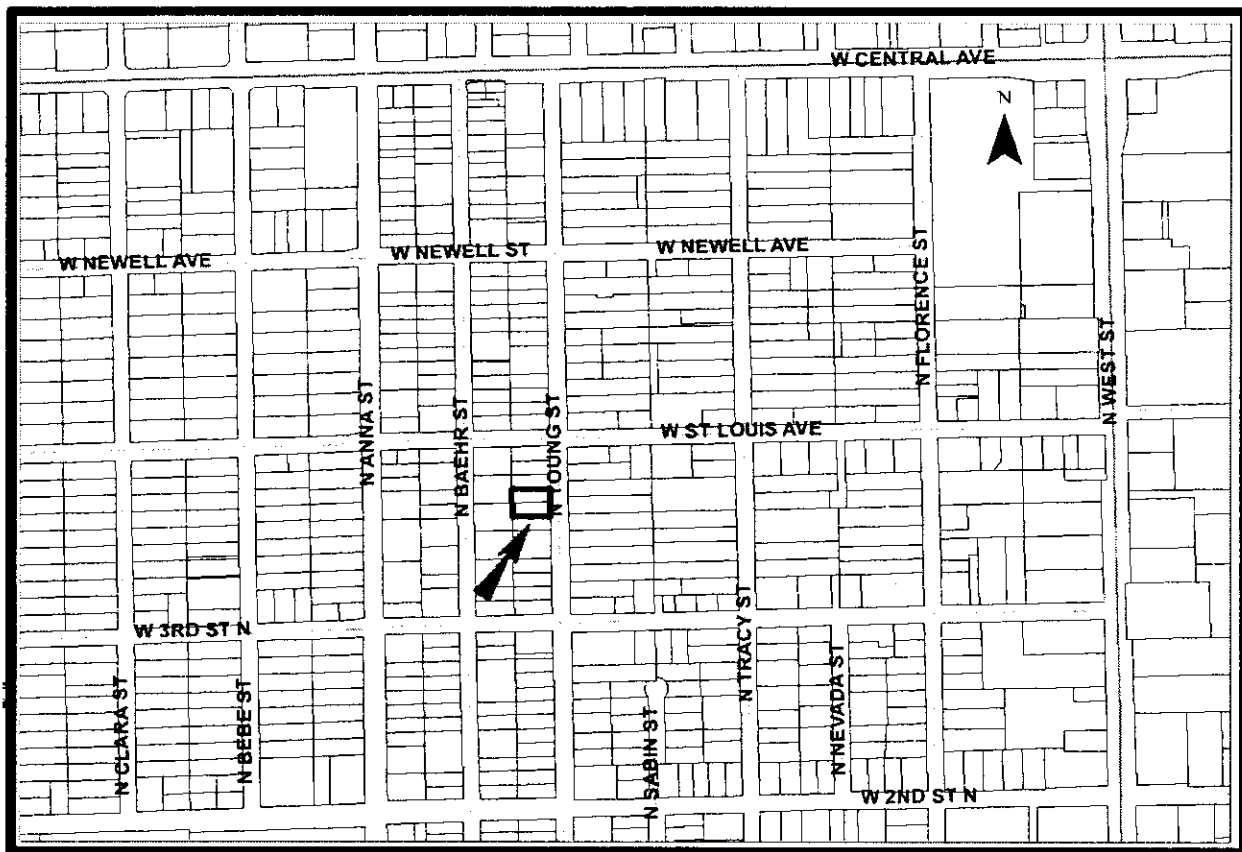
INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

DAB Recommendation: DAB VI recommended approval (5-0).

MAPC Recommendation: Approve (11-0).

MAPD Staff Recommendations: Approve.



BACKGROUND: The applicant requests TF-3 Two-Family Residential zoning on two vacant, platted lots. The .3 acre site is currently zoned SF-5 Single-Family Residential. The Unified Zoning Code requires a minimum lot size of 3,000 square feet per dwelling unit for duplex development. The site's 13,500 square feet could accommodate two duplexes with a total of four dwelling units.

The surrounding neighborhood is primarily zoned SF-5 and developed with single-family residences. A mixture of TF-3 zoning, commercial zoning, and commercial non-conforming uses exist within surrounding blocks. North of the site on Young Street are SF-5 zoned single-family residences and a non-conforming vehicle repair business. South of the site on Young Street are SF-5 zoned single-family residences and a TF-3 zoned multiple dwelling lot. East of the site are SF-5 zoned single-family residences; further east, Tracy Street is zoned TF-3 and developed with single-family residences and manufactured residences. West of the site, on Baehr Street are SF-5 zoned single-family residences and a non-conforming commercial activity.

Analysis: On June 6, 2013, the MAPC reviewed the application and voted (11-0) to approve the application. No citizens spoke at the MAPC hearing regarding this request and no protests were received during the two-week protest period following the MAPC hearing. On June 3, 2013, DAB VI reviewed the application and voted (5-0) to approve the request. No citizens spoke at the DAB hearing regarding this request.

Financial Considerations: There are no financial considerations associated with this request.

Legal Considerations: The Law Department reviewed and approved the ordinance as to form.

Recommendation/Actions: Adopt the findings of the MAPC and approve the zone change to TF-3 Two-family Residential; authorize the Mayor to sign the zone change ordinance and place the ordinance on the first reading (simple majority required).

Attachments:

- Ordinance
- MAPC minutes
- DAB report