

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. ZON2014-00011

Zone change from SF-5 Single-Family Residential ("SF-5") to TF-3 Two-Family Residential ("TF-3") on an approximately 0.50-acre property described as:

Lots 1 and 2, FD Sutton Addition, Wichita, Sedgwick County, Kansas; generally located south of Central Avenue, east of West Street, on the southeast corner of St Louis and McComas Streets.

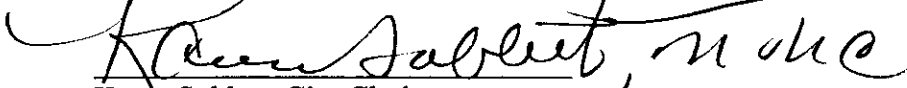
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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



Carl Brewer, Mayor

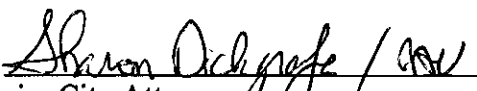
ATTEST:



Karen Sublett, City Clerk

(SEAL)

Approved as to form:



Sharon Dickgrafe, Interim City Attorney

City of Wichita
City Council Meeting
August 12, 2014

TO: Mayor and City Council

SUBJECT: ZON2014-00011 – City Zone Change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on Property Generally Located South of Central Avenue, East of West Street, on the Southeast corner of St. Louis and McComas Streets (District VI)

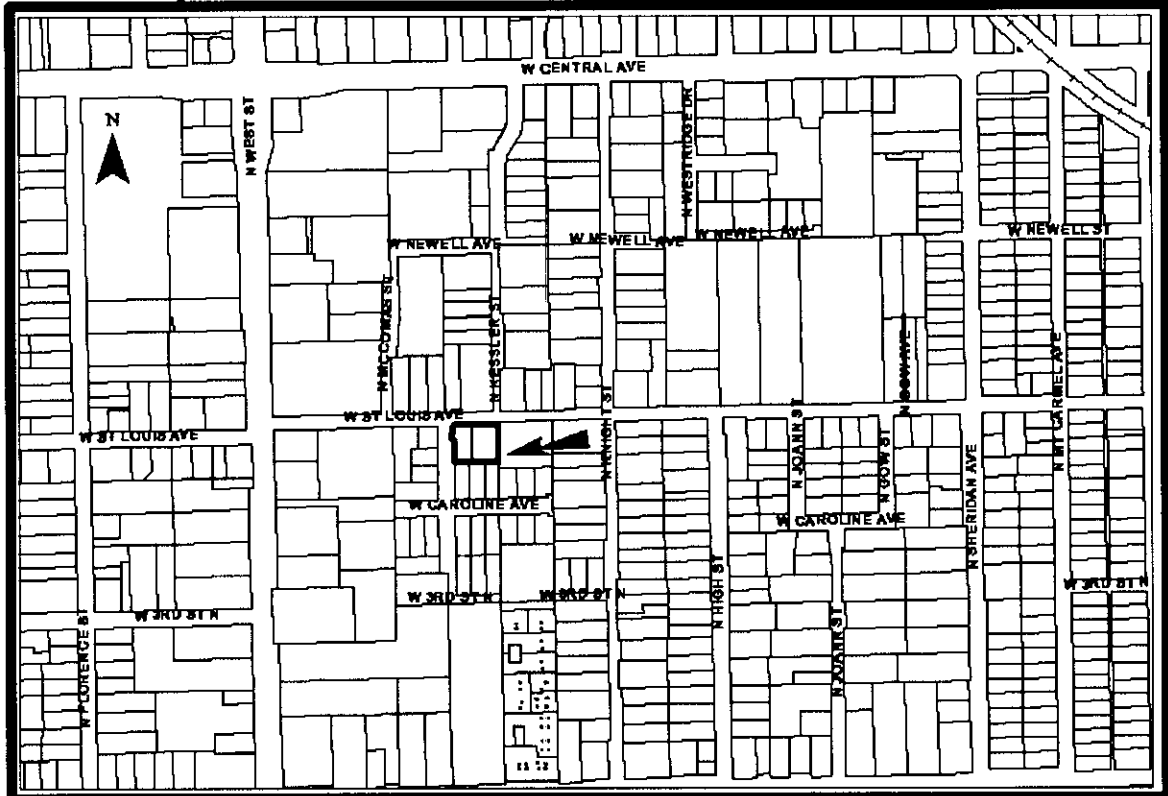
INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (11-0).

DAB Recommendation: District Advisory Board VI recommended approval of the request (5-0).

MAPD Staff Recommendation: The Metropolitan Area Planning Department staff recommended approval of the request.



Background: The applicant is requesting TF-3 Two-Family Residential (TF-3) zoning on the platted approximately 0.50-acre SF-5 Single-Family Residential (SF-5) zoned site. The site consists of Lots 1 and 2, FD Sutton Addition, located on the southeast corner of McComas Street and St. Louis Avenue. Lot 1 is developed with a single-family residence (built 1920), with Lot 2 (the east, larger lot) having an accessory structure located on it. The site is large enough (with a lot split) for a minimum of three duplexes. The applicant proposes to keep the existing single-family residence on Lot 1 and build two duplexes on Lot 2 with a future lot split.

The site is located in a predominately SF-5 zoned single-family residential neighborhood that runs from Central Avenue, (two-blocks north), to 2nd Street (two-blocks south) and between West Street (a block west) and Sheridan Avenue (five-blocks east). SF-5 zoned single-family residences (built mostly in the 1920s - 1998) are located north of the site across St. Louis Avenue. SF-5 zoned single-family residences (built 1950s - 2002) and LC Limited Commercial (LC) zoned businesses are located west of the site across McComas Avenue to West Street. SF-5 zoned single-family residences (built mostly 1950s – 1980s) abut and are adjacent to the south of the site. SF-5 zoned single-family residences (built 1920 and late 1940s – 1950s) abut and are adjacent to the east side of the site. Two exceptions to the area's predominate SF-5 zoning are the result of the most recent zoning activity in the area. ZON2013-00013 rezoned 0.95-acres of SF-5 zoned property to TF-3 zoning that is located one block east from the subject site on the north side of St. Louis Avenue and east of Knight Street. ZON2011-00045 rezoned 0.92-acres of SF-5 zoned property to TF-3 zoning that is located three-blocks east of the site, on the southwest corner of St. Louis Avenue and Joann Street.

Analysis: On July 7, 2014, District Advisory Board (DAB) VI voted 5-0 to approve the request. No one spoke against the request at the DAB VI meeting.

On July 10, 2014, the Metropolitan Area Planning Commission (MAPC) considered the request and voted 11-0 to approve the request. No one spoke against the request at the MAPC meeting. No protests have been filed on this request.

Financial Considerations: Approval of this request will not create any financial obligations for the City.

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

Recommendation/Actions: It is recommended that the City Council adopt the findings of the MAPC and approve the requested zone change (simple majority vote required); authorize the Mayor to sign the ordinance and place the ordinance on first reading.

Attachments:

- MAPC minutes
- DAB memo
- Ordinance