

ORDINANCE NO. 50-549

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:

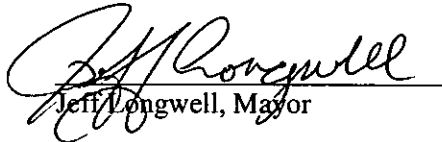
Case No. ZON2017-00013

City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential described as:

Lot 15 in Block 1 in Orchard Park Addition, Wichita, Sedgwick County, Kansas

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.

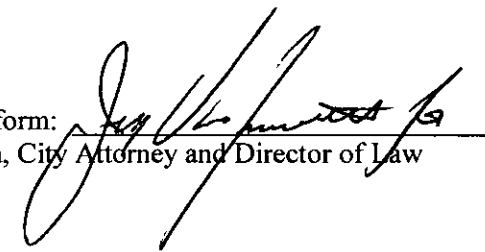
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk



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

STAFF REPORT
MAPC-May 18, 2017
DAB VI-May 17, 2017

CASE NUMBER: ZON2017-00013

APPLICANT Jacob Management Company, LLC

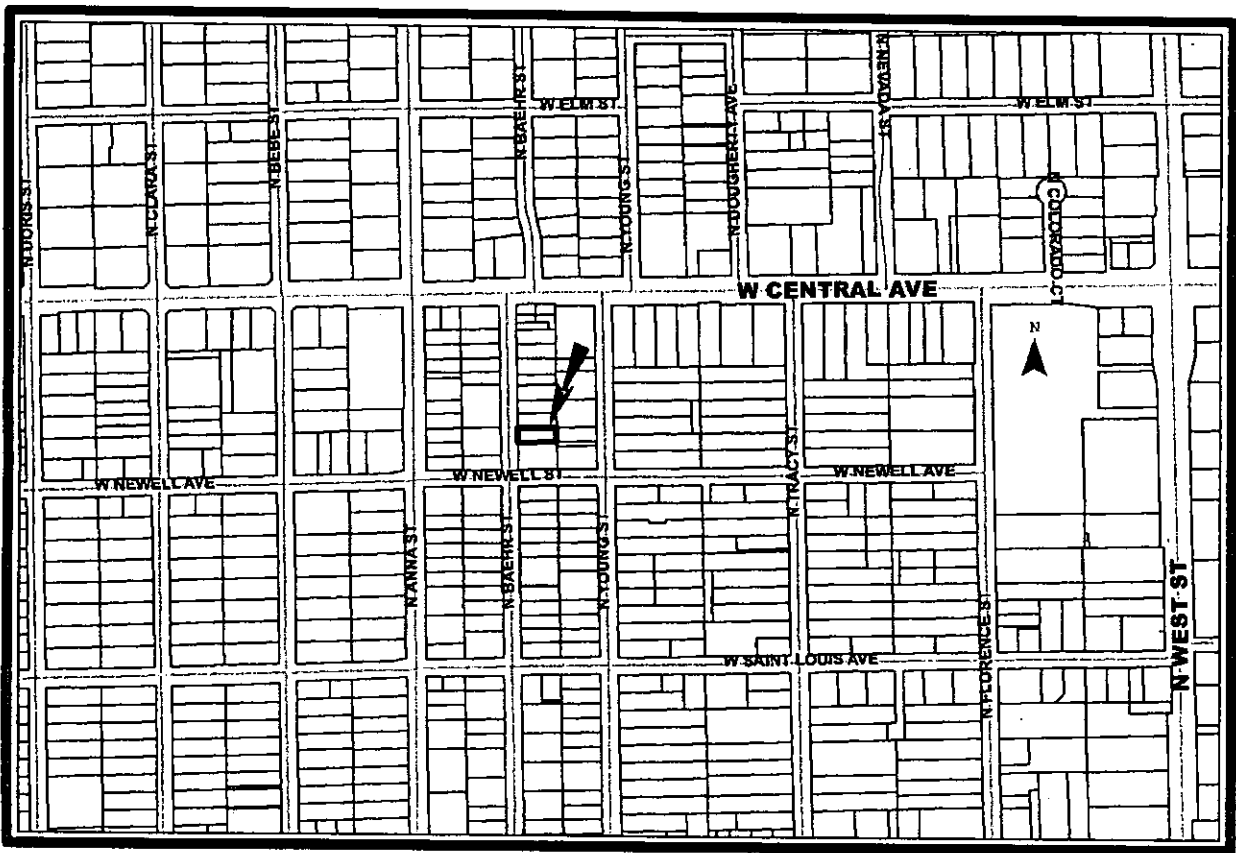
REQUEST: TF-3 Two-family Residential

CURRENT ZONING: SF-5 Single-family Residential

SITE SIZE: 0.16 acre

LOCATION: The east side of North Baehr Street, approximately 90 feet north of West Newell Street (620 North Baehr)

PROPOSED USE: Two-family home



a single-family home zoned SF-5. East of the property is a single-family home zoned SF-5. West of the site is a single-family home zoned SF-5.

2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned SF-5, which primarily allows single-family residences. The lot being considered for rezoning could be improved with a new single family home with the existing zoning.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of TF-3 zoning would allow a new two family home with to be constructed on the property. Approval of the request should not detrimentally impact nearby property owners.
4. Length of time the property has remained vacant as currently zoned: The property is currently vacant.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Community Investment Plan depicts the subject site as appropriate for "residential uses." The residential use category encompasses areas that reflect the full diversity of residential development densities and types found in a large urban municipality. The site is also in the Established Central Area (ECA) where infill housing is encouraged with the Wichita Urban Infill Strategy.
6. Impact of the proposed development on community facilities: Existing municipal facilities are in place or can be extended to serve the application area.

Staff Report Attachments:

1. Area Map

