

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON Sept. 6, 2019

ORDINANCE NO. 51-103

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. ZON2019-00022**

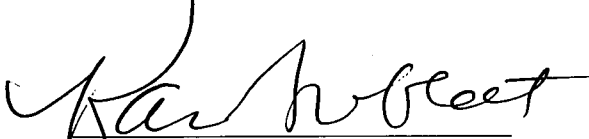
City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning lot described as:

Lot 2, Block 8, Fruitvale 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.

ATTEST:



Karen Sublett, City Clerk

  
Jeff Longwell, Mayor

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



**BACKGROUND:** The applicant/owner is requesting the rezoning of Lot 2, Block 8, Fruitvale Addition, from SF-5 Single Family Residential (SF-5) to TF-3 Two Family Residential (TF-3). The property currently has a metal carport with two sheds attached at the west end of the carport. TF-3 zoning district requires a 25-foot front setback and a 20-foot rear setback. The property is approximately 10,600 square feet, with 60 linear feet of frontage along North Doris Street. The Unified Zoning Code (UZC) requires a minimum of 6,000 square feet per duplex building.

Properties north, south, east and west of the subject site are zoned SF-5 and are developed with single-family residences. There are numerous TF-3 zoned lots located within the neighborhood.

**CASE HISTORY:** The subject site is located in the Fruitvale Park Addition, platted in October 1929. No other zoning cases are associated with this site.

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-5	Single-family residences
SOUTH:	SF-5	Single-family residences
EAST:	SF-5	Single-family residences
WEST:	SF-5	Single-family Residences

**PUBLIC SERVICES:** North Doris Street is a local gravel street with a 60-foot right-of-way. West St. Louis Avenue is a local gravel street with a 60-foot right-of-way. The closest major intersection to the subject site is West Central Avenue and North Hoover Avenue. The sewer line is located along the west property line and the water line is located on the west side of North Doris Street.

**CONFORMANCE TO PLANS/POLICIES:** The Wichita-Sedgwick County *Community Investments Plan*, identifies the area in which the site is located Established Central Area. The site is located within the urban infill strategy area, where residential development is encouraged. The uses envisioned for redevelopment in this area include duplexes. The Community Investments Plan identifies the property as appropriate for residential and defines residential as a variety of housing types including duplexes.

**RECOMMENDATION:** Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request, as submitted.

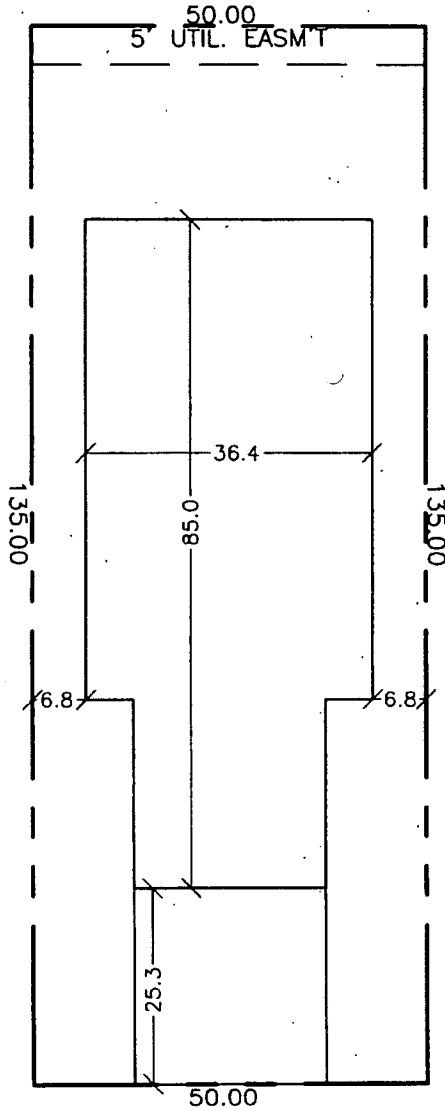
1. The zoning, uses and character of the neighborhood: Properties north, south, east and west of the subject site are zoned SF-5 and are developed with single-family residences. There are numerous TF-3 zoned properties within the neighborhood.
2. The suitability of the subject property for the uses to which it has been restricted: The property is presently zoned SF-5 Single Family Residential and the property could be developed with a new single-family dwelling.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Most platted subdivisions that were platted prior to 1950 have a mix of single-family residences and duplexes. Because of the similarity of residential use, the UZC does not require screening between SF-5 and TF-3 zoning districts.
4. Length of time the property has been vacant as currently zoned: There is no residential structure on the site.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the

area in which the site is located as appropriate for residential uses within the Wichita city limit. The Community Investments Plan identifies the property as appropriate for residential and define residential as a variety of housing types including duplexes.

6. Impact of the proposed development on community facilities: Development of the property would not have any impact on community facilities or resources. All public improvements are available to serve the property.

Attachment: Site Plan

# PLOT PLAN



SABIN ST.



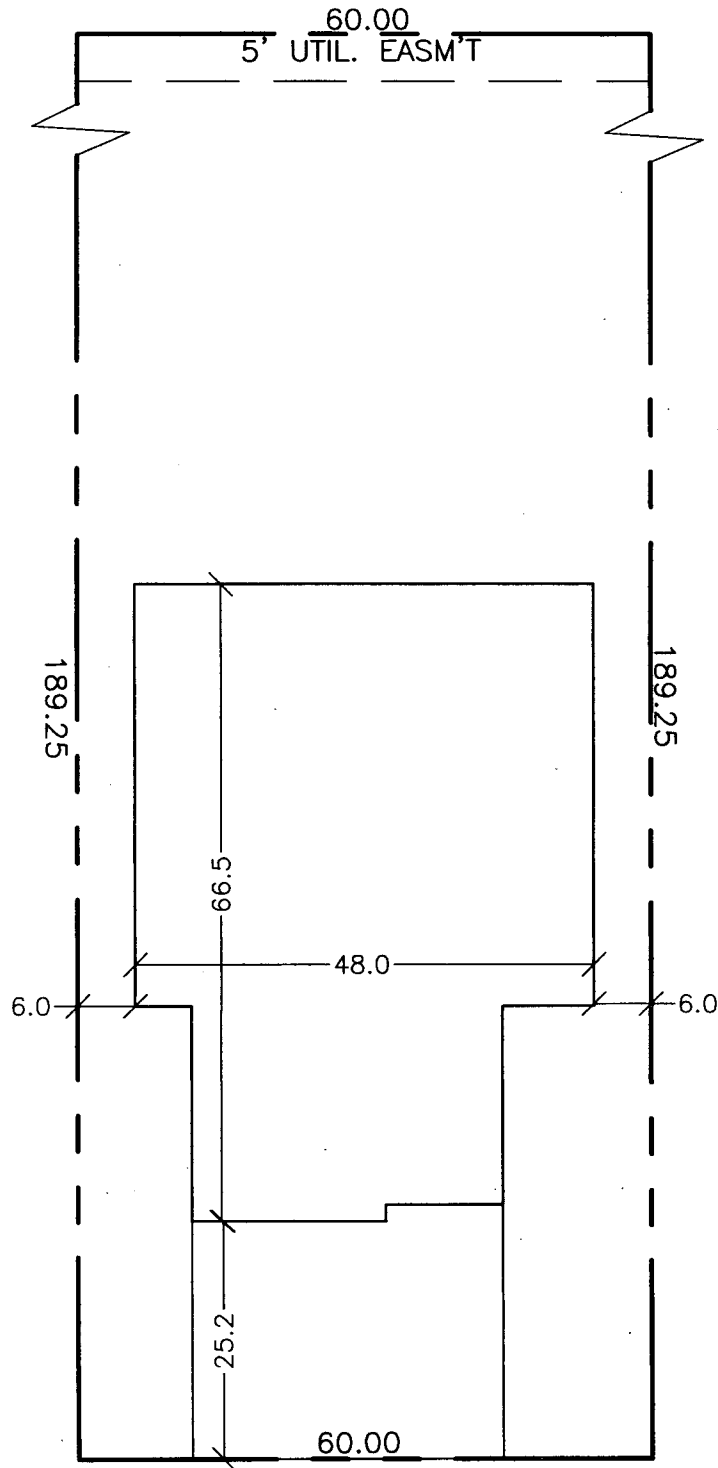
SCALE 1"=20'  
W.O. #39464

LEGAL DESC.- Lot 2, Blk 11, Orchard Park Add.  
ADDRESS: 255 N Sabin

ARMSTRONG LAND SURVEY, P.A.  
1801 E. Harry  
WICHITA, KS. 67211  
ph. (316) 283-0082  
surveys@armstrongks.com



# PLOT PLAN



SCALE 1"=20'  
W.O. #39463

DORIS ST.

LEGAL DESC.— Lot 2, Blk 8, Fruitvale Park Add.  
TBD N DORIS

ARMSTRONG LAND SURVEY, P.A.  
1601 E. Harry  
WICHITA, KS. 67211  
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surveys@armstrong.lscsxmll.com

