Wichita-Sedgwick County Metropolitan Area Planning Department

February 24, 2021

MACH Property Management
Skylar Henson
211 N Andover Rd.
Andover, KS 67002

RE: **ZON2020-00050:** City zone change from SF-5 Single Family Residential to TF-3 Two Family Residential located 1,800 feet east of North Hydraulic Avenue and 2,500 feet south of East 21st Street North.

Dear Applicant:

At its regular meeting on **February 23, 2021** the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request in accordance with the enclosed protective overlay.

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

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Brandon Johnson, City Council District I
Kameelah Alexander, CSR District I
Philip Ruffo, 829 N Nims, Wichita, KS 67203

OCA 150004

(Published in the Wichita Eagle, Mar. 5, 2021

ORDINANCE NO. 51-421

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. ZON2020-00050

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

Lots 84, 86, 88, and 90 on Campbell, now Madison Avenue, Stout's Addition, Wichita, Sedgwick County, Kansas.

Subject to the following Protective Overlay (**PO #359**):

1. The following conditions shall apply to ZON2020-00050:
    a. **Garages.** The garage face shall occupy no more than 50 percent of the ground-level façade facing the street and may not project more than five feet in front of the main facade.
    b. **Entrances.** Pedestrian scaled entry shall be a prominent feature of the front elevation. Front doors shall be oriented to the street in front of the units.
    c. **Architectural Variety.** Developments shall achieve architectural variety by accommodating a variety of architectural styles that are compatible or consistent with the surrounding neighborhood, variation of the same architectural style, and through the use of multiple design elements. Duplicative house designs adjacent to each other are highly discouraged. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet this standard.
    d. **Windows and Transparency.** Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the façade must be transparent. The façade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area. Garages facing the street shall count as part of the façade.
    e. **Roof Design.** Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, gables, or changes in elevation. Roof forms and roof pitches of porches, dormers and garages shall be consistent and complement the building style within the neighborhood.
    f. **Siding materials.** Siding materials shall be appropriate to the architectural style of the structure. Traditional materials consistent with the neighborhood architectural styles are encouraged such as wood, masonry and brick. Siding materials and window trim should be consistent on all sides of the structures.
    g. **HVAC.** HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.
2. The parking area shall not cover more than 50% of the front yard and trash dumpsters shall not be permitted in front of the duplex building.

3. A site plan shall be approved by the Director of Planning before any building permits are issued.
4. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.

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 2nd Day of Mar 2021

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Karen Sublett, City Clerk

(SEAL)

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

McCLATCHY excelerate

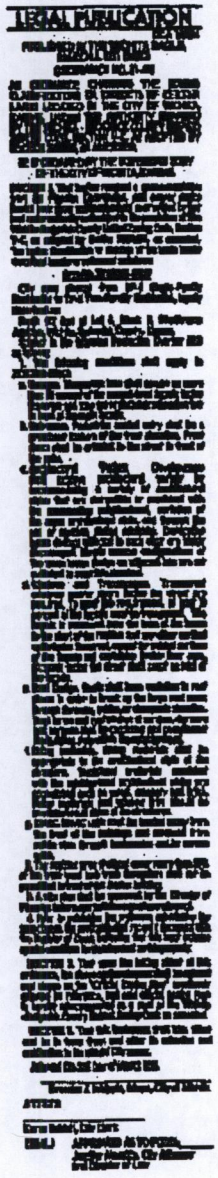
Belleville News-Democrat, Bellingham Herald, Bradenton Herald, Centre Daily Times, Charlotte Observer, Columbus Ledger-Enquirer, Fresno Bee, The Herald - Rock Hill, Herald Sun - Durham, Idaho Statesman, Island Packet, Kansas City Star, Lexington Herald-Leader, Merced Sun-Star, Miami Herald/el Nuevo Herald, Modesto Bee, Raleigh News & Observer, The Olympian, Sacramento Bee, Fort Worth Star-Telegram, The State - Columbia, Sun Herald - Biloxi, Sun News - Myrtle Beach, The News Tribune - Tacoma, The Telegraph - Macon, San Luis Obispo Tribune, Tri-City Herald, Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	8100	(default) - WIC-ORDINANCE	OCA 150004/ORD. NO. 51-	$75.60	1	9.00

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

51-421



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

No. of Insertions: 1
Beginning Issue of: 03/05/2021
Ending Issue of: 03/05/2021

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, 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 03/05/2021 to 03/05/2021.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/07/2021

Stefani Beard

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

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

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

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE, MARCH 5, 2021 (74058)

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