



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

(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):

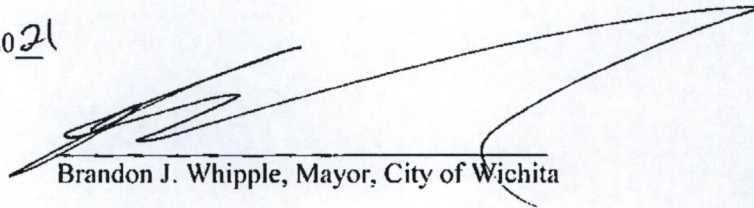
1. The following conditions shall apply to ZON2020-00050:
 - a. **Garages.** The garage face shall occupy no more than 50 percent of the ground-level façade facing the street and may not project more than five feet in front of the main facade.
 - b. **Entrances.** Pedestrian scaled entry shall be a prominent 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.

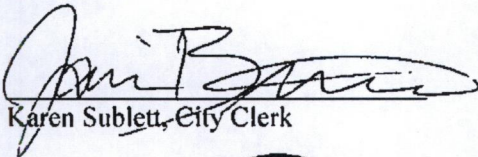
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

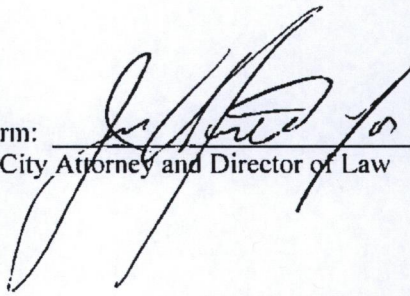

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:


Karen Sublett, City Clerk

(SEAL)



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

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE,
MARCH 1, 2021 (7499)

ORDINANCE NO. 51-071

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 21 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 21 04 010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Cash No. ZON7020-00050

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

Lots B4, B6, B8, and 90 on Campbell, new Madison Avenue, Stout's Addition, Wichita, Sedgwick County, Kansas

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

1. The following conditions shall apply to ZON7020-00050:

- a. Garages. The garage face shall occupy no more than 50 percent of the ground-level facade 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 facade must be transparent. The facade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for raised portions of the facade not containing livable floor area. Garages facing the street shall count as part of the facade.
- e. Roof Design. Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, eaves, 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 be 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 March 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