

Agenda Item # _____

City of Wichita
City Council Meeting
August 24, 1999

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: **Z-3327 – ZONE CHANGE REQUEST FROM “SF-6” SINGLE-FAMILY RESIDENTIAL TO “TF-3” TWO-FAMILY RESIDENTIAL; AND**

CU-529 – REQUEST FOR A CONDITIONAL USE TO ALLOW A MULTI-FAMILY DEVELOPMENT (TRIPLEX), LOCATED NORTH OF 10TH STREET ON THE EAST SIDE OF RICHMOND.
(District #VI)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to conditions (10-0).

Staff Recommendation: Approve, subject to conditions.

CPO Recommendation: Approve, subject to MAPD comments (5-0).

Background: The applicants are requesting a zone change and Conditional Use to allow the construction of triplexes on vacant property currently zoned “SF-6” Single-Family Residential District, located north of 10th Street and west of Meridian on the east side of Richmond Street. The property consists of one half of one platted lot fronting on Richmond and is 66 feet wide and 126.56 feet deep, or 8,352 square feet.

The applicants are proposing to develop one building with three dwelling units. The site would have access to Richmond Street with parking provided on site. The site plan shows 3 parking spaces provided in the parking lot and each dwelling unit having a one-car garage, for a total of 6 parking spaces on-site. The number of parking spaces shown on the site plan are sufficient to meet the number of required spaces for a multi-family development (6). This site will be required to meet the requirements of the Landscape Ordinance.

The Unified Zoning Code permits multi-family projects in the "TF-3" Two-family Residential District if reviewed and approved by the Planning Commission in accordance with the procedures and standards for Conditional Uses. The Code establishes a minimum lot size of 3,000 square feet per dwelling unit for multi-family and duplex units, which is a maximum of 14.5 dwelling units per net acre. The Code also requires a minimum front setback of 25 feet and maximum height of 35 feet. The Landscape Ordinance requires a Multi-Family development to be separated from Single-Family Districts and Two-Family Districts by a 15-foot landscape buffer.

If these requests for a zone change and Conditional Use are approved, the Planning Director must also approve the applicants' request for an Administrative Adjustment to decrease the minimum lot size required by 10%.

At the CPO(6) meeting held July 28, 1999, the CPO voted 5-0 to approve the request subject to conditions found in the staff report. The applicant, Wes Pechin, state that this project would be identical to four units that he has built on adjacent property to the north and parking would be on-site. No citizens were present to speak.

At the MAPC hearing held July 19, 1999, the co-applicant, Paula Pechin, discussed the request. Ms. Pechin stated that she was in agreement with the staff recommendation and conditions. After minimum discussion, the MAPC voted to approve the request, subject to the conditions found in the staff report.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change and Conditional Use, subject to the recommended conditions; or
2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

Z-3327

CW99-1080 (First Published in The Daily Reporter, September 3, 1999)

ORDINANCE NO. 44-323

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. Z-3327

Zone change request from "SF-6" Single-Family Residential District to "TF-3" Two-Family Residential District, described as:

Lot 57, except the east 139 feet and except the west 30 feet for the street, Park Vista Addition, Wichita, Sedgwick County, Kansas. Generally located north of 10th Street on the east side of Richmond.

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 AT WICHITA, KANSAS, August 31, 1999.

Bob Knight, Mayor

ATTEST: (Seal)

Pat Burnett, City Clerk
(S3)

KG
DM
DG
W
RS
KC
KW