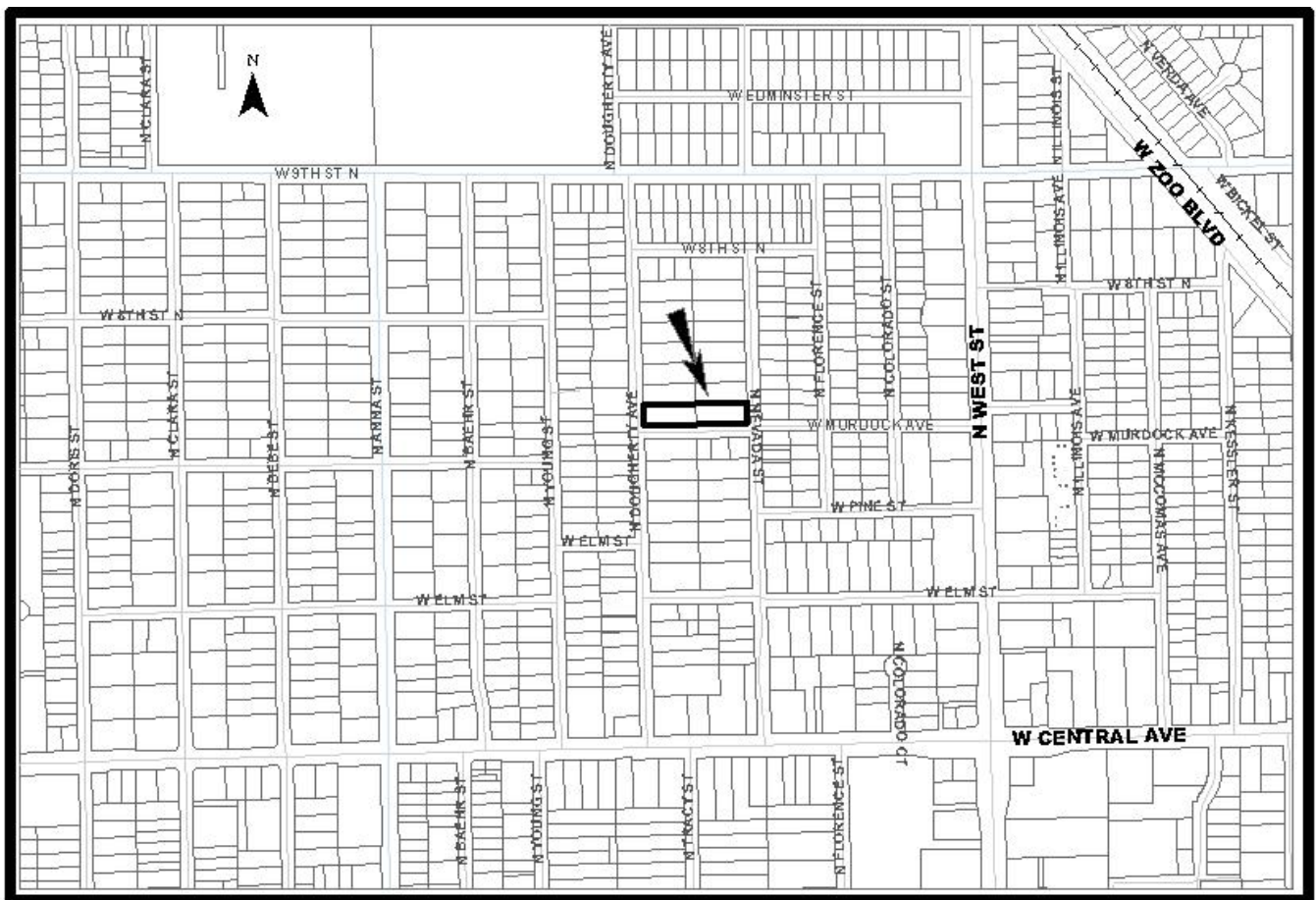


STAFF REPORT

MAPC February 15, 2018
 DAB VI March 5, 2018

- CASE NUMBER:** ZON2018-00001
- APPLICANT/AGENT:** Erin McLaughlin (owner) / Greg Ferris (agent)
- REQUEST:** TF-3 Two Family Residential
- CURRENT ZONING:** SF-5 Single Family Residential
- SITE SIZE:** 0.94 acre
- LOCATION:** Located northwest of West Central Avenue and North West Street on the north side of West Murdock, between Dougherty Avenue and North Nevada Street (4400 West Murdock Avenue)
- PROPOSED USE:** Two-family residential development



BACKGROUND: The applicant/owner is requesting the rezoning of the two lots (0.94 acre) at this location from SF-5 Single Family Residential (SF-5) to TF-3 Two Family Residential (TF-3). The property is currently developed with a single-family dwelling unit and an accessory structure (pool house) that has its own bathroom and one large, open room. Each lot is less than one-half acre each. There may be opportunity to build a new residential structure on each of the lots in the future if the change in zoning were approved. SF-5 zoning does not allow the further development of the property.

The property is platted as the Central Place Addition to the City of Wichita, Kansas, recorded with the Register of Deed's on August 17, 1948.

The surrounding neighborhood is primarily residential uses. Everything in the adjacent area is zoned SF-5 and is occupied by single-family homes. There is TF-3 zoning one block to the southeast of the subject property and two blocks west of the subject property.

CASE HISTORY: As noted earlier, other than the platting of the property in 1948, there is no other previous zoning activity on this parcel.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	residential
SOUTH:	SF-5	residential
EAST:	SF-5	residential
WEST:	SF-5	residential

PUBLIC SERVICES: West Murdock Avenue is a fully improved two-lane residential street with on-street parking allowed. All municipal services are provided to the site.

CONFORMANCE TO PLANS/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. The site is a part of the Established Central Area (ECA), where infill development and higher density is encouraged. The uses envisioned for redevelopment in this area include duplexes.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request, as submitted. This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The surrounding neighborhood is predominantly residential uses. The neighborhood has been relatively stable for residential uses. There are already duplexes within the neighborhood, so the introduction of a couple of new duplexes is not felt to be out of character with 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 is unlikely to be developed for new single family homes.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed TF-3 zoning is present in the neighborhood within a two block radius.
4. **Length of time the property has been vacant as currently zoned:** The single-family dwelling unit was built in 1970 and the construction date of the accessory structure is unknown. Other than these two units, the two lots have had no other structures built on them.

6. 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 Established Central Area of the City. This includes development of duplexes.
7. 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.

Staff Report Attachments:

1. Agent's letter and zoning map