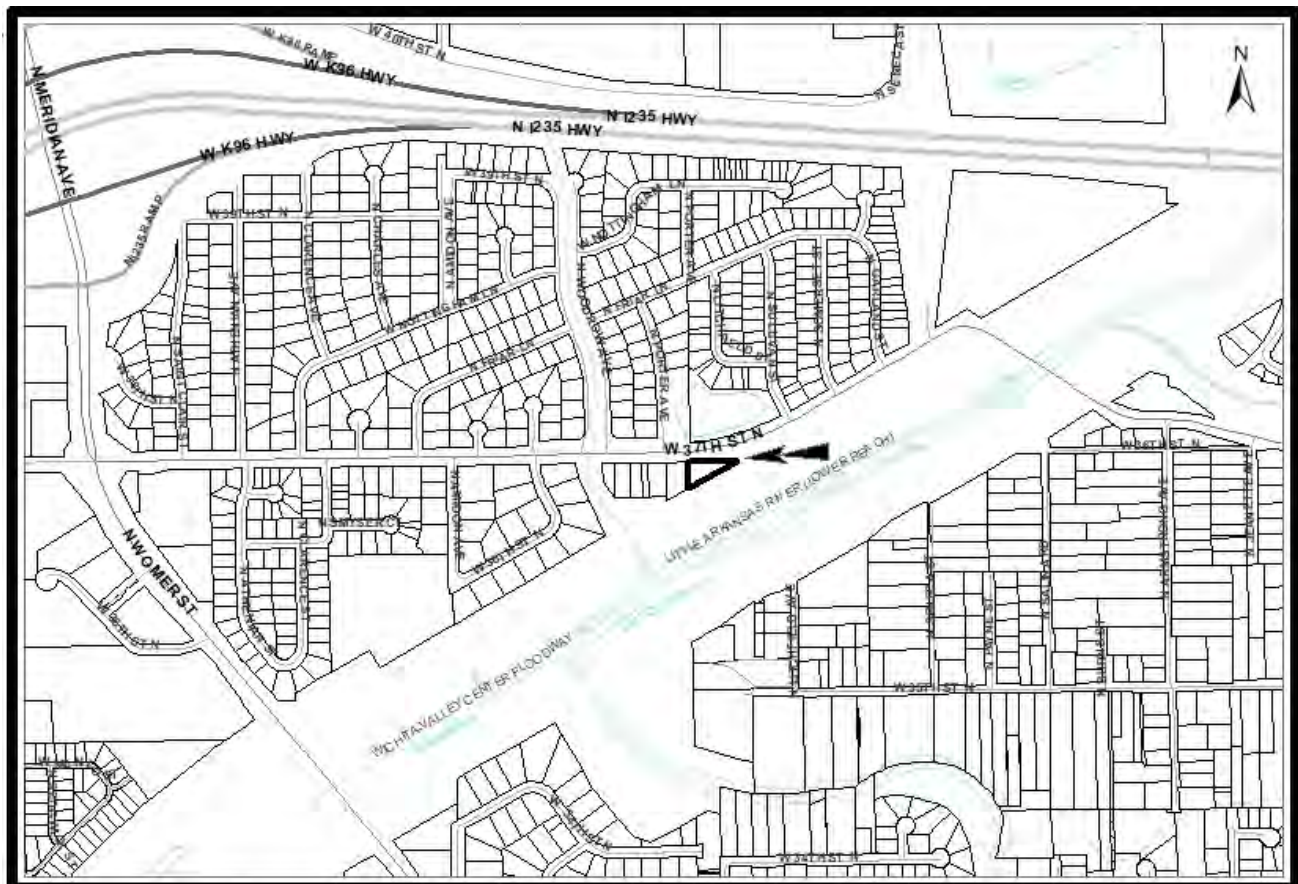




STAFF REPORT

MAPC February 17, 2022
DAB VI February 7, 2022

<u>CASE NUMBER:</u>	ZON2022-00001 (City)
<u>APPLICANT/AGENT:</u>	K2 Properties / Kirk Richards (owner)
<u>REQUEST:</u>	TF-3 Two-Family Residential
<u>CURRENT ZONING:</u>	SF-5 Single-Family Residential
<u>SITE SIZE:</u>	0.41 acre
<u>LOCATION:</u>	Generally located on the south side of West 37 th Street North and 0.63 miles east of North Womer Street.
<u>PROPOSED USE:</u>	Duplex



BACKGROUND: The applicant/owner is requesting the rezoning of an unplatted lot from SF-5 Single-Family Residential to TF-3 Two Family Residential. The subject property is generally located on the south side of West 37th Street North and 0.63 miles east of North Womer Street. The subject site is currently undeveloped, but what appears to be a small shed has been placed on the site.

The applicant's site plan indicates the proposed duplex would be located on the western side of the lot. The duplex will be required to meet the property development standards of the TF-3 zoning district in the Unified Zoning Code. These standards include a front setback of 25 feet, an interior side setback of 6 feet, and a rear setback of 20 feet. The site plan currently shows a rear setback of only 12 feet.

Properties to the north and west of the subject site are zoned SF-5 Single-Family Residential and developed with single-family homes. To the south and east of the subject property is the Little Arkansas River.

CASE HISTORY: The property is unplatted, and will need to be platted prior to development. No other zoning cases are associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residences
SOUTH:	-	Little Arkansas River
EAST:	-	Little Arkansas River
WEST:	SF-5	Single-family residences

PUBLIC SERVICES: West 37th Street North is a local, paved street with at least a 110-foot right-of-way. A sidewalk is located along the north side of West 37th Street North. All municipal services are available to the property.

CONFORMANCE TO PLANS/POLICIES: The Community Investments Plan: The requested zoning aligns with the goals of the Community Investment Plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be primarily appropriate for residential uses and defines residential uses 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 zone change request.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north and west of the subject site are zoned SF-5 Single-Family Residential and developed with single-family homes. To the south and east of the subject property is the Little Arkansas River.
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 could be developed with a single-family home once platted.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Most areas of the City developed prior to the 1960s are in use as 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. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and**

policies: The requested zoning is in conformance with the Community Investments Plan.

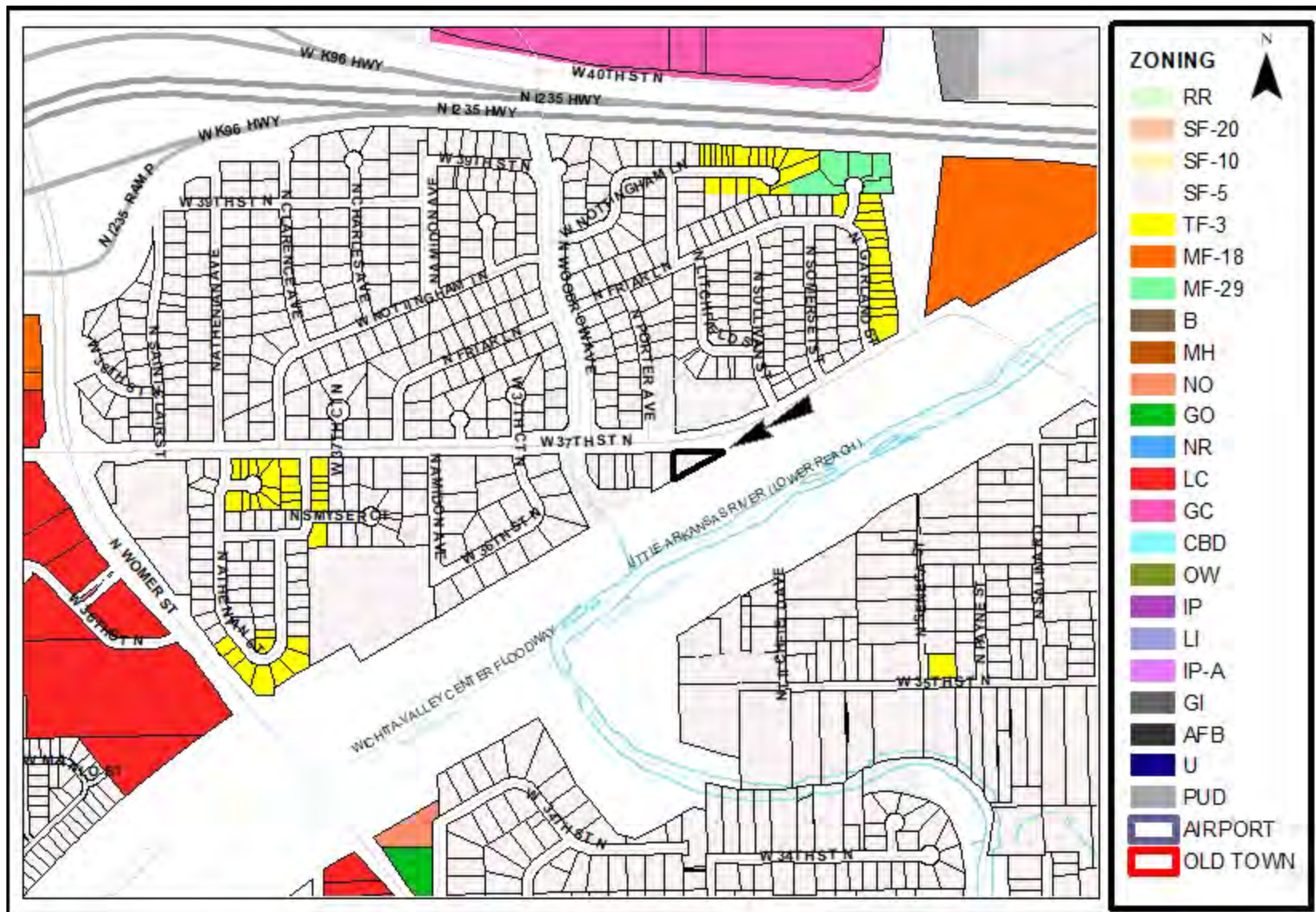
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5. **Impact of the proposed development on community facilities:** Development of the property with the requested zoning is not anticipated to have significant adverse impacts on community facilities or resources. All public improvements are available to serve the property.

Attachments:

- Aerial Map
- Zoning Map
- Land Use
- Site Plan
- Photos







2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

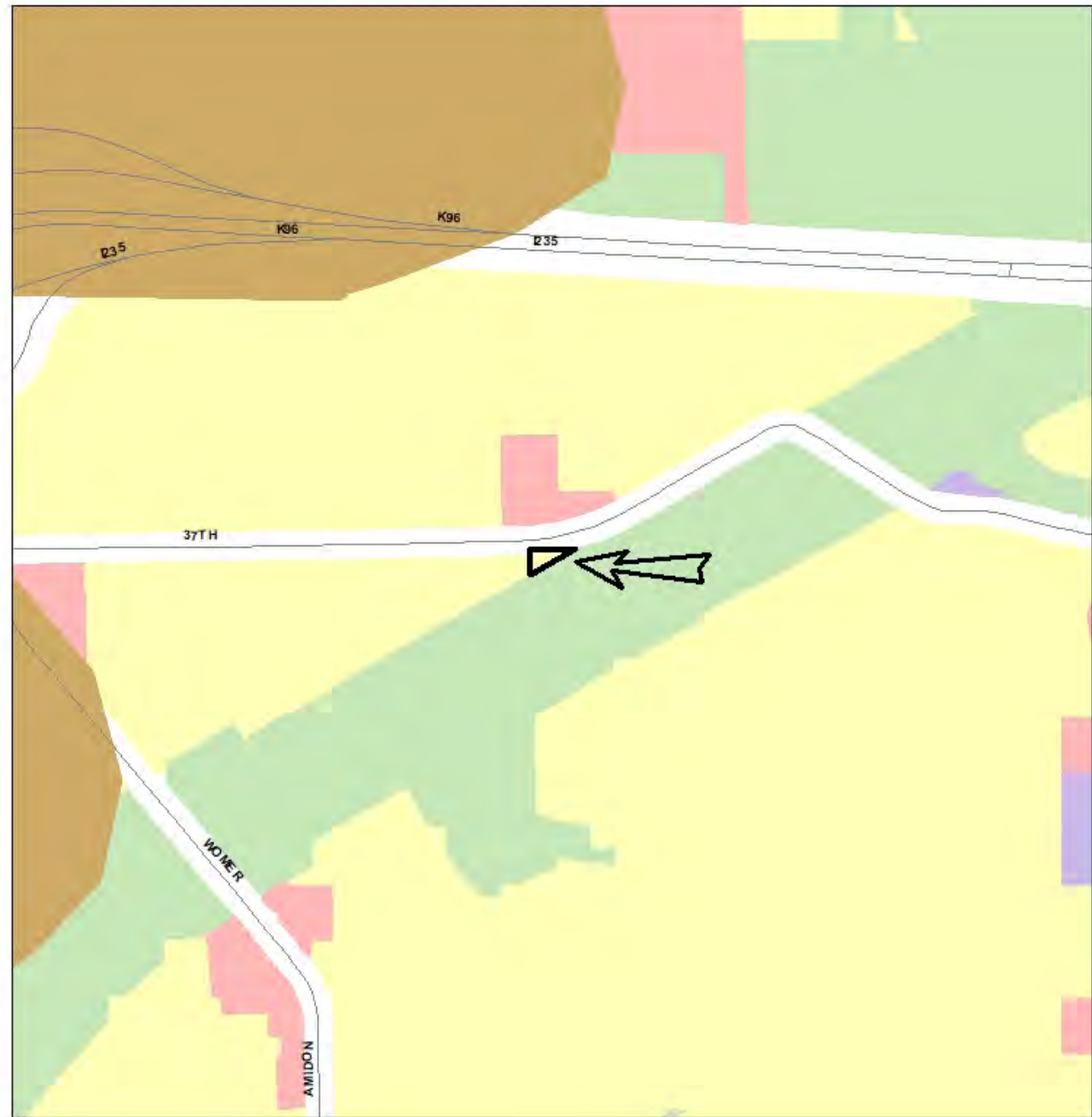
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

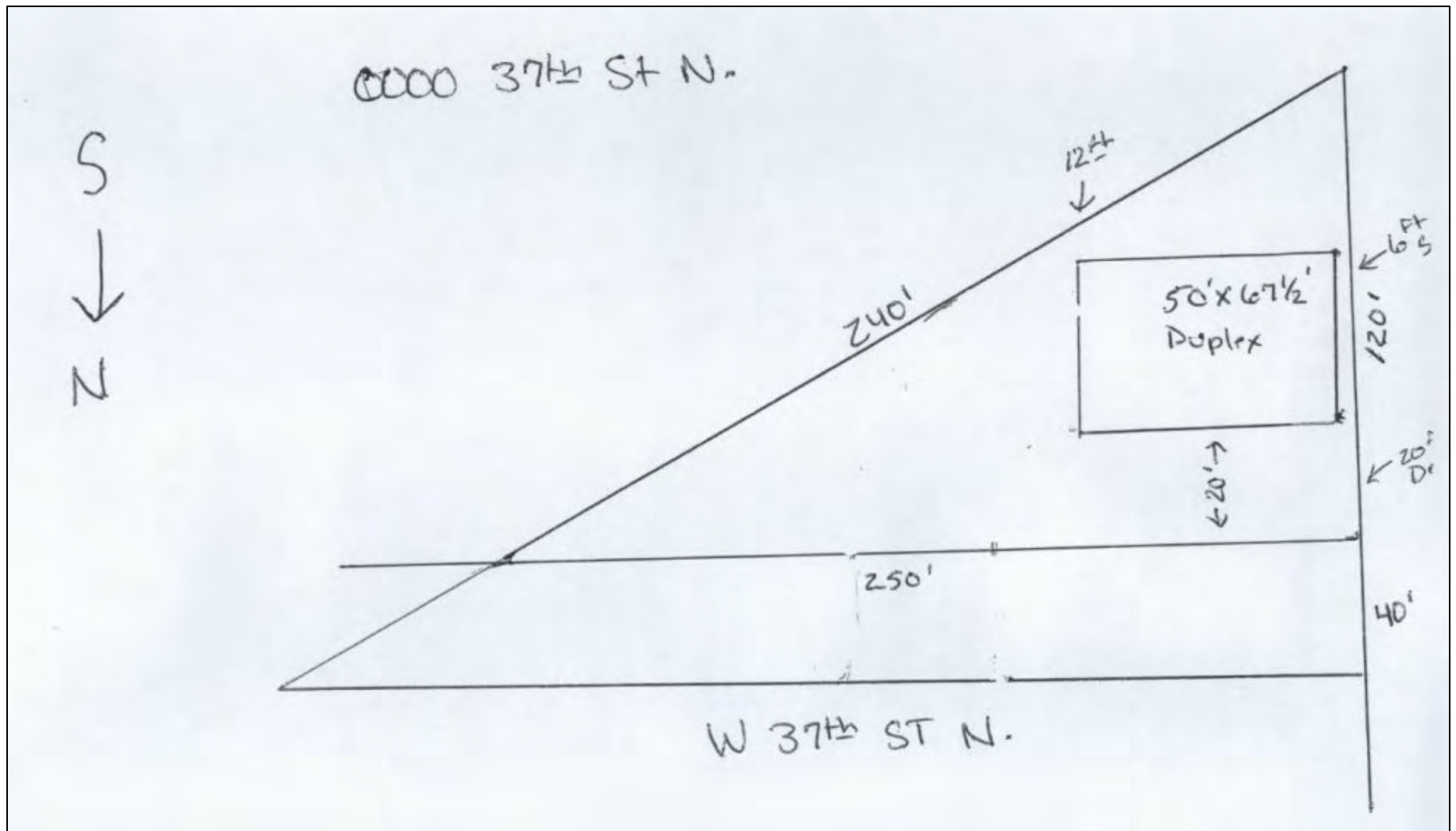
LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



Map prepared by the Metropolitan Area Planning Commission (MPC) on behalf of the City of Wichita. The map is for informational purposes only and does not constitute a final plan or policy. The MPC and the City of Wichita are not responsible for any errors or omissions on this map. The map is subject to change without notice.







Subject property looking south



North of subject property



East of subject property



West of subject property