

City of Wichita
City Council Meeting
December 16, 2003

Agenda Report No.

TO: Mayor and City Council

SUBJECT: ZON2003-00057 – Zone change from “SF-5” Single-family Residential to “TF-3” Two-family Residential. Generally located north of 21st Street North and east of Pinecrest. (District I)

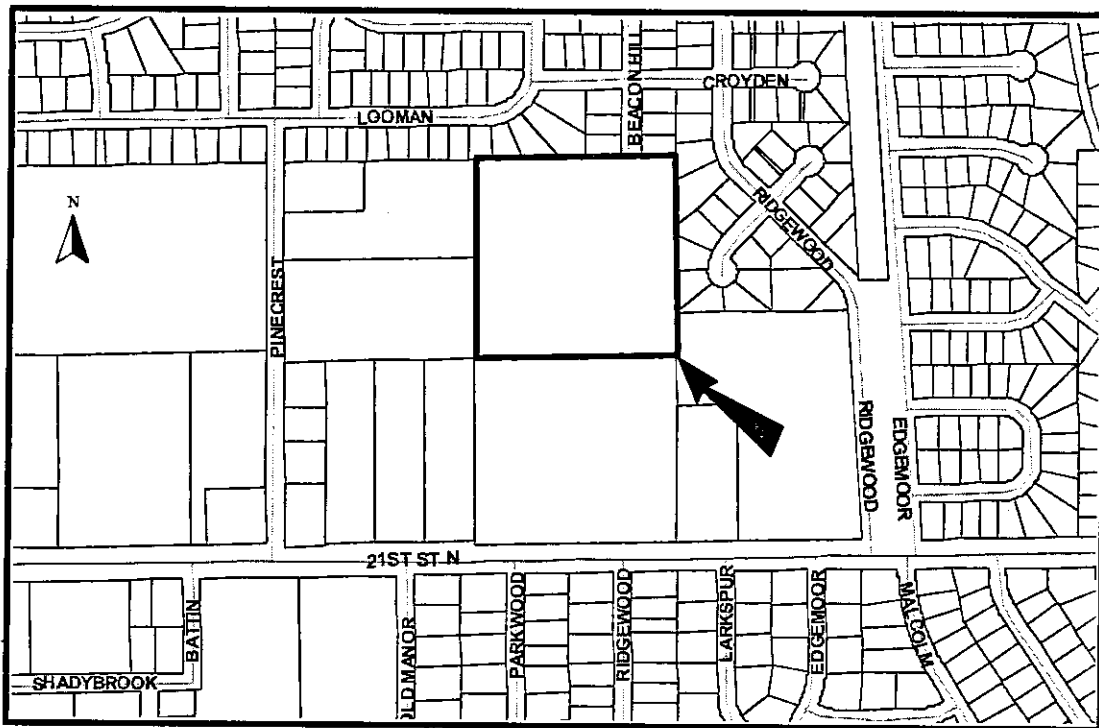
INITIATED BY: Metropolitan Area Planning Department *JLS*

AGENDA: Planning (Consent)

MAPC Recommendation: Approve, subject to platting within one year. (10-1)

Staff Recommendation: Approve, subject to platting within one year.

DAB Recommendation: Approve, subject to platting within one year. (8-0)



BACKGROUND: The applicant is seeking "TF-3" Two-family Residential zoning on a 10.1 acre unplatted site that is currently zoned "SF-5" Single-family Residential. The tract is located approximately 600 feet north of 21st Street North and 600 feet east of Pinecrest. The site is undeveloped today. At this point, the only access to the site is via a residential street, Beacon Hill that provides access to the site from the north.

"TF-3" Two-family Residential zoning is intended to accommodate moderate-density single-family and duplex residential development, as well as very limited density multi-family development and other complementary land uses. Minimum lot size for duplex units is 3,000 square feet per dwelling unit or 6,000 square feet per duplex unit.

Surrounding property is zoned and developed with a variety of uses: single-family residential, multi-family residential and commercial.

The Metropolitan Area Planning Commission (MAPC) heard this request on November 20, 2003, and recommended approval. Three area residents spoke in opposition, primarily citing traffic concerns generated by the site's single point of access, Beacon Hill. Neighbors would like to see a more direct second point of access provided, rather than the circuitous routes through existing neighborhoods that exists today. The applicant indicated they have not been successful at gaining a second point of access so far, but they will pursue that possibility when the site is platted.

RECOMMENDATION:

1. Concur with the findings of the MAPC and approve the zone change subject to platting within one year; instruct the Planning Department to forward the ordinance establishing the zone change for first reading when the plat is forwarded to the City Council.
2. Return the application to the MAPC for recommendation.

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

ORDINANCE NO. 46-199

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. ZON 2003-57

Request for zone change from "SF-5" Single-Family Residential District to "TF-3" Two-Family Residential District on property described as:

Lot 1, Block A, Prairie Villa at Beacon Hill Addition.

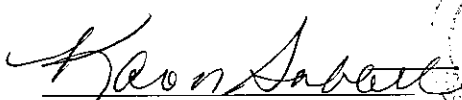
Generally located east of Oliver and north of 21st Street North.

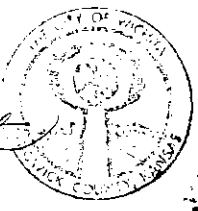
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

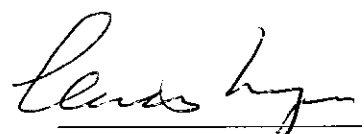
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 22 day of June, 2004.

ATTEST:

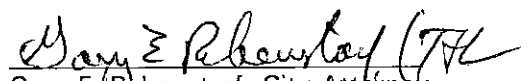

Karen Sublett, City Clerk




Carlos Mayans, Mayor

(SEAL)

Approved as to form:


Gary E. Rebenstorf, City Attorney