



Wichita-Sedgwick County Metropolitan Area Planning Department

July 28, 2023

Kirk Richards
7540 W Northwind
Wichita, KS 67208

RE: ZON2023-00029: Zone change request in the City from Single-Family Residential SF-5 to Two-Family Residential TF-3; generally located west of Young Street and 283.5 feet north of West 1st Street North (225 N Young).

Dear Applicants;

At its regular meeting on **July 25, 2023**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Maggie Ballard, Council Member District VI
Ana Lopez, CSR, District VI
MABCD



Wichita-Sedgwick County Metropolitan Area Planning Department

June 26, 2023

Kirk Richards
7540 W Northwind
Wichita, KS 67208

RE: ZON2023-00029: Zone change request in the City from Single-Family Residential SF-5 to Two-Family Residential TF-3; generally located west of Young Street and 283.5 feet north of West 1st Street North (225 N Young).

Dear Applicants;

At its regular meeting on **June 22, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on July 6, 2023. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **July 6, 2023, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, July 25, 2023**, beginning at 9:00 a.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Maggie Ballard, Council Member District VI
Ana Lopez, CSR, District VI
MABCD

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON August 4, 2023
ORDINANCE NO. 52-232

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. ZON2023-00029

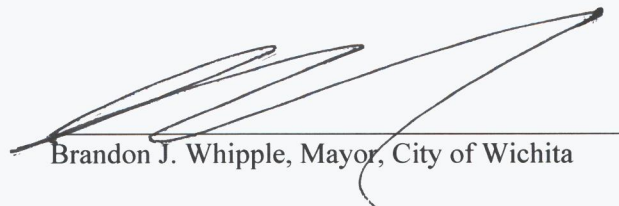
Zone change in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, on property legally described as:

Lots 5, 6, and 7, Block 10, Orchard Park Addition to Wichita, Sedgwick County, Kansas.

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 1st day of August, 2023.


Brandon J. Whipple, Mayor, City of Wichita

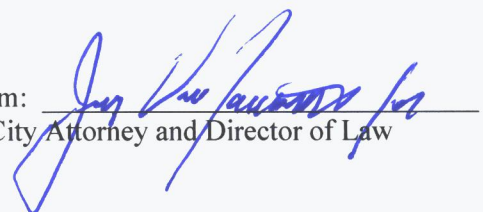
ATTEST:


Jamie Buster, City Clerk

(SEAL)



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





Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	451425	Print Legal Ad-IPL01338880 - IPL0133888		\$51.13	1	61L

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LAlvarez@wichita.gov

LEGAL PUBLICATION

OCA 180004 PUBLISHED
IN THE WICHITA EAGLE ON
August 4, 2023

ORDINANCE NO. 62-232

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. ZON2023-00029
Zone change in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, on property legally described as:
Lots 5, 6, and 7, Block 10, Orchard Park Addition to Wichita, Sedgwick County, Kansas.

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 1st day of August 2023.
Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk
(SEAL) Approved as to form:
Jennifer Magana, City Attorney and
Director of Law
IPL0133888
Aug 4 2023

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:

08/04/23

STATE OF KANSAS)

SS

County of Sedgwick)

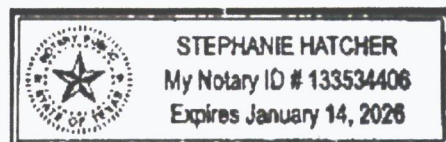
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 08/04/2023 to 08/04/2023.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

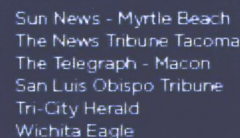
DATED: 08/04/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property generally located within one-block south of West 2nd Street North and one-half mile west of North West Street (225 North Young Street). The subject site is 0.465 acres in size is comprised of three platted lots. The applicant intends to build three separate duplexes, one on each lot. The single-family dwelling originally constructed on the middle of the three lots has been recently razed.

Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 Single-Family Residential District requires a 5,000 square foot minimum lot size, while TF-3 Two-Family Residential District requires a 3,000 square foot minimum lot size per dwelling unit for duplex development (6000 total square feet for one duplex). Each individual lot is 0.15 acres, or 6,751.8 square feet, in size which exceeds the minimum lot size requirement to construct a duplex.

The character of the neighborhood is residential. Properties to the north, south, east, and west are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Within one block to the east and west there are multiple lots zoned TF-3 Two-Family Residential District and developed with duplexes, so this is not introducing a new use into the neighborhood.

CASE HISTORY: In 1929, the site was platted as part of the Orchard Park Addition. There are no other zoning cases associated with this site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residence
SOUTH:	SF-5	Single-family residence
EAST:	SF-5	Single-family residence
WEST:	SF-5	Single-family residence

PUBLIC SERVICES: This property has access to North Young Street, a two-way, paved local street with no sidewalks. Municipal services, such as water and sewer, are ready and available to serve the site. Wichita Transit serves this property within two-blocks to the south along West Douglas Avenue.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance with *Community Investments 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 to be within the Wichita 2035 growth area, and it is designated for "Residential" development. The Comprehensive Plan defines "Residential" as "areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality."

The requested zoning aligns with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles."

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 5, "Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA." The development would provide housing options that otherwise might not be immediately available in the area. The requested zoning also aligns with Strategy 6, "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." The proposed rezoning would allow for the development of the property. Duplexes would be in character with the neighborhood, which currently features multiple duplexes.
- **Current Condition:** The subject property is located within an area identified as an "area of opportunity." The *Wichita: Places for People Plan* defines areas of opportunity as those "areas that generally exhibit economic challenges, a disconnected development pattern and a lack of walkable places and facilities. These areas need strategic investment, both public, and private, to assist in redefining and reinvigorating the area. Areas of opportunity also require capacity-building at the neighborhood level to accommodate redevelopment that is

beneficial to the neighborhood and its residents.”

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:** The character of the neighborhood is residential. Properties to the north, south, east, and west are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Within one block to the east and west there are multiple lots zoned TF-3 Two-Family Residential District and developed with duplexes, so this is not introducing a new use into 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 District, which is suitable for single-family dwellings, public, and civic uses, including single-family residences. The site is currently developed with a single-family dwelling on one of the three platted lots.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The property will bring housing to two undeveloped lots. Staff does not anticipate the removal of restrictions will detrimentally affect nearby property. There are duplexes currently developed within one block to the east and west of the subject site.
4. **Length of time subject property has remained vacant as zoned:** All three lots have historically been under common ownership and developed with a single-family structure in the middle. The dwelling has recently been razed.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new homes in an area that is appropriate for residential development. Denial may represent a loss of economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Development of the property with the requested zoning will bring additional traffic to the area. However, the Planning Department does not anticipate it will have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments that were in support of or against the zone change request.

Attachments:

- Aerial Map
- Zoning Map
- 2035 Wichita Future Growth Concept Map
- Proposed Floor 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

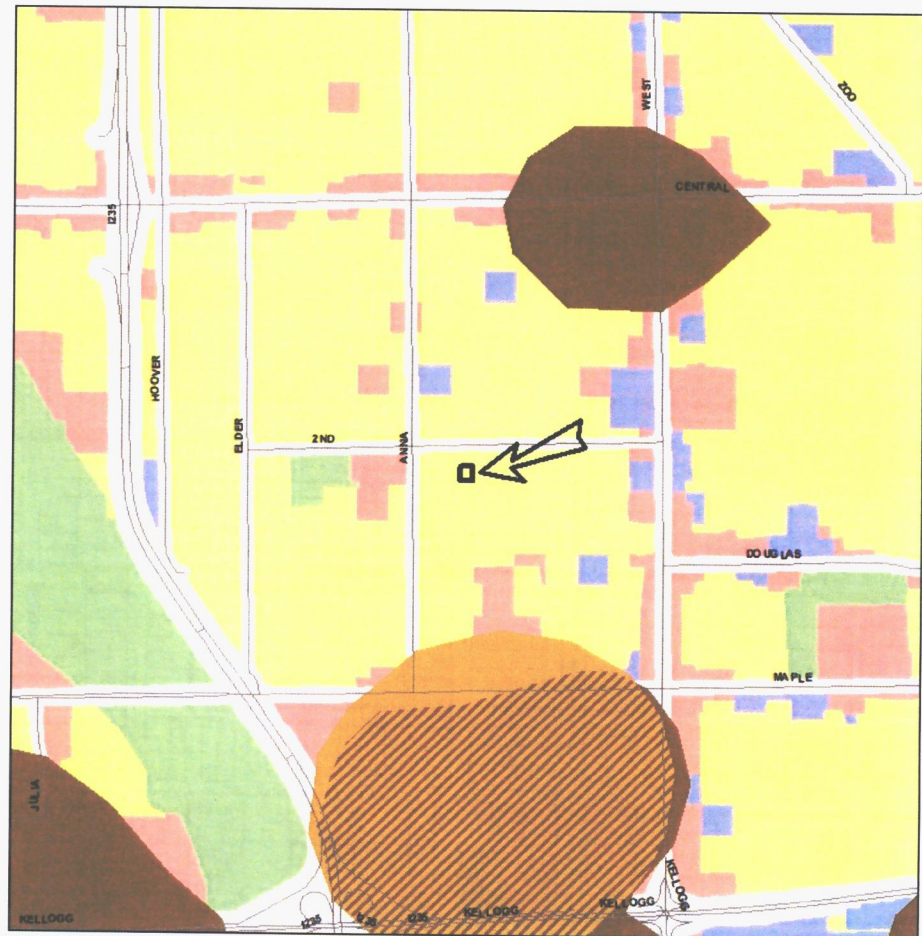
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

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

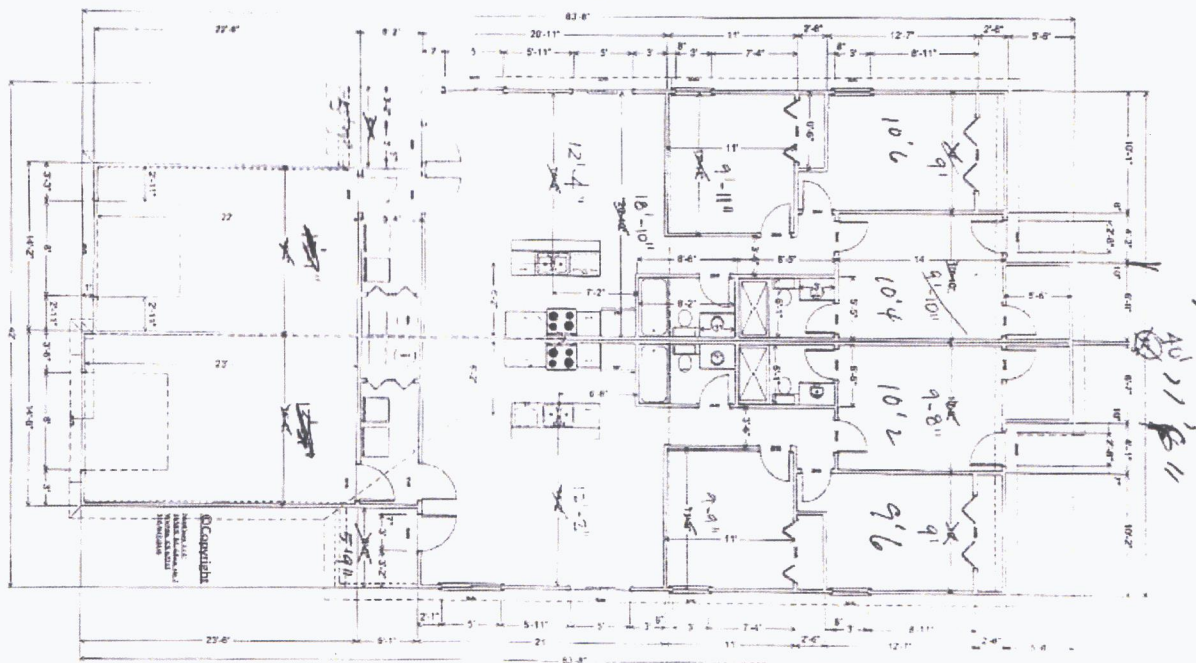


PLAN



Lots 5, 6 & 7, Block 10
Orchard Park Addition
Wichita KS

3 Units 1 unit on Each Lot
Driv's
50'



NOTE 5' side Set Backs

Looking west at site



Looking west at property north of site



Looking west at property south of site



Looking east away from site



Looking east at property northeast of site



Looking east and properties southeast of site

