



STAFF REPORT
MAPC: August 14, 2025
DAB I: August 4, 2025

AGENDA ITEM NO. 4.9

- CASE NUMBER:** ZON2025-00034 (City)
- APPLICANT/AGENT:** Manophone Phakdy (Applicant) / Trung Le (Agent)
- REQUEST:** TF-3 Two-Family Residential District
- CURRENT ZONING:** SF-5 Single-Family Residential District
- SITE SIZE:** 0.1844 acres
- LOCATION:** Generally located within a quarter of a mile southeast of East Central Avenue and North Oliver Avenue (440 North Harding Avenue).
- PROPOSED USE:** Duplex
- RECOMMENDATION:** Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to TF-3 Two-Family Residential District (TF-3) for a 0.1844-acre property, generally located within a quarter of a mile southeast of East Central Avenue and North Oliver Avenue (440 North Harding Avenue).

The applicant has indicated they intend to use the site for duplex development. Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 requires a 5,000 square foot minimum lot size, while TF-3 requires a 3,000 square foot minimum lot size per dwelling unit (6,000 square feet for one duplex). Based on the size of the subject site, the applicant could construct one duplex.

The character of the area is medium-density residential. Property to the north is zoned B – Multi Family Residential and is developed with a single-family house. Properties to the east and south are zoned SF-5 Single Family Residential and are developed with single family homes. The properties to the west are zoned TF-3 Two Family Residential and are developed with duplexes. The subject site was formerly developed with a single-family home but has been vacant since at least 2011 based on historical aerial photos.

CASE HISTORY: On April 2, 1936, the subject site was platted as Lot 4 Block 2 of the Cresthill Addition. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	B	Single-family dwelling
SOUTH:	SF-5	Single-family dwelling
EAST:	SF-5	Single-family dwelling
WEST:	TF-3	Duplex

PUBLIC SERVICES: The subject site currently has access to North Harding Avenue, a paved two-way local street with no sidewalks on either side. Municipal sewer and water utilities currently serve the site. Wichita Transit services the area at East Central Avenue and North Harding Avenue about 200 feet northwest of the subject site. Multiple other Wichita Transit lines serve the area at the corner of East Central Avenue and North Oliver Avenue approximately 700 feet northwest of the site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change from SF-5 to TF-3 is in conformance with the following plans:

The Community Investments Plan: The 2035 Wichita Future Growth Concept Map, which is an element of the Community Investments Plan (Comprehensive Plan), identifies the subject site as appropriate for “Residential” land use. Residential is defined in the Comprehensive as an “area that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly.” Duplex development is an appropriate use for this area.

The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of “Development Pattern, Guideline 1.g. encourages, “Support expansion of existing uses to adjacent areas.” Properties directly across the street from the subject site are zoned TF-3 and developed with duplexes. Allowing duplex development on the subject site is in conformance with Guideline 1.g.

Additionally, Guideline 2.a encourages, “infill development that maximizes public investment in existing and planned infrastructure and services.” The subject site is served by multiple public services and infrastructure as explained above. It is in conformance with Locational Guideline 2.a to encourage development in this area to maximize the public investments which have already been made.

Wichita: Places for People Plan: The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (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.”

The subject site is located within the ECA and the requested zone change is in conformance with the following goals of the *Wichita: Places for People Plan*.

- Strategy 5: *Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.* The subject site is currently undeveloped. Duplex development would increase the diversity of housing options in the area.
- Strategy 6: *Encourage infill and redevelopment that is contextual to the environment in which it is occurring.* The scale of the request is not out of character with the neighborhood, with several TF-3-zoned lots directly across the street that are developed with duplexes. Allowing a duplex at the subject site is contextual to the surrounding environment.

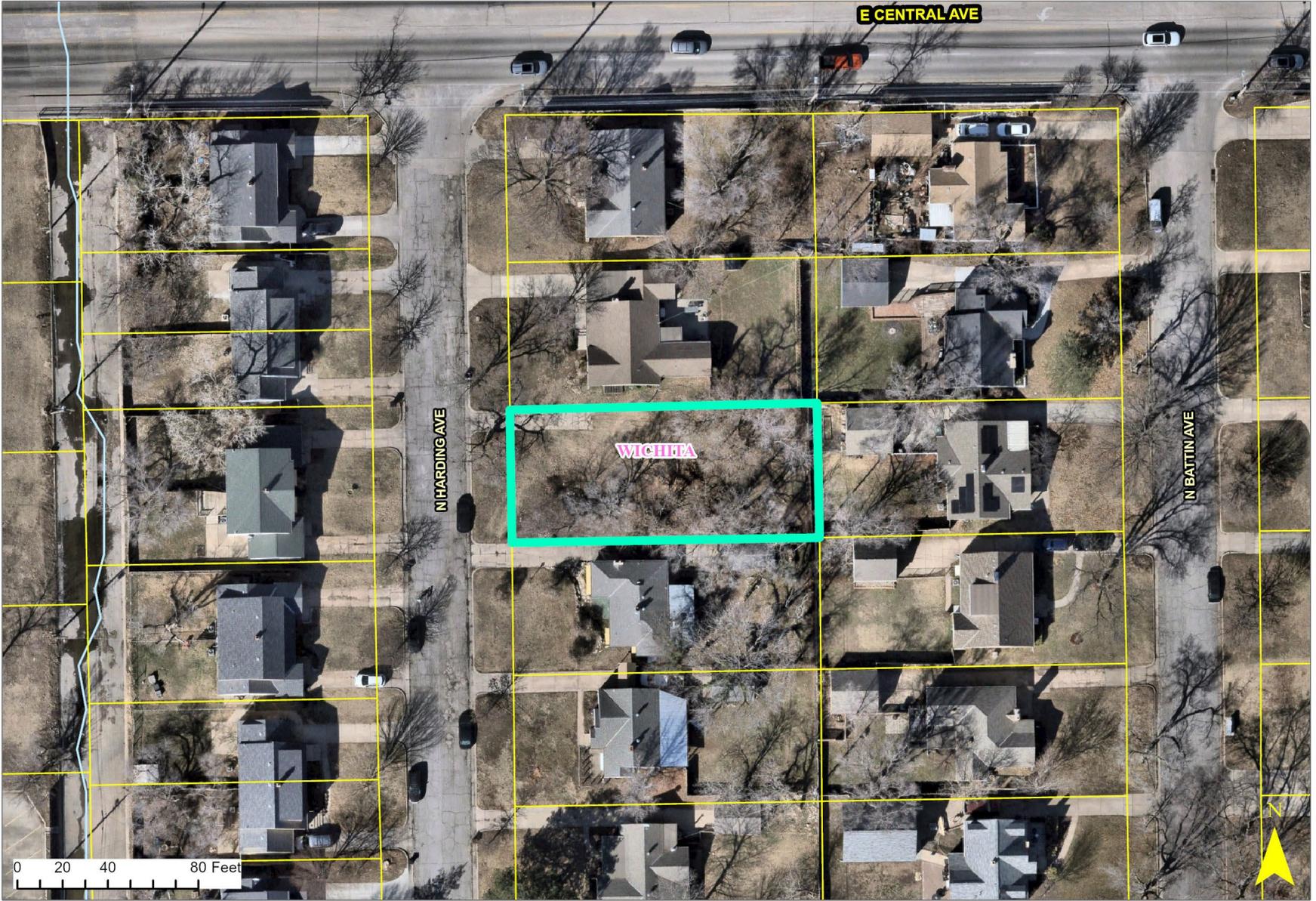
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses, and character of the neighborhood:** The property is located in an area with a variety of housing options. Most of the homes to the west of the subject site are duplexes. To the south and east of the subject site are single-family residences. Across East Central Avenue to the north of the site there is a combination of neighborhood retail, office, and multi-family residential development.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5, which is suitable for a limited number of residential, public, and civic uses, including single-family residences.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The re-zoning of the parcel to TF-3 is not expected to detrimentally affect nearby properties. Duplex development already exists in the area.
4. **Length of time subject property has remained vacant as zoned:** According to aerial photography, the site was previously developed with what appeared to be a single-family residence, but the site has been vacant since at least 2011.
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 development in an area on an undeveloped parcel that is also appropriate for such 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 request to rezone the property as TF-3 Two-Family Residential aligns with the goals of 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:** The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received no comments regarding the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. 2035 Future Growth Concept Map
4. Site Photos





- ZONING**
- RR
 - SF-20
 - SF-10
 - SF-5
 - TF-3
 - MF-18
 - MF-29
 - B
 - MH
 - NO
 - GO
 - NR
 - LC
 - GC
 - CBD
 - OW
 - IP
 - LI
 - IP-A
 - GI
 - AFB
 - U
 - PUD
 - AIRPORT
 - OLD TOWN



2035 Wichita Future Growth Concept Map

Legend

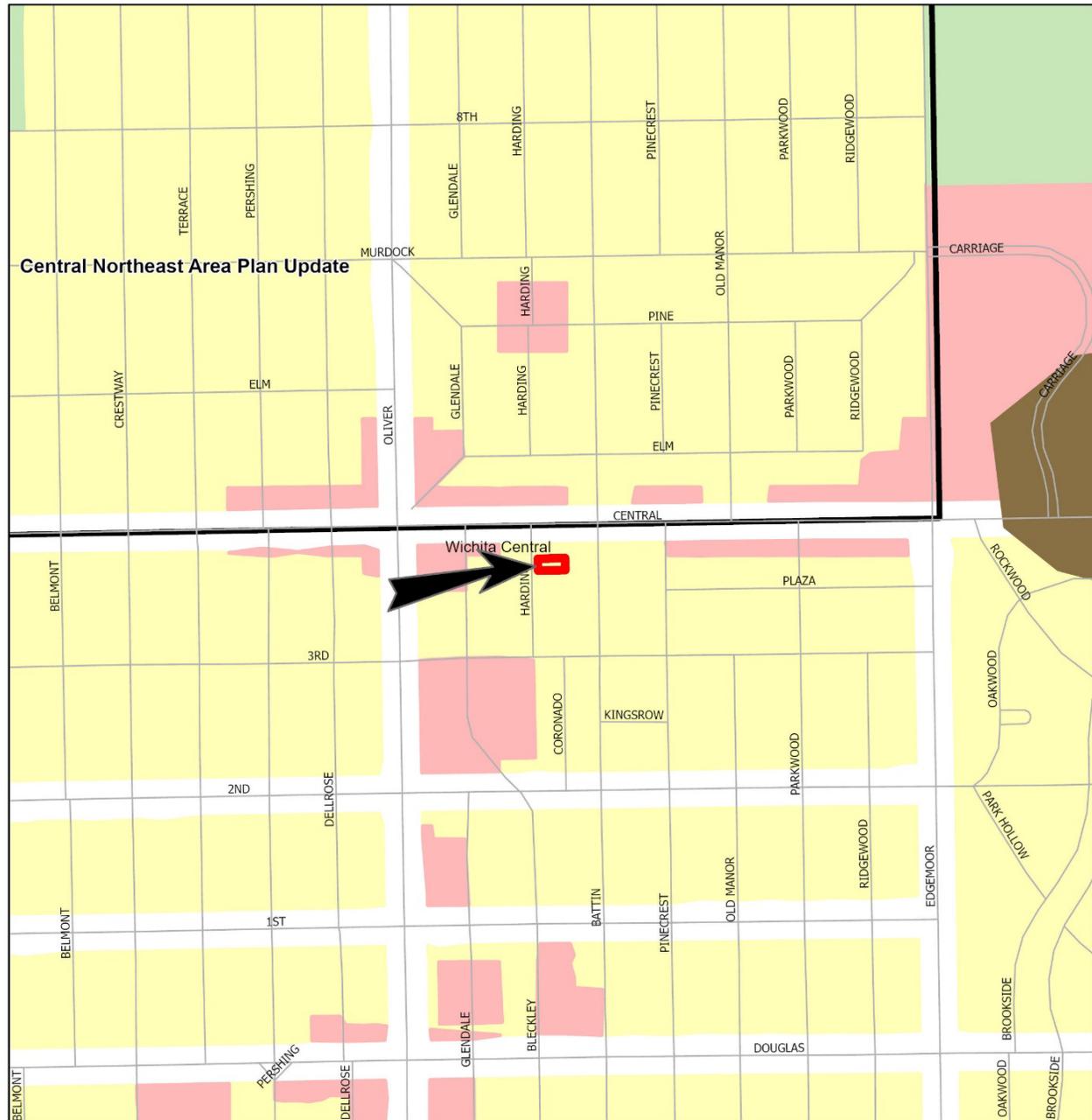
-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Neighborhood & Area Plans
-  Application Area



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Looking east towards site



Looking north away from the site



Looking west away from site



Looking south away from site

