

OCA 150004

ORDINANCE NO. 49-647

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:

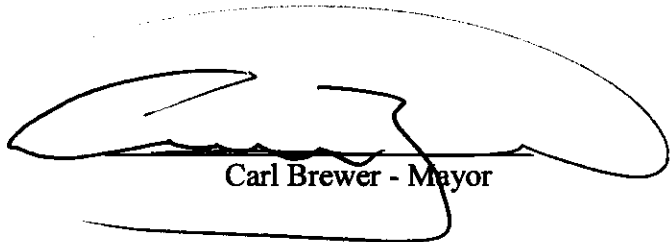
Case No. ZON2013-00033

Zone change from SF-5 Single-family Residential (SF-5) to TF-3 Two-family Residential (TF-3) on approximately .23 acres described as:


The East 150 feet of Lot 23, Park Vista 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.

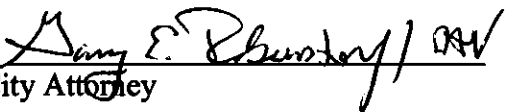
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Carl Brewer - Mayor

ATTEST:


Karen Sublett, City Clerk



Approved as to form: 
Gary E. Rebenstorf, City Attorney

Background: The applicant requests TF-3 Two-Family Residential (TF-3) zoning on a vacant, platted lot. The .23-acre site is currently zoned SF-5 Single-Family Residential (SF-5). The Unified Zoning Code requires a minimum lot size of 3,000 square feet per dwelling unit for duplex development. The site's 9,900 square feet could accommodate one duplex with a total of two dwelling units.

The surrounding neighborhood is primarily zoned SF-5 and developed with single-family residences. A mixture of TF-3 zoning, multi-family zoning and office zoning exists within surrounding blocks. North of the site on Edwards Street are SF-5 zoned single-family residences and TF-3 zoned duplexes and single-family residences. South of the site on Edwards Street are SF-5 zoned single-family residences and a GO General Office (GO) zoned multi-family development. East of the site are SF-5 zoned single-family residences, TF-3 zoned duplexes one block to the east and MF-29 Multi-family Residential (MF-29) zoned multi-family dwellings on 10th Street. West of the site are SF-5 zoned single-family residences, an electric utility facility and TF-3 zoned single and two-family residences three blocks to the west.

Analysis: District Advisory Board (DAB) VI heard the rezone request on December 2, 2013, and recommended (5-0) approval. No citizens spoke at the DAB hearing on this request.

At the Metropolitan Area Planning Commission (MAPC) meeting held on November 21, 2013, the MAPC voted (8-0) to recommend approval of the request. No citizens spoke at the MAPC hearing and no protests were filed on this request.

Financial Considerations: Approval of this request will not create any financial obligations for the City.

Legal Considerations: The Law Department has reviewed and approved the ordinance as to form.

Recommendation/Actions: It is recommended that the City Council adopt the findings of the MAPC and approve the zone change request, place the ordinance on first reading and authorize the Mayor to sign the ordinance (simple majority vote required).

Attachments:

- Ordinance
- MAPC minutes
- DAB memo