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ORDINANCE NO.

45-770

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. ZON2012-00022

Zone change request from MF-29 Multi-family Residential, GO General Office and LC Limited Commercial to TF-3 Two-family Residential on property described as:

Lots 1-7, Block B, Lots 1-23, Block A, and Reserves A and B, Southern Shores Addition, Wichita, Sedgwick County, Kansas.

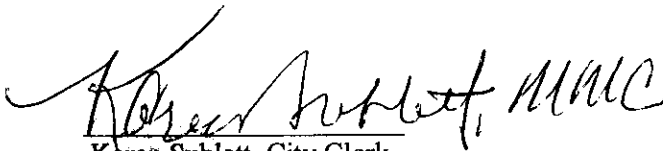
Generally located on the Northwest Corner of Seneca and 55th Street South.

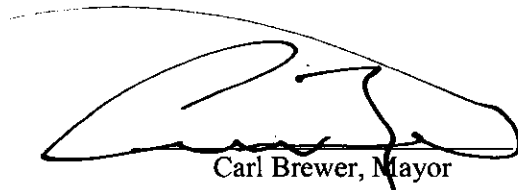
SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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 24 day of June, 2014.

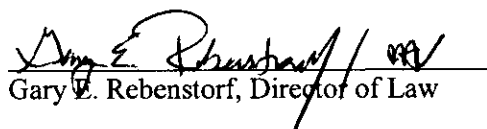
ATTEST:


Karen Sublett, City Clerk


Carl Brewer, Mayor

(SEAL)

APPROVED AS TO FORM:


Gary E. Rebenstorf, Director of Law

City of Wichita
City Council Meeting
October 16, 2012

TO: Mayor and City Council

SUBJECT: ZON2012-00022 – City zone change from MF-29 Multi-Family Residential (“MF-29”), GO General Office (“GO”) and LC Limited Commercial (“LC”) to TF-3 Two-Family Residential (“TF-3”); generally located north of 55th Street South on the west side of Seneca Street. (District IV)

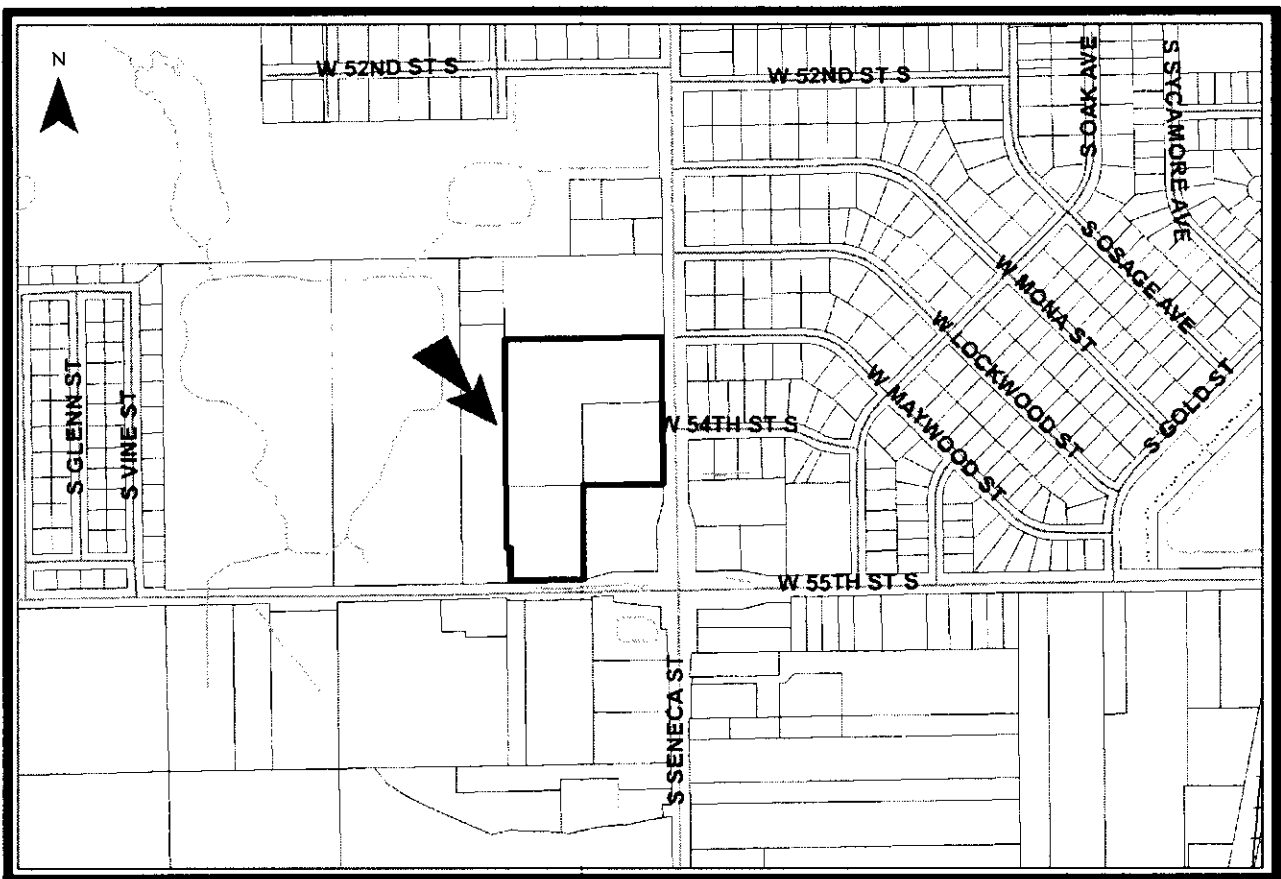
INITIATED BY: Metropolitan Area Planning Department *JKS DM*

AGENDA: Planning (Consent)

MAPC Recommendation: Approve (12-0).

DAB IV Recommendation: Approve (unanimously)

MAPD Staff Recommendation: Approve.



Background: The applicant is requesting TF-3 Two-Family Residential (“TF-3”) zoning on the undeveloped 10.5-acre MF-29 Multi-Family Residential (“MF-29”), GO General Office (“GO”) and LC Limited Commercial (“LC”) zoned site. The site’s legal description is Lots 1, 2 and 4 of the Westney Addition; recorded December 8, 1988. The undeveloped Lot 3 of the Westney Addition is the corner lot (northwest corner of 55th Street south and Seneca Street) of this subdivision and will retain its current LC zoning. The applicant proposes a duplex development, although the MF-29, GO, and LC zoning districts permit duplexes by right. A lending institution may require the zoning to match the development.

The undeveloped site occupies most of the northwest corner of 55th Street South and Seneca Street. The dominate feature of this area is the large SF-5 Single-Family Residential (“SF-5”) zoned public park land with its sand pits, open spaces and playing fields. The SF-5 zoned Southland Public Park with its sand pit used for fishing abuts the west side of the site. A small SF-5 zoned manufactured home subdivision is located on the west side of the park and the USD 261 public school development, anchored by the City of Haysville’s Campus High School, finishes out development west of the site. A multiple tract SF-5 zoned single-family residence abuts the north side of the site, with adjacent SF-5 park land and urban scale single-family residences located further north. Urban scale SF-5 zoned single-family residential development makes up most of the development located east, across Seneca, of the site. However, directly east of the site on the northeast corner of 55th and Seneca there is a small group of LC zoned apartments and MF-29 and TF-3 zoned duplexes, clustered around a LC zoned convenience store. Development located south of the site, across 55th, includes undeveloped LC zoned property, large and small tract LC and SF-5 zoned single-family residences, a LC zoned church, a GC General Commercial (“GC”) zoned contractor’s yard, a LC zoned bar (looks vacant) and SF-5 and SF-20 Single-Family Residential (“SF-20”) zoned agricultural land.

Analysis: At the MAPC meeting held September 6, 2012, the MAPC voted (12-0) to approve the request for TF-3, as a consent item, subject to replatting within a year of approval by the governing body. At the DAB IV meeting held September 10, 2012, the DAB voted unanimously to approve the request for TF-3 zoning subject to replatting within a year of approval by the governing body. No one spoke against the request at the DAB meeting. No protests were received during the two-week protest period following the MAPC hearing.

Financial Considerations: There are no financial considerations in regards to the zoning request.

Goal Impact: The application will promote Economic Vitality.

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

Recommendation/Actions: Adopt the findings of the MAPC and approve the zone change, subject to replatting within a year of approval by the governing body; instruct the Planning Department to forward the ordinance for first reading when the replatting is completed (simple majority required).

Attachments:

- Ordinance
- MAPC Minutes