

OCA 150004

ORDINANCE NO. 49.960

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:

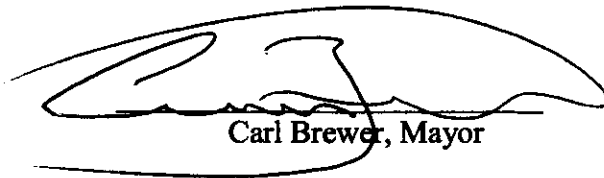
Case No. ZON2014-00033

Zone change from SF-5 Single-Family Residential ("SF-5") to TF-3 Two-Family Residential ("TF-3") zoning on an approximately 1.77-acre property described as:

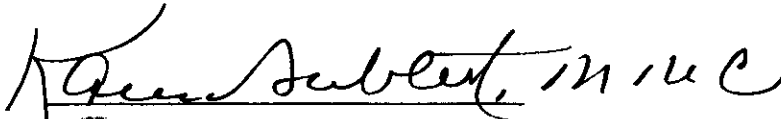
Lots 1, 2, 3, 4, 5, 23, 24 and 25, Block E, Country Acres 6th Addition to Wichita, Sedgwick County, Kansas; generally located south of Central Avenue, east of Ridge Road on the west side of Wayside Lane's intersection with Newell Street and Frazier Lane.

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:



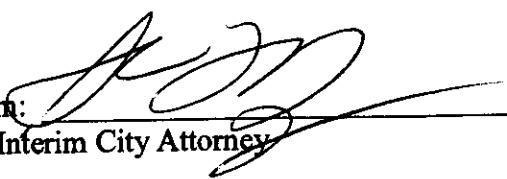


Karen Sublett, City Clerk

ZON2014-00033

Approved as to form:

Sharon Dickgrafe, Interim City Attorney



City of Wichita
City Council Meeting
March 17, 2015

TO: Mayor and City Council

SUBJECT: ZON2014-00033 – Request for TF-3 Two-Family Residential Zoning on SF-5 Single-Family Residential Zoned Property Generally Located South of Central Avenue, East of Ridge Road, on the West Side of Wayside Lane's Intersection with Newell Street and Frazier Lane (District V)

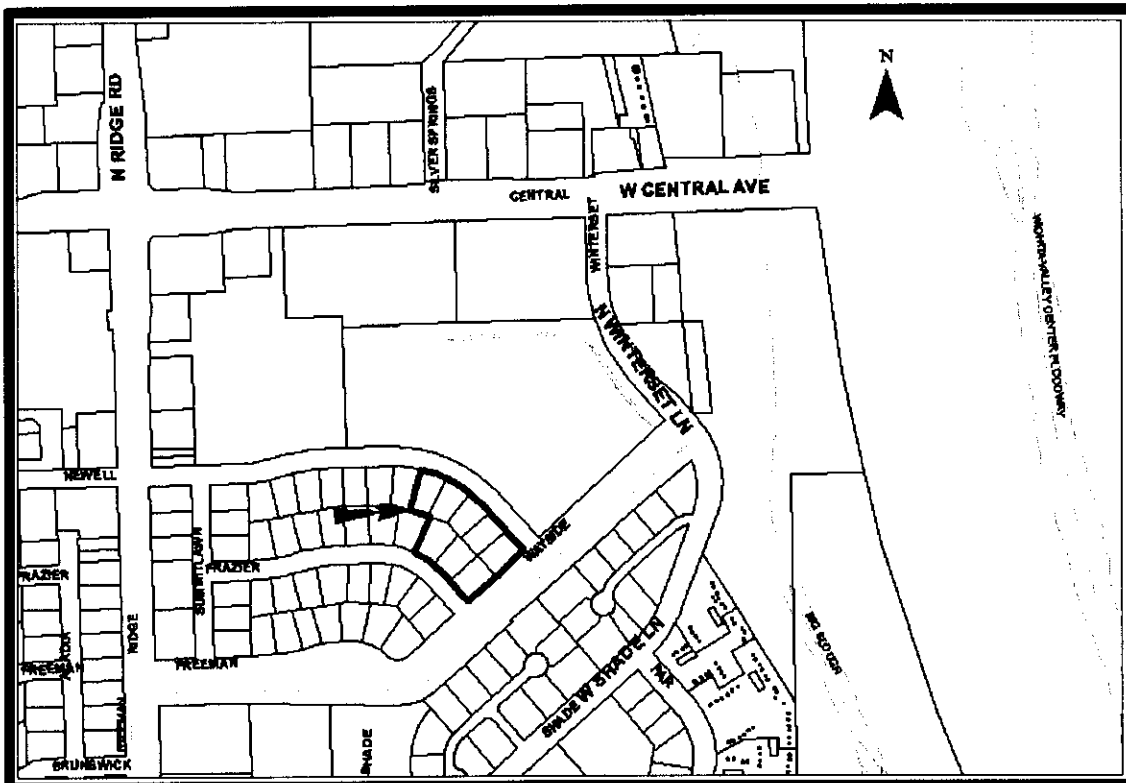
INITIATED BY: Metropolitan Area Planning Department *JVS*

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (12-0).

DAB Recommendation: District Advisory Board V recommended approval of the request (7-0).

MAPD Staff Recommendation: The Metropolitan Area Planning Department staff recommended approval of the request.



Background: The applicant is requesting TF-3 Two-Family Residential zoning on the undeveloped, platted 1.77-acre SF-5 Single-Family Residential zoned site; Lots 1, 2, 3, 4, 5, 23, 24 and 25, Block E, Country Acres 6th Addition. The applicant proposes to build a duplex on each lot. Each of the eight (8) lots exceeds the Unified Zoning Code's (UZO) minimum standards for lot size for a duplex. The site is located south of Central Avenue, between Ridge Road and the Big Ditch, on the west side of Wayside Lane's intersections of Newell Street and Frazier Lane.

The SF-5 zoned site is located in a neighborhood of predominately low to high density residential development and zoning. The neighborhood is located south of (and behind) the commercial development and zoning along Central Avenue. A small SF-5 zoned public park abuts the west side of the site. The park separates the site from the adjacent west SF-5 zoned single-family residences (built in the early 1970s). A small GO General Office zoned office is located further west of the site along Ridge Road, marking the end of most of the area's SF-5 zoning. South of the site are SF-5 zoned single-family residences (built in the early 1970s). Further south and east of the site are MF-18 Multi-family Residential and TF-3 zoned duplexes, apartments and townhouses, all part of a residential Community Unit Plan, CUP DP-59. The duplexes appear to be some of the most recent residential development in the area, being built in the mid-2000s. A GC General Commercial zoned self-storage warehouse is also located in this area south of the site. North of the site is the LC Limited Commercial zoned YMCA, retail, a cosmetology school, a bank, restaurants, and other commercial uses. Most of this development is part of the commercial CUP DP-39.

Analysis: On January 26, 2015, District Advisory Board (DAB) V considered the request. DAB V voted 7-0 to approve the request. There were no protests against the request at the DAB V meeting.

On, February 5, 2015, the Metropolitan Area Planning Commission (MAPC) considered the request. The MAPC voted 12-0 to approve the request. There were no protests against the request at the MAPC meeting. Planning staff has received no valid protests and received no calls protesting the 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 concur with the findings of the MAPC and approve the zoning and place the ordinance on first reading (simple majority vote required).

Attachments:

- MAPC minutes
- DAB memo
- Ordinance