

OCA 150004

ORDINANCE NO. 49-965

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:

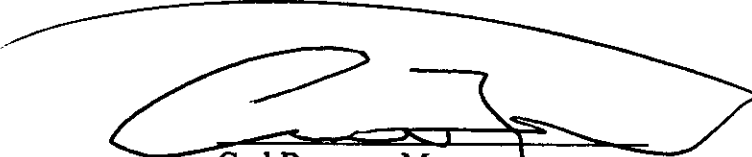
Case No. ZON2015-00001

Zone change from SF-5 Single-family Residential (SF-5) to TF-3 Two-family Residential (TF-3) on approximately 0.30 acre described as:

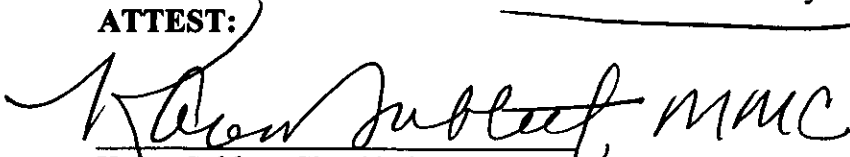
Lots 1 and 2, Block 4, Orchard Park Addition to Wichita, Kansas; generally located at the southwest corner of Young and Newell Streets (547 N Young St.)

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: 
Sharon Dickgrafe, Interim City Attorney

BACKGROUND: The applicant is requesting TF-3 Two-Family Residential (TF-3) zoning on the platted 0.30-acre SF-5 Single-Family Residential (SF-5) zoned site. The site consists of Lots 1 and 2, Block 4, Orchard Park Addition, located on the southeast corner of Young and Newell streets. Lot 1 is developed with a tri-plex (built 1950) and Lot 2 is vacant. The site is large enough for two duplexes. The applicant proposes build two duplexes on the property. The site is located in a predominately SF-5 zoned single-family residential neighborhood bordered by I-235 (western boundary) and West 2nd Street (southern boundary). Commercial development is located along West Central (northern boundary) and South West Street (eastern boundary). SF-5 zoned single-family residences (built 1920 and late 1940s – 1950s) surround the site. It is unknown how long the site has been used as a residential tri-plex. There is a non-conforming camper sales and salvage located east of site, south of Newell. The site has access to Newell Street and Young Street. Both Newell and Young have 30 feet of right-of-way at this location, Newell is unpaved. All utilities are available to the site.

The requested TF-3 zoning allows duplexes as well as single-family residences by right. The request would not introduce TF-3 zoning into the area, as there are other TF-3 sites located within two blocks of the site. Approval of the request would limit development by right to single-family residential, duplex, and some (but not limited to) institutional uses such as a parks, schools and churches. The owner proposes to demolish the existing 1950 tri-plex structure and build two duplexes with on-site parking.

Analysis: On February 19, 2015, the Metropolitan Area Planning Commission (MAPC) reviewed the application. The MAPC approved the application by consent (12-0).

On February 18, 2015, District Advisory Board (DAB) VI heard the case. One home owner wanted to know if the duplexes would be used for senior housing. No other comments were recorded.

No official protests were received. The MAPC recommendation may be approved by a simple majority vote.

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 requested zone change as recommended by MAPC and place the ordinance on first reading (simple majority vote).

Attachments: MAPC minutes, DAB memo and ordinance.