

Background: The applicant requests TF-3 Two-Family Residential (TF-3) zoning on a 0.41-acre platted lot. The site has 132 feet of frontage along West 9th Street North with a single-family house built on the west half of the lot. The applicant intends to split the oversize lot to accommodate a duplex on the eastern half of the site. Both lots will meet Unified Zoning Code (UZO) minimum lot dimensions and sizes. See the attached site plan and lot split document submitted by the applicant.

The surrounding neighborhood is primarily zoned SF-5 Single-family Residential (SF-5) and developed with single-family residences. However, over a dozen pockets of TF-3 zoning exist within this neighborhood bordered by 13th Street North, Central Avenue, I-235 and Zoo Boulevard. North of the site on West Edminster Street are SF-5 zoned single-family residences. South of the site are SF-5 zoned single-family residences. East of the site are SF-5 zoned single-family residences; three blocks further east are TF-3 zoned duplexes on North Clara Street. West of the site are SF-5 zoned single-family residences, MF-29 Multi-family Residential (MF-29) zoned duplexes within the same block as the application area, and six TF-3 zoned duplexes one block to the west along North Hoover Road.

Analysis: On February 4, 2016, the Metropolitan Area Planning Commission (MAPC) approved the request (9-0). No members of the public spoke at the MAPC hearing.

On February 1, 2016, District Advisory Board (DAB) VI reviewed the application and approved it 7-0. No members of the public spoke at the DAB hearing.

No protest petitions have been received. The request can be approved with 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, approve the requested Zone Change and place the ordinance on the first reading (simple majority vote).

Attachments: Lot split drawing, site plan, ordinance, MAPC minutes, DAB VI report.

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. ZON2015-00053

Zone change request from SF-5 Single-family Residential (SF-5) to TF-3 Two-family Residential (TF-3) on property located north of West 9th Street North and east of Hoover (5402 West 9th Street North); described as:

The South half of lot 14 EXCEPT the West 498 feet AND EXCEPT the South 33 feet for street; R.A. Morris Tracts Addition to Wichita, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this ordinance, the above zoning change 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 ____ day of _____, 2016.

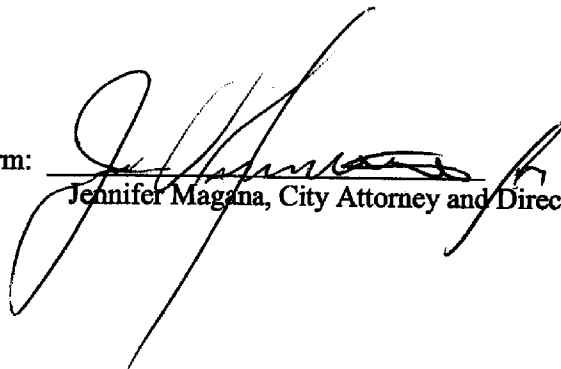
Jeff Longwell, Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form:



Jennifer Magana, City Attorney and Director of Law

