

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. ZON2016-00004 CORRECTED ORDINANCE

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 Taft Avenue on the east side of South All Hallows Avenue (436 S. All Hallows Ave.) described as:

Lots 34, 36, 38 and 40, Block 5, College Green Addition, 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 7 day of June, 2016

Jeff Longwell
Jeff Longwell, Mayor

ATTEST:

Karen Sublett

Karen Sublett, City Clerk



Approved as to form:

Jennifer Magana

Jennifer Magana, City Attorney and Director of Law

Background: The applicant requests TF-3 Two-Family Residential (TF-3) zoning on a 0.24-acre platted parcel. The vacant site has 100 feet of frontage along All Hallows Avenue and 140 feet of depth. The applicant intends to develop duplexes on the site. The application area meets the Unified Zoning Code (UZC) minimum dimensions and size for up to two duplexes in TF-3 zoning.

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 South West Street, West Maple Street, South Meridian Avenue and West Kellogg. Multi-family zoning and developments also exist within a three-block radius of the site. North of the site on South All Hallows Avenue are SF-5 zoned single-family residences and TF-3 zoned duplexes. South of the site are SF-5 zoned single-family residences and an MF-29 Multi-family Residential (MF-29) zoned duplex. East of the site are SF-5 zoned single-family residences and TF-3 zoned duplexes. West of the site are SF-5 zoned single-family residences TF-3 zoned duplexes.

Analysis: On April 21, 2016, the Metropolitan Area Planning Commission (MAPC) approved the request (9-2). No members of the public spoke at the MAPC hearing.

On May 2, 2016, District Advisory Board (DAB) IV reviewed the application and approved it 9-0. 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: Ordinance, MAPC minutes, DAB IV report.