

(OCA 150004 BID 37529-009 383)

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ORDINANCE NO. 50175

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. ZON2015-00022

Zone change request from SF-5 Single-Family (SF-5) to TF-3 Two-Family (TF-3) on property described as:

Rawand Estates Addition, Wichita, Sedgwick County, Kansas.

Generally located south of 45th Street North on the west side of North Webb Road:

**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 19 day of April, 2016

ATTEST:  
Karen Sublett, nnc  
Karen Sublett, City Clerk

Jeff Longwell  
Jeff Longwell, Mayor



APPROVED AS TO FORM:  
Jennifer Magana  
Jennifer Magana, City Attorney and Director of Law

**City of Wichita  
City Council Meeting  
August 11, 2015**

**TO:** Mayor and City Council

**SUBJECT:** ZON2015-00022 – City Zone Change Request from SF-5 Single-Family Residential to TF-3 Two-Family Residential on Property Generally Located South of 45th Street North on the West side of North Webb Road (District II)

**INITIATED BY:** Metropolitan Area Planning Department *WDB  
DM*

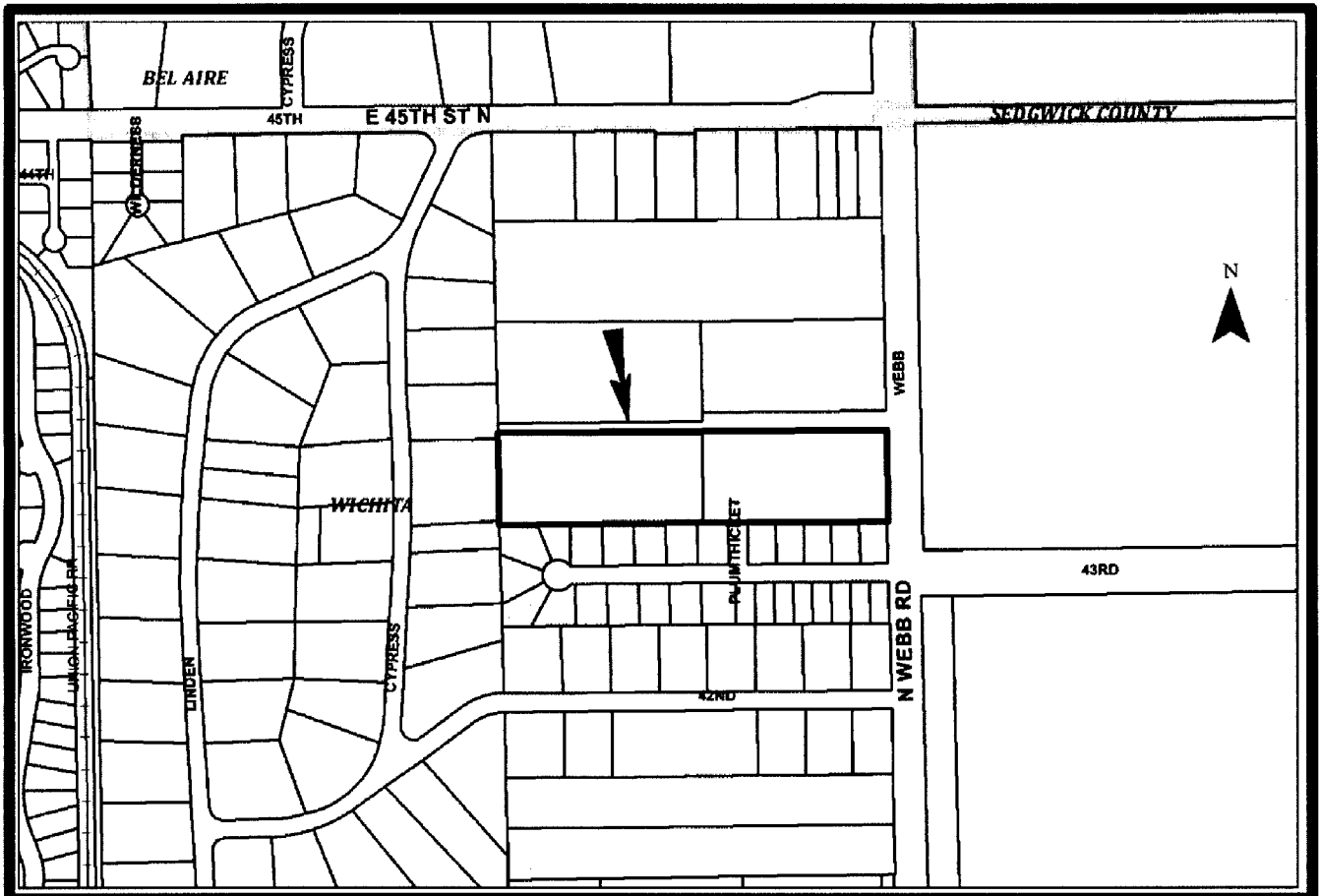
**AGENDA:** Planning (Consent)

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**MAPC Recommendation:** The MAPC recommended approval of the request (13-0).

**DAB Recommendation:** District Advisory Board II recommended approval of the request (8-0-1).

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



**BACKGROUND:** The applicant is requesting a zone change from Single-Family Residential (SF-5) to Two-Family Residential (TF-3) zoning on approximately 8.71 acres of unplatted land. The applicant has submitted a plat for the Edge Water 2<sup>nd</sup> Addition (SUB2015-00021) and proposes building a maximum of 38 duplexes on the property.

South of the subject site is the SF-5 residential zoned Sand Plum Addition developed with houses built between 2005 and 2012. West of the subject site is the Sunair Estates single-family residential neighborhood. North of the subject site is undeveloped and unplatted SF-5 zoned property. East of the site is a 43-acre SF-5 zoned tract of land developed with a single family house and farm outbuildings.

**Analysis:** On July 9, 2015, the Metropolitan Area Planning Commission (MAPC) reviewed the application. The MAPC approved the application by consent (13-0).

On July 13, 2015, District Advisory Board (DAB) II heard the case. No comments from the public were recorded. DAB II approved the application unanimously (8-0-1).

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

**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 of four votes).

**Attachments:** MAPC minutes, DAB memo and ordinance.