

OCA 150004

ORDINANCE NO. 50-311

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. ZON2016-00029

City zone change from Single-Family Residential (SF-5) to TF-3 Two-Family Residential; described as:

Beginning 429 feet East of the Southwest corner of the Southwest Quarter of Section 20, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 410 feet; thence East 285 feet; thence south 410 feet; thence West 285 feet to the point of beginning ; EXCEPT the East 30 feet and South 50 feet thereof for street.


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.

ATTEST:

Katelyn Sublett, City Clerk


Jeff Longwell, Mayor

(SEAL)

Approved as to form: 
Jennifer Magaña, City Attorney and Director of Law

City of Wichita
City Council Meeting
August 23, 2016

TO: Mayor and City Council

SUBJECT: ZON2016-00029 – Zone Change from SF-5 Single-Family Residential to TF-3 Two-Family Residential, Generally Located North of West 55th Street South and East of Seneca Street (District IV)

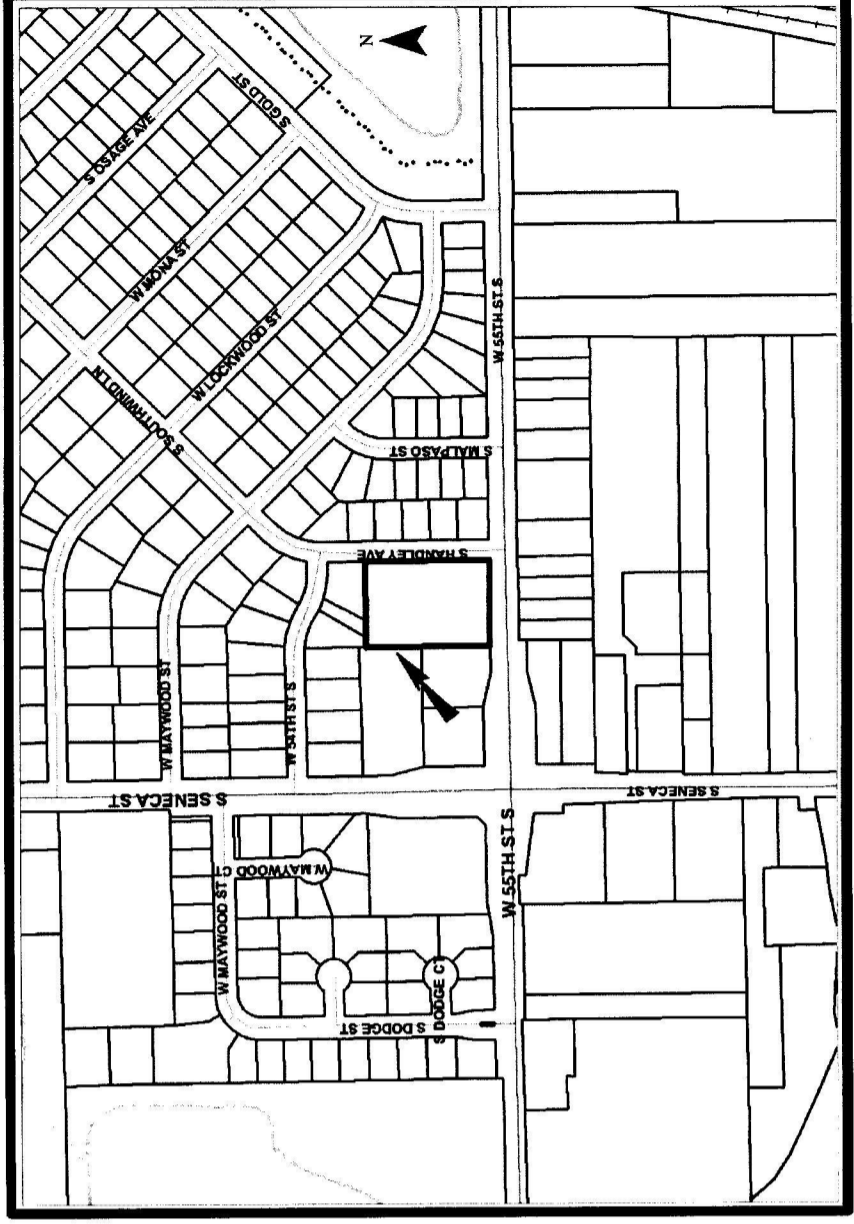
INITIATED BY: Metropolitan Area Planning Department **DM**

AGENDA: Planning (Consent)

MAPC Recommendation: The MAPC recommended approval of the request (13-0) subject to staff recommended conditions.

DAB Recommendation: District Advisory Board IV recommended approval of the request (9-0) subject to staff recommendations.

MAPD Staff Recommendation: Metropolitan Area Planning Department staff recommended approval of the request subject to the conditions in the staff report.



Background: The applicant requests TF-3 Two-Family Residential zoning on a 2.40-acre unplatted lot. The vacant, corner lot has 255 feet of frontage along West 55th Street and 355 feet of frontage along South Handley Avenue. The applicant intends to develop duplexes on the site. The subject property will have to be platted into multiple lots to develop more than a single duplex on the property.

The surrounding neighborhood is primarily developed with residential uses. West of the site is LC Limited Commercial zoning, north of the site is MF-29 Multi-family zoning and east of the site is TF-3 zoning, which are all developed with duplexes. South of the site is LC and SF-5 zoning developed with single-family residences.

Analysis: On July 21, 2016, the Metropolitan Area Planning Commission (MAPC) approved the request (13-0) subject to staff recommended conditions. No members of the public spoke at the MAPC hearing.

On August 1, 2016, District Advisory Board (DAB) IV reviewed the application and approved it 9-0 subject to staff recommended conditions.

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 subject to MAPC recommended conditions, place the ordinance on first reading, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval on second reading.

Attachments: Ordinance, MAPC minutes, DAB IV report.