

Agenda Item # _____

City of Wichita
City Council Meeting
September 10, 2002

Agenda Report # _____

TO: Mayor and City Council Members

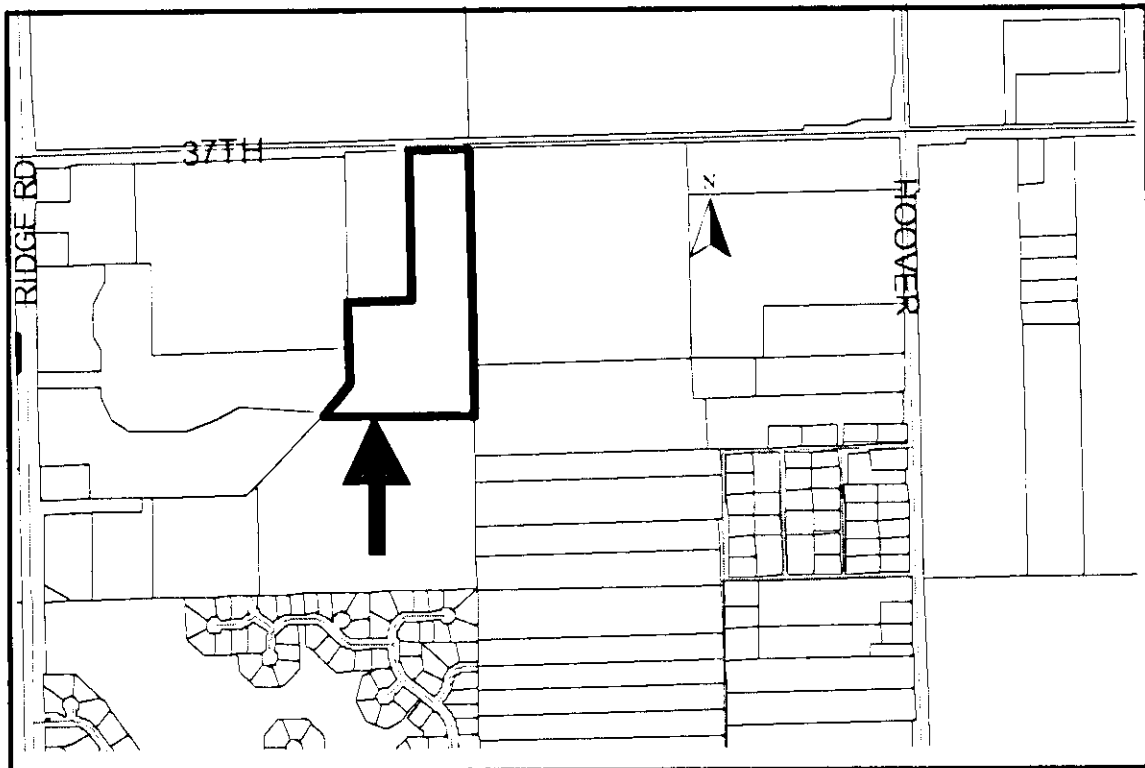
SUBJECT: ZON2002-00043 – Zone change from “GO” General Office to “SF-5” Single-Family Residential. Generally located south of 37th Street north and approximately ½ mile east of Ridge Road. (District V)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to staff recommendations. (13-0)

Staff Recommendation: Approve, subject to platting within one year.



BACKGROUND: The applicant requests a zone change from “GO” General Office to “SF-5” Single-Family Residential on the 19.17 acre site. The site will be replatted as the Ridge Port North 5th Addition, upon recommendation of the zoning. The site is located south of 37th Street North and approximately ½ mile east of Ridge Road. The applicant indicates that the “SF-5” Single-Family Residential zoning request is to permit future development of single-family housing.

The site and the surrounding area is on the fringe of the developing urban area for Wichita, with much of the land in the area still used for agriculture. The properties north of the site (across 37th St North) are zoned “SF-20” Single-Family Residential and are used for agriculture and sand and gravel extraction. The properties south and southeast of the site are zoned “SF-5” Single-Family Residential and are proposed for the future development of single-family residences in the Ridge Port North 4th Addition. These properties are used for agriculture. Most of the property west of the site is zoned “GO” General Office and is currently being developed with medical offices. The property immediately west and north of the site is zoned “SF-5” Single-Family Residential and is developed with a farm-related residence and outbuildings.

Recommended action:

1. Concur with the findings of the MAPC and approve the zoning change subject to the condition of platting within one year; place the ordinance establishing the zoning change on first reading; instruct the Clerk to withhold publication until the Plat is recorded with the Register of Deeds; or
2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission’s recommendation requires a 2/3-majority vote of the membership of the governing body on the first hearing)

ORDINANCE NO. _____

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. ZON 2002-43

Request for zone change from "GO" General Office District to "SF-5" Single-Family Residential District on property described as:

Ridge Port North Fifth Addition, Wichita, Sedgwick County, Kansas.

Generally located on the south side of 37th Street North and east of Ridge 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 _____ DAY OF _____, 2002.

ATTEST:

Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney

STAFF REPORT

MAPC August 8, 2002

CASE NUMBER: ZON2002-00043

APPLICANT/AGENT: Ridge Port Group, LLC c/o Jay Russell (Owner/Applicant);
Baughman Company, PA c/o Terry Smythe (Agent)

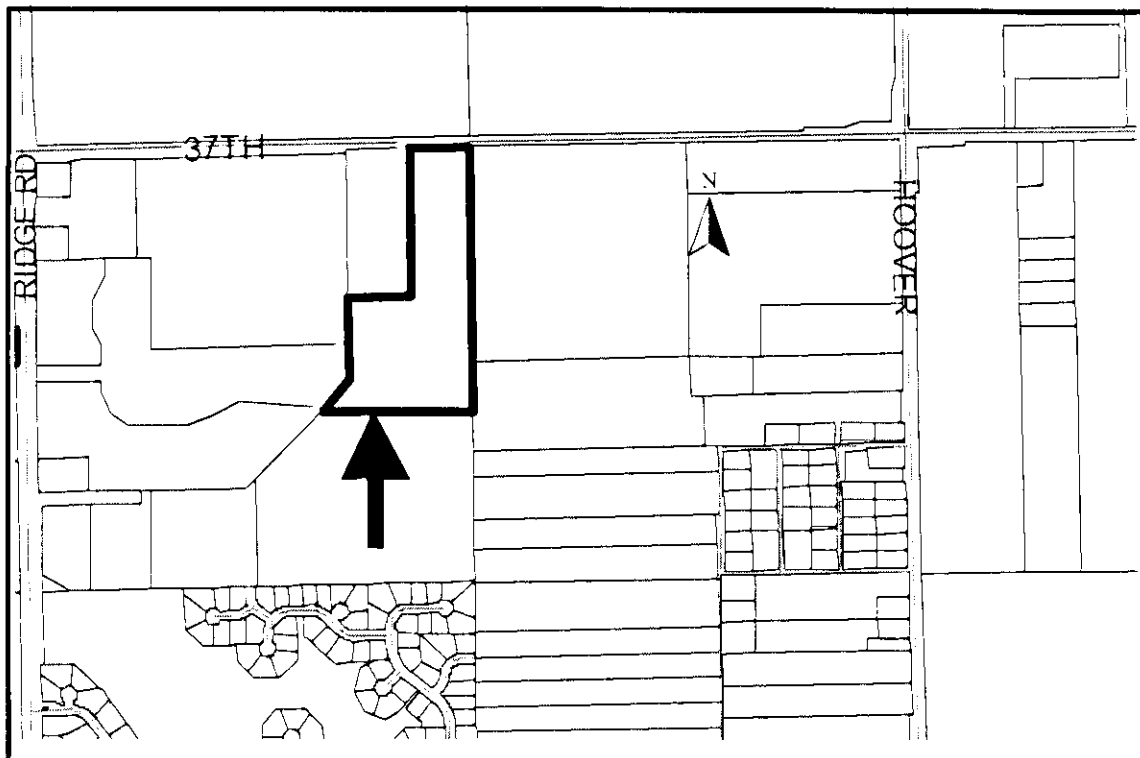
REQUEST: "SF-5" Single-Family Residential

CURRENT ZONING: "GO" General Office

SITE SIZE: 19.17 acres

LOCATION: South of 37th Street North and approximately ½ mile east of
Ridge Road

PROPOSED USE: Single Family Housing



BACKGROUND: The applicant requests a zone change from "GO" General Office to "SF-5" Single-Family Residential on the 19.17 acre site. The site will be replatted as the Ridge Port North 5th Addition, upon recommendation of the zoning. The site is located south of 37th Street North and approximately ½ mile east of Ridge Road. The applicant indicates that the "SF-5" Single-Family Residential zoning request is to permit future development of single-family housing.

The site and the surrounding area is on the fringe of the developing urban area for Wichita, with much of the land in the area still used for agriculture. The properties north of the site (across 37th St North) are zoned "SF-20" Single-Family Residential and are used for agriculture and sand and gravel extraction. The properties south and southeast of the site are zoned "SF-5" Single-Family Residential and are proposed for the future development of single-family residences in the Ridge Port North 4th Addition. These properties are used for agriculture. Most of the property west of the site is zoned "GO" General Office and is currently being developed with medical offices. The property immediately west and north of the site is zoned "SF-5" Single-Family Residential and is developed with a farm-related residence and outbuildings.

CASE HISTORY: The southwest portion of this site was re-zoned from "SF-6" to "TF-3" by the Wichita City Council, 12-21-99. This portion of the site was platted and recorded as part of Lots 1-23, Block 8, Ridge Port North 3rd Addition, on 02-13-01. The "TF-3" zoning covered approximately 7.66 acres. The site was then approved for re-zoning to "GO" by the Wichita City Council 03-20-01. The site was platted and recorded as Lot 1, Block D of the Ridge Port 4th Addition on 08-08-01.

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-20"	Agriculture; sand and gravel extraction
SOUTH:	"SF-5"	Undeveloped
EAST:	"SF-20"	Agriculture
	"SF-5"	Agriculture
WEST:	"SF-5" & "GO"	Farm-related residence; developing medical offices

PUBLIC SERVICES: The site has access to 37th Street North, an unpaved section-line road. There are no current traffic volumes available and the 2030 Transportation Plan does not provide an estimate of future traffic volumes for this segment of 37th Street North. Planning staff estimates that traffic volumes on 37th Street North will be less than 5,000 vehicles per day in 2030. Planning staff will recommend that the applicant guarantee paved access to their property at the time of platting. Other off-site improvements related to traffic, drainage, etc., may be recommended at the time of platting. Public water and sewer service are available to be extended to the site.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the 2001 Update to

the Comprehensive Plan identifies this property as being on the eastern edge of an area identified as being appropriate either for "Office" or "Low Density Residential" development. The "Office" category provides for office developments that furnish business, finance, insurance, real estate, medical, and other professional services usually permitted in office zoning districts. The "Low Density Residential" category provides for the lowest density of urban residential land uses and consists of single family detached homes, zero lot line units, cluster subdivisions and planned developments with a mix of housing types that may include townhouses, and multi family units. Schools, churches and other similar uses are also found in this category. As proposed, the request for "SF-5" zoning accommodates moderate-density, single family residential development and complementary land uses. The site is suitable for single-family residential uses and conforms to the Land Use Guide.

RECOMMENDATION: Planning staff finds that the subject property is appropriate for single-family residential development. Based upon the information available prior to the public hearings, planning staff recommends that the request be APPROVED subject to platting within one year.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is on the fringe of the developing urban area for Wichita, with much of the land in the area still used for agriculture. The properties east of the site are zoned "SF-20" & "SF-5" Single-Family Residential and are used for agriculture. The properties north of the site are zoned "SF-20" Single-Family Residential and are used for sand and gravel extraction or agriculture. The properties south of the site are zoned "SF-5" Single-Family Residential and are proposed for the future development of single-family residences in the Ridge Port North 4th Addition. Most of the property west of the site is zoned "GO" General Office and is currently being developed with medical offices. The property immediately west of the northern portion the site is zoned "SF-5" Single-Family Residential and is developed with a farm-related residence and outbuildings.
2. The suitability of the subject property for the uses to which it has been restricted: The site is on the eastern edge of an area recommended for "Office or "Low Density Residential". The site is suitable for either office or low to moderate density residential development.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request will result in a reduction in intensity and range of uses permitted when compared to the site's current "GO" zoning.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Land Use Guide of the 2001 Update to

the Comprehensive Plan identifies this area as appropriate for "Office" or "Low Density Residential" development. The "Office" category provides for office developments that furnish business, finance, insurance, real estate, medical, and other professional services usually permitted in office zoning districts. The "Low Density Residential" category provides for single-family detached homes, zero lot line units, cluster subdivisions and planned developments with a mix of housing types that may include townhouses, and multi-family units. As proposed, the request for "SF-5" Single Family-Residential zoning conforms to the Land Use Guide.

5. Impact of the proposed development on community facilities: Impacts on community facilities will be addressed at the time of platting and are not expected to exceed existing and planned service delivery capacity.