Agenda Item #_____

City of Wichita
City Council Meeting
May 9, 2000

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **ZON2000-00007** - ZONE CHANGE FROM *"SF-20" SINGLE-FAMILY RESIDENTIAL* TO *"TF-3" TWO-FAMILY RESIDENTIAL*, LOCATED SOUTH OF 13TH STREET ON THE EAST SIDE OF GREENWICH. (District #II)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year (11-0).

Staff Recommendation: Approve, subject to platting within 1 year.

Background: The applicant indicates that he wishes to rezone property currently zoned "SF-20" Single-Family District to the "TF-3" Two-Family District. The property is 9.82 acres in size and is currently being platted. The applicant intends to construct 22 "twin homes" (duplexes) or 44 dwelling units on the site. The adjoining properties are zoned "LC" Limited Commercial and "SF-20" Single-Family Residential. The application area is a rectangular shaped parcel and is located south of 13th Street on the eastside of Greenwich.

The property north of the application area, platted as the Gateway Center Commercial CUP, is a vacant lot and zoned "LC" Limited Commercial District with an approved CUP, the property south is a vacant lot and is zoned "SF" Single-Family Residential, east is property zoned "SF-20" Single-Family Residential, which is adjacent to K-96, and the property to the west is also vacant and zoned "LC" Limited Commercial. Access to the site will be from Greenwich per the platting process.

At the MAPC meeting held on April 13, 2000, the MAPC voted (11-0) to recommend *approval* subject to terms of the MAPD staff report.

Recommended Action:

1. Concur with the findings of the MAPC and approve the zone change to "TF-3" Two-Family District;" subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; 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.)

(_____) Published in The Daily Reporter on _____

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. ZON2000-0007

Request for zone change from "SF-20" Single-Family Residential to "TF-3" Two-Family Residential, located south of 13th Street on the east side of Greenwich, described as:

A tract of land lying in the Northwest Quarter of Section 15, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of THE GATEWAY CENTER ADDITION, an addition to Wichita, Sedgwick County, Kansas; said corner lying 1450.01 feet South of the North line of said Northwest Quarter, and 50.00 feet East of the West line of said Northwest Quarter; thence N 89 degrees 06'02"E, 10.00 feet to the Southwest corner of Lot 1, Block 1, of said addition; thence N 89 degrees 06'02"E, along the South line of said The Gateway Center Addition 1088.84 feet; thence S 00 degrees 53'58"E, 263.38 feet; thence S 45 degrees 01'04"W, 193.51 feet; thence S 89 degrees 06'02W, 958.73 feet to a point lying 50.00 feet East of the West line of said Northwest Quarter; thence N 01 degrees 03'27"W, 398.00 feet along the East right-of-way line of Greenwich Road to a point of beginning. Generally located south of 13th Street on the east side of Greenwich.

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 AT WICHITA, KANSAS, _____

ATTEST:

_____ _____

Pat Burnett, City Clerk Bob Knight, Mayor

(SEAL)

Approved as to form:

_____

Gary E. Rebenstorf, City Attorney

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

STAFF REPORT
MAPC – April 13, 2000

CASE NUMBER: ZON2000-00007

APPLICANT/AGENT: Kiser Gateway, L LC & Willard J. Kiser Properties, LLC (Applicant/Owner); Greg Allison, MKEC (agent)

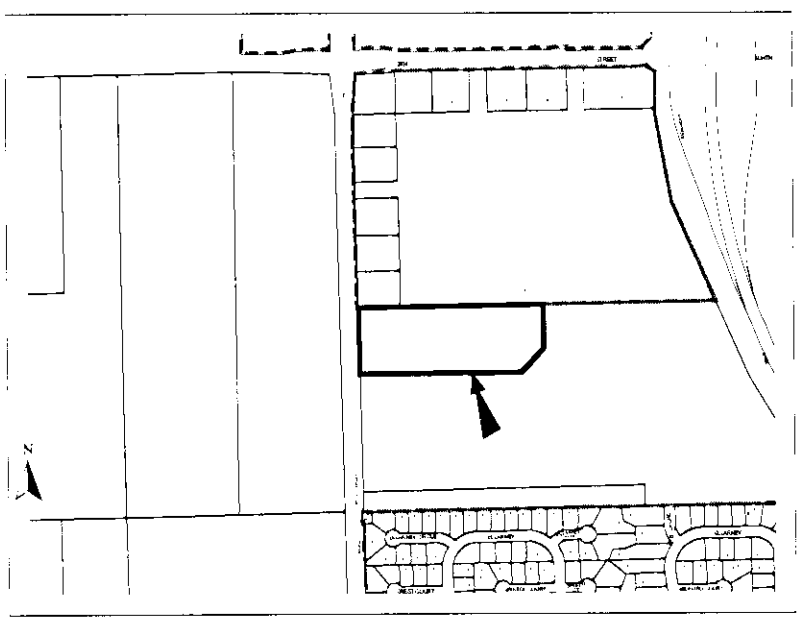
REQUEST: Zone Change from *"SF-20" Single-Family Residential* to *"TF-3" Two-Family District*

CURRENT ZONING: *"SF-20" Single-Family District*

SITE SIZE: 9.82 acres

LOCATION: South of *13th Street* on the East Side of *Greenwich*

PROPOSED USES: Construction of Twin Homes (duplexes)



BACKGROUND: The applicant indicates that he wishes to rezone property currently zoned *"SF-20" Single-Family District* to the *"TF-3" Two-Family District.* The property is 9.82 acres in size and is currently being platted. The applicant intends to construct 22 "twin homes" (duplexes) or 44 dwelling units on the site. The adjoining properties are zoned *"LC" Limited Commercial* and *"SF-20" Single-Family Residential.* The application area is a rectangular shaped parcel and is located south of *13th Street* on the eastside of *Greenwich.*

The property north of the application area, platted as the *Gateway Center Commercial CUP*, is a vacant lot and zoned *"LC" Limited Commercial District* with an approved CUP, the property south is a vacant lot and is zoned *"SF" Single-Family Residential,* east is property zoned *"SF-20" Single-Family Residential*, which is adjacent to K-96, and the property to the west is also vacant and zoned *"LC" Limited Commercial.* Access to the site will be from *Greenwich* per the platting process.

CASE HISTORY: The property is currently being platted into 22 lots as the *Killenwood Pointe Addition.* The MAPC Subdivision Committee will consider this preliminary plat on April 6th, 2000.

ADJACENT ZONING AND LAND USE:

NORTH:	*"LC" Limited Commercial*	Vacant Lot
EAST:	*"SF-20" Single-Family*	Vacant Lot/K-96
SOUTH:	*"SF-20" Single-Family*	Vacant Lot
WEST:	*"LC" Limited Commercial*	Vacant Lot

PUBLIC SERVICES: The site will have access from *Greenwich*, which is a paved four-lane arterial. Traffic volumes on *Greenwich* are approximately 3,600 vehicles per day. The 2030 Transportation Plan estimates the volumes will increase to approximately 16,500 vehicles per day. Municipal water and sewer services will be extended from the *Preston Trail Subdivision* that is located south of the application area.

CONFORMANCE TO PLANS/POLICIES: The *Land Use Guide* of the *Comprehensive Plan* identifies the application area as appropriate for "medium density residential." The *Plan* encourages residential semi-attached dwelling units such as duplexes and townhomes. Medium-density residential lots may serve as a transitional land use between low and high residential uses, as well as serve to buffer lower-density residential from commercial uses.

RECOMMENDATION: Based on the information available prior to the public hearing, MAPD staff recommends the application be APPROVED, subject to platting within one year. This recommendation is based upon the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is on the urban fringe of Wichita along *13th Street* and *Greenwich*. A mixture of vacant commercial and residential land characterizes the land use. The property north of the application area is a vacant lot and zoned *"LC" Limited Commercial District,* the property south is a vacant lot and is zoned *"SF-20" Single-Family Residential,* east is zoned *"SF-20" Single-Family Residential*, is adjacent to K-96 and the property to the west is also vacant and zoned *"LC" Limited Commercial.* The character of the neighborhood will be one of mixed residential and commercial uses.

2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned *"SF-20" Single-Family District* that accommodates larger lot residential land uses. The site could be developed as zoned. However, this area has seen an increase in platting and zoning activity to urban density. Rezoning of this property to *"TF-3"* would not detrimentally impact adjoining property and would provide for a more appropriate density of development.

3. Extent to which removal of the restrictions will detrimentally affect nearby property. Adjacent properties are zoned *"SF-20" Single-Family Residential or "LC" Limited Commercial.* Rezoning of this property to *"TF-3" Two-Family District* will not introduce any new potential uses to the area.

4. Conformance of the requested change to the adopted or recognized *Comprehensive Plan and Policies*: The request is consistent with the statement that the application area is appropriate for "medium density residential." The *Plan* encourages the use of medium and high-density residential development as buffers to commercial uses located at intersections. The site is located near the intersection of 13th and Greenwich. The *Plan* also discourages the commercial "stripping out" of arterials.

5. Impact of the proposed development on community facilities: Platting should ensure that sufficient street right-of-way is provided on the *Greenwich Street* front for future expansion. Other community facilities should not be adversely impacted.