Agenda Item #_____

City of Wichita
City Council Meeting
February 13, 2001

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **ZON2000-00061 - ZONE CHANGE FROM "SF-6" SINGLE FAMILY RESIDENTIAL TO "NO" NEIGHBORHOOD OFFICE, LOCATED NORTH OF 19TH STREET NORTH AND EAST OF WEBB.** (District #II)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year (12-0).

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

Background: The applicant requests a zone change from "SF-6" Single-Family Residential to "NO" Neighborhood Office on a 1.42 acre unplatted tract located north of 19th Street North and east of Webb. The applicant indicates that the "NO" Neighborhood Office zoning is requested to provide a location for an office for Sproul Construction and/or other neighborhood office uses. The applicant is proposing to plat the subject property as Lots 17 and 18, Block 1 of the Remington Place Addition.

The surrounding area is characterized by a mixture of uses with apartments to the north, a developing office/commercial center to the northwest, vacant duplex lots to the west, a church to the south, and undeveloped property proposed for single-family residential development in the Remington Place Addition to the east. The property north of the site is zoned "B" Multi-Family Residential. The properties northwest of the site were recently approved for "GO" General Office and "LC" Limited Commercial zoning in the Hanley CUP. The property west of the site is zoned "TF-3" Two-Family Residential. The property south of the site is zoned "SF-6" Single-Family Residential. The property east of the site is zoned "SF-20" Single Family Residential.

At the MAPC hearing on January 18, 2001, there were no speakers, other than the applicant, for or against the request. The MAPC voted unanimously to approve the zone

(_____) Published in The Wichita Eagle 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. ZON2000-00061

Request for zone change from "SF-6" Single-Family Residential to "NO" Neighborhood Office, on property described as:

A tract of land in the West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the Southeast Corner of Lot 3, Block 1, Hanley Second Addition; Thence South 88 degrees 53'29" West, along the South Line of said Lot 3, 461.50 feet; Thence South 00 degrees 54'08" East, 132.92 feet; Thence North 88 degrees 05'52", 461.17 feet to the East line of the West Half of said Northwest Quarter; Thence North along said East line 134.58 feet to the point of beginning. Generally located north of 19th Street North and east of Webb.

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.

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

STAFF REPORT

MAPC January 18, 2001

CASE NUMBER: ZON2000-00061

APPLICANT/AGENT: S & P Development c/o Ron Peake (Owner/Applicant); P.E.C., P.A. c/o Gary Wiley (Agent)

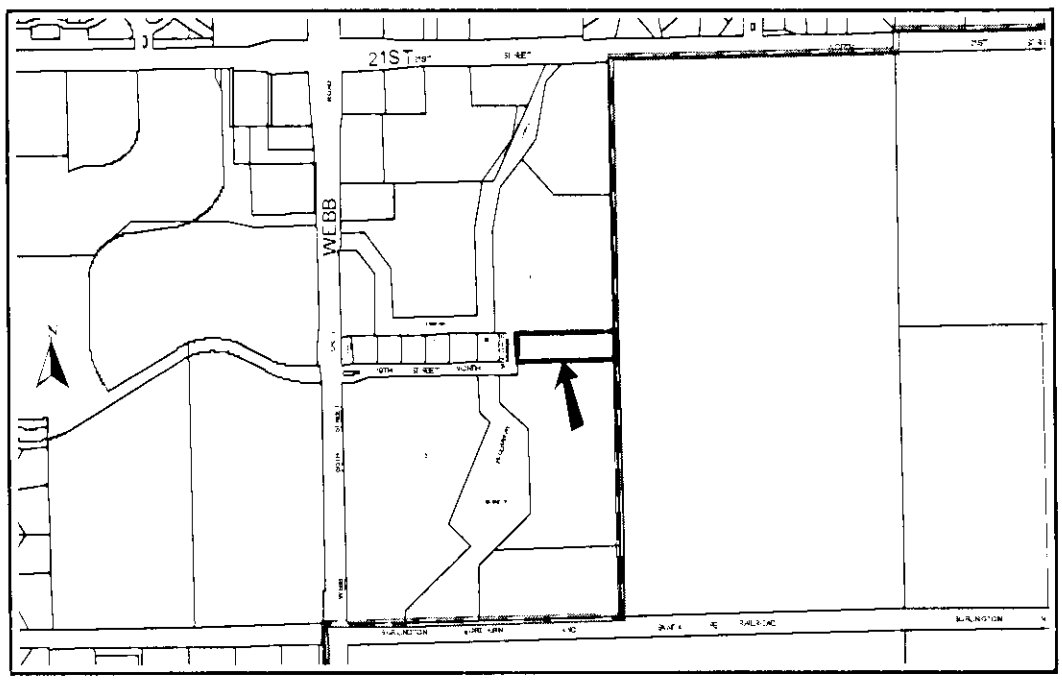
REQUEST: "NO" Neighborhood Office

CURRENT ZONING: "SF-6" Single-Family Residential

SITE SIZE: 1.42 acres

LOCATION: North of 19th Street North and east of Webb

PROPOSED USE: Office for Sproul Construction and/or other neighborhood office uses



BACKGROUND: The applicant requests a zone change from "SF-6" Single-Family Residential to "NO" Neighborhood Office on a 1.42 acre unplatted tract located north of 19th Street North and east of Webb. The applicant indicates that the "NO" Neighborhood Office zoning is requested to provide a location for an office for Sproul Construction and/or other neighborhood office uses. The applicant is proposing to plat the subject property as Lots 17 and 18, Block 1 of the Remington Place Addition. The Remington Place Addition (SUB2001-00004) is scheduled to be heard by the Subdivision Committee on January 25, 2001 and the MAPC on February 8, 2001.

The surrounding area is characterized by a mixture of uses with apartments to the north, a developing office/commercial center to the northwest, vacant duplex lots to the west, a church to the south, and undeveloped property proposed for single-family residential development in the Remington Place Addition to the east. The property north of the site is zoned "B" Multi-Family Residential. The properties northwest of the site were recently approved for "GO" General Office and "LC" Limited Commercial zoning in the Hanley CUP. The property west of the site is zoned "TF-3" Two-Family Residential. The property south of the site is zoned "SF-6" Single-Family Residential. The property east of the site is zoned "SF-20" Single Family Residential.

CASE HISTORY: The property is unplatted.

ADJACENT ZONING AND LAND USE:

NORTH:	"B"	Apartments
SOUTH:	"SF-6"	Church
EAST:	"SF-20"	Undeveloped
WEST:	"TF-3"	Undeveloped

PUBLIC SERVICES: The site has access to 19th Street North, an unpaved local street. The applicant is proposing to pave 19th Street North across the frontage of the subject property as a condition of the Remington Place Addition plat. Public water and sewer service are available to be extended to the site.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the 1999 Update to the Comprehensive Plan identifies this area as appropriate for "Medium-Density Residential" development. Low-Density office uses such as those proposed by the applicant tend to have similar impacts on nearby properties as medium-density residential uses. The Office Locational Guidelines of the 1999 Update to the Comprehensive Plan indicate that low-density office uses can serve as a transitional land use between residential uses, such as the proposed single-family uses east of the site, and higher intensity uses, such as the apartments north of the site and the office/commercial center northwest of the site.

RECOMMENDATION: 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 characterized by a mixture of uses with apartments to the north, a developing office/commercial center to the northwest, vacant duplex lots to the west, a church to the south, and undeveloped property proposed for single-family residential development in the Remington Place Addition to the east. The property north of the site is zoned "B" Multi-Family Residential. The properties northwest of the site were recently approved for "GO" General Office and "LC" Limited Commercial zoning in the Hanley CUP. The property west of the site is zoned "TF-3" Two-Family Residential. The property south of the site is zoned "SF-6" Single-Family Residential. The property east of the site is zoned "SF-20" Single Family Residential.

2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned "SF-6" Single-Family Residential, which accommodates moderate-density, single-family residential development and complementary land uses. Given the limited size of the subject property and its location between apartments and a church, it is unlikely that the subject property would develop with single-family residential uses.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Detrimental affects should be minimized by the existing regulations of the Unified Zoning Code, Landscape Ordinance, and Sign Code, which should sufficiently limit noise, lighting, and other activity from adversely impacting surrounding residential areas.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Land Use Guide of the 1999 Update to the Comprehensive Plan identifies this area as appropriate for "Medium-Density Residential" development. Low-Density office uses such as those proposed by the applicant tend to have similar impacts on nearby properties as medium-density residential uses. The Office Locational Guidelines of the 1999 Update to the Comprehensive Plan indicate that low-density office uses can serve as a transitional land use between residential uses, such as the proposed single-family uses east of the site, and higher intensity uses, such as the apartments north of the site and the office/commercial center northwest of the site.

5. Impact of the proposed development on community facilities: Community facilities should not be adversely impacted.