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525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Text

File #: 16-353, **Version:** 1

ZON2016-00011 - ZONE CHANGE FROM SF-20 SINGLE-FAMILY RESIDENTIAL TO MF-18 MULTI-FAMILY RESIDENTIAL ON PROPERTY LOCATED APPROXIMATELY 1,800 FEET WEST OF SOUTH 143RD STREET EAST, ALONG THE SOUTH SIDE OF EAST PAWNEE ROAD (DISTRICT 5).

Presented by: Dale Miller, Director, Metropolitan Area Planning Department.

RECOMMENDED ACTION: Adopt the findings of the Metropolitan Area Planning Commission (MAPC), approve the zone change subject to MAPC approved conditions; authorize the Chairman to sign the resolution and authorize the resolution to be published.

Background: The applicant is requesting MF-18 Multi-Family Residential ("MF-18") zoning on 5.34 acres located approximately 1,800 feet west of South 143rd Street East, along the south side of East Pawnee Road. The subject site is currently zoned SF-20 Single-Family Residential ("SF-20"), and is undeveloped. According to the attached site plan, the applicant proposes to construct 39 units, in a mixture of duplex, triplex, and fourplex buildings that are accessed from a private drive that will have two access points from East Pawnee Road.

The minimum lot area per dwelling unit for multi-family uses in the MF-18 zoning district is 2,500 square feet. The maximum number of multi-family residential dwelling units that could be built on the site if the requested zoning is approved is 93 units. Building setbacks in the MF-18 district are: Front-25 feet, Rear-20 feet and Interior side-6 feet. Maximum building height is 45 feet. The SF-20 district has a minimum lot area of 20,000 square feet, and the following building setbacks: Front-25 feet, Rear-25 feet and Interior side-10 feet. In the SF-20 district the minimum lot width is 100 feet while the maximum building height is 35 feet, however 45 feet if the structure(s) are more than 25 feet from all lot lines.

Land located to the north is zoned SF-5 single-family residential and NR Neighborhood Retail ("NR"). The properties to north are located within the city limits of Wichita and are being developed with single-family residences around a golf course with clubhouse and driving range. Land located to the south, east and west is zoned SF-20 and is currently undeveloped land used for agricultural purposes.

Analysis: The request was heard by the MAPC on April 21, 2016. No one other than the agent was present to speak to the request. The MAPC approved the request as presented.

No protests have been received. The application may be approved with a simple major

Alternatives: Alternatives:

1. Adopt the findings of the Metropolitan Area Planning Commission, approve the zone change, subject to platting (requires a simple majority vote.)
2. Deny the zoning change request and override the MAPC's recommendation (requires a two-thirds

majority vote).

3. Return such recommendation to the MAPC with a statement specifying the basis for the BOCC's failure to approve or disapprove (requires a simple majority vote).

Financial Considerations: There are not any additional financial considerations to the County associated with this application.

Legal Considerations: The Board of County Commissioners is authorized to consider this zone change pursuant to K.S.A. 12-741 et seq. and Sec. V-C of the Wichita-Sedgwick County Unified Zoning Code. The options and vote requirements are included within the "Alternatives" section above.

Policy Considerations: The MAPC recommendations are based upon the findings of the facts stated in the MAPC minutes.