(150004) Published in The Wichita Eagle on December 29, 2016

RESOLUTION NO. 184-2016

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON 2016-00042

Zone change request from RR Rural Residential to SF-20 Single-family Residential.

Legally described as: Lot 1, Block C, Ruud First Addition, Sedgwick County, Kansas; generally located on the southwest corner of East 81st Street South and South Victoria Avenue.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

DAVID M. UNRUH	aye
TIM R. NORTON	aye
KARL PETERJOHN	aye
RICHARD RANZAU	aye
JAMES M. HOWELL	aye

DATED this 21st day of December, 2016

SCANNED

DEC 23 2016

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

KELLY B. ARNOLD
County Clerk

APPROVED AS TO FORM ONLY:

JUSTIN M. WAGGONER
Assistant County Counselor

AGENDA ITEM NO. 6

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC November 17, 2016
Haysville Planning Commission November 10, 2016

CASE NUMBER: ZON2016-00042

APPLICANT/AGENT: Dinah Wiederstein (owner/applicant)

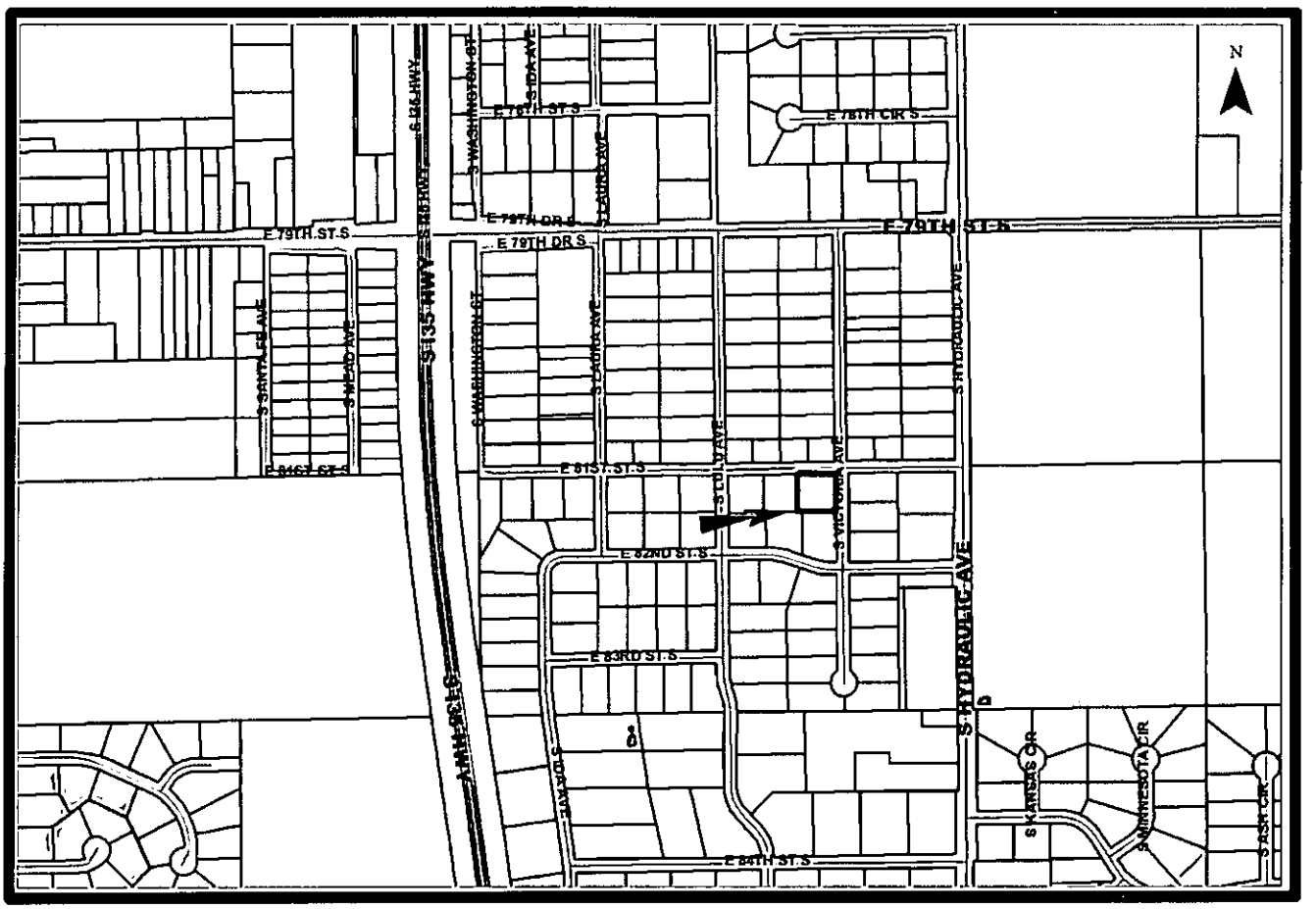
REQUEST: SF-20 Single-family Residential (SF-20) zoning

CURRENT ZONING: RR Rural Residential (RR) zoning

SITE SIZE: 1 acre

LOCATION: Generally located south of East 81st Street South and west of South Victoria Street (1415 E. 81st Street South)

PROPOSED USE: Construction of a new Single-Family Residence



BACKGROUND: The applicant requests a zone change from RR Rural Residential (RR) to SF-20 Single-family Residential (SF-20) on 1 acre. The site is located on the southwest corner of East 81st Street South and South Victoria Avenue. The subject property is located within the Ruud First Addition which is all zoned SF-20 with the exception of the subject property. The applicant proposes to build a new residential structure and demolish the existing residential structure. RR zoning requires a 2-acre minimum lot size; therefore the applicant is requesting the zone change to SF-20. The site is within the Haysville Urban Area of Influence.

Property east, south and west of the site is zoned SF-20 and located within the Ruud First Addition. Parcels size averages one acre and are developed with single-family residences. Properties north of the site are zoned SF-20 and are unplatted parcels ranging from 0.5 to 1 acre.

CASE HISTORY: Rudd First Addition was platted in September 1983.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20	Single-Family residential development
SOUTH:	SF-20	Single-Family residential development
EAST:	SF-20	Single-Family residential development
WEST:	SF-20	Single-Family residential development

PUBLIC SERVICES: East 81st Street South is an unpaved, two-lane local road with travel in both directions. The site has a water well and on-site sewer (modified septic systems) as approved by Metropolitan Area Building and Construction Department.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as being located within the Haysville Small City Growth Area. Small City Growth Areas are generally located adjacent to existing municipal boundaries, and indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost effective delivery of future municipal services and environmental factors.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

(1) **The zoning, uses and character of the neighborhood**: All property surrounding the site is zoned SF-20. Surrounding properties are developed with single-family residential structures and range from 0.5 – 1 acre lots.

(2) **The suitability of the subject property for the uses to which it has been restricted**: The site is currently zoned RR and cannot be redeveloped as zoned.

(3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested SF-20 zoning will allow development on less than two acres. The zone change will not change traffic demands as the use is an existing non-conforming use.

(4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as being located within the Haysville Small City Growth Area. Small City Growth Areas are generally located adjacent to existing municipal boundaries, and indicate the likely

direction and magnitude of growth these communities can expect to experience out to the year 2035. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost effective delivery of future municipal services and environmental factors.

(5) **Impact of the proposed development on community facilities**: East 81st Street South is an unpaved, two-lane local road with travel in both directions. There will be no increase in residential density and will not increase demand on community facilities, infrastructure and services.