

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0769 - Request for zone change from "SF-20" Single-Family Residential to "NR" Neighborhood Retail; and

CU-495 - Request for Conditional Use permit to allow three greenhouses, located south of K-96 Highway on Ridge Road (4051 N. Ridge Road).

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: October 7, 1998

COMMISSION DISTRICT #4

MAPC Recommendation: Approve, subject to conditions (9-0).

Staff Recommendation: Approve, subject to conditions.

Background/Discussion: The applicant requests a zone change from "SF-20", Single-Family to "NR", Neighborhood Retail with a "Conditional Use" to permit a retail sales operation, greenhouses, and associated crop production. The site is a 20 acre unplatted tract located approximately 1,200 feet south of K-96, west of Ridge Road. The front 3 acres of the tract would be rezoned to "NR" to permit a flower shop, while the remaining 17 acres would remain zoned "SF-20", but be covered by the Conditional Use Permit for the three greenhouses. The greenhouses will be used for growing flowers and plants for the business. The flower shop will have retail sales for such inventory as small gift items, nursery items, and statuary which requires the "NR" Neighborhood Retail District.

This property has been used for agricultural purposes for many years.

The surrounding property to the east and west is agricultural; north is a large lot single-family residence and K-96 Highway; south are 2 large lot single-family homes and a sand extraction business.

At the September 3, 1998, Maize Planning Commission hearing 1 neighbor to the north spoke and had questions on what type and size of business would be going on the property. After his questions were answered he had no problems with the request. The Maize Planning Commission voted unanimously to approve this request.

At the September 10, 1998, MAPC hearing no one spoke on this issue. The MAPC voted unanimously to approve this request.

- Recommended Action:
1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject to the condition of platting within one year and approve the Conditional Use subject to the conditions stipulated: adopt the resolutions and authorize the Chairman to sign; and instruct the Planning Department to publish the Conditional Use resolution and withhold publication of the zoning resolution until all conditions have been complied with; or
 2. Return to the Planning Commission for reconsideration.
- (An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

Applicants:

Ron and Georgene E. Rush 4051 N Ridge Road Wichita KS 67205

Protestors:

None



Wichita-Sedgwick County Metropolitan Area Planning Department

October 31, 2002

Georgene E. Rush
4051 N. Ridge
Wichita, KS 67205

RE: SCZ-0769 & CU-495 – Sedgwick County zone change from “SF-20” Single-Family Residential to “NR” Neighborhood Retail and a Conditional Use to allow a greenhouse on property zoned “SF-20” Single-Family Residential. Generally located south of K-96 and west of Ridge (4051 N. Ridge).

I reviewed your letter dated October 22, 2002, with my supervisor in which you request that the above-referenced requests be re-opened and that additional time be granted to complete platting of the property. Unfortunately, such a request must be made by the owner, and since you no longer own the property, your request would need to be authorized by COF LLC. I contacted Jac L. Jensik with COF LLC regarding your request, and he stated that, as the owner of the property, COF LLC did not desire a platting extension or for the requested zoning to be put in place for the property. Therefore, I am sorry to inform you that we cannot re-open your rezoning request and that the above-referenced requests remained denied and closed as stated my letter dated October 18, 2002.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Knebel'.

Scott Knebel
Senior Planner
Current Plans Division