SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 20, 1996

Karl Solomon
1831 N. Rock Road Ct.
Wichita, KS 67206

RE: CU-395 Conditional Use to remove CU-232 generally located 1/8 mile east of Greenwich, south of Central.

Dear Mr. Solomon:

At its regular meeting on May 16, 1996, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Russ Ewy
Associate Planner

cc: Kenny E. Hill, Poe and Associates; 434 N. Oliver; Wichita, KS 67208
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

STAFF REPORT

May 16, 1996

CASE NUMBER: CU-395

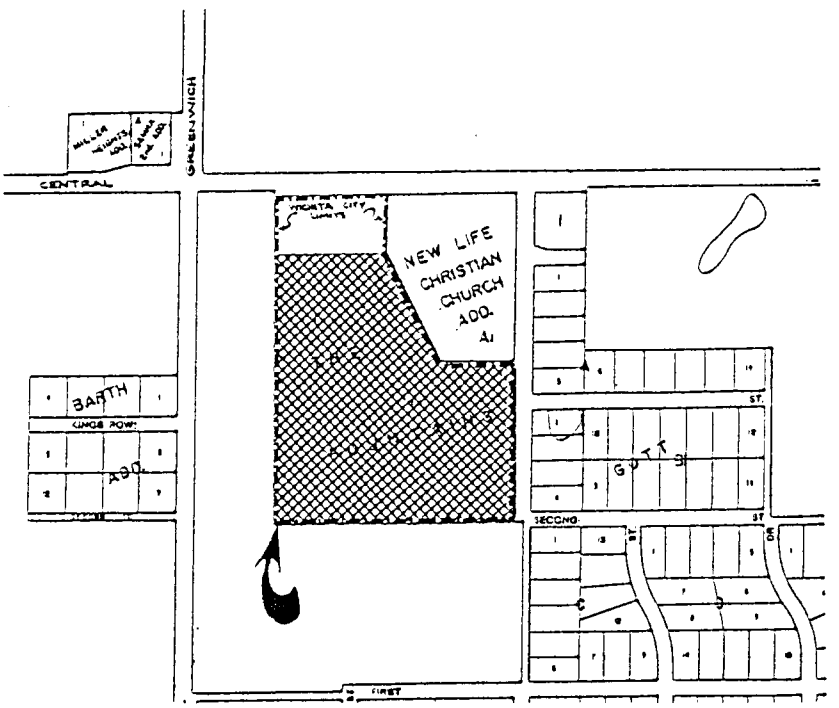
APPLICANT/AGENT: Karl Solomon

REQUEST: Remove Conditional Use CU-232

CURRENT ZONING: 'SF-6' Single-Family Residential, with CU-232

SITE SIZE: 19.7 acres

LOCATION: 1/8 mile east of Greenwich, south of Central



BACKGROUND: The applicant requests to remove CU-232, which allows multi-family dwellings, and leave the application area zoned 'SF-6' Single-Family Residential.

The subject property is currently bordered by a church and residential development to the east, undeveloped property zoned 'SF-20' to the south, a single family home on property zoned 'LC' and 'SF-20' to the west, and property across Central to the north that was approved for 'LC' zoning by the Board of County Commissioners on December 28, 1994. The northern portion of this site includes 2.44 acres of 'LC' zoning approved by the Board of County Commissioners on March 13, 1996.

During the rezoning of the northern portion of this property, the preliminary plan indicated that the remainder of the application area to the south would be replatted and developed with single family homes. However, the applicant at that time chose to retain the approved Conditional Use Permit (CU-232) for multiple family dwellings in order to have the flexibility of developing other uses if single family homes were found not feasible for that area. A plat for 53 single-family lots was submitted, and the applicant was advised that in order to develop with lesser street standards, the multi-family option should be deleted..

CASE HISTORY: In 1981 a Conditional Use to allow the establishment of Multi-Family Dwelling on this property was granted to the First Bible Baptist Church, Inc. In an associated zoning case (SCZ-0450) the property was rezoned from 'SF-20' Single-Family Residential & 'LC' Limited Commercial to 'SF-6' Single-Family Residential.

On March 13, 1996, the applicant was granted a zone change from 'SF-6' Single-Family Residential to 'LC' Limited Commercial (SCZ-0705) for 2.44 acres in the northern portion of the property.

ADJACENT ZONING AND LAND USE:

NORTH:	'SF-20' & 'LC'	Undeveloped
SOUTH:	'SF-20'	Undeveloped
EAST:	'SF-20'	Church, Residential
WEST:	'SF-20' & 'LC'	Single-Family Residence, Undeveloped

PUBLIC SERVICES: Municipal water service is available to the property, while sewer service must be extended from Douglas and Greenwich. Existing traffic volumes on Central is 5,350 average daily trips (ADT) east of Greenwich Road and is projected by the 2020 Transportation Plan to increase to approximately 16,000 ADT. In order to accommodate the increase in traffic, the Sedgwick County Capital Improvement Program (CIP) plans to widen Central to 4-lanes between Greenwich Road and the K-96 Expressway in 1998.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as developing with Low Density Residential, which provides for the lowest density of urban residential land use and consists of traditional, single-family detached homes, zero lot line units, and cluster subdivisions, as well as schools, churches, and similar uses found in such areas.

The removal of CU-232, which allowed multi-family development on the site, would be in conformance with Goal II B[2] of the Comprehensive Plan that states "residential land uses that are inappropriately zoned for higher intensity land uses should be rezoned to promote the residential character of an area as recommended in the Land Use Guide."

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: The removal of CU-232 would maintain the character of the surrounding area by allowing the applicant to develop this site for single-family residences.

2. The suitability of the subject property for the uses to which it has been restricted: The property is currently restricted to multi-family development. While this higher intensity development may still be appropriate, the area may be better suited for less intensive development.

3. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies this area as developing with Low Density Residential, which provides for the lowest density of urban residential land use and consists of traditional, single-family detached homes, zero lot line units, and cluster subdivisions, as well as schools, churches, and similar uses found in such areas.

   The granting of the applicant's request would be in conformance with Goal II B[2] of the Comprehensive Plan that states "residential land uses that are inappropriately zoned for higher intensity land uses should be rezoned to promote the residential character of an area as recommended in the Land Use Guide."

4. Impact of the proposed development on community facilities: Municipal water service is available to the property, while sewer service must be extended from Douglas and Greenwich. Central is currently a 2-lane paved road, that is scheduled to expand to a 4-lane road in 1998.