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RESOLUTION NO. 110-2016

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 2016-00023

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

The south half of the east half of the Southwest Quarter of Section 35, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; generally located north of East 71st Street South and east of South127th Street East.

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 10th day of August, 2016

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

KELLY B. ARNOLD
County Clerk

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

APPROVED AS TO FORM ONLY:

JUSTIN M. WAGGONER
Assistant County Counselor

AGENDA ITEM NO. 4

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC July 7, 2016

CASE NUMBER: ZON2016-23

APPLICANT/AGENT: Wayne and Donna Wulf (owner/applicant)

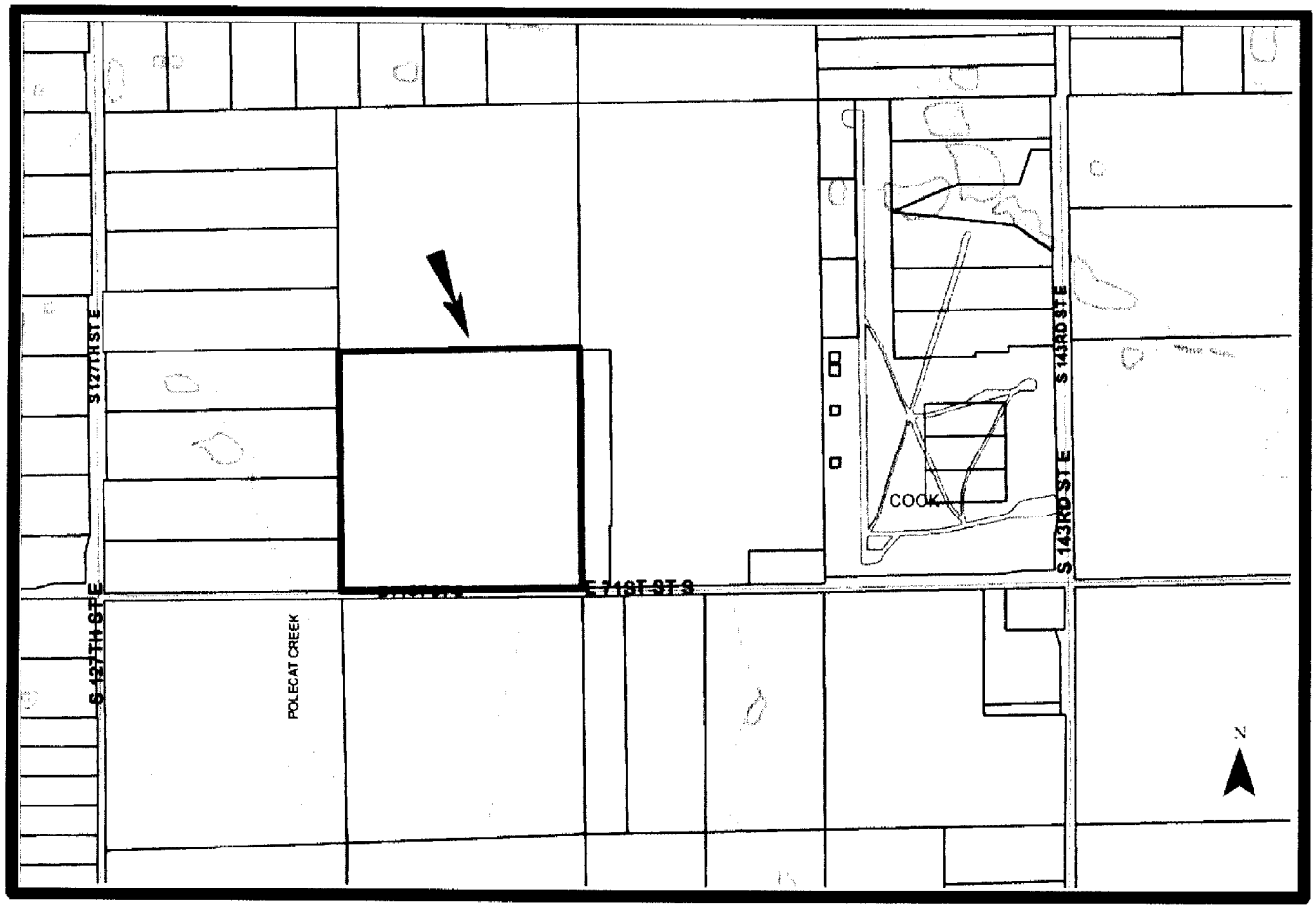
REQUEST: SF-20 Single-family Residential (SF-20) zoning

CURRENT ZONING: RR Rural Residential (RR) zoning

SITE SIZE: 40 acres

LOCATION: Generally located north of East 71st Street South and east of South127th Street East

PROPOSED USE: Single-family residential development on 1.5 to 2.9-acre lots



BACKGROUND: The applicant requests a zone change from RR Rural Residential (RR) to SF-20 Single-family Residential (SF-20) on 40 acres. The application area is concurrently platting as the Tiffani Breeze addition with 18 lots and a reserve ranging in size from 2.9 acres to 1.5 acres on modified septic systems. RR zoning requires a 2-acre minimum lot size. The site is located on the north side of East 71st Street South and is ¼ mile east of South127th Street East. The site is not within a small city urban growth area but is within Rural Water District #3.

All property surrounding the site is zoned RR. Property due north, south and east of the site is undeveloped and used for agriculture. Further east is the Downwind Estates airfield and associated residential subdivision. West of the site are RR zoned residential lots approximately 10 acres in size. Further west and northwest are residential lots as small as 0.63 acres in the RR zoned Fairway Meadows Addition with a community sewer system.

CASE HISTORY: The site is in the platting process, MAPC will hear the plat on July 7, 2016.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agriculture, large-lot single-family residential development
SOUTH:	RR	Agriculture
EAST:	RR	Agriculture, large-lot single-family residential development, private airfield
WEST:	RR	Large-lot single-family residential development

PUBLIC SERVICES: East 71st Street South is an unpaved, two-lane section-line road maintained by the township. The proposed plat will give this section of 71st Street South a 30-foot half-width right-of-way and a 30-foot water line easement. By keeping the lot count below 20, the applicant is not required to make paving improvements to 71st Street South. The site will be provided water by Rural Water District #3, on-site sewer (modified septic systems) are proposed based on lot sizes below two acres.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as "rural" and not within any small city growth areas. The "rural" category encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area. Such development should occur in accordance with the *Urban Fringe Development Standards for Wichita and Sedgwick County*.

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 RR. Property due north, south and east of the site is undeveloped and used for agriculture. Further east is the Downwind Estates airfield and associated residential subdivision. West of the site are RR zoned residential lots approximately 10 acres in size. Further west and northwest are residential lots as small as 0.63 acres in the RR zoned Fairway Meadows Addition with a community sewer system.

(2) **The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned RR and could be developed with 2-acre minimum residential lots.

(3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested SF-20 zoning will allow half-acre lots. The increased number of potential lots will impact nearby property with increased traffic.

(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 "rural" and not within any small city growth areas. The "rural" category encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area. Such development should occur in accordance with the *Urban Fringe Development Standards for Wichita and Sedgwick County.*

(5) **Impact of the proposed development on community facilities:** 71st Street South is unpaved at this location. MAPC will hear the plat for this development concurrently with the zone change. The increase in residential density will slightly increase demand on community facilities, infrastructure and services.