



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 30, 2005

Noreen A. Sholtz
Resurrection Lutheran Church
521 W. Grand
Haysville, KS 67060

RE: ZON2005-19 – Sedgwick County Zone change from “RR” Rural Residential to “SF-20” Single-family Residential. Generally located 400 feet north of 71st Street South, east of West Street. (District II)

Dear Ladies and Gentlemen:

At its regular meeting on **June 29, 2005**, the Board of County Commissioners considered the above-captioned request. The action of the County Commission was to APPROVE.

If you have any questions concerning this case please contact our office at 268-4421.

Sincerely,

Dale Miller, Manager
Current Plans Division

DLM/rms

Cc: Terry Smythe, Baughman Company, 315 Ellis, Wichita, KS 67211
Angela Millspaugh, Haysville City Hall, P O Box 404, Haysville, KS 67060-0404
Tim Norton, County Commissioner, District II, Mail Stop, County Room 320
Bob Parnacott, County Law, Mail Stop, County Room 359
Glen Wiltse, County Code Enforcement, 1144 S. Seneca, Wichita, KS 67213

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

David M. Unruh

DAVID M. UNRUH, CHAIRMAN
First District

ATTEST:

Don Brace

DON BRACE, County Clerk

APPROVED AS TO FORM:

Robert W. Parnacott

ROBERT W. PARNACOTT,
Assistant County Counselor



109-05

(150004) Published In The Derby Reporter on _____
RESOLUTION NO. 109-05

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. ZON2005-00019

Zone change request from "RR" Rural Residential to "SF-20" Single-family Residential on property described as:

Lot 1, Block A, Resurrection Lutheran Church 2nd Addition, Haysville, Sedgwick County, Kansas. Generally located 400 feet north of 71st Street South, east of West Street.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office 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.

Commissioners present and voting were:

DAVID M. UNRUH	<u>aye</u>
TIM R. NORTON	<u>aye</u>
THOMAS G. WINTERS	<u>aye</u>
LUCY BURTNETT	<u>aye</u>
BEN SCIORTINO	<u>aye</u>

DATED this 29th day of June, 2005.

Background: The application area is an irregularly shaped platted lot located approximately 400 feet north of 71st Street South and east of West Street. The application area contains 9.71 acres and is currently zoned RR Rural Residential. The applicant is seeking to rezone the property to SF-20 Single-family Residential to permit a church. The site is located within 2,000 feet of the City of Haysville, which triggers a zoning area of influence review by that City's Planning Commission. The site is undeveloped today.

The application area is located adjacent to a Sedgwick County Fire Station, which is located right on the corner of the intersection of West Street and 71st Street. All other nearby land is undeveloped and used for agricultural purposes and also zoned RR Rural Residential.

Analysis: The Haysville Planning Commission reviewed this request on May 12, 2005 and recommended approval. The MAPC reviewed this application on May 26, 2005 and also recommended approval. No one was present to speak in opposition. No protest petitions have been received.

Alternatives:

1. Approve the zone change, adopt the findings of the Metropolitan Area Planning Commission and authorize the Chairman to sign the resolution.
2. Deny the zone change and override the MAPC recommendation (requires a 2/3 majority vote).
3. Return the application to the MAPC for reconsideration with a statement specifying the basis for the BoC's failure to approve or disapprove.

Financial Considerations: Not applicable.

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

Legal Considerations:   *Approved as to form and signed by County Counselor's Office*

AGENDA ITEM REQUEST

Proposed Agenda Item: ZON2005-19 Sedgwick County Zone change from "RR" Rural Residential to "SF-20" Single-family Residential. Generally located 400 feet north of 71st Street South, east of West Street. (District II)

Presented By: John L. Schlegel, Planning Director *JLS*

Recommended Action: Approve the zone change, adopt the findings of the Metropolitan Area Planning Commission and authorize the Chairman to sign the resolution.

Proposed Agenda Date: June 29, 2005

Outside Attendees: Terry Smythe, Baughman Company, 315 Ellis, Wichita, KS 67211

Multimedia Presentation: Powerpoint

Donations: Not applicable

