

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERSREQUEST FOR ZONING

SCZ-0562 - ZONE CHANGE FROM "LC" LIGHT COMMERCIAL DISTRICT TO
"R-1" SUBURBAN RESIDENTIAL DISTRICT. GENERALLY LOCATED ON THE
NORTH SIDE OF OSTE STREET BETWEEN 125TH STREET AND 127TH STREET
EAST.

The Planning Commission recommends that the application be approved.
(see minutes for full motion)

Wilson moved, Gardner seconded and it carried unanimously. Moore was not present. Banzer was absent.

ACTION:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject to the condition of lot splitting; adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication until the lot split has been recorded with the Register of Deeds; or
2. Adopt findings and deny the application.

DATA AND MINUTES

MAPC Hearing Date: 5-01-86

BCoC Hearing Date: 5-28-86

COMMISSION DISTRICT #1

AREA DATA:

Size: 1.0 acre

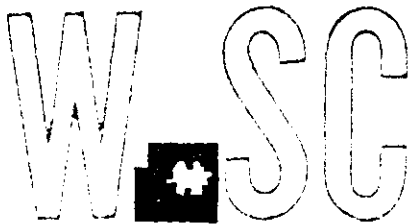
	<u>Land Use</u>	<u>Zoning</u>
Application Area	Undeveloped	"LC"
North	Single-family	"LC"
South	Undeveloped & Single family	"R-1"
East	Single-family	"LC"
West	Undeveloped	"R-1"

History: None.

Applicant: Kenneth L. Snellen, 1723 S. 127th Street East, Wichita, KS 67207.

Protestors: None.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4561

August 6, 1991

Mrs. Kenneth Snellen
1723 S. 127th St. E.
Wichita, KS 67207

Re: SCZ-0562 - "LC" to "R-1" - North side of Osie Street between 125th & 127th Streets East.

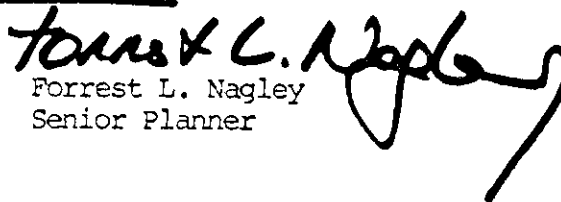
Dear Mrs. Snellen:

As you will no doubt remember, in June of 1989, the Board of County Commissioners approved a two-year extension of time to complete a required lot split for the above-captioned zone change case. This time extension was made necessary because of your inability to complete the lot split, due to the absence of sanitary sewer to serve the property. A septic tank system cannot be utilized for the proposed new building site because the property has soil types which will not provide adequate percolation.

In May of 1986, this zone change was approved subject to a lot split being completed by May 28, 1987. In April of 1987, a two-year time extension was granted to May 28, 1989. In June of 1989, another two-year extension was granted to May 28, 1991. At the time of the last extension, it was thought that sanitary sewer would be extended to this general area because of a proposed subdivision at the south-east corner of Harry and 127th Street. Over the last year, that development proposal has been withdrawn and the Director of County Sewer Operations and Maintenance has advised that there are no plans to bring sanitary sewer to this area.

Given the fact that the May 28, 1991, time limit has passed and there are no plans to bring sanitary sewer to this area, we have marked the zone file "denied and closed".

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:jcm

cc: Jim Weber, Director of Sewer Operations and Maintenance
Don Losew, Senior Planner (L/S-0674 file)

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