

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0709 - Zone Change from 'R-1' Suburban Residential to 'AA' One Family Dwelling District, located on the south side of Central in an area west of 159th Street East.

PRESENTED BY: Marvin S. Krout, Director of Planning *M. Krout*

PROPOSED AGENDA DATE: April 10, 1996

COMMISSION DISTRICT #1

MAPC Recommendation: Approve, subject to platting within 1 year (12-0).

Staff Recommendation: Approve, subject to platting within 1 year.

Background/Discussion: The applicant requests a zone change from 'R-1' Suburban Residential to 'AA' One Family Dwelling District for a 5.3 acre unplatted tract located on the south side of Central in an area west of 159th Street East. The site is currently developed with a single family home along Central, with the remaining portion undeveloped. The subject property is surrounded by a church and a developing subdivision with single family homes to the north, single family homes to the east and south, and a single family home on a large lot to the west.

The applicant proposes to develop the site with a subdivision for single family homes. The proposed 'AA' zoning would allow for residential lots as small as 6,500 square feet, versus the existing 'R-1' zoning that has a minimum lot size of 20,000 square feet. A sketch plan submitted to planning staff indicates that the site would be platted with 15 lots, with an average lot size of approximately 10,500 square foot, which would be consistent with the average lot size in the Belle Terre Addition to the east.

- 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; adopt a resolution and authorize the chairman to sign; and instruct the Planning Department to withhold publication until the plat has been recorded with the Register of Deeds; 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: Nies Builders, Inc. c/o Cliff Nies 9415 E Harry Wichita KS 67207
Baughman Company 315 Ellis Wichita KS 67211

Protestors: None

RESOLUTION NO. 75-1996

FILE COPY

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 7.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY 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 17.C of the Zoning Regulations, the zoning district of the lands legally described below are hereby changed as follows:

Case No. SCZ-0709

Zone change request from 'R-1' Suburban Residential to 'AA' One Family Dwelling District, described as:

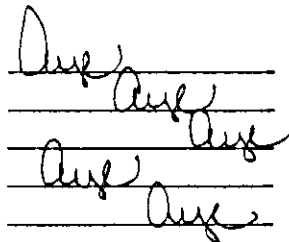
The west 750 feet of the north 707.7 feet of the NE 1/4 of Section 24, Twp. 27-S, Range 2-E, of the Sixth Principal Meridian, Sedgwick County, Kansas, except the west 401 feet thereof and except the north 50 feet thereof for road, located on the south side of Central in an area west of 159th Street East.

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 and publication in the official county paper.

Commissioners present and voting were:

BETSY GWIN
PAUL W. HANCOCK
THOMAS G. WINTERS
MELODY C. MILLER
MARK F. SCHROEDER



DATED this 10th day of April, 1996.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS



THOMAS G. WINTERS, Chairman

ATTEST:



SUSAN E. CROCKETT-SPOON
County Clerk

APPROVED AS TO FORM ONLY:



Assistant County Counselor