

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0743 - Zone change from "RR" Rural Residential to "SF-20" Single-Family Residential District, located east of 215th Street West, north of 87th Street South.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: July 23, 1997

COMMISSION DISTRICT #3

MAPC Recommendation: Deny (7-2-1).

Staff Recommendation: Deny.

Background/Discussion: The applicant is requesting a zone change from "RR" Rural Residential to "SF-20" Single-Family Residential on 147 acres located east of 215th Street West, north of 87th Street South.

The preliminary plat filed for the subject property, currently being platted as the Harvest Valley Estates Addition, shows 43 single-family residential lots located in two areas north and south of K-42 Highway. The southern portion of the subdivision is served by a collector street running north to south connecting K-42 with 87th Street and includes three cul-de-sacs. There is another cul-de-sac off of 87th Street serving six of the lots. There is a short street running perpendicular to K-42 and 215th Street, including one cul-de-sac, serving the northern portion of the subject property. The plat shows 17 of the 43 lots larger than 5 acres located throughout the development.

The plat shows five of the lots along K-42 with direct access to the highway, in addition to two street crossings. Two of the larger lots with frontage on 215th Street and 87th Street will have access to the perimeter roads. As part of the platting requirements, staff is suggesting little or no access to K-42.

The land uses in the area are predominately agricultural and residential, with the surrounding property currently zoned "RR" Rural Residential. There is a farm site immediately to the south, and another approximately 750 feet to the west. Another residence is located across 87th Street at the southeast corner of the proposed subdivision.

The "SF-20" district is intended to "accommodate large-lot, single-family residential development and complementary land uses." However, the purpose statement for this zoning district further states that it is "generally compatible with the 'Suburban' designation of the Wichita-Sedgwick County Comprehensive Plan," and is "intended for application in unincorporated Sedgwick County, particularly in areas where some public services are available and where soils are capable of accommodating septic tanks." The most recent information pertaining to wetlands from the Sedgwick County Soil Conservation District and the Soil Survey of Sedgwick County indicates that the site includes Carwile fine sandy loam soil, which is commonly associated with wetlands. Therefore, prior to developing this site, the applicant would need to meet with the Corps of Engineers and acquire all necessary permits for the protection and management of any wetland or riparian areas located within the application area.

During the Planning Commission's discussion of this matter on June 26, 1997, the MAPC questioned staff on the number of additional lots the applicant would gain through rezoning the property and staff's concern over the number of access points along K-42. Staff stated that the property could be platted with approximately 10 more lots with the zone change, provided the Wichita-Sedgwick County Health Department approves the site for septic systems. Staff also voiced concern with access to K-42 as shown on the preliminary plat.

The applicant spoke against the staff recommendation, stating the Health Department has tentatively approved the subject property for septic systems and that he has worked with KDOT on limiting the number of access points along K-42 to only two openings for the collector streets. He also mentioned that he intends to record private covenants on the property to ensure that all housing will be site-built and of "good quality." One neighbor spoke in opposition to the request, stating the zone change would ruin the rural character of the area. After the discussion, the MAPC voted (7-2-1) to deny the requested zone change, as recommended by staff.

Recommended Action:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and deny the rezoning application; or
 2. Override the findings of fact of the Metropolitan Area Planning Commission with a 2/3 majority vote and approve the zone change subject to the condition of platting; adopt the 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
 3. Return to the Planning Commission for reconsideration.
-

Applicants:

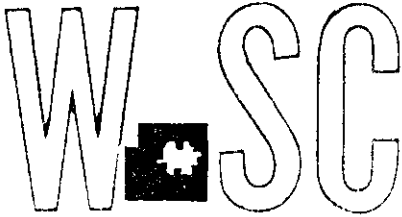
Prestwick Properties 427 N Hillside Wichita KS 67214

Lange Homes, Inc. 4911 S Meridian, Wichita KS 67217

Protestors:

Fred Speer 20725 W. 87th Street South Clearwater KS 67026

WICHITA — 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

July 24, 1997

Lange Homes, Inc.
4911 S. Meridian
Wichita, KS 67217

RE: **SCZ-0743** - Zone change from "RR" Rural Residential to "SF-20" Single-Family Residential, located at the northeast corner of 215th Street West and 87th Street South.

Dear Mr. Lange:

On July 23, 1997, the Board of County Commissioners considered the above-referenced request. The action of the Commission was to DENY the request.

If you have any further questions concerning this matter, please contact the Planning Department office at 268-4421.

Sincerely,

Russ Ewy
Associate Planner

RE/sah

cc: Prestwick Properties, 427 N. Hillside, Wichita, KS 67214
Fred Speer, 20725 W. 87th Street South, Clearwater, KS 67026
Glen Wiltse, Sedgwick County Code Enforcement