

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0779 - Zone change from "RR" Rural Residential to "SF-20" Single-Family and "LC" Limited Commercial on 37.2 acres of property located north of 71st street South and west of Hydraulic.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: March 3, 1999

COMMISSION DISTRICT #2

Haysville PC Recommendation: Approve (8-0).

MAPC Recommendation: Approve (13-0).

Staff Recommendation: Approve.

Background/Discussion: The applicants are requesting to rezone 37.2 acres from "RR" Rural Residential to "SF-20" Single-Family (35.76 acres) and "LC" Limited Commercial (1.44 acres) on property located at the northwest corner of 71st Street and Hydraulic.

The applicants are requesting this rezoning to allow 31 single-family lots and one commercial lot. The commercial lot would be located at the intersection of 71st Street South and Hydraulic. A layout has been submitted which shows a street, approximately 880 feet north of the intersection, which loops from Hydraulic to the west where it meets Pattie Street. There are 21 single-family lots located on this street. South of this street is Hydraulic Court which is a cul-de-sac and has the remaining 10 single-family lots located on it. Hydraulic Court is approximately 275 feet north of the intersection.

There are single-family homes and vacant fields located to the north and west of this property, which is zoned "RR." South of this site is a vacant field on property zoned "RR." East of the site is also a vacant field on property zoned "RR."

The Haysville Planning Commission approved this request (8-0) at their January 14th meeting. The Salem Township Trustee attended this meeting and spoke about drainage concerns from this development, which will drain into the Salem Township. Two other individuals spoke about drainage concerns and the improvement of Pattie Avenue to a through street.

At the January 28th MAPC hearing, the applicant presented this request. The Salem

Township Trustee also spoke at this meeting about the same concerns addressed at the Haysville Planning Commission. After limited discussion about drainage issues and the connection with Pattie Avenue, the Planning Commission voted unanimously to approve this request.

- 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 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
 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:

Emmitt and Constance M. Blood c/o Wildcat Dev., Inc. 6615 S Grove Wichita KS 67233
Gary Wiley, PEC 303 S Topeka Wichita KS 67202

Protestors:

Joan Storck 400 W 89 Street South Haysville KS 67060

(150003) Published in The Wichita Eagle on March 26, 2001.

RESOLUTION NO. 55-99

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 RESOLUTION NO. 178-1997.

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. SCZ-0779

Zone change request from "RR" Rural Residential to "SF-20" Single-Family Residential and "LC" Limited Commercial on property described as:

SF-20 Tract

Lots 1-11, Block 1 and Lots 2-21, Block 2, Suncrest Addition, Sedgwick County, Kansas.

LC Tract

Lot 1, Block 2, Suncrest Addition, Sedgwick County, Kansas.

Generally located north of 71st Street South and west of Hydraulic.

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.

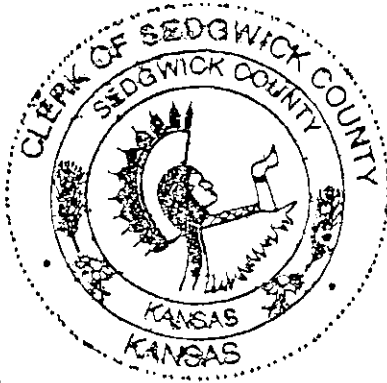
SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official county paper.

Commissioners present and voting were.

BETSY GWIN
BILL HANCOCK
THOMAS G. WINTERS
CAROLYN MCGINN
BEN SCIORTINO

aye
aye
aye
aye
aye

DATED this 3rd day of March, 1999.



BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

Bill Hancock
BILL HANCOCK, Chairman

ATTEST:

James Alford
JAMES ALFORD
County Clerk

APPROVED AS TO FORM ONLY:

Richard Euson
RICH EUSON
County Counselor