

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0766 - Zone Change from "RR" Rural Residential to "SF-20" Single-Family Residential on 30 acres of property located on the west side of Hydraulic and south of 63rd Street South, immediately north of the Wichita-Valley Center Flood Control Ditch.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: August 12, 1998

COMMISSION DISTRICT #2

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

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

Background/Discussion: The applicant wishes to develop the property into a single-family development with lots of approximately 1 acre in size. The soils on the property support this density. The Pine Bay golf course/residential development to the northeast across Hydraulic is developed with the same zoning classification, and the development is consistent with the Comprehensive Plan. A preliminary plat for 20 lots on the property was approved by MAPC's Subdivision Committee. Both the Haysville Planning Commission and the MAPC voted unanimously to recommend approval, with no opponents to the request at either public hearing.

- 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 within one year; Adopt the resolution and authorize the Chairman to sign; and instruct the Planning Department to withhold publication of the resolution 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:

Wildcat Developers, Inc. % Ron Meyer 6615 S Grove Wichita KS 67233
PEC, PA % Gary Wiley 303 S Topeka Wichita KS 67202

Protestors:

None

RESOLUTION NO. 137-1998

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 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 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-0766

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

The South Half of the Northeast Quarter of Section 33, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that portion taken in Floodway Case A-29459. Generally located on the west side of Hydraulic and south of 63rd Street South, immediately north of the Wichita-Valley Center Flood Control Ditch.

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	<u>aye</u>
PAUL W. HANCOCK	<u>~ absent ~</u>
THOMAS G. WINTERS	<u>aye</u>
MELODY C. MILLER	<u>aye</u>
MARK F. SCHROEDER	<u>aye</u>

DATED this 19th day of August, 1998.

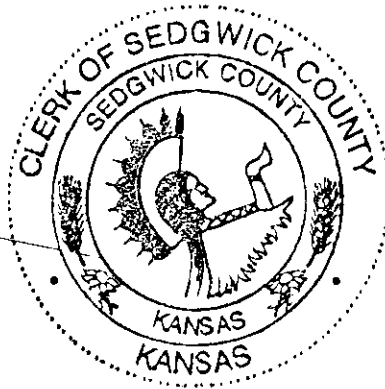
BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS



Mark F. Schroeder
MARK F. SCHROEDER, Chairman

ATTEST:

James Alford
JAMES ALFORD
County Clerk



APPROVED AS TO FORM ONLY:

Richard A. Euson
Richard A. Euson
County Counselor