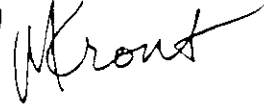


RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0763 - Zone Change from "RR" Rural Residential to "GO" General Office on property generally located north of 53rd Street North, approximately 3/8 mile west of Ridge Road (7718 W. 53rd Street).

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: May 13, 1998

COMMISSION DISTRICT #4

MAPC Recommendation: Approve (12-0).

Staff Recommendation: Approve.

Background/Discussion: A change in zoning from "RR", Rural Residential to "GO", General Office on property located north of 53rd St. North, 3/8 of a mile west of Ridge Road is requested on the southern 1.47 acres (southern 200 feet) of a 9.5 acre site platted as the B&B Bailiwick Addition. The B&B Bailiwick Addition has split zoning. The application area, the southern 200 feet of the applicant's ownership, is zoned "RR" Rural Residential while the northern remainder of the lot is zoned "LI" Limited Industrial. This 1.47 acre area zoned as "RR" Rural Residential is not in conformance with the current "RR" district minimum lot size of 2 acres, but was originally left as a buffer zone between the industrial uses to the north and the residential uses south and east of the application area.

The applicants operate Meter Engineers, a business that tests, calibrates and repairs oil flow meters which is located approximately 300 feet north of 53rd Street. Meter Engineers employs approximately 15 people. Their current office facilities, located in the repair shop on the "LI" zoned property, have become inadequate.

The application area is surrounded by "LI", Limited Industrial, "RR", Rural Residential and "GO", General Office zoning. To the east of the site, on "LI" and "GO" zoned land is the Maize School District Transportation Department. A home exists a little further east of the school district property (approximately 100 feet). The applicant owns the "LI" property located north of the application area. Agricultural land is located west of the site, with four large-lot residences located south of 53rd Street. Sand extraction operations are located both east and west of the application area. The closest pit is located approximately 700 feet east of the application area.

Public sewer and water services are not available to the site. On-site services are utilized. The applicant indicates they have talked with the Health Department about replacing their current on-site waste disposal system for a larger system if this request is approved. 53rd Street is a two-lane paved "county highway".

The Maize Planning Commission discussed the case during their April 2, 1998 meeting, and recommended approval of the request (4-0).

During the April 16, 1998 MAPC meeting, the applicant discussed the proposed location of an office on this portion of the property. The applicant stated due to noise, dust and other problems associated with his business on the north end of the lot he needed to relocate his office. No one from the neighborhood spoke in opposition to this request. After limited discussion the MAPC voted 12-0 to approve this request.

Recommended Action:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change; adopt the resolution and authorize the chairman to sign; 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:

William R. (JR) & Rita young 6100 Forester Wichita KS 67219

Protestors:

None

RESOLUTION NO. 79-1998

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. 57-1997.

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-0763

Zone change request from "RR" Rural Residential to "GO" General Office on property described as:

The south 200 feet of Lot 1 B & B Bailiwick Addition, Sedgwick County, Kansas. Generally located north of 53rd Street North, approximately 3/8 mile west of Ridge Road (7718 W. 53rd Street North).

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>aye</u>
THOMAS G. WINTERS	<u>aye</u>
MELODY C. MILLER	<u>aye</u>
MARK F. SCHROEDER	<u>aye</u>

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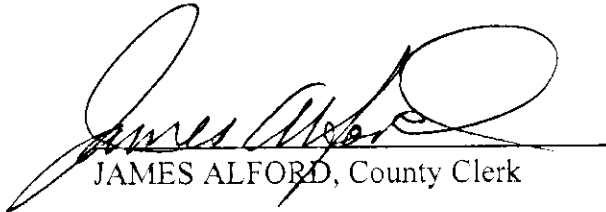
Dated this 13th day of May, 1998.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS



MARK F. SCHROEDER, Chairman

ATTEST:



JAMES ALFORD, County Clerk

APPROVED AS TO FORM:



MICHAEL J. DISILVESTRO
Assistant County Counselor

