

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0762 - Zone change from "SF-20" Single-Family Residential to "SF-10" Single-Family Residential on 0.27 acres of property located north of Bellaire and west of Crest.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: March 25, 1998

COMMISSION DISTRICT #5

MAPC Recommendation: Approve, subject to platting within 1 year (11-0).

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

Background/Discussion: The applicant requests a zone change from "SF-20" Single-Family Residential to "SF-10" Single-Family Residential for a 0.27 acre tract, located north of Bellaire and west of Crest (Bellaire is approximately 1/3 mile north of Pawnee, on the east side of Greenwich Road).

The sketch plat submitted with the application (copy attached) shows the creation of two residential lots from a portion of Lot 3, Spurrier's Sunswept Acres Addition, with Lot 1 (the zoning application area) measuring 11,600 square feet and Lot 2 measuring 23,165 square feet. All surrounding property is zoned "SF-20" and developed with large-lot residential homes. The subject property is currently vacant, with an existing single-family home on the proposed Lot 2 and fronting Crest. There are two single-family homes adjacent to the application area, ranging in size from 46,494 square feet to 11,562 square feet, to the west and east, with a single-family home across Bellaire to the south.

The Unified Zoning Code states that the purpose of the "SF-10" district is to "accommodate large lot, single-family residential development and complementary land uses." It further states that this district is compatible with the "low-density residential" designation of the Comprehensive Plan and is intended for application in those areas of Sedgwick County in which water and sewer service is available. As the sketch plat shows, the subject property will be part of a 2 lot subdivision, with access from an existing drive onto Bellaire.

Another similar case (SCZ-0737) in the immediate area met with considerable neighborhood opposition, and was denied by the MAPC on April 24, 1997 prior to the request being withdrawn on May 12, 1997. Those opposing the zone change stated that the lot size and the development's density were not in character with the surrounding area.

During the February 26, 1998 MAPC meeting on this request, several area property owners again voiced concern over the allowance of smaller lots in the area and that it would set a precedent for future zoning cases. After the discussion, the Planning Commission voted (11-0) to recommend approval, subject to replatting the property within one year, as recommended by staff. Although several residents spoke against this request, no protest petitions have been filed.

- 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:

Mr & Mrs Seery 2155 Crest Wichita KS 67207

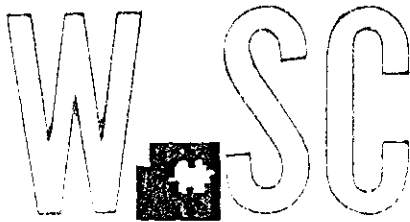
Protestors:

Robert Kandt 2224 Clay Lane Wichita KS 67207

Ken Ferguson 2230 South Crest Wichita KS 67207

Larry Kennedy 11724 East Bellaire Wichita KS 67207

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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March 26, 1998

Mr. and Mrs. Seery
2155 Crest
Wichita, KS 67207

RE: Zone change from "SF-20" Single-Family Residential to "SF-10" Single-Family Residential on property generally located at the northwest corner of Bellaire and Crest (2155 Crest).

Dear Mr. and Mrs Seery:

On March 25, 1998, 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,

Keith Gooch
Senior Planner

KG/sah

cc: Floyd Fraley, 2121 Casper, Wichita, KS 67207
Larry Kennedy, 11724 E. Bellaire, Wichita, KS 67207
Robert Kandy, 2224 Clay Lane, Wichita, KS 67207
Ken Ferguson, 2230 Crest, Wichita, KS 67207
Glen Wiltse, Sedgwick County Code Enforcement
Rick Corley, SCCE