



LACEY D. CRUSE  
JAMES M. HOWELL

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sup

Dated this 19 day of February, 2020.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KBA  
KELLY B. ARNOLD, County Clerk



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PETER F. MEITZNER, Chairman  
Commissioner, First District

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LACEY D. CRUSE, Chair Pro Tem  
Commissioner, Fourth District

APPROVED AS TO FORM:

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JUSTIN M. WAGGONER  
Assistant County Counselor

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Commissioner, Second District

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DAVID T. DENNIS  
Commissioner, Third District

James M. Howell  
JAMES M. HOWELL  
Commissioner, Fifth District



**STAFF REPORT**  
MAPC January 9, 2020  
CAB 3 January 6, 2020

**CASE NUMBER:** ZON2019-00053

**APPLICANT/AGENT:** Roger C. and Judy G. Clonch (Owners)/Certified Engineering Design, P.A. – Harlan Foraker (Agent)

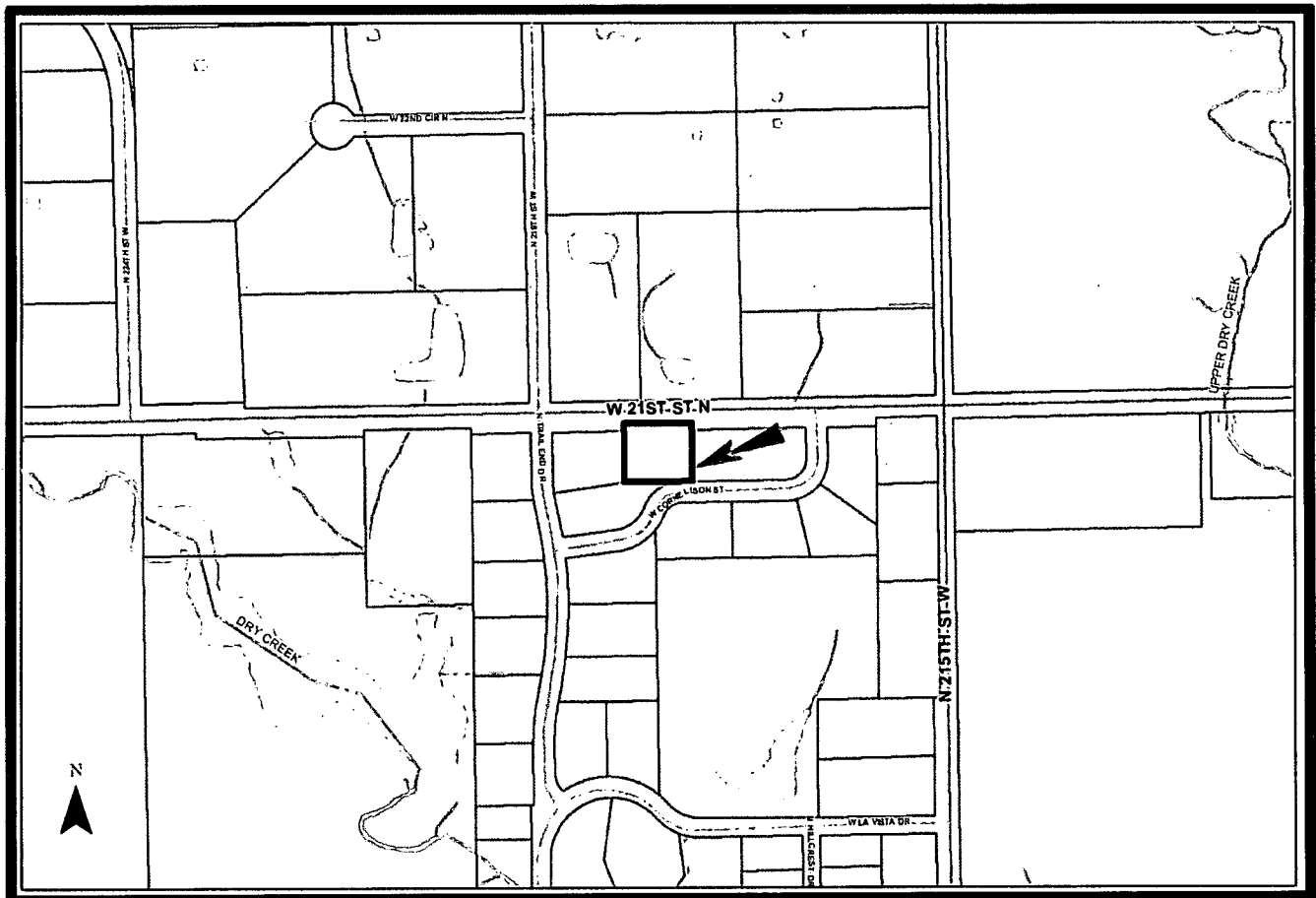
**REQUEST:** SF-20 Single Family Residential

**CURRENT ZONING:** RR Rural Residential

**SITE SIZE:** 1.18 acres

**LOCATION:** Located on the south side of West 21<sup>st</sup> Street North approximately one quarter mile west of North 215<sup>th</sup> Street West (21641 West 21<sup>st</sup> Street North)

**PROPOSED USE:** Single family residential development



ZON2019-00053

**BACKGROUND:** The applicant is requesting the rezoning of this 1-acre property to bring the subject property into conformance with the Unified Zoning Code. The subject property is located on the south side of West 21<sup>st</sup> Street North approximately one-quarter mile west of North 215<sup>th</sup> Street West (21641 West 21<sup>st</sup> Street North). This location is outside any designated growth area of any city within the County. The applicants are processing a single-lot plat (Clonch Addition)(SUB2019-00061) at the same time.

According to the information provided by the agent, the applicants purchased the property in order to construct a new home and knew the property would have to plat and, because the subject property was only one acre of land, the rezoning was necessary.

The surrounding property is heavily developed with rural residential building sites. The subject property is surrounded by land zoned SF-20 that is included in the Lake Vista 2<sup>nd</sup> Addition. All the remaining land surrounding the subject property is zoned RR Rural Residential and established is small, rural lots with single-family homes.

**CASE HISTORY:** Other than the pending platting of the property noted above, there are no other previous zoning actions on this parcel.

**ADJACENT ZONING AND LAND USE:**

NORTH:	RR	single-family residential
SOUTH:	SF20	single-family residential
EAST:	SF-20	single-family residential
WEST:	SF-20	single-family residential

**PUBLIC SERVICES:** 21<sup>st</sup> Street North is a paved two-lane rural street with open ditches. No municipal services are available and all improvements will rely upon on-site water and wastewater services. The applicant is aware of the requirements of the County rules and regulations.

**CONFORMANCE TO PLANS/POLICIES:** The 2035 Wichita Future Growth Concept map (MAPC approval November 19, 2015) indicates the site is in the “Rural Growth Area”. This subject property is outside the County within three miles of the City of Wichita. A single home at this location is recognized as appropriate for this location; therefore, this request is in conformance with the adopted Plan.

**RECOMMENDATION:** Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request, as submitted. This recommendation is based on the following findings:

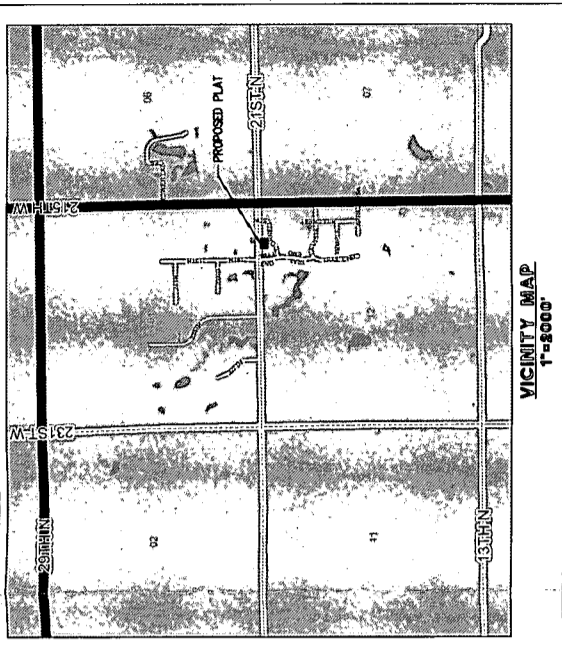
1. **The zoning, uses and character of the neighborhood:** The surrounding property is heavily developed with rural residential building sites. The subject property is surrounded by land zoned SF-20 that is included in the Lake Vista 2<sup>nd</sup> Addition. All the remaining land surrounding the subject property is zoned RR Rural Residential and established is small, rural lots with single-family homes.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned RR Rural Residential, which permits residential development but with a larger minimum lot size requirement. The location is capable of supporting the smaller lot size; therefore, the rezoning is appropriate and acceptable under the development standards of the County.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed SF-20 zoning is acceptable to the neighborhood and is not considered to be detrimental to anyone.
4. **Length of time the property has been vacant as currently zoned:** The property has remained undeveloped for some time, and the development as proposed is considered appropriate for the neighborhood.

5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The 2035 Wichita Future Growth Concept map (MAPC approval November 19, 2015) indicates the site is in the “Rural Growth Area”. This subject property is outside the County within three miles of the City of Wichita. A single home at this location is recognized as appropriate for this location; therefore, this request is in conformance with the adopted Plan.
6. **Relative gain to the public health, safety, and welfare by the destruction of the value of plaintiff's property as compared to the hardship imposed upon the individual landowner:** The proposed changes will create no issues to the public health, safety or welfare.
7. **Impact of the proposed development on community facilities:** Development of the property would not have any impact on community facilities or resources. The transportation system is adequate to support the development and the onsite supporting utilities are suitable.

Staff Report Attachments:

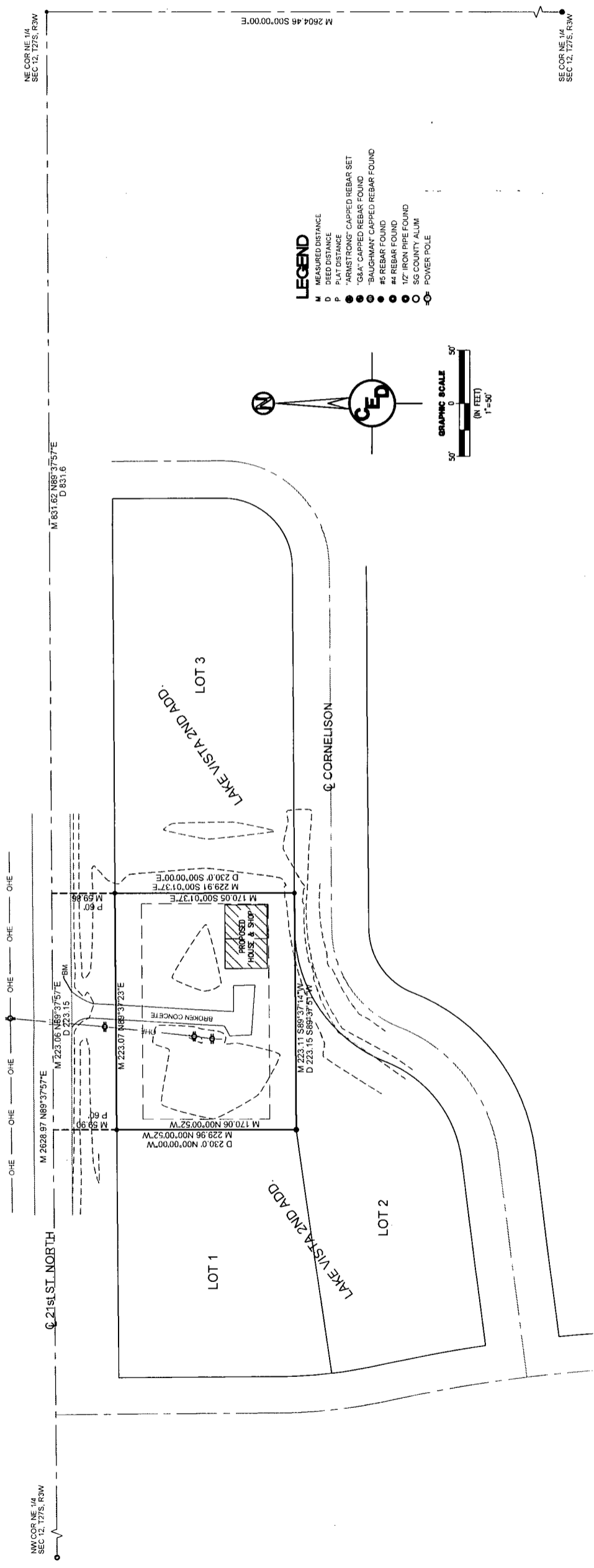
1. Proposed Final Plat – Clonch Addition

PRELIMINARY PLAT  
**CLONCH ADDITION**  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 12,  
 TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL  
 MERIDIAN, SEDGWICK COUNTY, KANSAS

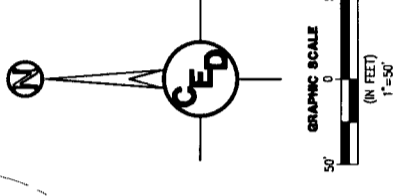


**LEGAL DESCRIPTION:**

A TRACT IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE 6TH P.M. MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION 12 AND 831.6 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°37'57\"/>



- LEGEND**
- M MEASURED DISTANCE
  - D DEED DISTANCE
  - P PLAT DISTANCE
  - "ARMSTRONG" CAPPED REBAR SET
  - "GSA" CAPPED REBAR FOUND
  - "BAUGHMAN" CAPPED REBAR FOUND
  - #5 REBAR FOUND
  - #4 REBAR FOUND
  - 1/2" IRON PIPE FOUND
  - SG COUNTY ALLUM.
  - POWER POLE



**OWNERS:**  
 ROBERT C. CLONCH & JUDY G. CLONCH  
 2144 N. TRAIL END DR  
 GOODLAND KS. 67052

**SURVEYOR:**  
 ARMSTRONG LAND SURVEY, P.A.  
 1801 E. HARRY  
 WICHITA, KANSAS 67211  
 (316) 263-0882

**NOTE:** BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT AUGUST 8, 2018.

DRAWINGS PREPARED BY:  
**CERTIFIED ENGINEERING DESIGN, P.A.**  
 1935 WEST MAPLE STREET  
 WICHITA, KANSAS 67213  
 PH: (316) 262-8808  
 FAX: (316) 262-1669

**GED**

SHEET 1  
 TOTAL 1

**BENCHMARK:**  
 SQUARE DIT ON NORTHEAST CORNER OF CONCRETE DRIVEWAY 92' WEST OF NE PROPERTY CORNER.  
 ELEV. = 1455.41 (NAVD83)

**CLOSURE COMPUTATION:**  
 PERMETER=906.04'  
 AREA=1.178 ACRES  
 NORTHING ERROR=0.0032'  
 EASTING ERROR=0.00032'  
 PRECISION=1:203,138