

R E S O L U T I O N N O . 1 6 5 - 1 9 9 1

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 17.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

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 17.C of the Zoning Regulations, the zoning district of the lands legally described below are hereby changed as follows:

Case No. SCZ-0629

Zone change request from the "R-1" Suburban Residential District to the "LC" Light Commercial District

The west 330 feet of the east 680 feet of the south 660 feet of the Southeast Quarter, Section 1, Township 27 South, Range 2 West, except the south 55 feet and the west 20 feet thereof. Generally located on the north side of 21st Street North in an area west of 119th Street West.

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>Agree</u>
PAUL W. HANCOCK	<u>Agree</u>
BERNARD A. HENTZEN	<u>Agree</u>
BILLY Q. McCRAY	<u>Agree</u>
MARK F. SCHROEDER	<u>Agree</u>

sent to be published 5-19-92

DATED this 17th day of July, 1991.



BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

Billy O. McCray
BILLY O. MCCRAY, Chairman

Betsy Gwin
BETSY GWIN, Chair Pro Tem

Don Wright
DON WRIGHT, County Clerk

Paul W. Hancock
PAUL W. HANCOCK, Commissioner

APPROVED AS TO FORM ONLY:

Bernard A. Hentzen
BERNARD A. HENTZEN, Commissioner

Henry J. [Signature]
County Counselor/Assistant

Mark F. Schroeder
MARK F. SCHROEDER, Commissioner

BACKGROUND: The applicant is requesting a zone change from the "R-1" Suburban Residential District to the "LC" Light Commercial District for a 4.6-acre unplatted tract located on the north side of 21st Street North in an area west of 119th Street West. The site is presently undeveloped. In addition to the application area, the ownership list submitted for this zone change case indicates that this applicant also owns the 20-foot strip of property along the west line of this site. This 20-foot strip is zoned "R-1", as is the property to the north and east. The owner does not have a specific use in mind for the 4.6-acre application area.

During the platting of this site, a minimum of 1,650 square feet of land area will be dedicated for adjacent 21st Street North. After this dedication, approval of this zone case will establish 198,726 square feet of Light Commercial zoning (4.56 acres). Assuming 30% lot coverage, 59,618 square feet of floor area would be constructed. According to the Institute of Traffic Engineers, a commercial center of that size is expected to produce 95 vehicle trips per 1,000 square feet of building area. This would result in a generation of 5,664 trips per day.

A 59,618-square-foot building requires a minimum of 239 off-street parking spaces. This amount of parking would require approximately 47,800 square feet of paved surface. This amount of area does not include any vehicular turnaround, fire lanes, internal circulation and ingress/egress drivse.

The County Bureau of Public Services has advised that the traffic volume on 21st Street, west of 119th Street, is 2,678 trips per day. This is a 1988 figure. With the generation of an additional 5,664 trips, the rezoning of this property could increase the volume on 21st Street, west of 119th Street, to 8,342 trips per day. This amount of increase in traffic volume would require at least a stoplight at the intersection of 21st Street and 119th Stret. This would, however, be a minimum improvement and, according to the Bureau of Public Services, construction of a five-lane intersection would be more appropriate. The current County Capital Improvement Program does not list any improvements in the area of the intersection of 21st Street and 119th Street.

Inasmuch as 1) development of this property will result in trip generation that will exceed the capacity of the 21st/119th Street intersection; 2) the applicant has no specific use in mind for the property and has not demonstrated a need for the additional "LC"-zoned land in this area of the county; and 3) the property is not located at a major street intersection, where it would be logical for commercial uses to first develop, staff believes that this rezoning request is premature in nature and recommends that this case not be approved.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	"R-1"	Single-family dwelling & undeveloped lot
SOUTH	"LC" & "AA"	Undeveloped lots
EAST	"R-1"	Single-family dwelling & undeveloped
WEST	"R-1"	Single-family dwelling & undeveloped lots
SOUTHEAST	"LC"	Undeveloped lot

PUBLIC SERVICES: Sanitary sewer and municipal water are available for extension to serve this property. Adjacent 21st Street North is a two-lane, Federal Aid Secondary (F.A.S.) paved road with 55 feet of half-street right-of-way. Article 7-201(H) of the Subdivision Regulations requires 60 feet of half-street right-of-way for any F.A.S. road.

CONFORMANCE TO PLANS/POLICIES: A zoning policy statement does not exist for this segment of 21st Street. The Land Use Element of the Comprehensive Plan depicts this general area for agricultural purposes. It has generally been the policy of the Planning Commission to concentrate commercial uses at major street intersections.

RECOMMENDATION: It is recommended that "LC" zoning be disapproved for this property at this time. Should the Planning Commission determine portion thereof, approval should be subject to platting the property within one year after County Commission approval, or the case shall be considered denied and closed. Any zone change resolution shall not be published until the required plat has been recorded.