

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0687 - Zone change request from the "R-1" Suburban Residential District to the "AA" One-Family Dwelling District, located in an area north of Central and west of the K-96 Expressway.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: April 19, 1995.

COMMISSION DISTRICT #1

MAPC Recommendation: Approve, subject to platting within one year (12-0-1).

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

Background/Discussion: On March 23, 1995, the MAPC considered a zone change from the 'R-1' Suburban Residential District to the 'AA' One Family Dwelling District for a 37.1 acre unplatted site located in an area north of Central on the west side of the K-96 Expressway.

In December 1994, the Board of County Commissioners approved a zone change request to 'AA' One Family Dwelling District for 104 acres located north of Central and east of Greenwich Road. Now, the proposed zone change is requested in order to accommodate a residential development in conjunction with the development planned to the west. A preliminary plat (Balthrop Addition) has been filed for the property to the west. The application area is currently used for agricultural purposes and is surrounded by a mixture of agricultural and suburban residential uses. Single family homes are located along the north side of Central between Greenwich and 127th Street East, south of the subject property.

This site currently does not have either municipal water or sewer service. However, both City and County officials indicate that such services can be extended to serve this area in the future. Since the site is located outside the Wichita city limits, the applicant will be required to complete an Outside-The-City Water Agreement for municipal water service.

Case No. SCZ-0687
Page 2

- 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 a resolution establishing the zone change 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: Stephen L. Clark, 1223 N. Rock Road, Wichita, KS 67206

Protestors: None.

7 R# 86-1995

Published in The Daily Reporter on _____, 1995

RESOLUTION NO. 86-1995

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 7.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-0687

Zone change request from the "R-1" Suburban Residential District to the "AA" One-Family Dwelling District

That part of the North 1643 feet of the Southeast Quarter of Section 15, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying South of the North 20 acres of said Southeast Quarter, and lying West of K-96 Highway Right-of-Way as condemned in Case 88C-4045. Generally located in an area north of Central and west of the K-96 Expressway.

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:

PAUL W. HANCOCK
THOMAS G. WINTERS
MELODY C. MILLER
MARK F. SCHROEDER
BETSY GWIN

Aye
Aye
Aye
Aye
Aye

DATED this 19th day of April, 1995.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS



Mark F. Schroeder
MARK F. SCHROEDER, Chairman

Thomas G. Winters
THOMAS G. WINTERS, Chairman Pro Tem

Susan Crockett-Spoon
SUSAN CROCKETT-SPOON
County Clerk

Betsy Gwin
BETSY GWIN, Commissioner

APPROVED AS TO FORM ONLY:

Paul W. Hancock
PAUL W. HANCOCK, Commissioner

William C. Brown
County Counselor/Assistant

Melody C. Miller
MELODY C. MILLER, Commissioner