

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0739 - Zone Change from "SF-20" Single-Family Residential to "SF-6" Single Family Residential on property located on the north side of Sundance, east of 143rd Street East.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: May 7, 1997

COMMISSION DISTRICT #1

MAPC Recommendation: Approve, subject to replatting within 1 year (12-0)

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

Background/Discussion: The applicant is requesting a zone change from "SF-20" Single-Family Residential to "SF-6" Single-Family Residential located on 29 acres located north of Sundance, east of 143rd Street East. The application area was originally platted as part of the Savanna at Castle Rock Ranch 5th Addition.

The design concept plan for the subject property, currently being platted as Savanna at Castle Rock Ranch 9th Addition, shows 56 single-family residential lots with two drainage features, and the restructuring of the local street system.

The land uses in the area are predominately residential, with the exception of a stable on the subject property and another to the south. The application area is currently zoned "SF-20" Single-Family Residential, as is property to the north, south, and southwest. Property adjoining the application area to the east is being developed as a single-family subdivision and is zoned "SF-6". To the northwest is another residential subdivision with "SF-6" Single-Family Residential zoning.

After limited discussion of this matter during the Planning Commission hearing, the MAPC voted 12-0 to approve the request as recommended by staff.

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:

K&N Stephenson, LP & Linda Stephenson 14500 Sport of Kings Wichita KS 67230
PEC, PA c/o Gary Wiley 303 S. Topeka Wichita KS 67202

Protestors:

None

RESOLUTION NO. 103-1997

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-0739

Zone change request from "SF-20" Single-Family Residential District to "SF-6" Single-Family Residential District on property described as:

Lots 1 thru 29, Block 1; Lots 1 thru 12, Block 2, Savanna at Castle Rock Ranch 5th Addition to Sedgwick County, Kansas and Lot 1, Block 4, Savanna at Castle Rock Ranch 7th Addition to Sedgwick County, Kansas. Generally located on the north side of Sundance, east of 143rd Street East.

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:

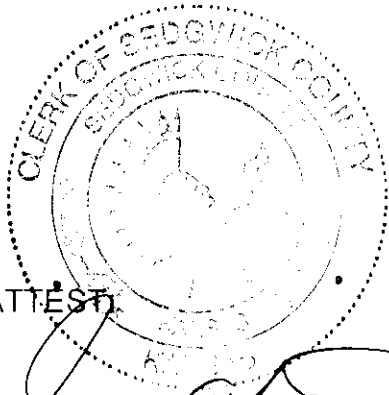
BETSY GWIN	<u>Aye</u>
PAUL W. HANCOCK	<u>Aye</u>
THOMAS G. WINTERS	<u>Aye</u>
MELODY C. MILLER	<u>Aye</u>
MARK F. SCHROEDER	<u>Aye</u>

FILE COPY

DATED this 1st day of May, 1997.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

Thomas G. Winters
THOMAS G. WINTERS, Chairman



ATTEST:

James Alford
JAMES ALFORD
County Clerk

APPROVED AS TO FORM ONLY:

Alvin McConny Brown
Assistant County Counselor