

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : **SCZ-0738** - Zone change from "SF-20" Single-Family Residential to "SF-6" Single-Family Residential, located west of 127th Street East, 1/2 mile north of Central.

PRESENTED BY: Marvin S. Krout, Director of Planning

PROPOSED AGENDA DATE: April 23, 1997

COMMISSION DISTRICT #1

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

Staff Recommendation: Approve, subject to platting 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 34.4 acres located west of 127th Street East, approximately 1/2 mile north of Central. The application area was the subject of a Planned Unit Development (PUD-1) proposal that was met with substantial neighborhood opposition throughout the last half of 1996 before the case was withdrawn by the applicant earlier this year.

The land uses in the area are predominately residential, with the exception of the church to the south and the golf course/clubhouse complex to the northeast, across 127th Street. The application area is currently zoned "SF-20" Single-Family Residential, as is property to the west (K-96 Expressway), south (East Point Church of Christ), and northeast (Crestview Country Club). Property adjoining the application area to the north is zoned "SF-6" and is being developed as a single-family subdivision (Whitetail). To the east is a condominium complex (The Villas) with "LC" Limited Commercial zoning, as well as a residential area with "SF-6" Single-Family Residential zoning (Crestridge Addition).

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:

Clifton Development, LLC 827 North 127th Street East Wichita KS 67206
Rob Hartman c/o PEC 303 South Topeka Wichita KS 67202

Protestors:

None

RESOLUTION NO. 91-1997

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- 0738

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

A tract of land in the SE 1/4 of Section 15, Township 21S, Range 2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the NE corner of said SE 1/4; thence south along the east line of said SE 1/4 for a distance of 828.58 feet; thence west parallel with the north line of said SE 1/4 to the easterly right-of-way line of K-96 Highway as condemned in case 88-C-4045; thence northwesterly along said K-96 right-of-way to the north line of said SE 1/4; thence east to the point of beginning, except the east 50 feet thereof for street. Generally located west of 127th Street east, 1/2 mile north of Central.

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.

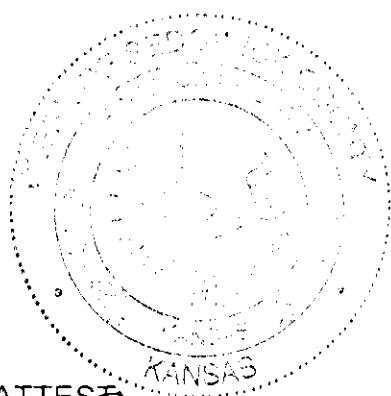
SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official county paper.

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>

DATED this 23rd day of April, 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:

Julian Kellom
Assistant County Counselor