

() Published in The Daily Reporter on May 30, 1984

R E S O L U T I O N

CASE NO. CU-267

R#393-1983

A RESOLUTION PERMITTING THE ESTABLISHMENT OF CLUSTER SINGLE-FAMILY DEVELOPMENTS IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 5.A.10.i AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION 1. 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 5.A.10.i, and Section 11.E of the Zoning Resolution, a Conditional Use Permit to allow the establishment of cluster single-family developments in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

The south 85 feet of Lots 1 and 2 and all of Lots 3 through 9, Block 2; Lots 25 and 26, Block 4; and Lots 1 through 15, Block 6, all in Crestview Country Club Estates Bridgewood Addition, Sedgwick County, Kansas. Generally located at the north-west corner of 13th Street North and 127th Street East.

SUBJECT TO THE FOLLOWING:

- a. Approval of a zone change (SCZ-0528) from "R-1" to "AA" by the Board of County Commission.
- b. A site plan shall be submitted to the Planning Department for review and approval for each lot prior to the issuance of any building permits for that lot. The site plan shall show all proposed structures, setbacks, drives, easements, etc.
- c. The maximum number of dwelling units per site shall be:

<u>Area</u>	<u>Max DU</u>
The south 85' of lots 1 & 2 & all of lots 6 & 7, Block 2, Bridgewood Addition	9
Lots 3, 4, 5, 8 and 9 Block 2, Bridgewood Addition	12
Lots 25 and 26, Block 4 Bridgewood Add.	7
Lots 1 through 15, Block 6, Bridgewood Add.	32

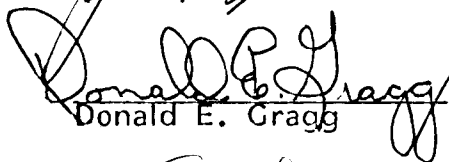
- d. Development in the areas described above shall be limited to detached single-family dwellings.

SECTION II. That upon the taking effect of this Resoluiton, the notation of such Conditional Use approval 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 Département.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

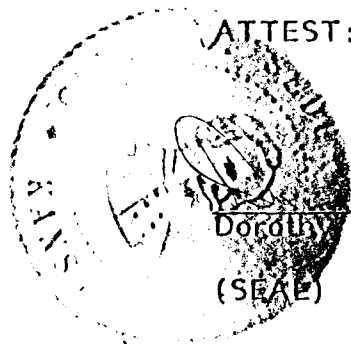
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 14th day of December, 1983.

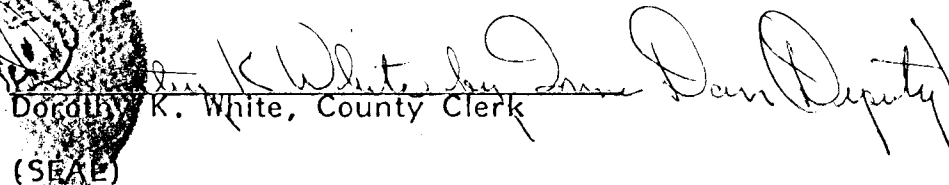
 Chairman

 Commissioner

 Commissioner

ATTEST:



 Dorothy K. White, County Clerk

Approved as to form by County Counselor

 William D. Rustin, County Counselor

ALL ZERO LOT LINE
CSF CLUSTER SINGLE FAMILY
ASF ATTACHED SINGLE FAMILY

REC-0-774-27



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERSREQUEST FOR CONDITIONAL USE PERMIT

CU-267 - CONDITIONAL USE PERMIT TO ESTABLISH CLUSTER SINGLE-FAMILY DEVELOPMENTS. GENERALLY LOCATED AT THE NORTHWEST CORNER OF 13TH STREET AND 127TH STREET EAST.

The MAPC recommends that the application be approved.
(see minutes for full motion)

Hansen moved, Moore seconded and it carried unanimously.
Banzer and Chisholm were absent.

ACTION:

1. Approve the application as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval and adopt a resolution establishing the conditional use; or
2. Deny the application.

DATA AND MINUTES

MAPC Hearing Date: 11-17-83

BCoC Hearing Date: 12-14-83

AREA DATA:

Acres: CU-267

12.8

Size: N/A

Reason: Due to the extremely high specials the current lots are unsaleable - rezoning to AA and concurrent replatting into smaller lots through a companion BZA and conditional use case will enable us to reduce specials by approximately 40% and target a larger market with competitive special assessments.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Railroad & Undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Cemetary	"R-1"

History: SCZ-0448	"LC" to "R-1"	12-20-79	MAPC	Approve
		1-16-80	BCoC	Approve

Applicant: H. C. Properties, 1152 S. Clifton, Wichita 67218

Protestors: None.
