

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEM: ZON2001-00016 – Zone change from “RR” Rural Residential to “SF-20” Single-Family Residential, located on the northeast corner of 71st Street South and Hydraulic.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: May 16, 2001

COMMISSION DISTRICT #2

MAPC Recommendation: Approve, subject to platting within 1 year (9-0).

Haysville Recommendation: Approve, subject to platting within 1 year (9-0).

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

Background/Discussion The applicant requests a zone change from “RR” Rural Residential to “SF-20” Single-Family Residential on a 17.4 acre unplatted tract located at the northeast corner of 71st Street South and Hydraulic. The applicant proposes to develop the site with single-family residences on approximately ½ acre lots. The applicant has submitted a copy of the preliminary plat (attached). The property is located within platting jurisdiction of the City of Haysville.

The surrounding area is on the fringe of a developing suburban area with much of the land in the area still used for agriculture. The property west of the site is zoned “SF-20” Single-Family Residential and is being developed by the applicant for single-family residences on approximately ½ acre lots. The property south of the site is zoned “RR” Rural Residential and is used for agriculture. The Wichita-Valley Center Floodway (the Big Ditch) is located north and east of the site. Across the Big Ditch is property recently annexed by the City of Wichita that is developed primarily with manufactured homes on large lots.

At the hearing on April 19, 2001, the MAPC voted (9-0) to approve the request. There were no speakers, other than the applicant, for or against the request.

Recommended Action:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject the condition of platting

within one year; adopt the resolution and authorize the Chairman to sign; and instruct the Planning Department to withhold publication of the resolution 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:

Patricia Wilson-Rank 231 N Dellrose Wichita KS 67208
Wildcat developers Inc 6615 S Grove Wichita KS 67233
PEC % Gary Wiley 303 S Topeka Wichita KS 67202

Protestors:

None

(150004) Published in The Wichita Eagle on September 19, 2002.

RESOLUTION NO. 91-01

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. 248-1999.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS 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. ZON2001-00016

Zone change request from "RR" Rural Residential to "SF-20" Single-Family Residential, on property described as:

Suncrest 2nd Addition, Sedgwick County, Kansas. Generally located on the northeast corner of 71st Street South and Hydraulic.

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.



AGENDA ITEM NO. _____

STAFF REPORT

Haysville April 12, 2001

MAPC April 19, 2001

CASE NUMBER: ZON2001-00016

APPLICANT/AGENT: Patricia G. Wilson-Rank (Owner); Wildcat Developers Inc. c/o Ron Meyer (Contract Purchaser/Applicant); PEC, PA c/o Gary Wiley (Agent)

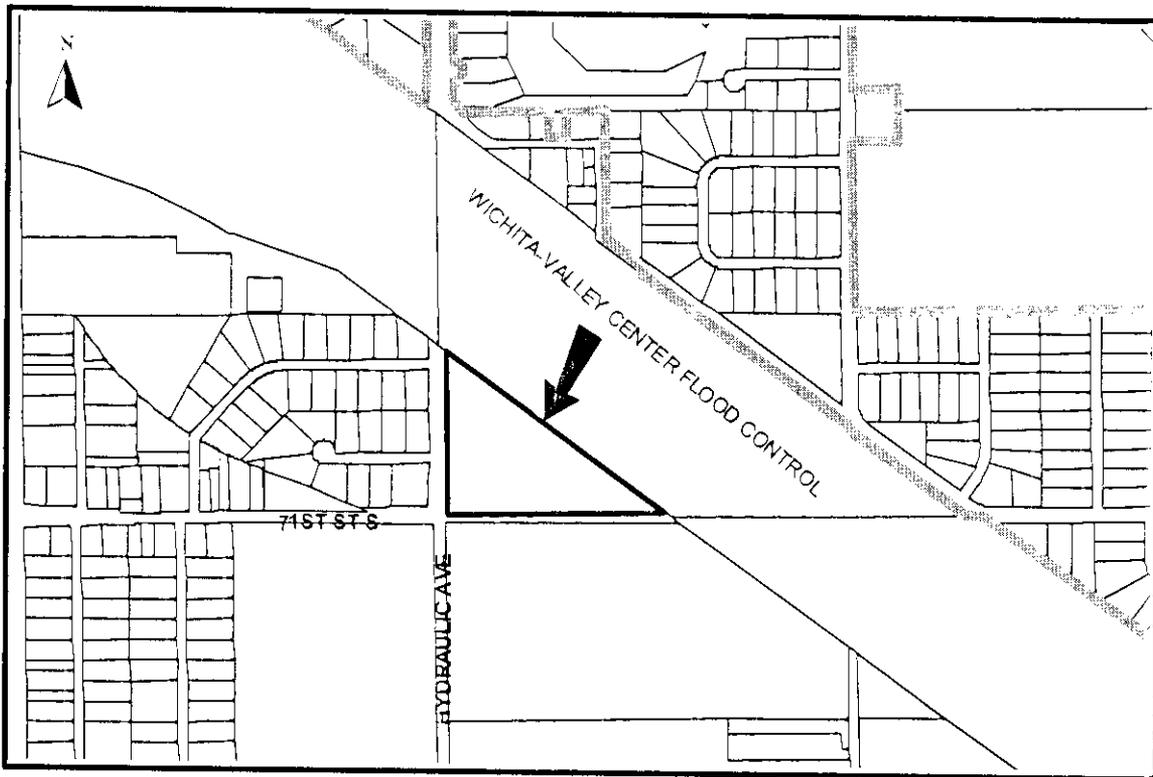
REQUEST: "SF-20" Single-Family Residential

CURRENT ZONING: "RR" Rural Residential

SITE SIZE: 17.4 acres

LOCATION: Northeast corner of 71st Street South and Hydraulic

PROPOSED USE: Single-Family Residences



BACKGROUND: The applicant requests a zone change from "RR" Rural Residential to "SF-20" Single-Family Residential on a 17.4 acre unplatted tract located at the northeast corner of 71st Street South and Hydraulic. The applicant proposes to develop the site with single-family residences on approximately ½ acre lots. The applicant has submitted a copy of the preliminary plat (attached). The property is located within platting jurisdiction of the City of Haysville.

The surrounding area is on the fringe of a developing suburban area with much of the land in the area still used for agriculture. The property west of the site is zoned "SF-20" Single-Family Residential and is being developed by the applicant for single-family residences on approximately ½ acre lots. The property south of the site is zoned "RR" Rural Residential and is used for agriculture. The Wichita-Valley Center Floodway (the Big Ditch) is located north and east of the site. Across the Big Ditch is property recently annexed by the City of Wichita that is developed primarily with manufactured homes on large lots.

CASE HISTORY: The site is unplatted.

ADJACENT ZONING AND LAND USE:

NORTH:	R.O.W.	Wichita-Valley Center Floodway
SOUTH:	"RR"	Agriculture
EAST:	R.O.W.	Wichita-Valley Center Floodway
WEST:	"SF-20"	Vacant, developing with single-family residences

PUBLIC SERVICES: The site has access to Hydraulic, a two-lane section line road, and 71st Street South, an unimproved section line road. Traffic volumes for Hydraulic were approximately 3,900 vehicles per day in 1997 and are projected to increase to approximately 6,200 vehicles per day by the 2030 Transportation Plan. Traffic volumes for 71st Street South along the frontage of the subject property are not available, but they are likely quite low since 71st Street South does not cross the Big Ditch or the Arkansas River to the east. Were a crossing of these two waterways constructed in the future to connect Haysville and Derby, traffic volumes likely would be in the 5,000 to 10,000 vehicle per day range. Public water service from the City of Haysville is available to be extended to the site. On-site sewer service will be provided by septic systems. The applicant indicates that the internal street will be asphalt mat.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for "Rural" development. The Rural category is intended to accommodate agricultural uses, rural bases uses that are no more offensive than agricultural uses, and large lot subdivisions with provisions for future water and sewer service. The proposed large lot subdivision conforms to the Land Use Guide.

Planning staff has requested a copy of the Haysville Comprehensive Plan on several occasions in the past; however, a copy has not been provided. Therefore, a determination as to the conformance of the requested zone change to the Haysville Comprehensive Plan had not been made at the time this report was prepared.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to platting within one year.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is on the fringe of a developing suburban area with much of the land in the area still used for agriculture. The property west of the site is zoned "SF-20" Single-Family Residential and is being developed by the applicant for single-family residences on approximately ½ acre lots. The property south of the site is zoned "RR" Rural Residential and is used for agriculture. The Wichita-Valley Center Floodway (the Big Ditch) is located north and east of the site. Across the Big Ditch is property recently annexed by the City of Wichita that is developed primarily with manufactured homes on large lots.
2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned "RR" Rural Residential, which accommodates very large lot, single-family residential development in areas where a full range of municipal services are not likely to be available in the near future. The "SF-20" Single-Family district requested by the applicant is intended for application in areas where some public services are available and where soils are capable of accommodating septic systems. The "SF-20" district is a more suitable zoning district for the subject property given the ability of the City of Haysville to provide public water to the site and the ability of the soils to accommodate septic systems.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Nearby property is either screened from the site by a major barrier (the Big Ditch), under development with the same use proposed for the subject property, or used for agriculture. No detrimental affects on nearby property from the proposed single-family residential development are anticipated.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for "Rural" development. The Rural category is intended to accommodate agricultural uses, rural bases uses that are no more offensive than agricultural uses, and large lot subdivisions with

provisions for future water and sewer service. The proposed large lot subdivision conforms to the Land Use Guide.

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5. Impact of the proposed development on community facilities: Community facilities are adequate to serve single-family residential development on approximately ½ acre lots.