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Sedgwick County

525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Details (With Text)

File #: 17-772 **Version:** 1 **Name:**

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On agenda: 9/13/2017 **Final action:**

Title: ZON2017-00027 - A County Zone Change from LC Limited Commercial to GC General Commercial for property generally located on the east side of West Street, approximately 400 feet south of West MacArthur Road.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZON2017-00027 BOCC RESOLUTION.pdf, 2. ZON2017-00027 - MAP.pdf, 3. EXCERPT MINUTES OF ZON2017-00027.pdf

Date	Ver.	Action By	Action	Result
9/13/2017	1	Board of Sedgwick County Commissioners	Approved on the Consent Agenda	Pass

ZON2017-00027 - A County Zone Change from LC Limited Commercial to GC General Commercial for property generally located on the east side of West Street, approximately 400 feet south of West MacArthur Road.

Recommended Action: Adopt the findings of the Metropolitan Area Planning Commission (MAPC) and approve the zone change; authorize the Chairman to sign the resolution and authorize the resolution to be published.

Background: This application was filed to rezone the subject property from LC Limited Commercial (LC) to GC General Commercial (GC). The subject property is located approximately 380 feet south of the intersection of West MacArthur Road and South West Street, on the east side of South West Street. With this request, the applicant would like to rezone the property to a GC district in order to have an Outdoor Storage and Vehicle Storage facility. This parcel is located in unincorporated Sedgwick County.

The existing parcel is under an acre and is currently unimproved. Following rezoning, the applicant intends to utilize this parcel for the outside storage of boats, campers and other outside items. There are no current plans to construct structures of any kind on the site.

The applicant has proposed to construct a screening fence along the street frontage per zoning standards. Access to this site is facilitated by the currently existing driveway along the southern property line.

The surrounding zoning is a mix of residential, commercial and industrial. North of the site is zoned LC though it is largely undeveloped south of West MacArthur Road, with the exception of a Major Utility. South of the site is a mix of LC and SF-20, though it is primarily residential in nature. The northern portion of the adjoining lot (which is a residential home) is zoned LC, rest is zoned SF-20. To

the east is LC zoning on vacant agricultural land and SF-20. To the west across South West Street is zoned LI and is largely unimproved or large lot single family houses.

Analysis: The request was heard by the Metropolitan Area Planning Commission (MAPC) on August 10, 2017. The MAPC recommended approval of the request (10-2). Per Article IV, Sec B.4.e.(1): a six foot tall solid screening fence will be required along the west property line.

No citizens spoke at the public hearing. No protests were submitted against this request.

Alternatives: (1) Recommended action (simple majority); (2) override the MAPC's recommendation (4 votes); or (3) return such recommendation to the planning commission with a statement specifying the basis for the governing body's failure to approve or disapprove (simple majority).

Financial Considerations: There are no additional financial considerations to the County associated with this application.

Legal Considerations: Authority for approval is KSA 12-757. Other legal considerations are considered above in the "alternatives."

Policy Considerations: The MAPC recommendations are based upon the findings of fact stated in the MAPC minutes.