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Sedgwick County

525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Details (With Text)

File #: 16-499 **Version:** 1 **Name:**
Type: Planning Department **Status:** New Business
File created: 8/1/2016 **In control:** Board of Sedgwick County Commissioners
On agenda: 8/10/2016 **Final action:** 8/10/2016
Title: ZON2016-23 - ZONE CHANGE FROM RR RURAL RESIDENTIAL TO SF-20 SINGLE-FAMILY RESIDENTIAL ON PROPERTY LOCATED NORTH OF EAST 71ST STREET SOUTH AND EAST OF SOUTH 127TH STREET EAST (DISTRICT 5).
Presented by: Scott Knebel, Senior Planner, MAPD.

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.

PUBLIC COMMENT

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZON2016-00023 Location Map.pdf, 2. Case Zon 2016-00023 Resolution.pdf, 3. ZON2016-00023 7-7-16 MAPC MINUTES EXCERPT.pdf

Date	Ver.	Action By	Action	Result
8/10/2016	1	Board of Sedgwick County Commissioners	Adopted	Pass

ZON2016-23 - ZONE CHANGE FROM RR RURAL RESIDENTIAL TO SF-20 SINGLE-FAMILY RESIDENTIAL ON PROPERTY LOCATED NORTH OF EAST 71ST STREET SOUTH AND EAST OF SOUTH 127TH STREET EAST (DISTRICT 5).

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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.

PUBLIC COMMENT

Background: The applicant requests a zone change from RR Rural Residential (RR) to SF-20 Single-family Residential (SF-20) on 40 acres. The application area is concurrently platting as the Tiffani Breeze addition with 18 lots and a reserve ranging in size from 1.5 acres to 2.9 acres on modified septic systems. RR zoning requires a 2-acre minimum lot size. The site is located on the north side of East 71st Street South and is ¼ mile east of South 127th Street East. The site is not within a small city urban growth area but is within Rural Water District #3. East 71st Street South is an unpaved, two-lane section-line road maintained by the township. The proposed plat will give this section of 71st Street South a 30-foot half-width right-of-way and a 30-foot water line easement. By keeping the lot count below 20, the applicant is not required to make paving improvements to 71st Street South.

All property surrounding the site is zoned RR. Property due north, south and east of the site is undeveloped and used for agriculture. Further east is the Downwind Estates airfield and associated residential subdivision. West of the site are RR zoned residential lots approximately 10 acres in size. Further west and northwest are residential lots as small as 0.63 acres in the RR zoned Fairway Meadows Addition with a community sewer system.

Analysis: The request was heard by the Metropolitan Area Planning Commission (MAPC) on July 7, 2016. The MAPC approved the request (10-1). No citizens spoke at the public hearing. No protests were submitted against this request.

Alternatives:

1. Adopt the findings of the MAPC and approve the zone change. Authorize the Chairman to sign the resolution and authorize the resolution to be published (requires a simple majority vote).
2. Deny the zone change and override the MAPC's recommendation (requires a two-thirds majority vote).
3. Return such recommendation to the MAPC with a statement specifying the basis for the BOCC's failure to approve or disapprove (requires a simple majority vote).

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

Legal Considerations: The Board of County Commissioners is authorized to consider this zone change pursuant to K.S.A. 12-741 et seq. and Sec. V-C of the Wichita-Sedgwick County Unified Zoning Code. The options and vote requirements are included within the "Alternatives" section above.

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

Outside Attendees: TRCS, LLC (Owners); Abbott Land Survey c/o Chad Abbott (Agent)

Multimedia Presentation: