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# Sedgwick County

525 North Main Street 3rd  
Floor  
Wichita, KS 67203

## Legislation Text

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**File #:** 16-626, **Version:** 1

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**ZON2008-00025 - ZONE CHANGE FROM SF-20 SINGLE-FAMILY RESIDENTIAL TO LC LIMITED COMMERCIAL; ON PROPERTY LOCATED ON THE SOUTH SIDE OF EAST 21ST STREET NORTH AND WEST OF NORTH 159TH STREET EAST (DISTRICT 1).**

Presented by: Dale Miller, Director of Planning.

**RECOMMENDED ACTION:** Rescind the one-year platting requirement imposed on the zone change request, authorize the Chairman to sign the resolution and authorize the resolution to be published.

### PUBLIC COMMENT

Background: On July 23, 2008, the Board of County Commissioners approved a zone change from SF-20 Single-Family Residential to LC Limited Commercial on 4.86 acres located on the south side of 21st Street North and west of 159th Street East. The zone change was approved subject to platting the property within one year. The applicant has requested the elimination of the platting requirement to perfect the zoning.

Analysis: In light of the Wichita-Sedgwick County Metropolitan Area Planning Commission policy which has ended the one-year platting requirement, the Wichita-Sedgwick County Metropolitan Area Planning Department recommends that the one-year platting requirement be rescinded by the Board of County Commissioners, and the Resolution adopted and published.

### Alternatives:

1. Rescind the one-year platting requirement imposed on the zone change request, authorize the Chairman to sign the resolution and authorize the resolution to be published (requires a simple majority vote).
2. Retain the one-year platting requirement imposed on the zone change request.

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

Legal Considerations: Approved as to form and signed by County Counselor's Office. Action may be taken by a simple majority vote.

Policy Considerations: On March 17, 2016, the Wichita-Sedgwick County Metropolitan Area Planning Commission voted to eliminate MAPC Policy No. 5, which required zoning cases to be perfected by platting the property within one year. However, zoning cases filed prior to the elimination of MAPC Policy No. 5 still have a requirement of platting within one year to perfect the zoning.

Outside Attendees: None

Multimedia Presentation: PowerPoint