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Sedgwick County

525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Text

File #: 18-338, Version: 1

ZON2018-02 - County zone change from SF-20 Single-Family Residential to LI Limited Industrial; generally located at the northwest corner of K-96 Highway and North Ridge Road (District 4).

Recommended Action: Adopt the findings of the Metropolitan Area Planning Commission and approve the zone change with Protective Overlay #327; authorize the Chairman to sign the resolution and authorize the resolution to be published.

Background: This application concerns a request to rezone an existing unplatted property from SF-20 Single-Family Residential (SF-20) to LI Limited Industrial (LI) zoning on approximately 10.4 unplatted acres. The applicant proposes to relocate Village Travel (Village Charters) to this location.

The site is located in the unincorporated area of Sedgwick County. Platting documents for the site are currently being prepared for submission. Properties north and west of the subject site, located in the unincorporated area of Sedgwick County, are unimproved agricultural land zoned SF-20.

Land east and south of the subject site are located in the Wichita city limit. Property east of the subject site is zoned LC Limited Commercial (LC) which is the North Forty-Fifth Place Community Unit Plan (CUP) DP-301. Properties south of the site are zoned LC, GO General Office (GO) and GC General Commercial (GC) which are part of North Ridge Village CUP DP-280 and Estancia Commercial CUP DP-337.

The rezoning reflects the trending land use for commercial development at major arterial intersections. Protective Overlay (P.O.) #327 requires screening and buffering should residential development occur north and south of the site. According to historic aerial maps, this property has been unimproved agricultural land since 1938.

The action of the Metropolitan Area Planning Commission (MAPC) on March 22, 2018, was to approve the request to rezone to LI zoning district.

There was no one who spoke for or against the re-zoning at the MAPC hearing. MAPC approved the item by consent. No valid protests were received. The Board of County Commissioners may approve the request as recommended by the MAPC with a three of five vote.

Alternatives: 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 three of five vote); override the recommendation of the MAPC and deny the request by making separate findings (requires a four of five vote) or return the application to the MAPC for re-consideration (three of five 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 in the “Alternatives” section above.

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