

RESOLUTION NO. 56-2015

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 THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984 AND SUBSEQUENTLY AMENDED.

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. ZON2013-00040

Zone change request from SF-20 Single-family Residential ("SF-20") to LI Limited Industrial ("LI") on property described as:

Hoover Industrial Park Addition, Sedgwick County, Kansas. Generally located on the southeast corner of K-96 Highway and Hoover Road.

SUBJECT TO THE FOLLOWING RESTRICTIONS OF PROTECTIVE OVERLAY #286

1. All uses permitted by right in the "LI" zoning district except the following uses: correctional facility; correctional placement residence, limited and general; day reporting center; night club in the city/county; sexually oriented business in the city or the county; tavern and drinking establishment; a night club, asphalt or concrete plant, limited and general; and grain storage, recycling processing center, landfill, transfer station, sand extraction.
2. Screening shall be per Unified Zoning Code; however, any fences or walls shall be constructed of a consistent pattern and color.
3. A 35-foot setback will run along the perimeter of the site
4. Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: no outdoor storage or work areas shall be permitted in any building setback; and; no required off-street parking space or loading area shall be utilized for storage; and; items stored outdoors shall be screened from view from K-96 and Hoover Road and within a distance of 200 feet from any residential uses or residential zoning adjacent to the south line of the property.
5. Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas or similar uses shall be screened from ground level view along K-96, Hoover Road and within a distance

of 200 feet from any residential uses or residential zoning adjacent to the south line of the property.

6. All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district.

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 by the Governing Body.

Commissioners present and voting were:

DAVID M. UNRUH	Aye
TIM R. NORTON	Aye
RICHARD RANZAU	Aye
JAMES B. SKELTON	Aye
KARL PETERJOHN	Aye

Dated this 18th day of March, 2015.

ATTEST:



BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS

for Karen S. Bailey
KELLY B. ARNOLD, County Clerk

Richard Ranzau
RICHARD RANZAU, Chairman
Commissioner, Fourth District

APPROVED AS TO FORM:

Robert W. Parnacott

ROBERT W. PARNACOTT
County Counselor