



Wichita-Sedgwick County Metropolitan Area Planning Department

April 9, 2021

MKEC Engineering
Brian Lindebak
411 N Webb Road
Wichita, KS 67206

RE: CUP2021-00013 and ZON2021-00011: County zone change from SF-20 Single-Family Residential and LC Limited Commercial to GC General Commercial and create the Brindle Meadows CUP DP-357 on property generally located approximately 1,400 feet south of I-235 on the west side of South Meridian Avenue.

Dear Applicants;

At its regular meeting on **April 8 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

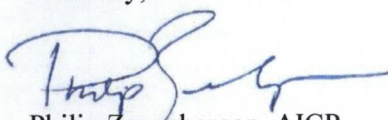
1. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.
2. The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-357 Brindle Meadows CUP) has special conditions for development on the property.
3. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on April 15, 2021.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1000 feet of the property for which the application was filed—except where it abuts the City Limits of Wichita where a 200 foot radius will be applied—and must be submitted to the County Clerk by **April 15, 2021 at 5:00 p.m.**

This case is scheduled for consideration by the Board of County Commissioners on **Wednesday, June 2, 2021, beginning at 9:00 a.m.** The Board of County Commissioners meeting will be held in the Sedgwick County Court House, Third Floor, 525 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,



Philip Zevenbergen, AICP
Associate Planner

(150004) Published in The Derby Informer on June 9, 2021
RESOLUTION NO. 142-2021

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. ZON2021-00011

Zone change request from SF-20 Single-Family Residential and LC Limited Commercial to GC General Commercial, subject to the development standards contained in Community Unit Plan DP-357, on property described as:

A tract of land lying in the Southeast Quarter, Section 12, Township 28 South, Range 1 West, of the 6th Principal Meridian, Sedgwick County, Kansas; said tract being more particularly described as follows:

COMMENCING at the southeast corner of said Southeast Quarter, thence along the south line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of S89°12'52"W, 565.60 feet to the POINT OF BEGINNING; thence continuing along said south line of said Southeast Quarter, S89°12'52"W, 2119.11 feet to the southwest corner of said southeast Quarter; thence N00°55'52"W, 1320.58 feet to the southwest corner Bethel Assembly Addition, to Wichita, Kansas; thence along the south line of said addition extended, N89°12'52"E, 2679.89 feet to a point on the east line of said Southeast Quarter; thence along said east line, S01°08'25"E, 909.66 feet; thence along the extended south line of QuikTrip 13th Addition, an addition to Wichita, Sedgwick County, Kansas, S89°13'29"W, 411.00 feet to the northwest corner of said QuikTrip 13th Addition; thence along the west line of said QuikTrip 13th Addition extended, S01°08'25"E, 361.01 feet; thence S89°12'52"W, 154.29 feet; thence S00°47'08"E, 50.00 feet to the POINT OF BEGINNING, EXCEPT the south 30 feet thereof for road.

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 and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER
SARAH LOPEZ
DAVID T. DENNIS
LACEY D. CRUSE
JAMES M. HOWELL

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AYE

AYE

Dated this 2nd day of June, 2021.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

Kelly B. Arnold

KELLY B. ARNOLD, County Clerk



Peter F. Meitzner
PETER F. MEITZNER, Chairman
Commissioner, First District

Lacey D. Cruse
LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

APPROVED AS TO FORM:

Justin M. Waggoner
JUSTIN M. WAGGONER
Assistant County Counselor

Sarah Lopez
SARAH LOPEZ
Commissioner, Second District

David T. Dennis
DAVID T. DENNIS
Commissioner, Third District

James M. Howell
JAMES M. HOWELL
Commissioner, Fifth District

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Emily Gillihan, being first duly sworn, deposes and says:
That he/she is Legal Manager of

The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 9th day of June 2021, with subsequent publications being made on the following dates:

N/A

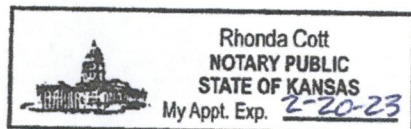
Emily Gillihan

Legal Manager

Subscribed and sworn to before me this
9th day of June, 2021.

Rhonda Cott

Notary Public



Resolution No. 142-2021

Printer's Fee: \$37.24

Additional copies: \$ _____

Legal Publication

(Published in The Derby Informer on June 9, 2021)

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LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

SARAH LOPEZ
Commissioner, Second District

DAVID T. DENNIS
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

JUSTIN M. WAGGONER
Assistant County Counselor