

4847  
Map No. Book 2:F-1W-C  
Sec. 20  
Twp. 27  
Range 1W

DATA SHEET  
(ZONING & CONDITIONAL USE)

Z- \_\_\_\_\_  
SCZ- \_\_\_\_\_  
CU- 198  
Filed 7-13-77

(Associated SCZ-0380)

APPLICATION DATA: From "R" to "GC"

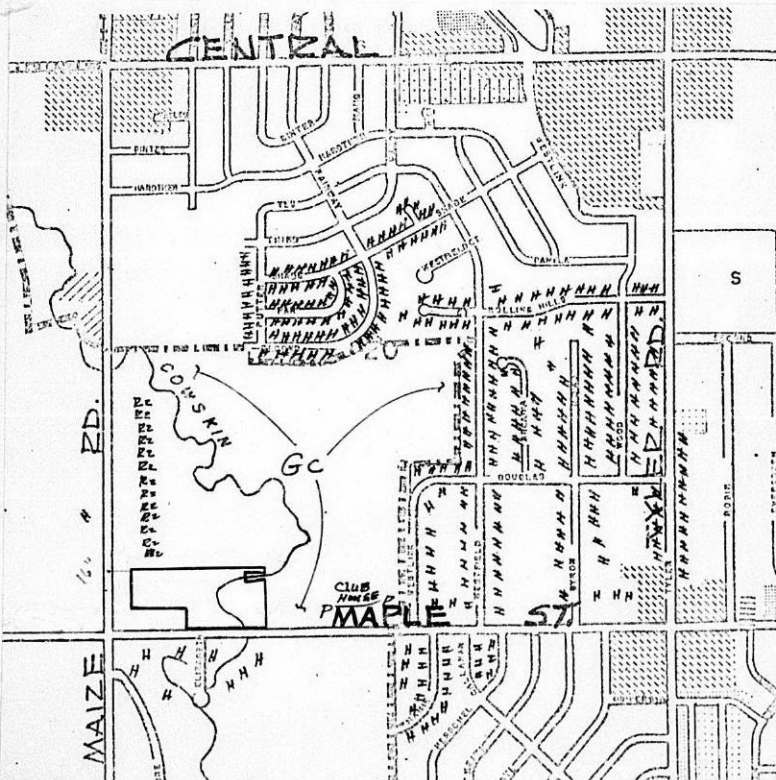
- Applicant: Quality Investments, Inc.  
Address 3158 South Hoover, 67215 Phone 943-0171
- Agent: K. O. Taylor  
Address 1542 So. St. Francis, 67211 Phone 264-0341
- General Location: North side of Maple, and east of Maize Road.  
Address \_\_\_\_\_
- Proposed Use: To establish an apartment complex for retired people.

AREA DATA:

- Acres: 14.4 (11880/825) (20 Irregular shape ft.)
- Adjoining Zoning: E "R" S "R" W "R" N "R" & "AA"
- Land Use: East GOLF COURSE South SINGLE FAM  
West UNDEVELOPED North Twin FAM & GOLF COURSE
- Sketch Plan Land Use is for: \_\_\_\_\_
- Present Land Use is for: UNDEVELOPED
- Area (is) (is not) platted. \_\_\_\_\_

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



R. #195-1977

RESOLUTION

Dec. 1, 1977 1977

CASE NO. CU-198

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A MULTI-FAMILY HOUSING DEVELOPMENT FOR RETIRED PERSONS IN THE "LC" LIGHT COMMERCIAL AND "AA" ONE-FAMILY DWELLING DISTRICTS ON CERTAIN LAND LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 5.A.10.1), SECTION 7.A.1 AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from 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 5.A.10.1), Section 7.A.1 and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a multi-family housing development for retired persons in the "LC" Light Commercial and "AA" One-Family Dwelling Districts is hereby approved on the lands legally described as follows:

Beginning 620.5 feet north and 230 feet east of the SW corner of the SW 1/4 of Section 20-27-1W; thence south 370.5 feet; thence east 545.5 feet; thence south 200 feet; thence east 767.5 feet to a point 1543 feet east of the west line of said SW 1/4; thence north 490.5 feet; thence south-westerly to a point 505.5 feet north and 1343 feet east of said SW corner of said SW 1/4; thence north 85 feet; thence east 200 feet; thence north 30 feet; thence west 1313 feet to the point of beginning. Generally located on the north side of Maple, and east of Maize Road.

SUBJECT TO THE FOLLOWING:


- a. Approval of the associated zone change from "R" to "AA" and "LC" by the Board of County Commissioners.
- b. Platting of all the applicant's ownership including the "LC" area to the west and south within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed.
- c. Submission of a development plan for the area designated as "park and recreation" for approval by the Director of Planning prior to the issuance of any building permits.
- d. Submission of a covenant providing that in the event of a sale, the area approved for retirement apartments and the park and recreation area, shall be sold as a unit.
- e. No building shall exceed a height of 35 feet or 3 stories and the number of dwelling units 216 as proposed on the submitted site plan. Any substantial deviation from that explained on the site plan shall require reapproval of a Conditional Use application.

- f. Parking shall be provided at a ratio of 1.5 spaces per dwelling unit unless a variance is granted by the Sedgwick County Board of Zoning Appeals.
- g. The plat shall reflect a 30 foot building setback from the north property line on the area proposed for commercial development.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval 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 and publication in the Official County Paper.

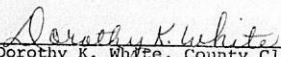
PASSED AND ADOPTED by the Board of County Commissioners of Sedgwick County, at Wichita, Kansas, this 31<sup>st</sup> day of August, 1977.

  
Tom Scott, Chairman

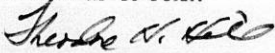
  
John Hale, Commissioner

  
Everett Patrick, Commissioner

ATTEST: -

  
Dorothy K. White, County Clerk  
(SEAL)

APPROVED AS TO FORM:

  
Theodore H. Hill, County Counselor

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This CU File

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

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