RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0414 CONSIDERED BY MAPC: 2-1-79

REQUEST FOR: "R-1" to "AA"

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Land is in the urban growth area."

GENERAL LOCATION: Southeast corner of 135th Street West and Central.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of 2-1-79)

APPLICANT: L. V. Bell, 360 N. 135th Street West.

AGENT FOR APPLICANT: K. O. Taylor, engineer, 1542 S. St. Francis.

PROTESTORS (LIST AGENT) IF ANY: Edwin King, 1305 West Central.

SURROUNDING ZONING: North, East, South and West, "R-1".

LAND USE: Existing and South, undeveloped; North, single family; East and West, single family and undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to platting within one year from the date of zone change approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the zone change not be published until the plat has been recorded with the Register of Deeds. Cole moved, Hennessy seconded and it carried unanimously. Barrier and Greider were absent.

NOTE: The percentage of the protest petitions received on this application will be pointed out at the time the case is considered by the County Commission.

ACTION: 1. Approve the recommendation of the Metropolitan Area Planning Commission, subject to the condition of platting, adopt a resolution effectuating the zone change, and instruct the Planning Department to withhold publication until such time as the plat has been recorded; or

2. Deny the application.

Petitioners Sent
Approved 3-0

RO... 259-1979

...ne gi... Publis...d in The Wichita Beacon ... Dec. 17, 1979

R E S O L U T I O N

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR CERTAIN LANDS 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 IN SECTION 14.C OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE GOVERNING BODY 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 14.C of the Zoning Resolution as amended, the zoning district of the lands legally described are hereby changed as follows:

CASE NO. SCZ-0414

Zone Change from the "R-1" Suburban Residential District to the "AA" One Family Dwelling District

Part of the SW 1/4 of Section 24 and part of the NW 1/4 of Section 24, all of T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said NW 1/4; thence N0°00'E along the west line of said NW 1/4, 2364.20 feet to a point 280 feet south of the NW corner of said NW 1/4; thence N89°18'30"E parallel to the north line of said NW 1/4, 520 feet; thence S0°00'W 806.21 feet; thence S41°25'E, 669.66 feet; thence N45°43' 15"E, 200.25 feet; thence S41°25'E, 234.28 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20°30', 92.31 feet to the P.T. of said curve; thence S20° 55'E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 200 feet and a deflection angle of 21°55', 103.28 feet; thence S42°50'E, on a tangent to said curve, 120 feet; thence N47°10'E, 70 feet; thence N50°19'E, 183.84 feet; thence S55°04'22"E, 377.86 feet; thence S15°46'49"E, 606.26 feet to the south line of said NW 1/4; thence S88°31'08"W on the south line of said NW 1/4, 1305.91 feet to a point 838.36 feet east of the SW corner of said NW 1/4; thence S61°47'03"W, 950.52 feet to the west line of the SW 1/4 of said Section 24; thence N0°04'07"W, 427.73 feet to the point of beginning. Generally located at the southeast corner of 135th. Street West and Central.

SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the 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 once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 28th day of February, 1979.

Tom Scott, Chairman

Donald Gragg, Commissioner

Everett Patrick, Commissioner

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:

for Theodore H. Hill, County Counselor