RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0411 CONSIDERED BY MAPC: 1-18-79

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

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"So that this tract of land may be platted into single family lots smaller than allowed by the existing zoning."

GENERAL LOCATION: East side of 127th Street East in an area between 13th Street and Central.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of January 18, 1979)

28 lots
14 acres

APPLICANT: Crestview Partners Limited, 1901 W. 13th St. 3-0

AGENT FOR APPLICANT: Kenny Hill, Reiss & Goodness Engineers, 2160 W. 21st St.

PROTESTORS (LIST AGENT) IF ANY: None

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

LAND USE: Existing and West, undeveloped; North and East, golf course; South, golf course and club house.

PLANNING COMMISSION RECOMMENDATION:

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Commissioners; or the case be considered denied and closed; and that the resolution effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.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

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.

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[redacted] Published in The Wichita Beacon on July 6, 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-0411

ZONE CHANGE from the "R-1" Suburban Residential District to the "AA" One Family Dwelling District

A tract of land located in the Northwest Quarter of Section Fourteen (14), Township Twenty-seven (27) South, Range Two (2) East, Sedgwick County, Kansas, more particularly described as follows: Beginning at a point on the section line and One Thousand Four Hundred Ninety-two and Ninety-five hundredths (1492.95) feet South of the Northwest corner of said Section Fourteen; thence East Fifty (50.00) feet on a bearing of North 89° 11' 12" East to a 4" x 4" concrete monument on the East Right-of-way line of a county road and stamped "1-A"; thence North 84° 48' 23" East a distance of One Hundred Eighty and Forty-eight hundredths (180.48) feet to a monument stamped "2"; thence North 32° 23' 44" East a distance of Two Hundred Sixty-seven and Seventy-five hundredths (267.75) feet to monument "3"; thence North 35° 37' 17" East a distance of Five Hundred Forty-one and Eighty-seven hundredths (541.87) feet to monument "4"; thence North 65° 54' 59" East a distance of Six Hundred Sixty-four and Eighty-two hundredths (664.82) feet to monument "5"; thence South 52° 49' 40" East a distance of Seventy-eight and Twenty-seven hundredths (78.27) feet to monumnet "6"; thence South 07° 30' 45" East a distance of Two Hundred Eighty and Sixteen hundredths (280.16) feet to monument "7"; thence South 55°17' 52" West a distance of One Hundred Eighty-nine and Eighty-five hundredths (189.85) feet to monument "8A"; thence South 08° 08' 36" West a distance of Four Hundred Forty-five and Twenty-six hundredths (445.26) feet to monument "9A"; thence South 75° 59' 50" West a distance of Six Hundred Forty-five (645.00) feet to monument "10A"; thence North 31° 06' 00" West a distance of Two Hundred Forty-six and Thirty-eight hundredths (246.38) feet to monument "90"; thence South 60° 23' 44" West a distance of Ninety (90.00) feet to monument "91"; thence South 32° 23' 44" West a distance of One Hundred Seventy-five (175.00) feet to monument "92"; thence South 89° 11' 12" West a distance

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of Two Hundred (200.00) feet to monument "93" on the East Right-of-way of a county road; thence South 89° 11' 12" West a distance of Fifty (50.00) feet to the section line; thence North 0° 48' 48" West along said section line a distance of Sixty (60.00) feet to the point of beginning. Generally located on the east side of 127th Street East, in an area between 13th Street 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 14th day of February, 1979.

_____, Chairman
Tom Scott

_____, Commissioner
Donald Gragg

_____, Commissioner
Everett Patrick

ATTEST:

_____
Dorothy K. White, County Clerk
by Dorothy Peil, Deputy

(SEAL)

APPROVED AS TO FORM:

_____
for Theodore H. Hill, County Counselor