

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO.	SCZ-0469	CONSIDERED BY DCPC:	11-6-80
		CONSIDERED BY HCPC:	11-13-80
REQUEST FOR:	"R" to "R-1"	CONSIDERED BY MAPC:	11-20-80

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To develop this land as a rural residential subdivision with 40,000 square foot lots."

GENERAL LOCATION: Northeast and southeast corners of Grove and 71st Street South.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of November 20, 1980)

APPLICANT: Blood Orchards, Inc., 6346 S. Broadway.

AGENT FOR APPLICANT: Gary Wiley, Professional Engineering Consultants, 1440 E. English.

PROTESTORS (LIST COUNSEL) IF ANY: None

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

LAND USE: Existing, North, East and West, Undeveloped; South, Flood Control Ditch.

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County Commissioners, or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds. Bayouth moved, Goebel seconded and it carried unanimously. Hennessy, Jones, Lofton and Shook were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the application subject to the condition of platting, adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication of the resolution until the plat has been recorded with the Register of Deeds; or
2. Deny the application.

R# 241-1980

none given Published in The Wichita Eagle-Beacon on June 15, 1981.

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-0469

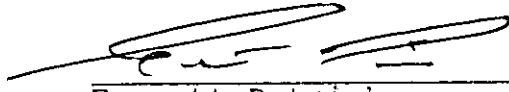
ZONE CHANGE from the "R" Rural Residential District to the "R-1" Suburban Residential District

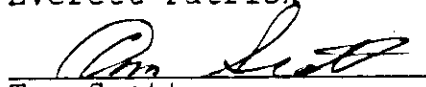
Commencing at the NE corner of the SE 1/4 of Section 34, Township 28 South, Range 1 East of the 6th P.M., thence bearing S 0° 00' 00" E along the east line of said SE 1/4 a distance of 1321.48 feet to the point of beginning; thence continuing bearing S 0° 00' 00" E along said east line a distance of 1321.48 feet to the SE corner of said Section 34, also being the NE corner of Section 3, Township 29 South, Range 1 East of the 6th P.M.; thence bearing S 0° 03' 43" E along the east line of said Section 3 a distance of 1324.45 feet; thence bearing N 87° 52' 54" W a distance of 58.60 feet to a point on the northeasterly right-of-way line of the Wichita-Valley Center Big Slough-Cowskin Floodway; thence bearing N 52° 56' 33" W along said right-of-way a distance of 2188.92 feet to a point on the south line of said SE 1/4 of Section 34; thence bearing N 52° 56' 34" W a distance of 1051.52 feet to a point on the west line of said SE 1/4; thence bearing N 0° 42' 27" E along said west line a distance of 685.16 feet; thence bearing N 89° 52' 22" E a distance of 2642.22 feet to the point of beginning. Generally located at the northeast and southeast corners of Grove and and 71st Street South.

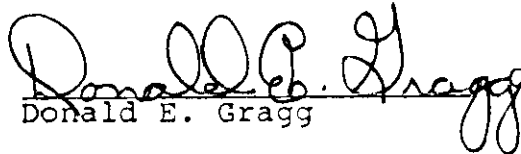
SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained in the Official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

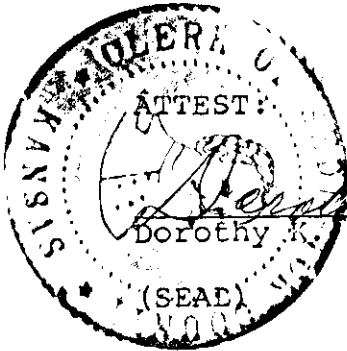
SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

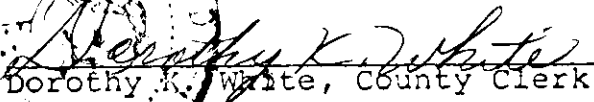
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 17 day of December, 1980.


Everett Patrick, Chairman

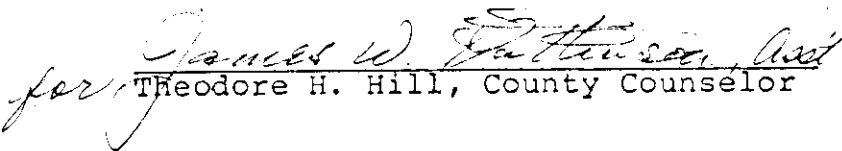

Tom Scott, Commissioner


Donald E. Gragg, Commissioner




Dorothy K. White, County Clerk

APPROVED AS TO FORM:


Theodore H. Hill, County Counselor