

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING AND
CONDITIONAL USE PERMIT

CASE NO. SC2-0456 & CU-238

CONSIDERED BY MAPC: 8-14-80 *Approved*
CONSIDERED BY BCoC: 9-10-80 & returned
RECONSIDERED BY MAPC: 10-23-80

REQUEST FOR: "BB" to "AA" &
Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"We feel there is no demand for office structures in this
area, but feel there is a demand for duplex rentals."

GENERAL LOCATION: East side of East Parkview in an area between
Kechi Road and Broadbeck.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of August 14,
and October 23, 1980).

APPLICANT: Patken, Inc., 1800 S. Seneca.

AGENT FOR APPLICANT: Kenneth L. Garrett, President, 3020 Benjamin.

PROTESTORS (LIST AGENT) IF ANY: David Simon, 6232 East Parkview.

SURROUNDING ZONING: North and West, "AA"; East, "LC"; South, "BB".

LAND USE: Existing, Undeveloped; North, South and West, Single-family;
East, Drive-in restaurant & undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved, and that the Conditional Use
Permit request be approved subject to conditions as shown in the excerpt
from Planning Commission minutes of October 23, 1980. Bayouth moved,
Martens seconded and it carried unanimously. Lofton, Savina and Wright
were absent.

NOTE: 16.86% of the property within 1000 feet of CU-238 is represented by
valid protest petitions which have been filed as provided by law. The
percentage is not sufficient to require a favorable vote of all members of
the County Commission in order to approve the conditional use.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission, approve the applications subject to the recommended
conditions and adopt resolutions establishing the zone change and conditional
use; or

2. Take such action as the County Commission deems appropriate.

Gregg Johnson
as Recommended
3-8

R# 222-1980

none given Published in The Wichita Beacon on Nov 26, 1980.

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-0456

ZONE CHANGE from the "BB" Office District to the "AA" One Family Dwelling District

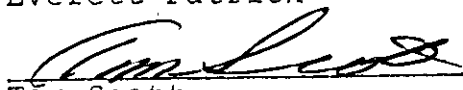
Lots 4, 5, 6 and 7 in Block 15, Park City Addition, Sedgwick County, Kansas. Generally located on the east side of Parkview, in an area between Kechi Road and Broadbeck.

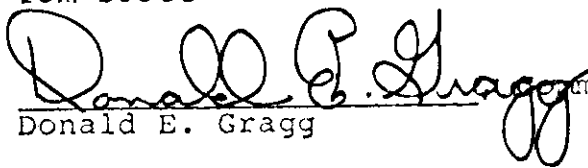
SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained in the Official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan 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 19 day of November, 1980.


Everett Patrick, Chairman


Tom Scott, Commissioner


Donald E. Gragg, Commissioner



Dorothy K. White
Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:

James W. Patterson
Theodore H. Hill, County Counselor