

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0450

CONSIDERED BY MAPC: 4-10-80

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

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To allow the construction of low rise apartment units
to alleviate the housing shortage in the Wichita area."

GENERAL LOCATION: South side of Central in an area east of Greenwich
Road.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of
April 10, 1980)

APPLICANT: First Bible Baptist Church, Inc., 1156 N. Oliver.

AGENT FOR APPLICANT: Dean Lesley, Hardage Enterprises, Inc., Vickers
KSB&T Bldg., 125 N. Market.

PROTESTORS (LIST AGENT) IF ANY: R. W. Hayden, 11181 E. Central;
Larry Robbins, 240 N. Greenwich Road; Don Stephan, 11906 E. Central;
Cecelia Balthrop, 11220 E. Central; Walt Kuykendall, 11629 E. Central.

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

LAND USE: Existing and East, Undeveloped; North, Farm home and undeveloped;
South, Mobile homes & undeveloped; West, Single family home and undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That the application be approved subject to platting within one year from
the date of the approval of the zone change by the Board of County
Commissioners, or the zone 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the resolution establishing the zone change not be published until the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. Hennessy moved, Shook
seconded and it carried unanimously. Jones abstained. Goebel, Lofton and
Martens were absent. One vacancy.

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 Com-
mission.

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.

67.3% *Forstall*

R# 101-1980

none given Published in The Wichita Beacon on 10-2-81.

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:

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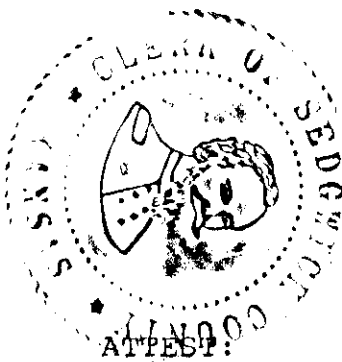
ZONE CHANGE from the "R-1" Suburban Residential District and the "LC" Light Commercial District to the "AA" One Family Dwelling District

Starting at the northeast corner of the northwest one-quarter of the Northwest One-Quarter of Section 22, Township 27 South, Range 2 East, of the 6th Principal Meridian in Sedgwick County, Kansas; thence South along the East Line of a parcel described as the East 30.00 acres of the Northwest One-Quarter of the Northwest One-Quarter of said Section 22, a distance of 698 feet to the point of beginning; thence continuing South along the East line of said 30.00 acre parcel, a distance of 630 feet, more or less, to the South Line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 22; thence west along the South Line of said Northwest One-Quarter of the Northwest One-Quarter a distance of 983 feet, more or less, to the West Line of said 30.00 acre parcel; thence North along the West Line of said 30.00 acre parcel a distance of 1279 feet, more or less, to a point that is 50 feet South of the North Line of Section 22; thence East parallel to the North Line of Section 22, a distance of 462 feet; thence South, parallel to the East line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 22, a distance of 230 feet; thence Southeasterly a distance of 467 feet to a point that is 698 feet south of the North Line of said Section 22; thence easterly a distance of 325 feet to the point of beginning. Generally located on the south side of Central, in an area east of Greenwich Road.

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 7 day of May, 1980.



Everett Patrick, Chairman
Everett Patrick

Tom Scott, Commissioner
Tom Scott

Donald E. Gragg, Commissioner
Donald E. Gragg

Dorothy K. White
Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:

Theodore H. Hill
Theodore H. Hill, County Counselor