RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0491

CONSIDERED BY DCPC: 8-20-81
CONSIDERED BY HCPC: 8-27-81
CONSIDERED BY MAPC: 9-10-81

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

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To subdivide the land into 40,000 square foot residential lots."

GENERAL LOCATION: Northeast corner of 63rd Street South and Hydraulic.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of September 10, 1981)

25 acres.

APPLICANT: George W. Nicholson, 10829 Pineaire, Sun City, Arizona.

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

PROTESTORS (LIST AGENT) IF ANY: None

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

LAND USE: Existing, North, South and West, Orchard; East, Undeveloped.

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County Commissioners; or the ease be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds. Jones moved, Lofton seconded and it carried unanimously. Martens was not present.

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 # 209. 1981

Published in The Wichita Eagle-Beacon on May 31, 1982.

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-0491

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

Beginning at a point 60 feet north and 50 feet east of the Southwest corner of the Southwest 1/4, Section 27, Township 28 South, Range 1 East of the 6th P.M.; thence east, parallel to and 60 feet north of the south line of said 1/4 Section, 1270 feet ± to the west line of Orchard View Addition; thence north along the west line of Orchard View Addition, 770 feet ±; thence northwesterly 1290 feet ± to a point 50 feet east and 1045 feet ± north of the southwest corner of said 1/4 Section; thence south, parallel to and 50 feet east of the west line of said 1/4 Section, 985 feet ± to the point of beginning. Generally located at the northeast corner of 63rd Street South and Hydraulic.

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 7th day of October, 1981.

Donald E. Gragg, Chairman

Jack Spratt, Commissioner

Tom Scott, Commissioner

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:

William D. Rustin, County Counselor