

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0480

CONSIDERED BY DCPC: 6-18-81

CONSIDERED BY MAPC: 7-02-81

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

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To make the property available for use as a doctor's office."

GENERAL LOCATION: Northeast corner of Fernell and Nelson Drive.

LEGAL DESCRIPTION:

Lot 6, Nelson's 2nd Crestview Addition, Sedgwick County, Kansas.

APPLICANT: Montessori of Wichita, Inc., et al, 203 E. Douglas.

AGENT FOR APPLICANT: Charles Curfman, Stinson, Wisdom & Lasswell,
203 E. Douglas.

PROTESTORS (LIST AGENT) IF ANY: None

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

LAND USE: Existing, Nursery School; North, Single-family; East, Church; South, Single-family & plumbing shop; West, K-15 Highway.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the applicant dedicating by separate instrument 10 feet of additional street right-of-way in order to provide an adequate right-of-way for the frontage road prior to the case being forwarded to the Board of County Commissioners and within one year from the date of zone change approval; or the case be considered denied and closed. Gardner moved, Bayouth seconded and it carried unanimously. Martens was not present. Hansen was absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission, accept the dedication, approve the application as recommended by the Metropolitan Area Planning Commission, adopt a resolution effectuating the zone change and instruct the Planning Department to file the dedication with the Register of Deeds; or

2. Deny the application.

17481
R # 154-1981

~~None given~~ Published in The Wichita Eagle-Beacon on Aug. 10, 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-0480

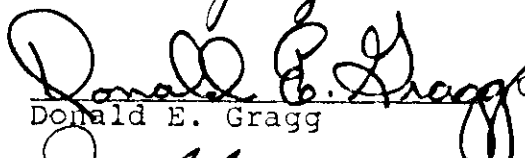
ZONE CHANGE from the "R-1" Suburban Residential District to the "LC" Light Commercial District

Lot 6, Nelson's 2nd Crestview Addition, Sedgwick County, Kansas. Generally located at the northeast corner of Fernell and Nelson Drive.

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.

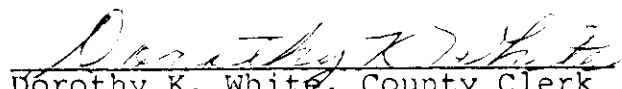
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 29 day of July, 1981.

 Chairman
Donald E. Gragg

 , Commissioner
Jack Spratt

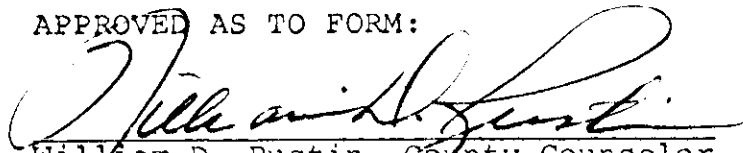
 Commissioner
Tom Scott

ATTEST:


Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:


William D. Rustin, County Counselor