

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0544 - ZONE CHANGE FROM THE "R" RURAL RESIDENTIAL TO "R-1" SUBURBAN RESIDENTIAL DISTRICTS AND THE "C" COMMERCIAL DISTRICTS, GENERALLY LOCATED ON THE NORTH SIDE OF 71ST STREET SOUTH BETWEEN BROADWAY AND THE KANSAS TURNPIKE.

The MAPC recommends that the application be approved.
(see minutes for full motion)

Bayouth moved, Gardner seconded and it carried with a vote of 9 in favor (Bayouth, Gardner, Banzer, Crockett, Coebel, Hansen, Moore, Peters and Wilson) and 1 opposed (Chisholm).

NOTE: A recommendation of denial by the Haysville Planning Commission requires a unanimous vote of the County Commission in order to approve the application.

- ACTION:**
1. Approve the recommendation of the Metropolitan Area Planning Commission subject to the conditions of platting, adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication until such time as the plat has been recorded; or
 2. Deny the application.

DATA AND MINUTES

HCPC Hearing Date: 3-14-85
HCPC Hearing Date: 3-21-85
MAPC Hearing Date: 4-04-85 BCoC Hearing Date: 5-01-85

AREA DATA:

Acres: 21.9 Size: 1320' x 900' (irregular)

Reason: "Platting Country Plaza Villa's Addition"

	<u>Land Use</u>	<u>Zoning</u>
Existing	Agriculture	"R"
North	Agriculture	"R"
East	Single-family & turnpike	"R"
South	Agriculture	Light Industrial (Haysville)
West	Agriculture (orchard)	"R"

History: None

Applicant: Koswell Property Management, Inc., & Patrick Chapman, 1552 S. Laura, Wichita 67211

Protestors: None.

Published in The Daily Reporter on August 1, 1985

R E S O L U T I O N N O . 140-1985

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 17.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984.

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 17.C of the Zoning Regulations, the zoning districts of lands legally described are hereby changed as follows:

CASE NO. SCZ-0544

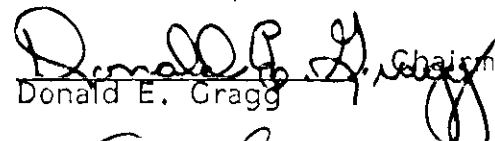
Zone Change from the "R" Rural Residential District
to the "R-1" Suburban Residential District

Commencing at the S.E. Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 33, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence west, 759 feet; thence north, parallel with the west line of the Kansas Turnpike right-of-way, 300.01 feet for a place of beginning; thence east, parallel with the south line of said Sec. 33, 323.7 feet; thence north, along the west line of said Kansas Turnpike right-of-way, 625.59 feet; thence west parallel with the north line of the SE $\frac{1}{4}$ of said SW $\frac{1}{4}$, 226.05 feet; thence north, parallel with the west line of said Kansas Turnpike right-of-way, 395.84 feet to the north line of the SE $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence west, 658.59 feet to the N.W. Corner of the SE $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence south, 1021.07 feet to a point 300.01 feet north of the S.W. Corner of the SE $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence east to the point of beginning, AND part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 33, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 759 feet west of the S.E. Corner of SE $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence north, parallel with the west line of the Kansas Turnpike right-of-way, 300.01 feet; thence west, parallel with the south line of said Sec. 33 to the west line of the SE $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence south 300.01 feet to the S.W. Corner of the SE $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence east to the point of beginning, except Kansas Turnpike right-of-way. Generally located on the north side of 71st Street South between Broadway and the Kansas Turnpike.

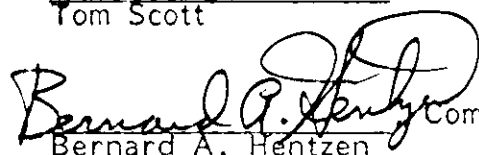
SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan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

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

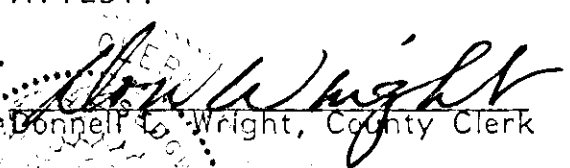
PASSED AND ADOPTED by the Board of County Commissioners
at Wichita, Kansas, this 1st day of May, 1985.


Donald E. Gragg, Chairman

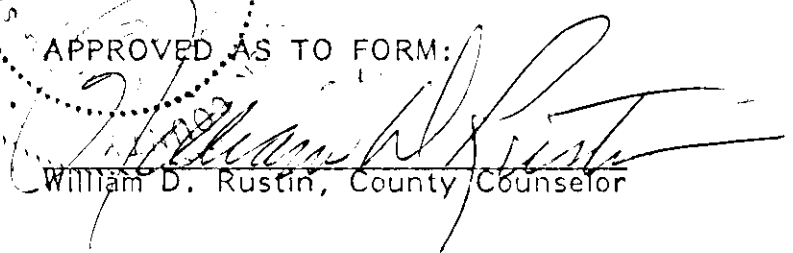

Tom Scott, Commissioner


Bernard A. Hentzen, Commissioner

ATTEST:


Donnell L. Wright, County Clerk
(SEAL)

APPROVED AS TO FORM:


William D. Rustin, County Counselor