

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERSREQUEST FOR ZONING

SCZ-0528 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL
TO THE "AA" ONE-FAMILY DWELLING DISTRICT. GENERALLY LOCATED
AT THE NORTHWEST CORNER OF 13TH STREET AND 127TH STREET EAST.

The MAPC recommends approval of the application.
(see minutes for full motion)

Hansen moved, Moore seconded and it carried unanimously.
Banzer and Chisholm were absent.

- 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.

DATA AND MINUTES

MAPC Hearing Date: 11-17-83

BCoC Hearing Date: 12-14-83

AREA DATA:

Acres: SCZ-0528

74.1

Size: 1320'x2640'

Reason: Due to the extremely high specials the current lots are unsaleable - rezoning to AA and concurrent replatting into smaller lots through a companion BZA and conditional use case will enable us to reduce specials by approximately 40% and target a larger market with competitive special assessments.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Railroad & Undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Cemetary	"R-1"

History: SCZ-0448 "LC" to "R-1" 12-20-79 MAPC Approve
1-16-80 BCoC Approve

Applicant: H. C. Properties, 1152 S. Clifton, Wichita 67218

Protestors: None.

() Published in The Daily Reporter on May 30, 1984

R# 391-1983

RESOLUTION

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 districts of the lands legally described are hereby changed as follows:

CASE NO. SCZ-0528

Zone Change from the "R-1" Suburban Residential District to the "AA" One-Family Dwelling District

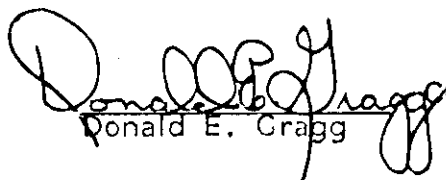
All of Crestview Country Club Estates Bridgewood Addition to Sedgwick County, Kansas, except Block 7, and except that part of the floodway adjacent to Block 7. Generally located at the northwest corner of 13th Street and 127th Street East.

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.

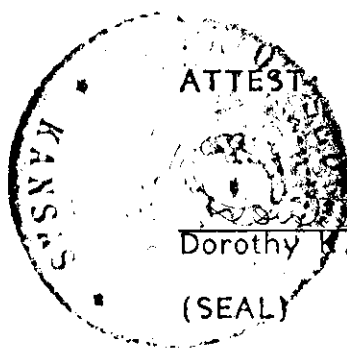
SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 14th day of December, 1983.

 Chairman
Jack Spratt

 Commissioner
Donald E. Cragg

 Commissioner
Tom Scott



ATTEST

Dorothy K. White
Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:

William D. Rustin
William D. Rustin, County Counselor