

Planning Agenda

Item #

43

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0523 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL DISTRICT AND "C" COMMERCIAL TO THE "E" LIGHT INDUSTRIAL DISTRICT. GENERALLY LOCATED ON THE NORTH SIDE OF U.S. HIGHWAY 54, IN AN AREA APPROXIMATELY 1/2 MILE EAST OF 135TH STREET WEST.

The MAPC recommends that only the shaded area (170'x 300') on page 5 of the applicant's submitted plans be approved, and the denial of the balance of the application area.
(see minutes for full motion)

Bayouth moved, Gardner seconded and it carried with a vote of 6 in favor (Bayouth, Gardner, Crockett, Goebel, Peters and Wilson) and 2 opposed (Hansen and Moore). Banzer and Chisholm were absent.

ACTION:

1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the application in part as recommended and deny the balance 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. Take such action as the County Commission deems appropriate.

DATA AND MINUTES

MAPC Hearing Date: 10-20-83 BCoC Hearing Date: 11-16-83

AREA DATA:

Acres: 11.69 Size: 400'x1306'

Reason: To build a maintenance shop and earth moving equipment storage lot.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped & contractor's storage yard	"R-1"&"C"
North	Undeveloped	"R-1"
East	Agriculture & single-family	"R-1"&"C"
South	Agriculture	"R-1"
West	Bowling Alley & Soccer Court	"R-1"&"C"

History: None

Applicant: Frey, Inc., 332 Laura, Wichita 67211

Protestors: None.

October 21, 1983

Mr. G. Don Shirkey
5711 East 45th Street North
Wichita, Ks. 67220

Re: SCZ-0523 - "R-1" & "C" to "E"

Dear Mr. Shirkey:

At its regular meeting of October 20, 1983, the Metropolitan Area Planning Commission considered the above-captioned zone change request. The action of the Commission was to recommend that "E" zoning be approved for only the shaded area on page 5 of the applicant's submitted plans, and the denial of the balance of the application area, subject to platting all of the applicant's ownership within 120 days from the date of approval by the Board of County commissioners, or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds.

This request will be scheduled for consideration by the Board of County Commissioners on Wednesday, November 16, 1983, at 9:00 a.m., in Room 320, Sedgwick County Courthouse, provided you submit a legal description for the approved area to our office by November 4, 1983. Following the approval of this request by the Board of County Commissioners you should immediately proceed with the platting of your entire ownership as you only have 120 days to complete the plat or the case will be marked denied and closed.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Frey, Inc., 322 Laura, Wichita 67211
Virdale, Inc., Rt. 1, Augusta, Ks. 67010
Ron Worley, County Zoning Officer