

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0520 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL
DISTRICT TO THE "BB" OFFICE DISTRICT. GENERALLY LOCATED ON
THE EAST SIDE OF 143RD STREET EAST, APPROXIMATELY 850 FEET
NORTH OF 13TH STREET.

R 1 to BB

2.9 Ac

The MAPC recommends approval of the application.

(see minutes for full motion)

Gardner moved, Bayouth seconded and it carried unanimously.

Crockett and Moore were absent.

ACTION:

1. Concur with the findings of fact of 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: 9-08-83

BCoC Hearing Date: 10-5-83

AREA DATA:

Acres: 2.9

Size: 310'x330' (irregular)

Reason: To construct company office.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Single-family	"R-1"
West	Single-family & undeveloped	"R-1"

History: None

Applicant: Larry G. Stephenson, 14010 E. 13th Street, Wichita 67230

Protestors: None

Q #274-1983

() Published in The Daily Reporter on August 31, 1984

R E S O L U T I O N

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR CERTAIN LAND 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 CODDARD, 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 land legally described are hereby changed as follows:

CASE NO. SCZ-0520

Zone change from the "R-1" Suburban Residential District to the "BB" Office District

Commencing at the SW Corner of the SW 1/4 of Section 12, Township 27 South, Range 2 East of the 6th P.M.; thence bearing N 0°00'00" E along the west line of said SW 1/4 a distance of 850 feet; thence bearing N 90°00'00" E a distance of 50 feet to the point of beginning; thence bearing N 0°00'00" E a distance of 60 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 175 feet and a chord bearing N 71°45'00" E, through a central angle of 36°30'00", an arc distance of 111.48 feet; thence bearing N 53°30'00" E a distance of 149.58 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 136.14 feet and a chord bearing N 71°45'00" E, through a central angle of 36°30'00", an arc distance of 86.73 feet; thence bearing N 90°00'00" E a distance of 24.69 feet; thence bearing N 0°00'00" E a distance of 120 feet; thence bearing N 90°00'00" E a distance of 310 feet; thence bearing S 0°00'00" W a distance of 330 feet; thence bearing S 90°00'00" W a distance of 310 feet; thence bearing N 0°00'00" E a distance of 150 feet; thence bearing S 90°00'00" W a distance of 24.69 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 76.14 feet and a chord bearing S 71°45'00" W, through a central angle of 36°30'00", an arc distance of 48.51 feet; thence bearing S 53°30'00" W a distance of 149.58 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 235 feet and a chord bearing S 71°45'00" W, through a central angle of 36°30'00", an arc distance of 149.71 feet to the point of beginning. Generally located on the east side of 143rd Street, approximately 850 feet north of 13th Street.

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.

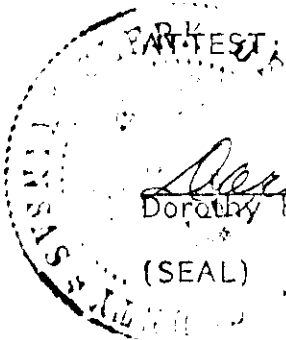
SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 5th day of October, 1983.

Absent, Chairman
Jack Spratt

Donald E. Cragg, Commissioner
Donald E. Cragg

Tom Scott, Commissioner
Tom Scott



Dorothy K. White
Dorothy K. White, County Clerk

APPROVED AS TO FORM:

William D. Rustin
William D. Rustin, County Counselor