

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0584-REQUEST FOR ZONE CHANGE FROM "R-1" SUBURBAN RESIDENTIAL
TO "LC" LIGHT COMMERCIAL AND "C" GENERAL COMMERCIAL, WEST OF MAIZE
ROAD AND NORTH OF 21ST STREET NORTH.

The MAPC recommends that the application be approved with the exception of the west 200 feet of the "LC" application which is recommended for "BB", subject to approval of the associated conditional use request (CU-309).

(see minutes for full motion)

Moore moved, Crockett seconded and it carried unanimously.

ACTION:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change; adopt a resolution establishing the zone change; or
2. Adopt findings and deny the application.

DATA AND MINUTES

MAPC Hearing Date: 10-15-87 Approve

BCoC Hearing Date: 11-25-87

COMMISSION DISTRICT #3

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	R-1	Grass farming
SOUTH	R-1 & LC	Agricultural (R-1) & strip commercial, mobile homes (LC)
EAST	R-1 & LC	Agricultural (R-1) & strip commercial (LC)
WEST	R-1	Grass farming

Applicant: Cranmer Grass Farms, Inc.

Protestors: Robert Kelley, 929 W. 13th; Nancy Claussen, 11012 W. 21st.

Published in The Daily Reporter on May 10, 1988.

RESOLUTION NO. 382-1987.

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 1. 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-0584

Zone Change from the "R-1" Suburban Residential District
to the "C" General Commercial District and
the "LC" Light Commercial District and
the "BB" Office District

"R-1" to "C":

Commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 6, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N1°22'49"E along the east line of said Section 6 a distance of 345.16 feet; thence bearing S89°59'50"W a distance of 40.01 feet to the point of beginning; thence bearing S89°59'50"W along the north line of L.R. Jones Third Addition and Kliever Addition to Sedgwick County, Kansas, a distance of 603.99 feet to the northwest corner of Lot 1, Block A, in said Kliever Addition; thence bearing N1°22'49"E a distance of 825.43 feet; thence bearing S89°54'43"E a distance of 603.96 feet; thence bearing S1°22'49"W parallel to and 40 feet west of the east line of said Section 6 a distance of 824.47 feet to the point of beginning; AND

"R-1" to "LC":

Commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 6, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N90°00'00"W along the south line of said Section 6 a distance of 643.91 feet; thence bearing N1°21'55"E a distance of 80.02 feet to the point of beginning; thence bearing N90°00'00"W parallel to and 80 feet north of the south line of said Section 6 a distance of 474.48 feet; thence bearing N1°20'39"E a distance of 265.10 feet; thence bearing N90°00'00"E a distance of 474.57 feet to the northwest corner of Lot 1, Block A, Kliever Addition, Sedgwick County, Kansas; thence bearing S1°21'55"W along the west line of said Lot 1 a distance of 265.11 feet to the point of beginning; AND

"R-1" to "BB":

Commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 6, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N90°00' 00"W along the south line of said Section 6 a distance of 1118.39 feet; thence bearing N1°21'55"E a distance of 80.02 feet to the point of beginning; thence bearing N90°00'00"W parallel to and 80 feet north of the south line of said Section 6 a distance of 200 feet to the west line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 6; thence along said west line bearing N1°20'39"E a distance of 265.10 feet; thence bearing N90°00'00"E a distance of 200 feet; thence bearing S1°20'39"W a distance of 265.10 feet to the point of beginning. Generally located on the west side of Maize Road in an area north of 21st Street North.

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 25th day of November, 1987.

Tom Scott, Chairman
Tom Scott

Mark F. Schroeder, Chairman pro tem
Mark F. Schroeder

David Bayouth, Commissioner
David Bayouth

Bernard A. Hentzen, Commissioner
Bernard A. Hentzen

Billy Q. McCray, Commissioner
Billy Q. McCray

ATTEST:

Don Wright, County Clerk
Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM

County Counselor
County Counselor