

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

SCZ-0554 - ZONE CHANGE FROM THE "R" RURAL RESIDENTIAL DISTRICT AND R-1" SUBURBAN RESIDENTIAL DISTRICT TO THE "F" HEAVY INDUSTRIAL DISTRICT. GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 55TH STREET SOUTH AND RIDGE ROAD AND THE NORTHWEST CORNER OF 63RD STREET SOUTH AND RIDGE ROAD.

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

Moore moved, Bayouth seconded and it carried unanimously.

ACTION:

1. Adopt the findings of the Planning Commission and approve its recommendation; 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. Adopt findings and deny the application.

A 16.4% protest has been submitted.

DATA AND MINUTES

HCPC Hearing Date: 10-10-85 *approved unanimously*
MAPC Hearing Date: 10-17-85 BCoC Hearing Date: 11-20-85

COMMISSION DISTRICT #3

AREA DATA:

Acres: 240

Size: 2640' x 2640'
2640' x 1320'

Reason: To complete all of the owners property to the same zoning and for future development.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Agriculture, parking lot, water detention	"R", "R-1"
North	Agriculture, one-family dwelling	"R", "R-1"
South	Chemical manufacturing, agriculture	"F"
East	Chemical manufacturing, one-family dwelling, agriculture, grain storage	"R", "R-1", "F"
West	Agriculture	"R", "R-1"

History: None.

Applicant: Vulcan Materials Company, ATTN: Michael Graham, P. O.
Box 12283, Wichita, KS 67277

Protestors: Vernon Parsons, 7105 W. 47th St. So.; Arlene Bergkamp, Rt. 1, Box 66, Clearwater, KS; Charles Becker, R.R. #1, Clearwater, KS; Dorothea R. Horner, 1901 Lorimer Rd., Raleigh, NC; Dean Wencil, 8026 W. 47th St. S; Donna Hinderliter, 6156 S. Pattie; Lauri Maddy, Rt. 1, Box 76, Clearwater, KS; Joe Sherwood, 7000 W. 79th St. S.; Arlene Sponsel, 3810 W. 55th St. S.; Mary Deal, 6800 S. Fortuna.

Published in The Daily Reporter on September 4, 1986, ~~1985~~

RESOLUTION NO. 318-1985

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-0554

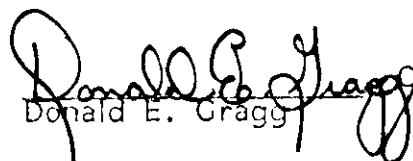
Zone Change from the "R" Rural Residential District
and the "R-1" Suburban Residential District
to the "F" Heavy Industrial District

The Northwest Quarter of Section 27, Township 28 South, Range 1 West AND the East Half of the Southeast Quarter of Section 28, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas. Generally located at the southeast corner of 55th Street South and Ridge
AND at the northwest corner of 63rd Street South and Ridge.

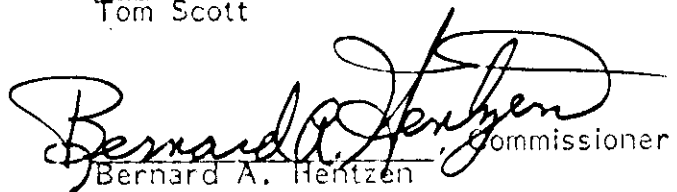
SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan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

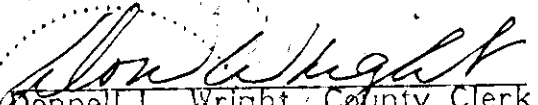
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 20th day of November, 1985.

 Chairman
Donald E. Gragg

_____, Commissioner
Tom Scott

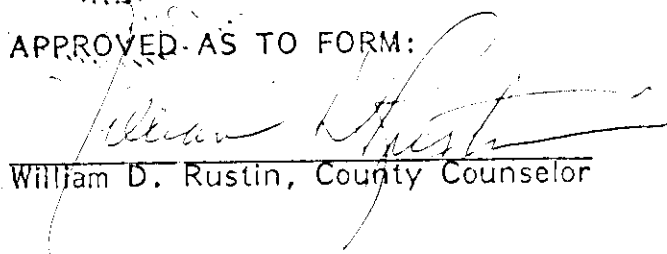
 Commissioner
Bernard A. Heitzen

ATTEST:


Donnell L. Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:


William D. Rustin, County Counselor