

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

SCZ-0534 - ZONE CHANGE FROM THE "R" RURAL RESIDENTIAL AND "R-1" SUBURBAN RESIDENTIAL DISTRICTS TO THE "AA" ONE-FAMILY DWELLING DISTRICT. GENERALLY LOCATED ON THE NORTH SIDE OF MacARTHUR ROAD IN AN AREA WEST OF HOOVER.

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

Gardner moved, Moore seconded and it carried unanimously.
Hansen was 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: 5-17-84

BCoC Hearing Date: 6-13-84

AREA DATA:

Acres: 19.4

Size: 720' x 1320' (irregular)

Reason: For single-family development.

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

History: SCZ-0495 "R"&"R-1" to "AA" 11-05-81 MAPC Approve
12-02-81 BCoC Approve

Applicant: Frank E. Jenkins, 1561 Woodrow Court, Wichita 67203

Protestors: None.

() Published in The Daily Reporter on October 5, 1984

R#123-1984

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

CASE NO. SCZ-0534

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

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, T28S, R1W of the 6th P.M., Sedgwick County, Kansas; EXCEPT the south 600 feet of the east 600 feet thereof; and EXCEPT that part platted as WHEATLAND PLACE FOURTH Addition, Sedgwick County, Kansas and being more particularly described as follows: Commencing at the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, T28S, R1W of the 6th P.M., Sedgwick County Kansas; thence S 89°37'30" W along the south line of said SE $\frac{1}{4}$, 600 feet to a point of beginning; thence S 89°37'30" W along the south line of said SE $\frac{1}{4}$, 727.32 feet to the SW corner of said SE $\frac{1}{4}$ of said SE $\frac{1}{4}$; thence N 0°00' 24" E along the west line of said SE $\frac{1}{4}$ of said SE $\frac{1}{4}$, 1289.31 feet to the NW corner of said SE $\frac{1}{4}$ of said SE $\frac{1}{4}$; thence N 89° 48'38" E, 580.16 feet to the NW corner of Lot 7, Block 1, WHEATLAND PLACE FOURTH Addition, Sedgwick County, Kansas; thence S 0°00' E, 179 feet; thence N 89°48'38" E 10 feet; thence S 0°00' E, 430.4 feet; thence S 60°37'44" E, 157.20 feet; thence S 0°00' E, 600 feet to the point of beginning. Generally located at the northwest corner of MacArthur and Hoover.

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 13th day of June, 1984.

Absent, Chairman
Jack Spratt

Donald E. Cragg Commissioner
Donald E. Cragg

Tom Scott Commissioner
Tom Scott



Dorothy K. White by Sam Dan (Deputy)
Dorothy K. White, County Clerk

APPROVED AS TO FORM:

William D. Rustin
William D. Rustin, County Counselor