

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0672 - REQUEST FOR ZONE CHANGE FROM THE "R-1" SUBURBAN  
RESIDENTIAL DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT,  
LOCATED APPROXIMATELY 1/3 MILE NORTH OF 13TH STREET NORTH ON THE  
EAST SIDE OF 143RD STREET EAST AT SUNDANCE AND FREEDOM ROAD.

The MAPC recommends that the application be approved, subject to platting. Goebel moved, Frye seconded and it carried with a vote of 9 in favor (Goebel, Frye, Johnson, McKay, Osborne-Howes, Phillips, Polczynski, Sherman and Winkler), and 1 opposed (Ross). Lopez was not present. Haggard, Miner and Roberts were  
(See minutes for full motion).

**ACTION:**

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject to the condition of replatting within one year; adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication until the plat has been recorded with the Register of Deeds; or
2. Return to the Planning Commission for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first reading).

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DATA AND MINUTES

MAPC Hearing Date: 6/30/94 Approve

BCoC Hearing Date: 7/27/94

**COMMISSION DISTRICT #1**

ADJACENT ZONING AND LAND USE:

NORTH: "R-1" Agricultural uses  
SOUTH: "R-1" Single family development under construction  
EAST: "R-1" Agricultural uses  
WEST: "R-1" Undeveloped, platted for single family development

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Applicant: Kyle Martin Stephenson Trust & Linda Lucile Stephenson Trust, 14500  
Sport of Kings, Wichita, KS 67230

Protestors: None.

R# 121-1994

Published in The Daily Reporter on JAN. 9, 1995, 1994

RESOLUTION NO. 121-1994

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 7.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

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 district of the lands legally described below are hereby changed as follows:

**Case No. SCZ-0672**

Zone change request from the "R-1" Suburban Residential District to the "AA" One-Family Dwelling District

Lots 31 thru 42, Block 1, Savanna at Castle Rock Ranch 5th Addition, Sedgwick County, Kansas, except that part described as follows:

Beginning at the N.E. Corner of said Lot 42; thence bearing N89° 45' 48" W along the north line of said Lot 42 a distance of 500.00 feet; thence bearing S65° 45' 21" W a distance of 55.62 feet; thence bearing S 40° 25' 51" W a distance of 220.91 feet; thence bearing S54° 45' 48" E a distance of 36.85 feet to the P.C. of a curve to the right having a radius of 265.00 feet; thence along said curve through a central angle of 25° 37' 20" an arc distance of 118.51 feet; thence bearing S 89° 45' 48" E along the south line of said Lot 42 a distance of 584.08 feet to the S.E. Corner of said Lot 42; thence bearing N0° 14' 12" E a distance of 300.00 feet to the point of beginning. Containing 4.25 acres more or less. Generally located approximately 1/3

Sedgwick County Clerk  
Wichita, Kansas

mile north of 13th on the east side of 143rd Street East at  
Sundance and Freedom Road.

**SECTION II.** That upon the taking effect of this Resolution, the notation of such zone change shall be entered 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 in the official county paper.

Commissioners present and voting were:

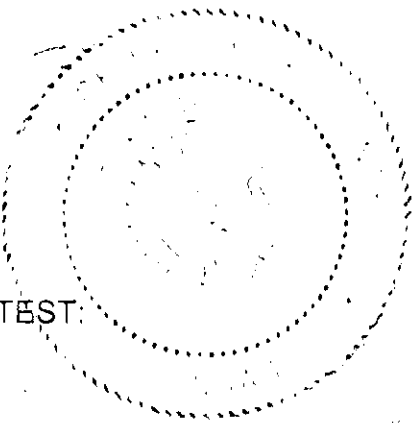
PAUL W. HANCOCK  
THOMAS G. WINTERS  
ANDREW L. BIAS  
MARK F. SCHROEDER  
BETSY GWIN

*Aye*  
*Aye*  
*Aye*  
*Aye*  
*Aye*

DATED this 27<sup>th</sup> day of July, 1994.

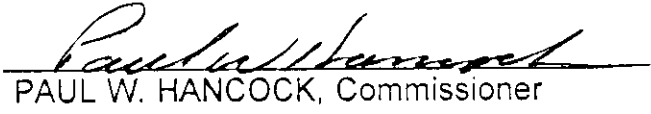
BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

ATTEST:



*Betsy Gwin*  
BETSY GWIN, Chair

*Andrew L. Bias*  
ANDREW L. BIAS, Chairman Pro Tem

  
SUSAN CROCKETT-SPOON  
County Clerk  
PAUL W. HANCOCK, Commissioner

APPROVED AS TO FORM ONLY:

  
THOMAS G. WINTERS, Commissioner  
County Counselor/Assistant  
MARK F. SCHROEDER, Commissioner