

4445
 Map No. H-5W-D
 Sec. 34
 Twp. 27 S
 Range 2 W

DATA SHEET
 (ZONING & CONDITIONAL USE)

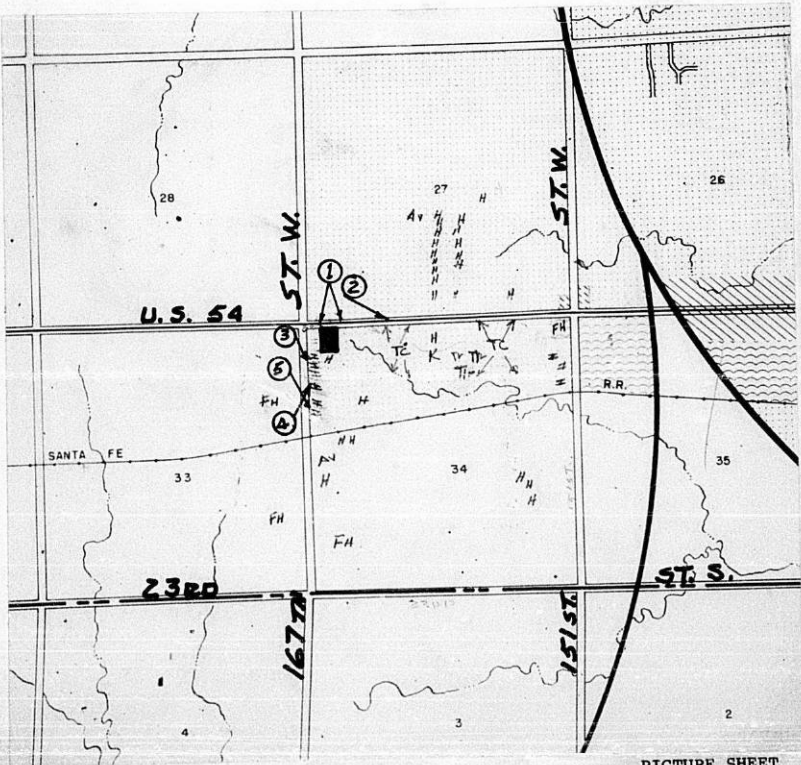
1-12-70 500
 1-29-70 MAIL

Z- 0241
 SCZ- 122
 CU- 12-3-69
 Filed

APPLICATION DATA: From "R-1" to "LC" *CU Request for nursery & greenhouse operation*
 1. Applicant: Dean Thompson Phone 794-2972
 Address Rfd 1 - Goddard, Kansas 67052
 2. Agent: _____ Phone _____
 Address _____
 3. General Location: On the south side of U. S. 54 Highway, east of 167th Street West. Address _____
 4. Proposed Use: To establish a retail store to be operated in conjunction with a nursery business.

AREA DATA:
 1. Acres: 2.530 (300 ft. by 435 ft.)
 2. Adjoining Zoning: E R-1 S R-1 W R-1 N R-1
 3. Land Use: East MOBILE HOME COURT South SINGLE FARM
 West SINGLE FARM North UNDEVELOPED
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: MURSELY
 6. Area (is not) plotted.

PHOTO DATA:
 Taken by TZ Date 1/2/70 Time 2:45 PM



() Published in The Wichita Beacon on February 13, 1970.

R E S O L U T I O N

A RESOLUTION PERMITTING expansion of an existing nursery and greenhouse operation in "R-1" zoning ON 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, OR THE CITY OF GODDARD, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.s AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from 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 4.A.10.s and Section 11E of the Zoning Resolution, as amended, a Conditional Use Permit to allow the expansion of an existing nursery and greenhouse operation in "R-1" zoning is hereby approved on the lands legally described, subject to the following conditions:

CASE NO. CU-122

To permit the expansion of an existing
nursery and greenhouse operation on
property zoned "R-1"
Suburban Residential

A tract in the Northwest quarter of Section 34, Township 27 South, Range 2 West of 6th P.M., Sedgwick County, Kansas, described as beginning 250 feet east of the intersection of the south right of way line of U. S. Highway 54, and the west line of said Northwest quarter; thence east along the south line of said Highway a distance of 300 feet; thence south parallel with the west line of said Northwest quarter 435 feet; thence west parallel with the south right of way line of said Highway 300 feet; thence north to point of beginning. Generally located on the south side of U. S. 54 Highway east of 167th Street West.

SUBJECT TO:

1. All structures shall be set back a distance of not less than 150 feet from the center line of U.S. 54 or 35 feet from the front property line, whichever is the greater.
2. The use of land shall be limited to residential, agricultural, nursery, greenhouse and garden supply purposes.
3. The following items shall not be displayed or sold on the premises:
 - a. Irrigation equipment designed to be used for agricultural or commercial purposes.
 - b. Bulk or unpackaged fertilizers, plant food, ground preparation and/or nutrients.
4. No signs shall be permitted except to advertise the uses herein permitted. No signs shall be illuminated, nor shall flashing or oscillating lights be permitted.
5. The owner or occupant of the subject property shall comply with the rules and requirements of the Wichita-Sedgwick County Health Department.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval 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 in the official County paper.

PASSED AND ADOPTED at Sedgwick County, Kansas, this 11th day of February, 1970.

Earl G. Rysh Chairman

Charles H. Hester Commissioner

Tom Scott Commissioner

ATTEST:

Mavis Warden by Betty McDonald, Deputy
County Clerk



(1-T)