

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0430

CONSIDERED BY MAPC: 6-7-79

REQUEST FOR: "R-1", "LC" & "C" to "E"

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"For eventual inclusion in the Beech-Wichita Industrial District Proposal."

GENERAL LOCATION: In an area bounded by Kellogg (U.S. 54), 21st St. North, Greenwich Road and Webb Road.

LEGAL DESCRIPTION:

(SEE EXCERPT OF MINUTES ATTACHED)

APPLICANT: Beech Aircraft Corporation, 9709 E. Central, Wichita, Kansas

AGENT FOR APPLICANT: Austin Rising, Vice President, Beech Aircraft

PROTESTORS ( LIST AGENT ) IF ANY: Thomas Kitch, 125 N. Market,  
Wichita, Kansas

SURROUNDING ZONING: North "R-1"; East "R-1", "LC", "F" & "G":  
South "LC" & "C": West "R-1" & "LC"

LAND USE: Existing, North: Undeveloped, railroad; East: Mobile Home Park, Single Family, Beech Salvage Yard & Undeveloped; South: Beech Aircraft Plant & General Business; West: County Fire Station, tennis club & undeveloped  
PLANNING COMMISSION RECOMMENDATION:

That the application be approved subject to the applicant contingently dedicating, by separate instrument, sufficient half-street right-of-way (50 feet adjacent to the application areas, to bring Greenwich Road, Central, Webb Road and 13th St. North up to major street standards. Also contingent dedications to provide for 75 feet of half-street rights-of-way to provide for major street intersection improvements at the corners of Central & Greenwich Road, Central & Webb Road, and 13th St. & Webb Road. The contingency is on the need for the rights-of-way for any street purposes as determined by the governing body. BELL moved, BAYOUTH seconded and it carried unanimously. JONES was absent.

ACTION:

1. Concur with the findings of fact of the metropolitan Area Planning Commission and approve the application subject to the contingent dedication of street rights-of-way, adopt a resolution effectuating the zone change and instruct the Planning Department to withhold publication until the dedications have been recorded with the Register of Deeds; or
2. Take such action as the County Commission deems appropriate.

R E S O L U T I O N

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

CASE NO. SCZ-0430

Zone Change from the "R-1" Suburban Residential District to the "E" Light Industrial District

All of the SW $\frac{1}{4}$  of Section 9, Township 27 South, Range 2 East except a tract Beginning at the Southwest corner of the SW $\frac{1}{4}$  of Section 9, Township 27 South, Range 2 East, thence North along the West line of said Section 9 a distance of 600 feet, thence East parallel with the South line of said Section 9 a distance of 600 feet, thence South parallel with the West line of said Section 9 a distance of 600 feet to the South line of said Section 9, thence West along the South line of said Section 9 a distance of 600 feet to the point of beginning; All of the West one-half of the SE $\frac{1}{4}$  of Section 9, Township 27 South, Range 2 East; A tract Beginning at the intersection of the West line of the NW $\frac{1}{4}$  of Section 9, Township 27 South, Range 2 East, with the North right of way line of the Frisco Railroad right of way, thence East along said right of way 1320 feet; thence North 330 feet, thence West parallel with the North line of said Section to the West line of said section, thence South 330 feet more or less to the point of Beginning; All of the NE $\frac{1}{4}$  of Section 16 except a tract Beginning at the Northeast corner of the NE $\frac{1}{4}$  of Section 16, Township 27 South, Range 2 East, thence West 642 feet, thence South 2656.7 feet, more or less, to a point on the South line of said NE $\frac{1}{4}$  which is 666 feet West of the Southeast corner of said NE $\frac{1}{4}$ , thence East 666 feet to the Southeast corner of said NE $\frac{1}{4}$ , thence North 2657.2 feet to the point of beginning, and except the NW $\frac{1}{4}$  of said NE $\frac{1}{4}$  of Section 16; and the East  $\frac{4}{5}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 16, Township 27 South, Range 2 East; and the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 16, Township 27 South, Range 2 East, except the South 15 Acres; and all of the NW $\frac{1}{4}$  of Section 16 except a tract Beginning at the Northwest corner of the NW $\frac{1}{4}$  of Section 16, Township 27 South, Range 2 East, thence East along the North line of said Section 16, a distance of 600 feet, thence South parallel with the West line of said Section 16 a distance of 600 feet, thence West parallel with the North line of said Section 16 a distance of 600 feet to the West line of said Section 16, thence North along the West line of said Section 16 a distance of 600 feet to the point of beginning. All in Township 27 South, Range 2 East. AND

Zone Change from the "LC" Light Commercial District  
to the "E" Light Industrial District

A tract Beginning at the Southeast corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 21, Township 27 South, Range 2 East; thence North along the East line of said Section 21 to the Northeast corner of the NE $\frac{1}{4}$  of said Section 21, thence West along the North line of said Section 21 a distance of 174.5 feet; thence South parallel to the East line of said Section 21 a distance of 356 feet; thence West 144.65 feet; thence North 356 feet to the North line of said Section 21; thence West along the North line of said Section 21 to a point 1360 feet West of the Northeast corner of said Northeast Quarter of Section 21; thence South parallel with the East line of said Northeast Quarter of Section 21 a distance of 230 feet; thence East parallel with the North line of said Section 21 to a point 600 feet West of the East line of said Northeast quarter of Section 21; thence South parallel with the East line of said Northeast quarter of Section 21 a distance of 370 feet; thence East parallel with the North line of said Northeast Quarter of Section 21 to a point 250 feet West of the East line of said Northeast Quarter of Section 21; thence south parallel with the East line of said Northeast Quarter of Section 21 to a point on the South line of the Northeast Quarter of the Southeast Quarter of Section 21; thence East along said South line to the point of beginning. AND

A tract Beginning at the Southwest corner of the SW $\frac{1}{4}$  of Section 9, Township 27 South, Range 2 East; thence North along the West line of said Section 9 a distance of 600 feet; thence East parallel with the South line of said Section 9 a distance of 600 feet; thence South parallel with the West line of said Section 9 a distance of 600 feet to the South line of said Section 9; thence West along the South line of said Section 9 a distance of 600 feet to the point of beginning. A tract Beginning at the Northwest corner of the NW $\frac{1}{4}$  of Section 16, Township 27 South, Range 2 East; thence East along the North line of said Section 16 a distance of 600 feet; thence South parallel with the West line of said Section 16 a distance of 600 feet; thence West parallel with the North line of said Section 16 a distance of 600 feet to the West line of said Section 16; thence North along the west line of said Section 16 a distance of 600 feet to the point of beginning. AND

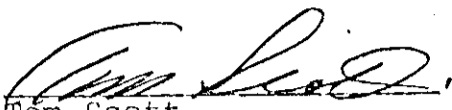
Zone Change from the "C" General Commercial District  
to the "E" Light Industrial District

Lots 1 to 19 odd and even inclusive and Lots 30 and 31, Block 6, Lots 1 to 32, odd and even inclusive Block 7, Lots 1 to 31 odd and even inclusive, Block 8, Lots 19 to 28 odd and even inclusive and Lots 38 to 46 odd and even inclusive, Block 9, all in Travel Air City, Sedgwick County, Kansas; Lots 1 to 28 odd and even inclusive and Lots 33, 34, 35 and 36, Block 5, and Lots 1 to 46 odd and even inclusive, Block 6, all in McClaren Addition to Travel Air City, Sedgwick County, Kansas; A tract in the SW $\frac{1}{4}$  of Section 16, Township 27 South, Range 2 East described as follows: Beginning at the Southwest corner of the SW $\frac{1}{4}$  of Section 16, Township 27 South, Range 2 East; thence East on the South line of said SW $\frac{1}{4}$  a distance of 544.5 feet; thence North parallel with the West line of said SW $\frac{1}{4}$  a distance of 528 feet; thence West a distance of 330 feet; thence South a distance of 297.0 feet, thence West a distance of 214.5 feet; thence South a distance of 231 feet to the point of beginning. All of the aforementioned property generally located in an area between Kellogg (U.S.54) and 21st Street North, and between Greenwich and Webb Roads.

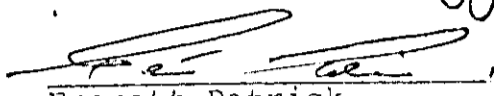
SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained in the Official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan 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 21 day of June, 1977.

  
Tom Scott, Chairman

  
Donald Gragg, Commissioner

  
Everett Patrick, Commissioner



  
Dorothy K. White, County Clerk  
*by Dorothy K. White, Deputy*  
(SEAL)

APPROVED AS TO FORM:

  
Theodore H. Hill, County Counselor