

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0472

CONSIDERED BY MAPC: 12-18-80

REQUEST FOR: "LC" to "E"

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To permit portable concrete mixing station/operation in conjunction with existing trailer, vehicle and equipment rental business."

GENERAL LOCATION: North side of 21st Street in an area west of Ridge Road.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of
December 18, 1980)

APPLICANT: Kansas Enterprises, Inc., et al, 1309 W. 31st St. South.

AGENT FOR APPLICANT: John Gist, PDS, Inc., 625 First National Bank Bldg.

PROTESTORS (LIST AGENT) IF ANY: Mrs. Weninger, 731 S. Lightner Dr.

SURROUNDING ZONING: North, East, South and West, "LC".

LAND USE: Existing, North, South and West, Trailer, vehicle & equipment rental; East, Undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved. Gardner moved, Bayouth seconded and it carried with a vote of 6 in favor (Gardner, Bayouth, Goebel, Savina, Lofton and Wright), and 1 opposed (Shook). Hennessy, Jones and Martens were absent.

30

ACTION: 1. Concur with the findings of act of the Metropolitan Area Planning Commission; approve the recommendation of the Metropolitan Area Planning Commission and adopt a Resolution establishing the zoning;
2. Take such action as the County Commission desires.

MAPS

none given Published in The Wichita Eagle-Beacon on Jan 19, 1981.

R. # 13-1981

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-0472

ZONE CHANGE from the "LC" Light Commercial District to the "E" Light Industrial District

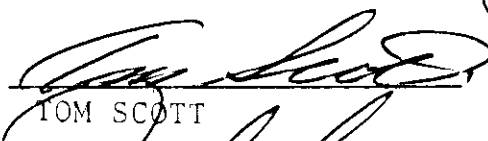
The South 185 feet of the North 435 feet of the East 75 feet of Lot 1, Block A, Richstreet Addition, Sedgwick County, Kansas. Generally located north of 21st Street in an area west of Ridge Road.

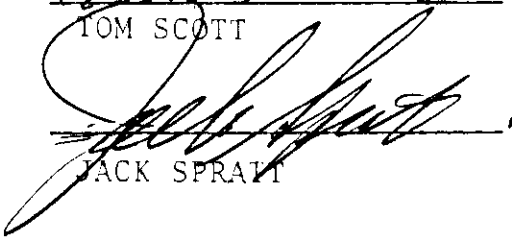
SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained in the Official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan 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 14th day of January, 1981


DONALD E. GRAGG Chairman


TOM SCOTT Commissioner


JACK SPRATT Commissioner

ATTEST:

Dorothy K. White
Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:

James W. Pattinson
James W. Pattinson, Assistant County Counselor

NOTE:
SCREENING WILL BE RELOCATED AND
EXTENDED AS NECESSARY TO THE NORTH
AS BUSINESS GROWTH WOULD REQUIRE.

AREA OF PROPOSED ZONE
CHANGE FROM "LO" TO "E"
- AT 105' -

6' HIGH SOLID
SCREENING

EXISTING BLDG.

STORAGE OF LARGE AND
SMALL EQUIPMENT

EXISTING
CONCRETE PILING
STATION

PROPOSED LOT
EXTENSION

DISPLAY AND STORAGE OF
SMALL EQUIPMENT NOT
EXCEEDING HEIGHT
OF 3'

6' HIGH CHAINLINK FENCE AND
3' WIDTH OF LOW SHRUBBERY

RIDGE ROAD

21 ST. S T. NO.

C.U.-197

650'

S.E. COR. SE. 1/4
SEC. 4-27-1W

OFFICE COPY
DO NOT REMOVE

REVISED SITE PLAN
SEE LETTERS DATED 11/12/80 & 12/5/80

RAB [Signature]
APPROVED 12-8-80
DATE

AAA RENT-ALL

conditional use / site plan

7422 W. 21st Street N.
Wichita, Kansas 67212
ph. no. 722-6332

PDS
INCORPORATED
PLANNING DEVELOPMENT SERVICES, INC.
625 First National Bank Bldg., Wichita, Kans 67202, USA/316-262-0451, Telex 417-375 PDS WIC

NORTH

SCALE IN FEET

0 25 50 150

Rev. 5-17-77 Rev. 11-5-80
Rev. 7-5-77