

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING
AND CONDITIONAL USE PERMIT

CASE NO. SCZ-0460 & CU-239 CONSIDERED BY MAPC: 8-28-80

REQUEST FOR: "R-1" to "AA" and Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To allow the construction of duplex dwellings."

GENERAL LOCATION: Northwest corner of Central and St. Andrews Drive.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of
August 28, 1980)

APPLICANT: Crestview Development Corp., 1355 St. Andrews Drive.

AGENT FOR APPLICANT: Mort Griffiths, Reiss & Goodness Engineers,
2150 W. 21st St.

PROTESTORS (LIST AGENT) IF ANY: Charles Reeves, 631 Preston Trail.

SURROUNDING ZONING: North, East and South, "R-1"; West, "R-1" & "AA".

LAND USE: Existing, East and South, Undeveloped; North, Single-family
& undeveloped; West, Single-family & two-family.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to platting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and the approval of the associated conditional use request subject to conditions as shown in the excerpt from Planning Commission minutes of August 28, 1980. Bayouth moved, Gardner seconded and it carried unanimously. Shook was absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the applications subject to recommended conditions of approval, adopt resolutions establishing the zone change and conditional use and instruct the Planning Department to withhold publication of the resolutions until the plat has been recorded with the Register of Deeds; or
2. Deny the applications.

R#184-1980

more given Published in The Wichita Beacon on Feb 1, 1982.

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-0460

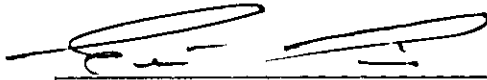
Zone Change from the "R-1" Suburban Residential District to the "AA" One Family Dwelling District

Beginning 298.19 feet East of the Southwest corner of the Southeast Quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, on the South line of said Southeast Quarter; thence N 1°11'13" W, 649.85 feet to the Northeast corner of Lot 1, Block A, Southern Village 2nd Addition; thence N 17°39'42" E, 111.89 feet; thence S 63°03'34" E, 73.38 feet; thence on a circular curve to the left having a radius of 232.03 feet and a central angle of 28°02'39" for an arc distance of 113.57 feet to a point on the West line of St. Andrews Drive; thence S 1°11'13" E, 694.0 feet to the South line of said Southeast Quarter; thence S 88°48'47" W, 210 feet to the point of beginning. All generally located at the northwest corner of Central and St. Andrews Drive.

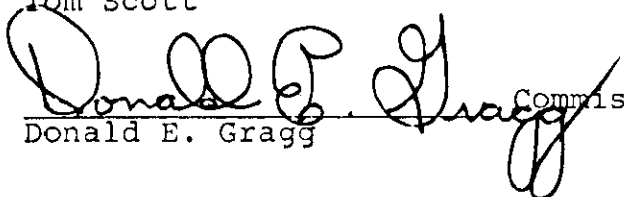
SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained in the Official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan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

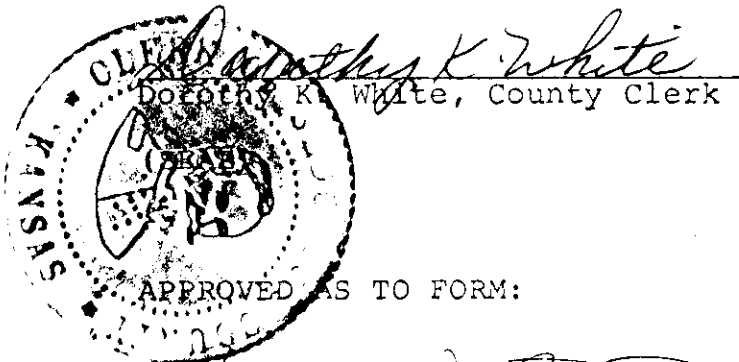
PASSED AND ADOPTED by the Board of County Commissioners at
Wichita, Kansas, this 24 day of September, 1980.

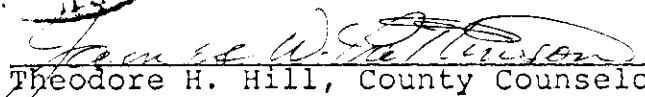
, Chairman
Everett Patrick

, Commissioner
Tom Scott

, Commissioner
Donald E. Gragg

ATTEST:




Theodore H. Hill, County Counselor