

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-17-82

Case No. SCZ-0502 Request: "R-1" to "AA"

Location: Northeast corner of Central and St. Andrews Drive.

Reason: To permit the construction of single-family homes and duplex dwellings in proposed Southcrest Addition.

Acres: 24.2 Size: 1100' x 1364' (Irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Golf Course	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	One & Two-family	"AA" & "R-1"

Necessary street rights-of-way to be acquired at the time of platting.

Platted: Being platted as Southcrest Addition.

History: None

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a change of zoning from "R-1" Suburban Residential to "AA" One-family for a tract of land approximately 24.2 acres in size located on a major street (Central) and located in the Crestview Improvement District.

In conjunction with this application, the applicant has submitted a Conditional Use request (CU-257) to enable the construction of a series of duplexes on approximately 10.1 acres of the area asking to be rezoned. Such a development is in keeping with the Planning Commission's general policy of looking with favor on higher density residential uses adjacent to major streets.

2. A recommendation of approval by the Planning Commission should be 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County Commissioners; or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds.

R # 206 - 1982

AQLA00300 Published in The Wichita Eagle-Beacon on 10-28-82.

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-0502

ZONE CHANGE from the "R-1 Suburban Residential District to the "AA" One-Family Dwelling District

A tract of land generally located in the southeast quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, said tract of land being more particularly described as follows:

From the southwest corner of said southeast quarter, thence easterly, on the south line of said southeast quarter, on an assumed bearing of N 88°48'47" E, a distance of 572.19 feet; thence N 01°11'13" W, 50.00 feet to the point of beginning; thence N 01°11'13" W, 698.00 feet along the east line of St. Andrews Drive; thence S 88°48'47" W, 64.00 feet; thence N 01°11'13" W, 137.00 feet; thence N 88°48'47" E, 271.01 feet; thence N 46°18'39" E, 313.77 feet; thence S 26°05'27" E, 541.44 feet; thence N 69°55'40" E, 685.99 feet; thence N 33°19'30" E, 87.00 feet; thence S 01°11'13" E, 849.69 feet; thence S 88°48'47" W, 1364.69 feet to the point of beginning. Generally located at the northeast corner of Central Avenue 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 21st day of July, 1982

Jack Spratt, Chairman
Jack Spratt

Tom Scott, Commissioner
Tom Scott

Donald E. Gragg, Commissioner
Donald E. Gragg



ATTEST:

Dorothy K. White by Judy Smith, Deputy
Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:

William D. Rustin
William D. Rustin, County Counselor