

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0541 - ZONE CHANGE FROM THE "R" RURAL RESIDENTIAL AND THE "R-1" SUBURBAN RESIDENTIAL DISTRICTS TO THE "E" LIGHT INDUSTRIAL DISTRICT, GENERALLY LOCATED ON THE NORTH SIDE OF 45TH STREET NORTH BETWEEN ROCK AND WEBB ROAD.

The MAPC recommends that the application be denied.  
(see minutes for full motion)

Gardner moved, Moore seconded and it carried unanimously.  
Chisholm was absent.

NOTE: A recommendation of denial by the Metropolitan Area Planning Commission or the Planning Commissions of the second and third class cities in Sedgwick County requires a unanimous vote of the County Commission in order to approve the application.

**ACTION:**

1. Approve the recommendation of the Metropolitan Area Planning Commission and the Bel Aire Planning Commission and deny the application; or
2. Adopt a resolution establishing the zone change, and instruct the Planning Department to withhold publication until such time as the property has been platted and the plat has been recorded.

DATA AND MINUTES

BAPC Hearing Date: 1-14-85  
MAPC Hearing Date: 1-24-85                      BCoC Hearing Date: 2-20-85

AREA DATA:

Acres: 25    Size: 1000' x 1300' (irregular)

Reason: For a concrete mix plant on approximately 12 acres of said described property.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Agriculture	"R" & "R-1"
North	Agriculture	"R" & "R-1"
East	Agriculture	"R" & "R-1"
South	One-family dwellings	"R-1"
West	Agriculture	"R-1"

History: None

Applicant: Jack Claves, et al., 600 One-Twenty Building, Wichita 67202

Protestors: Robert F. Adams, 4341 N. Linden Dr.; John Ballard, City of Bel Aire, 4343 N. Woodlawn; John J. Deenihan, 9525 E. 45th st. No.

January 25, 1985

Jerry D. Bogle, Attorney  
923 First National Bank Building  
Wichita, Kansas 67202

Re: SCZ-0541 - "R" & "R-1" to "E"

Dear Mr. Bogle:

At its regular meeting of January 24, 1985, the Metropolitan Area Planning Commission considered the above-captioned zone change request. The action of the Commission was to recommend that the application not be approved.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, February 20, 1985 in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Ron Worley, County Zoning Officer  
Jack Claves, 600 One-Twenty Building, Wichita 67202  
Ken Castleman, Manager, Dolese Brothers Co., 826 E. Central, Wichita 67202  
Jim Jackson, Reiss & Goodness Engineers, 2160 W. 21st Street, Wichita 67203  
John Ballard, Chairman, Planning & Zoning Commission, City of Bel Aire,  
4343 North Woodlawn, Bel Aire, Ks. 67220  
John J. Deenihan, 9525 East 45th Street North, Wichita 67226  
Robert F. Adams, 4341 North Linden Drive, Wichita 67226