

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERSREQUEST FOR ZONING

SCZ-0578 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL DISTRICT TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED NORTH OF K-42 HIGHWAY ON BOTH SIDES OF MAIZE ROAD.

The MAPC recommends that the application be approved.

(see minutes for full motion)

Gardner moved, Parsons seconded and it carried unanimously. Conlee was not present. Banzer was absent. One vacancy.

ACTION:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject to the condition of platting; adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication until the plat has been recorded with the Register of Deeds; or
2. Adopt findings and deny the application.

DATA AND MINUTES

MAPC Hearing Date: 1-22-87 Approve

BCoC Hearing Date: 2-18-87

COMMISSION DISTRICT #2

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
Application Area	Agriculture	"R-1"	29.5 acres
North	Agriculture	"R-1"	
South	Highway & Railroad; truck & farm equipment sales	"E"	
East	Agriculture; truck & farm equipment sales	"R-1" & "E"	
West	Agriculture	"R-1"	

History: None.

Applicant: John Dugan, R.R #1, Box 37, Clearwater, KS 67026

Protestors: None.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 10, 1989

Mr. Lowell High
1542 S. St. Francis
Wichita, KS 67211

Re: SCZ-0578 - "R-1" to "E" - North side of K-42 on both sides
of Maize Road (Associated with S/D 86-114 Dugan Industrial
Third Addition).

Dear Lowell:

On February 23, 1987, I wrote John Dugan a letter which stated that the above-referenced case had been approved by the County Commission subject to recording a plat of the property by February 18, 1988, or the case would be considered denied and closed. You were sent a copy of that letter (another copy is enclosed for your reference). The letter stated that it would be our only letter advising of the platting deadline.

My notes in the file indicated that I called you on December 30, 1987, to remind you of the approaching deadline and that you said everything was finished except the tracing, which you needed to get signed and turned in. That never happened, nor was an extension of the platting time requested; therefore, when February 18, 1988, came and went with no plat getting recorded, the zone case file was marked "denied and closed" in accordance with the action of the County Commission on February 18, 1987.

I have recently learned that you have been in contact with the subdivision planners in our department about completing the plat. This letter is to advise you and Mr. Dugan that the property is still zoned "R-1" and a new rezoning application and public hearing will be required if industrial zoning is still desired for this property.

If you have any questions about this matter, you may call me at 268-4421.

Sincerely,

Louise Olivarez
Principal Planner

LO:jcm

cc: John Dugan
R. R. 1, Box 37
Clearwater, KS 67026