

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

SCZ-0556 - ZONE CHANGE FROM "R" RURAL RESIDENTIAL DISTRICT AND "R-1" SUBURBAN RESIDENTIAL DISTRICT TO "F" HEAVY INDUSTRIAL DISTRICT. GENERALLY LOCATED ON THE SOUTH SIDE OF 55TH STREET SOUTH IN AN AREA BETWEEN HOOVER AND RIDGE ROAD.

The Planning Commission recommends that the application be approved.
(see minutes for full motion)

Bayouth moved, Peters seconded and it carried with a vote of 9 in favor (Bayouth, Peters, Banzer, Conlee, Crockett, Goebel, Miles, Moore and Wilson) and 1 opposed (Gardner).

- 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

HCPC Hearing Date: 12-12-85 - Approve
MAPC Hearing Date: 01-09-86 - Approve

BCoC Hearing Date: 02-05-86

COMMISSION DISTRICT #3

AREA DATA:

Acres: 37

Size: 800' x 1600' (irregular)

Reason: For future industrial development and to match the zoning of the surrounding property.

	<u>Land Use</u>	<u>Zoning</u>
Application Area	Agriculture	"R", "R-1"
North	K, G & E electric plant	"R-1", "E"
South	Grain storage	"E"
East	One-family dwellings, grain storage	"R-1", "E"
West	Agriculture, water detention ponds	"R", "R-1"; "F" when platted

History: NONE.

Applicant: City of Clearwater, c/o Builders, Inc. P. O. Box 18128, Wichita, KS 67218

Protestors: None.

Published in The Daily Reporter on 2/23/90, ~~1986~~

RESOLUTION NO. R#18-1986

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 17.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984.

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 17.C of the Zoning Regulations, the zoning district of the lands legally described are hereby changed as follows:

CASE NO. SCZ-0556

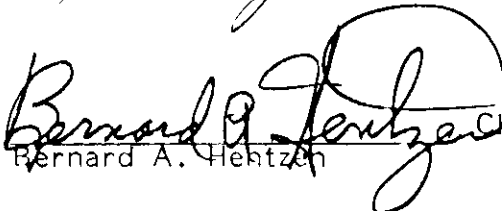
Zone Change from the "R" Rural Residential District
and the "R-1" Suburban Residential District
to the "F" Heavy Industrial District

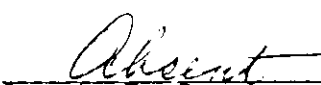
That part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27, Township 28 South, Range 1 West of the 6th P.M., lying Northwesterly of a 30-foot road adjacent to the Missouri Pacific Railroad Right-of-Way, except the North 540 feet of the West 965 feet thereof, and except a tract beginning 2164.67 feet South of the Northwest Corner of the NE $\frac{1}{4}$; thence South to the North line of a 30-foot road adjacent to said railroad R.O.W.; thence Northeasterly along the Westerly line of said road to a point 229.71 feet East of the point of beginning; thence West to the point of beginning.
Generally located on the South side of 55th Street South
in an area between Hoover Road and 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 5th day of February, 1986.

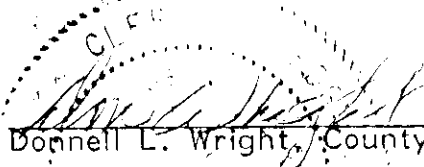

Bernard A. Heintzen, Chairman


Donald E. Cragg, Commissioner


Tom Scott, Commissioner

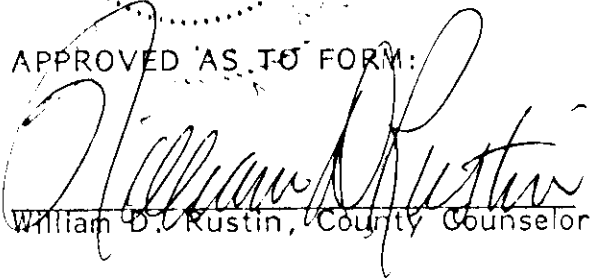
Sent to be published 2/21/90
FEN

ATTEST:


Donnell L. Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:


William D. Rustin, County Counselor