

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0613 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED ON THE EAST SIDE OF 143RD ST. E., APPROXIMATELY 1/3-MILE SOUTH OF THE KANSAS TURNPIKE.

The MAPC recommends that the application be approved, subject to conditions (see minutes for full motion).

GARDNER moved, PARSONS seconded, and it carried unanimously.

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: 8/3/89

BCoC Hearing Date: 8/30/89

COMMISSION DISTRICT # 1

ADJACENT ZONING AND LAND USE:

NORTH	"R-1"	Undeveloped/single-family dwellings/barns
SOUTH	"R-1"	Single-family dwellings
EAST	"R-1"	Undeveloped/sewage lagoon for Shadybrook Farms Addition
WEST	"R-1"	Undeveloped

Applicants: Janice G. Siefkes, 366 N. Rock Rd., 67206
Mid-Kansas Engineering Consultants (agent), 3500 N. Rock Rd., Bldg. 800, 67226

Protestors: Dick Kraut, 13 Swallow, Wichita, KS 67230
Janet Clifton, 9 Swallow, Wichita, KS 67230
Nicole Ryan, 7 Swallow, Wichita, KS 67230
Janet Boisseau, 5 Sagebrush, Wichita, KS 67230
Kent Weixelman, 122 Cardinal Lane, Wichita, KS 67230
Marilyn Gustafson, 222 Hillsdale, Wichita, KS 67230
John Litch, 123 Cardinal Lane, Wichita, KS 67230

NOTE: Valid protest petitions have been received from 42.8% of the property owners within 1,000 feet of the application area. This percentage of protest requires a unanimous vote by the Board of County Commissioners in order to approve the case.

R#262-1989

K#262-1787

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R E S O L U T I O N N O . 2 6 2 - 1 9 8 9

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, AND SUBSEQUENTLY AMENDED.

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 below are hereby changed as follows:

CASE NO. SCZ-0613

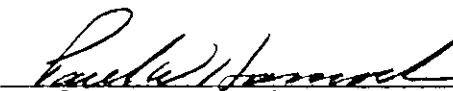
Zone change from "R-1" Rural Residential District to "AA" One-Family Dwelling District

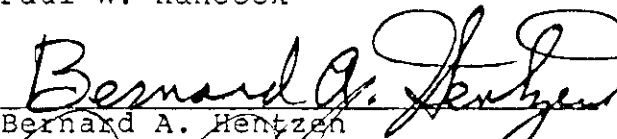
Beginning at a point on the south line and 50.00 feet east of the southwest corner of the Northwest Quarter, Section 24, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence N 0°11'00" E, 940.18 feet parallel with the west line of said Northwest Quarter; thence S 89°49'00" E, 434.76 feet; thence S 69°54'26" E, 908.55 feet; thence S 00°05'34" W, 628.75 feet to a point on the south line of said Northwest Quarter; thence N 89°54'26" W, 1,290.00 feet along said south line to the point of beginning. Generally located on the east side of 143rd St. E. in an area south of the Kansas Turnpike.

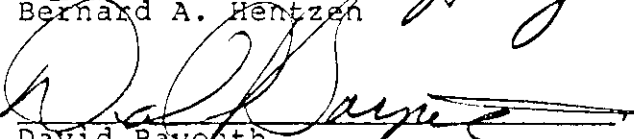
SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

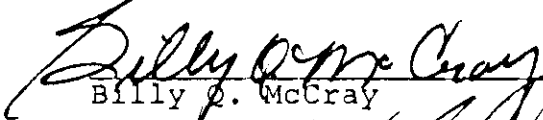
SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official county paper.

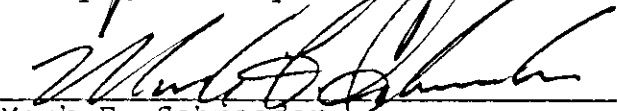
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 30th day of August, 1989.


Paul W. Hancock, Chairman


Bernard A. Hentzen, Chairman pro tem


David Bayouth, Commissioner


Billy G. McCray, Commissioner


Mark F. Schroeder, Commissioner

Sent to be published 9/11/90

ATTES



Don Wright
Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Henry H. Blase

Henry H. Blase, County Counselor