

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERSREQUEST FOR ZONE CHANGESCZ-0600 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL DISTRICT TO  
THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED ON THE SOUTHEAST CORNER OF  
K-42 AND MACARTHUR ROAD.

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

FAIRBANKS moved, MILES 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.

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DATA AND MINUTES

MAPC Hearing Date: 2/2/89

BCoC Hearing Date: 3/1/89

COMMISSION DISTRICT # 3

ADJACENT ZONING AND LAND USE:

|       |             |                              |
|-------|-------------|------------------------------|
| NORTH | "E"         | Industrial building          |
| SOUTH | "R-1" & "E" | Railroad right-of-way        |
| EAST  | "R-1" & "E" | Undeveloped/agricultural use |
| WEST  | "R-1"       | Undeveloped/agricultural use |

Applicant: George W. Coleman, Jr., 736 Crestline, Wichita, 67212

Protestors: None.  
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K#337-1989

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Published in The Daily Reporter on

1/25/90, 1989

RESOLUTION NO. 337

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:

Zone Case No. SCZ-0600  
Zone change from the "R-1" Suburban  
Residential District to the  
"E" Light Industrial District

A tract of land lying within the Northeast Quarter of Section 18, Township 28 South, Range 1 West of the 6th P.M. commencing at the northwest corner of said Northeast Quarter; thence south 261.79 feet on an assumed bearing of S 50°46'10" W along the west line of said Northeast Quarter to the southeasterly right-of-way line of State Highway K-42; thence 100.00 feet on a bearing of N 55°15'35" E along said highway right-of-way line to the point of beginning; thence 251.78 feet on a bearing of N 55°15'35" E along said highway right-of-way line; thence 189.65 feet on a bearing of N 90° E parallel with and 60 feet south of the north line of said Northeast Quarter to the northwesterly right-of-way line of the Atchison, Topeka & Santa Fe Railroad, said right-of-way line being parallel with and 58.5 feet northwesterly from the centerline of the existing railroad tracks; thence 407.76 feet on a bearing of S 56°25'45" W along said railroad right-of-way; thence 97.42 feet on a bearing of N 34°44'25" W to the point of beginning (Now platted as Lot 1, Coleman Addition, Sedgwick County, Kansas). Generally located at the southeast corner of K-42 and MacArthur.

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.

SECTION IV. Resolution No. 70-1989 is hereby rescinded in its entirety.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 22d day of November, 1989.

SENT to be published 12/1/89

copy sent to be published 12/1/89

FEN

Paul W. Hancock, Chairman  
Paul W. Hancock

Bernard A. Bentzen, Chairman pro tem  
Bernard A. Bentzen

David Bayouth, Commissioner  
David Bayouth

Billy Q. McCreary, Commissioner  
Billy Q. McCreary

Mark F. Schroeder, Commissioner  
Mark F. Schroeder

ATTEST:

for Don Wright, County Clerk  
(SEAL)

APPROVED AS TO FORM:

Henry H. Blase  
Henry H. Blase, County Counselor

State of Kansas  
County of Sedgwick  
I, County Clerk of said County, do hereby  
certify this to be a true and correct copy of the  
original instrument which is on file or of record  
in my office.  
Done this 24th day of November, 1989  
DON WRIGHT, County Clerk  
By Patricia L. Waverly, Deputy