

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0660 - REQUEST FOR ZONE CHANGE FROM THE "E" LIGHT INDUSTRIAL DISTRICT TO THE "R-1" SUBURBAN RESIDENTIAL DISTRICT, LOCATED ONE-HALF MILE NORTH OF 21ST STREET AT THE INTERSECTION OF NORTH SHORE BOULEVARD AND THE MISSOURI PACIFIC RAILROAD.

The MAPC recommends that the application be approved, subject to platting. Goebel moved, Osborne-Howes seconded and it carried with a vote of 12 in favor (Goebel, Osborne-Howes, Frye, Haggard, Lopez, Johnson, McKay, Miner, Phillips, Polczynski, Sherman and Winkler) and 1 opposed (Ross). Roberts was absent.

(See minutes for full motion).

- 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. Return to the Planning Commission for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first reading).

DATA AND MINUTES

MAPC Hearing Date: 12-02-93 Approve **BCoC Hearing Date:** 12-29-93

COMMISSION DISTRICT #3

ADJACENT ZONING AND LAND USE:

NORTH	"R-1"	Sandpit (CU-5), single family residence
SOUTH	"R-1"	Sandpit (CU-212, CU-224)
EAST	"R-1"	Sandpit (CU-43)
WEST	"E"	Sandpit and associated industrial uses

Applicant: Grandview, Inc., 8100 E. 22nd St. No., Building 1000, Wichita, 67226
Protestors: None.

RESOLUTION NO. _____

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 7.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-0660

Zone change request from "E" Light Industrial District to the "R-1" Suburban Residential District

A tract of land in the NE1/4 of Section 3, Township 27 South, Range 1 West of the 6th P.M. described as follows: Beginning at the point of intersection of the west line of said NE1/4 with the northerly right-of-way of the Kansas Southwestern Railroad (formerly the Missouri Pacific Railroad), 192.74 feet north of the SW corner of said NE1/4; thence bearing N0°03'54"E along said west line a distance of 907.26 feet; thence bearing N89°47'30"E a distance of 735.00 feet; thence bearing S0°03'54"W a distance of 977.04 feet; thence bearing N89°52'02"W a distance of 680.97 feet to a point in the northerly right-of-way of the Kansas Southwestern Railroad; thence along said right-of-way bearing N39°27'49"W a distance of 84.88 feet to the point of beginning. Containing 16.4082 acres more or less. AND, a tract of land in the NW1/4 of Section 3, Township 27 South, Range 1 West of the 6th P.M. described as follows: Beginning at the point of intersection of the east line of said NW1/4 with the northerly right-of-way line of the Kansas Southwestern Railroad

(formerly the Missouri Pacific Railroad), 192.74 feet north of the SE corner of said NW1/4; thence bearing N0°03'54"E along said east line a distance of 1672.26 feet; thence bearing S89°47'30"W a distance of 500.00 feet; thence bearing S0°03'54"W a distance of 550.00 feet; thence bearing S25°56'06"E a distance of 410.72 feet; thence bearing S0°03'54"W a distance of 158.73 feet; thence bearing S50°32'11"W a distance of 130.00 feet to a point in the northerly right-of-way line of the Kansas Southwestern Railroad; thence along said right-of-way bearing S39°27'49"E a distance of 660.23 feet to the point of beginning. Containing 14.1262 acres more or less. Generally located 1/2 mile north of 21st Street at North Shore Boulevard and the Missouri Pacific Railroad.

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.

Commissioners present and voting were:

BETSY GWIN	_____
PAUL W. HANCOCK	_____
THOMAS G. WINTERS	_____
ANDREW L. BIAS	_____
MARK F. SCHROEDER	_____

DATED this _____ day of _____, 1993.