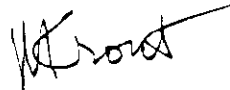


RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0685 - Zone change request from the "R"
Rural Residential District to the "R-1" Suburban
Residential District, located 1/4 mile west of Rock
Road on the north side of 63rd Street South.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: April 19, 1995.

COMMISSION DISTRICT #5

MAPC Recommendation: Approve, subject to platting within one year (12-0).

Derby Recommendation: Approve, subject to platting within one year (8-0).

Staff Recommendation: Approve, subject to platting within one year.

Background/Discussion: On March 23, 1995, the MAPC considered a zone change from the 'R' Rural Residential District to the 'R-1' Suburban Residential District for 10 acres located 1/4 mile west of Rock Road on the north side of 63rd Street South. This site is located less than 1/4 mile from the Derby City Limits and is within Derby's zoning area of influence and subdivision jurisdiction.

The applicant proposes to develop a church on the subject property, which is first permitted by right in the 'R-1' District. This general area is characterized by a mixture of agricultural uses and suburban residential homes, with a suburban residential subdivision located directly to the west. This site is located just north of Derby's anticipated urban growth area as identified by the Wichita-Sedgwick County Comprehensive Plan.

- Recommended 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.

Case No. SCZ-0685
Page 2

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

Applicants: Lowell L. & Aileen Anderson, 5909 S. Rock Rd., Derby, KS 67037-9232.

Protestors: None.

R# 87-1995

Published in The Daily Reporter on FEB 23, 1996, 1995

RESOLUTION NO. 87-1995

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-0685

Zone change request from the "R" Rural Residential District to the "R-1" Suburban Residential District

The West ten acres of the Southeast Quarter of the Southeast Quarter of Section Thirty, Township Twenty-eight South, Range Two East, of the Sixth Principal Meridian, Sedgwick County, Kansas. Generally located 1/4 mile west of Rock Road on the north side of 63rd Street South.

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.

Copy sent to
Sedgwick County Planning
Dept. to City Clerk for
recording on 2/23/96

Commissioners present and voting were:

PAUL W. HANCOCK
THOMAS G. WINTERS
MELODY C. MILLER
MARK F. SCHROEDER
BETSY GWIN

Aye
Aye
Aye
Aye
Aye

DATED this 19th day of April, 1995.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS



ATTEST:

Mark F. Schroeder
MARK F. SCHROEDER, Chairman

Thomas G. Winters
THOMAS G. WINTERS, Chairman Pro Tem

Susan Crockett-Spoon
SUSAN CROCKETT-SPOON
County Clerk

Betsy Gwin
BETSY GWIN, Commissioner

APPROVED AS TO FORM ONLY:

Paul W. Hancock
PAUL W. HANCOCK, Commissioner

Lucia Benson
County Counselor/Assistant

Melody C. Miller
MELODY C. MILLER, Commissioner