

RESOLUTION NO. 299-1989

A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT FOR A CONCRETE GARDEN ORNAMENT MANUFACTURING BUSINESS 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, a conditional use permit for a concrete garden ornament manufacturing business on property zoned "C" General Commercial District is hereby approved on lands legally described as follows:

CASE NO. CU-322

Beginning at a point 30 ft. north and 515 ft. east of the southwest corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Thence north 216.715 feet; thence east 100 feet; thence south 216.715 feet; thence west 100 feet to the place of beginning. Generally located on the north side of Chamberlain Street between Hoyt Street and Webb Road.

subject to the following conditions:

- A. Uses shall be limited to the manufacturing of concrete garden ornaments, e.g., birdbaths, stepping stones, splash blocks, etc.
- B. All outside storage shall be confined to the general area shown for such use on the approved site plan for the conditional use.
- C. The loading of vehicles with the concrete garden accessories shall be conducted only between 9:00 a.m. and 6:00 p.m. Loading of vehicles shall be confined to the area depicted on the approved site plan as being for truck parking and loading.
- D. The use of outside lighting in connection with the business engaged in producing the concrete garden accessories is prohibited.
- E. Fencing shall be installed and maintained on the property at the locations depicted on the approved site plan dated September 15, 1989. This site plan requires a 6-foot solid fence to be installed along the application area's north line and along those portions of the east and west lines of the site which are north of the front wall of the residential structure on the subject tract. The plan also requires the installation of an 8-foot solid fence from the southeast corner of the existing carport to the east line of the site. A 6-foot solid fence shall be maintained from the southwest corner of the residential structure to the west line of the application area.
- F. The maximum number of persons who may work at the business at any one time shall not exceed 3.

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G. Any violation of these conditions shall declare the conditional use permit null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such conditional use 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 11th day of October, 1989.

Paul W. Hancock, Chairman  
Paul W. Hancock

Bernard A. Hentzen Chairman pro tem  
Bernard A. Hentzen

David Bayouth, Commissioner  
David Bayouth

Billy Q. McCray, Commissioner  
Billy Q. McCray

Mark F. Schroeder, Commissioner  
Mark F. Schroeder



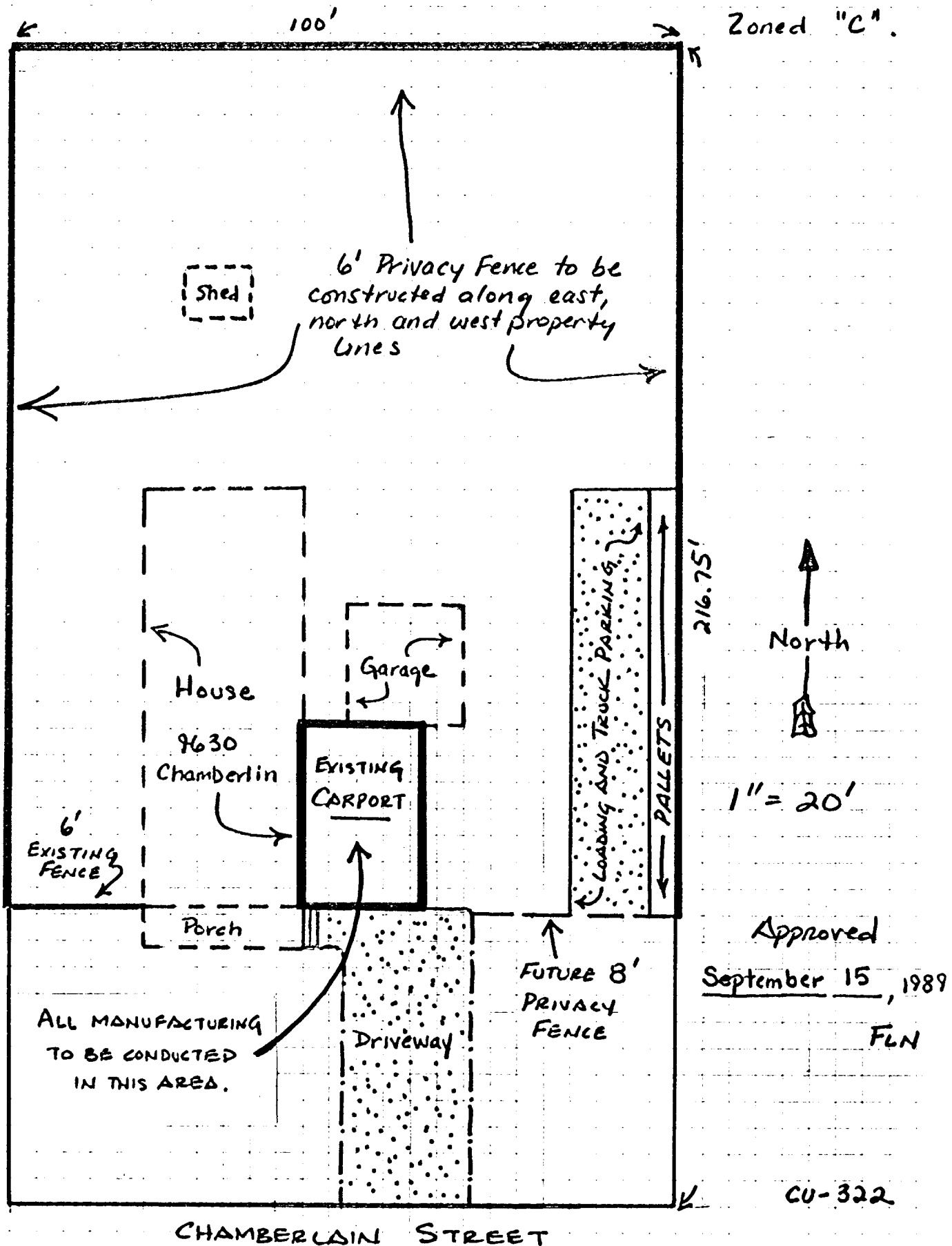
Don Wright  
Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Henry H. Blase  
Henry H. Blase, County Counselor

Conditional Use Permit SITE PLAN - Concrete Garden Ornament  
Manufacturing Business on Property,  
Zoned "C".



September 14, 1989

AMENDED STAFF REPORT

CASE NUMBER: SCZ-0611 (amended) and CU-322

OWNER/APPLICANT/AGENT: Irby C. Phelps (owner/applicant)  
Earl Vandenberg (agent)

REQUEST: Zone change to the "C" General Commercial District and associated conditional use permit for a concrete garden ornament manufacturing business.

CURRENT ZONING: "R-1" Suburban Residential District

SITE SIZE: 21,671 sq. ft. (216.7 ft. x 100 ft.)

LOCATION: On the north side of Chamberlain, in an area east of Webb Road.

PROPOSED USE: The applicant wants to continue constructing birdbaths and patio stepping stones/splash blocks on the property.

