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RESOLUTION NO. 308

CASE NO. CU-300

A RESOLUTION TO ESTABLISH A BOAT AND MOTOR SALES BUSINESS IN THE "C" COMMERCIAL DISTRICT ON 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.

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 boat and motor sales business on property zoned "C" Commercial District is hereby approved on lands legally described as follows:

A tract in the SE $\frac{1}{4}$ of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 231.7 feet west of the southeast corner of said SE $\frac{1}{4}$; thence north 282 feet; thence west 253.3 feet; thence south 282 feet to the south line of said SE $\frac{1}{4}$; thence east on the south line of said SE $\frac{1}{4}$ to point of beginning, except existing road right of way. Generally located on the north side of Central in an area west of Greenwich Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Approval of "C" zoning (SCZ-0575) and platting of the property within one year;
2. All repair of boats and accessory equipment shall be conducted wholly within a building;
3. Adequate number of parking spaces shall be provided as specified in the zoning regulations;
4. All driveways, parking lots, loading areas and outdoor display areas shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing and shall be maintained in good condition and free of all weeds, dust, trash and other debris.

SECTION II. That upon the taking effect of this Resolution, the notation of such conditional use approval 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 Commission.

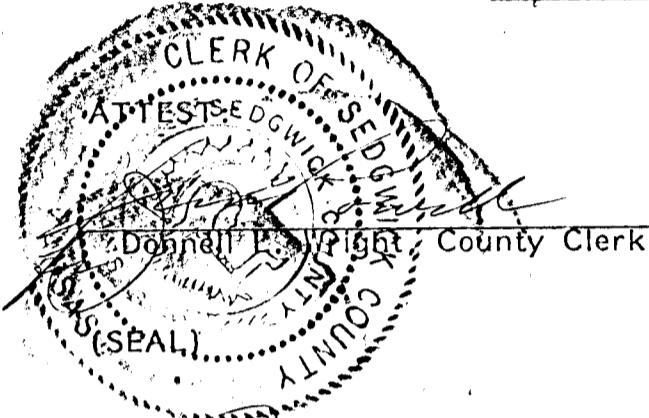
SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners at
Wichita, Kansas, this 17th day of December, 1986.

Bernard A. Hentzen Chairman
Bernard A. Hentzen

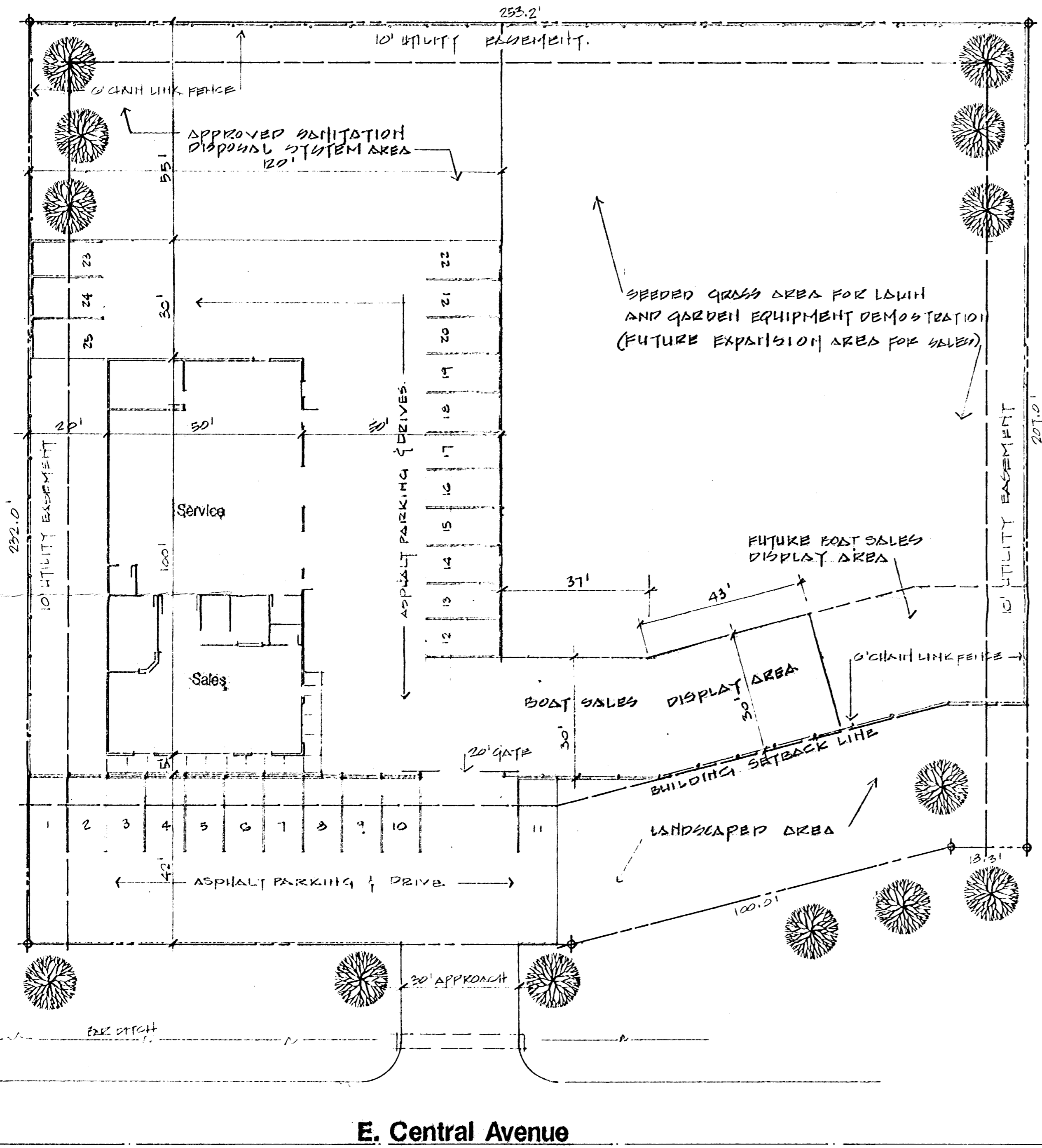
Donald E. Gragg, Commissioner
Donald E. Gragg

Tom Scott, Commissioner
Tom Scott



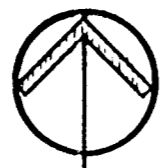
APPROVED AS TO FORM:

William D. Rustin
William D. Rustin, County Counselor



LEGAL DESCRIPTION: A TRACT IN SE 1/4 OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 EAST OF THE 6TH PM MERIDIAN, AS DESCRIBED AND BOUNDING AT A POINT 25.11' N OF THE SW CORNER OF SAID SE 1/4, THENCE N 28° 15' 00" W 258.5' THENCE S 88° 10' 00" W 100.01' TO THE S LINE OF SAID SE 1/4, THENCE E ON THE S LINE OF SAID SE 1/4 TO POINT OF BEGINNING, EXCEPT EXIST' ROAD R.O.W.

E. Central Avenue



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING AND
CONDITIONAL USE PERMIT

SCZ-0575 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL DISTRICT TO
THE "C" COMMERCIAL DISTRICT, AND

CU-300 - REQUEST FOR CONDITIONAL USE PERMIT TO ESTABLISH A BOAT
AND MOTOR SALES BUSINESS ON PROPERTY TO BE ZONED THE "C" COMMERCIAL
DISTRICT, GENERALLY LOCATED ON THE NORTH SIDE OF CENTRAL IN AN AREA
WEST OF GREENWICH ROAD.

The MAPC recommends that the applications be approved.
(see minutes for full motion)

Gardner moved, Bayouth seconded and it carried unanimously. Banzer was absent.

ACTION:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and the conditional use subject to the recommended conditions; adopt resolutions authorizing the zone change and the conditional use and instruct the Planning Department to withhold publication until a plat of this property has been recorded with the Register of Deeds; or
2. Adopt findings and deny the applications.

DATA AND MINUTES

MAPC Hearing Date: 11-24-86 Approve BCoC Hearing Date: 12-17-86

COMMISSION DISTRICT #1

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
Application Area	Single-family house	"LC"	1.6 acre
North	Undeveloped	"LC"	
South	Single-family house & Beech Aircraft facilities	"LC" & "E"	
East	Convenience store	"LC"	
West	Single-family house	"LC"	

History: None.

Applicant: Homer Miller, 3437 Kinkaid Court, Wichita, KS 67218 (contract purchaser)

Protestors: None.
