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R E S O L U T I O N

CASE NO. CU-266

R# 392-1983

A RESOLUTION PERMITTING THE ESTABLISHMENT OF TWO-FAMILY DWELLINGS IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 5.A.10.j AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS 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 5.A.10.j, and Section 11.E of the Zoning Resolution, a Conditional Use Permit to allow the establishment of Two-family Dwellings in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Lots 1, 2, and 13 through 17, Block 1; the North 125 feet of Lots 1 and 2, Block 2; and Lots 1 through 7, Block 4; all in Crestview Country Club Estates, Bridgewood Addition, Sedgwick County, Kansas. Generally located at the northwest corner of 13th Street North and 127th Street East.

SUBJECT TO THE FOLLOWING:

- a. The approval of a zone change from "R-1" to "AA" (SCZ-0528) by the Board of County Commissioners and subject to not more than one duplex being placed on a platted lot.

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 Department.

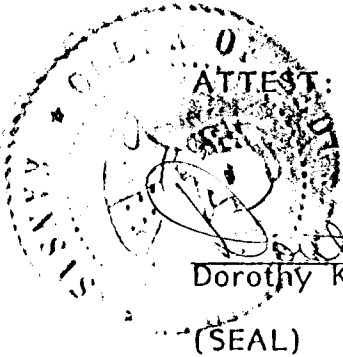
SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners at
Wichita, Kansas, this 14th day of December, 1983.

Jack Spratt, Chairman
Jack Spratt

Donald E. Gragg, Commissioner
Donald E. Gragg

Tom Scott, Commissioner
Tom Scott



Dorothy K. White, County Clerk
Dorothy K. White, County Clerk

Approved as to form by County Counselor

William D. Rustin
William D. Rustin, County Counselor

CRESTVIEW

1

RESERVE 4

DR.

10

CASTLEWOOD CIRCLE

TALLOWOOD

5

13

CASTLEWOOD COURT

9

2

17

RESERVE 4

6

DR.

CASTLEWOOD COURT

4

3

RESERVE 4

CLUB

4

8

7

ESTATES

DR.

DR.

WOODRIDGE COURT

WOODRIDGE

15

4

5

11

BRIDGEWOOD

6

9

DR.

EDGEWOOD

6

8

15

ADDITION

71

EDGEWOOD CIRCLE

4

DAVIN LANE

26

22

13TH ST.

127TH ST. EAST

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

CU-266 - CONDITIONAL USE PERMIT TO ESTABLISH TWO-FAMILY DWELLINGS.
GENERALLY LOCATED AT THE NORTHWEST CORNER OF 13TH STREET AND
127TH STREET EAST.

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

Hansen moved, Moore seconded and it carried unanimously.
Banzer and Chisholm were absent.

ACTION:

1. Approve the application as recommended by the Metropolitan Area Planning Commission subject to the recommended conditions of approval and adopt a resolution establishing the conditional use, and instruct the Planning Department to withhold publication until all conditions of approval have been complied with; or
2. Deny the application.

DATA AND MINUTES

MAPC Hearing Date: 11-17-83

BCoC Hearing Date: 12-14-83

AREA DATA:

Acres: CU-266

8.0

Size: N/A

Reason: Due to the extremely high specials the current lots are unsaleable - rezoning to AA and concurrent replatting into smaller lots through a companion BZA and conditional use case will enable us to reduce specials by approximately 40% and target a larger market with competitive special assessments.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Railroad & Undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Cemetary	"R-1"

History: SCZ-0448 "LC" to "R-1" 12-20-79 MAPC Approve
1-16-80 BCoC Approve

Applicant: H. C. Properties, 1152 S. Clifton, Wichita 67218

Protestors: None.
