



Wichita-Sedgwick County Metropolitan Area Planning Department

CORRECTED

December 21, 2011

Walter F. Southards Jr. & Janet J. Southards
3900 Rio Grande
Valley Center, KS, 67147

RE: ZON2011-00033 – Zone change from SF-20 Single-Family Residential (“SF-5”) to LI, Limited Industrial (“LI”) with Protective Overlay #260; generally located midway between 61st and 69th Streets North on the west side of Meridian Avenue.

Mr. & Mrs. Southards:

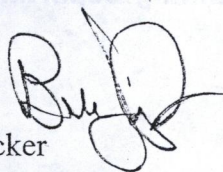
At its regular meeting on **December 21, 2011**, the Sedgwick County Commission considered the above captioned request. The action of the Commission was to **APPROVE** the requested LI Limited Industrial zoning with the following provisions of Protective Overlay #260:

1. The following uses are permitted: welding or machine shop, limited and general manufacturing, warehousing, whole sale business services, limited and general printing and copying, general retail, construction sales and service/general contractor’s yard and nurseries and garden centers.
2. The subject property must be platted within a year of approval by the governing body.
3. All buildings/structures must meet County Codes and permitting requirements.
4. All parking areas, storage areas, drives and access through the site will be surfaced per the standards of Sedgwick County.
5. No outside speakers/amplification.
6. All trash dumpsters and loading dock areas will have solid screening around them.
7. Pole lights up to 20-foot tall (including the base) are allowed. Light poles shall be of the same color and design and shall have cut-off fixtures which direct light away from any abutting or adjacent properties that are in a residential zoning district. All lights on buildings will be directed down and away from residential development.
8. A 35-foot setback shall be required along the perimeter of the subject site. No trash receptacles, parking, lighting, outdoor storage or any structure will be allowed in the setbacks. The setbacks will be shown on the Protective Overlay drawing.
9. The site will be developed as shown on an approved site plan.
10. If the Zoning Administrator finds that there is a violation of any of the provisions of the Protective Overlay, the Zoning Administrator, in addition to enforcing the other remedies

10. If the Zoning Administrator finds that there is a violation of any of the provisions of the Protective Overlay, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the zoning is null and void.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Bill Longnecker
Senior Planner
Current Plans Division

WL:mc

Copies to: Richard Ranzau, BoCC #4, Mail Stop, County Room 320
Robert Parnacott, County Law, Mail Stop, County Room 359
Jim Weber, County Public Works, 1144 S Seneca, Wichita, KS, 67213
Bud Lett, County Code Enforcement, 1144 S Seneca, Wichita, KS, 67213
Valley Center City Hall, c/o Warren Utecht, 116 South Park, PO Box 188, Valley Center, KS, 67147
Park Township, c/o Richard McClure, 5500 N Maize Road, Maize, KS, 67101

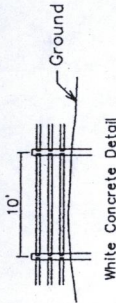
Approved Dec 23 2020
 ZON 2011-33
 H. Morgan

SITE PLAN Option A

DURR ENGINEERING,
 SURVEYING, PLANNING, & DEVELOPMENT
 525 HOWARD STREET
 HUTCHINSON, KS 67501
 PHONE: 620-663-9613

LEGEND

- △ SECTION CORNER FOUND
- PROPERTY CORNER FOUND



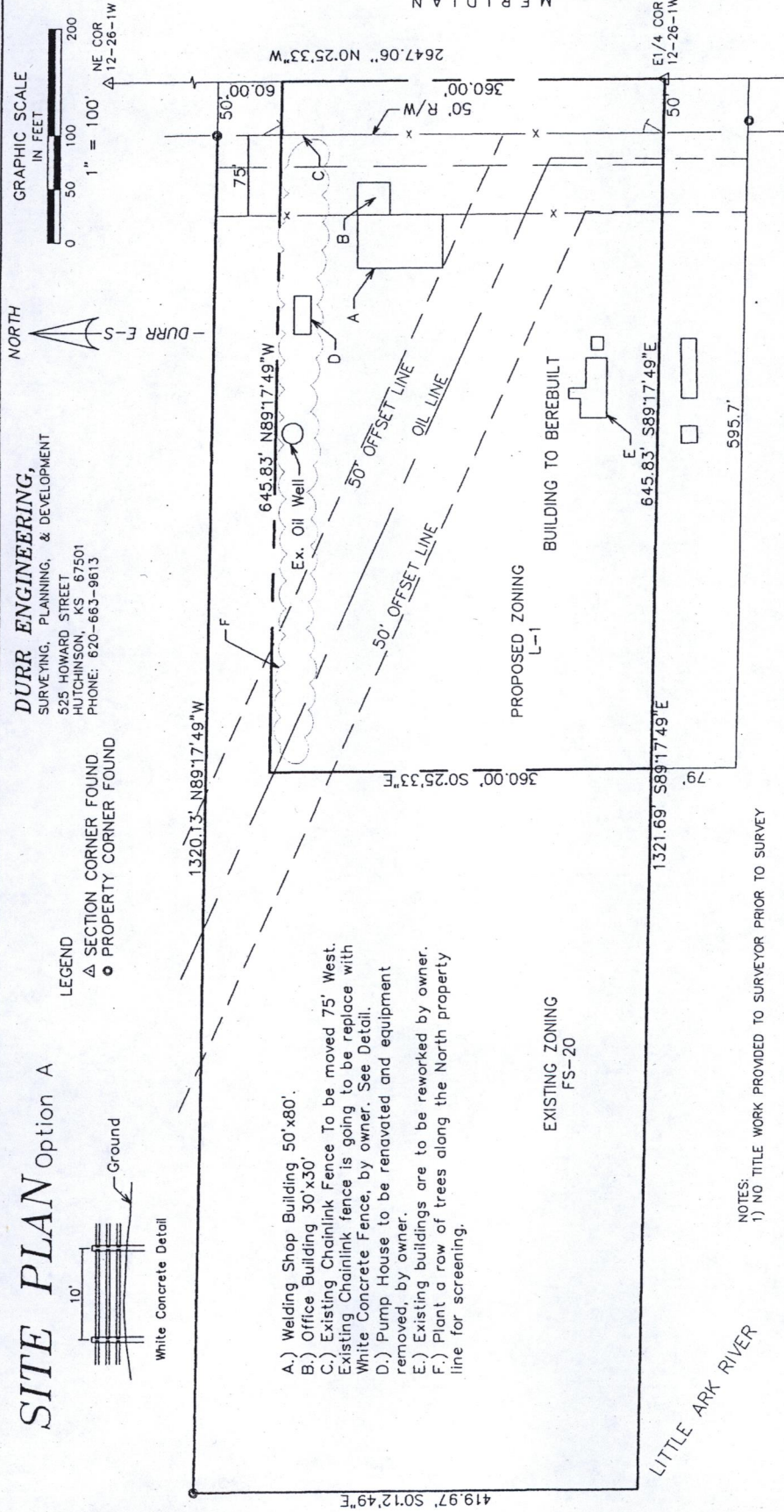
White Concrete Detail

- A.) Welding Shop Building, 50'x80'.
- B.) Office Building 30'x30'.
- C.) Existing Chainlink Fence To be moved 75' West. Existing Chainlink fence is going to be replaced with White Concrete Fence, by owner. See Detail.
- D.) Pump House to be renovated and equipment removed, by owner.
- E.) Existing buildings are to be reworked by owner.
- F.) Plant a row of trees along the North property line for screening.

EXISTING ZONING
 FS-20

PROPOSED ZONING
 L-1

BUILDING TO BE REBUILT



NOTES:
 1) NO TITLE WORK PROVIDED TO SURVEYOR PRIOR TO SURVEY

I, DUNCAN W. DURR, DO HEREBY CERTIFY THE HEREON SURVEY TO BE A TRUE AND ACCURATE REPRESENTATION OF THE CONDITIONS FOUND ON THE DATE HEREON WRITTEN.
 I FURTHER CERTIFY THE PROPOSED BUILDING AS SHOWN ARE NOT IN THE FLOOD ZONE A, AS SHOWN.

REGISTERED LAND SURVEYOR

CLIENT: SOUTHWARD DRAWN: DURR PROJECT: 8056 SHEET: 1 OF: 1
 A TRACT IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER; THENCE N0°25'33\"W, A DISTANCE OF 360.00 FEET; THENCE N89°17'49\"W, A DISTANCE OF 645.83 FEET; THENCE S0°25'33\"E, A DISTANCE OF 360.00 FEET; THENCE S89°17'49\"E, A DISTANCE OF 645.83 FEET TO THE POINT OF BEGINNING EXCEPT THE EAST 50 FEET FOR ROAD RIGHT OF WAY AND ANY OTHER EASEMENTS OF RECORD; TRACT CONTAINS 4.923 ACRES, ALL IN SEDGWICK COUNTY, KANSAS.

STATE: KANSAS COUNTY: SEDGWICK SEC: 12 TWP: 26 S R: 1 W DATE: 9/1/2008

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984 AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY 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 V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2011-00033

Zone change request from SF-20 Single-family Residential ("SF-20") to LI Limited Industrial ("LI") on property described as:

Lot 1, Southards Subdivision, Sedgwick County, Kansas

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #260:

1. The following uses are permitted: welding or machine shop, limited and general manufacturing, warehousing, whole sale business services, limited and general printing and copying, general retail, construction sales and service/general contractor's yard and nurseries and garden centers.
2. The subject property must be platted within a year of approval by the governing body.
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9. The site will be developed as shown on an approved site plan.
10. If the Zoning Administrator finds that there is a violation of any of the provisions of the Protective Overlay, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the zoning is null and void.

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 by the Governing Body and publication in the official county newspaper.

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Commissioners present and voting were:

PETER F. MEITZNER

DALTON C. GLASSCOCK

DAVID T. DENNIS

LACEY D. CRUSE

JAMES M. HOWELL

Aye
Aye
Aye
Aye
Aye

Dated this 9 day of December, 2020.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

Kelly B. Arnold
KELLY B. ARNOLD, County Clerk



Peter F. Meitzner

PETER F. MEITZNER, Chairman
Commissioner, First District

Lacey D. Cruse

LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

APPROVED AS TO FORM:

Justin M. Waggoner

JUSTIN M. WAGGONER
Assistant County Counselor

Dalton C. Glasscock

DALTON C. GLASSCOCK
Commissioner, Second District

David T. Dennis

DAVID T. DENNIS
Commissioner, Third District

James M. Howell

JAMES M. HOWELL
Commissioner, Fifth District

12-23-20: Resolution No. 173-2020

Dec 23, 2020

 Download PDF

Legal Publication

(Published in The Derby Informer on December 23, 2020)

RESOLUTION NO. 173 - 2020

(150004) Published in The Derby Informer on

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Commissioners present and voting were:

PETER F. MEITZNER	<u>AYE</u>
DALTON C. GLASSCOCK	<u>AYE</u>
DAVID T. DENNIS	<u>AYE</u>
LACEY D. CRUSE	<u>AYE</u>
JAMES M. HOWELL	<u>AYE</u>

Dated this 9th day of December, 2020.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

PETER F. MEITZNER, Chairman
Commissioner, First District

LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

DALTON C. GLASSCOCK
Commissioner, Second District

DAVID T. DENNIS
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

JUSTIN M. WAGGONER
Assistant County Counselor