



Wichita-Sedgwick County Metropolitan Area Planning Department

February 2, 2022

C & S Holdings, LLC
Sean Spencer
2951 N Woodridge Ct.
Wichita, KS 67226

RE: ZON2021-00056 with CON2021-00058: County zone change from RR Rural Residential to SF-20 Single-Family Residential with a Conditional Use to allow accessory apartments and a neighborhood swimming pool; generally located one-half mile north of N 29th Street on the west side of N. 127th St East.

Dear Applicant;

At its regular meeting on **February 2, 2022**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BoCC was **APPROVAL** the request subject to the enclosed conditions.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Senior Planner

Copies to: MABCD
Pete Meitzner, BoCC District 1
Nicole Gibbs, PIO BoCC District 1
Ty M. Reusser, 2114 N Keeneland Ct., Wichita, KS 67206
L & T Land, LLC, Layne M. Reusser, 12505 Four Oaks, Wichita, KS 67226
MKEC Engineering, Brian Lindebak, 411 N Webb Rd. Wichita, KS 67206

Conditions of Approval

- (1) The Accessory Apartments shall conform to UZC Supplementary Use Regulations of Section III-D.6.a
- (2) The Neighborhood Swimming Pool shall conform to UZC Supplementary Use Regulations of Section III-D.6.aa
- (3) The applicant shall submit a site plan for the Neighborhood Swimming Pool to the Planning Department for review and approval prior to the issuance of building permits.
- (4) The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
- (5) Development and maintenance of the site shall be in conformance with the approved site plan.
- (6) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, 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 Conditional Use is null and void.



Wichita-Sedgwick County Metropolitan Area Planning Department

December 17, 2021

C & S Holdings, LLC
Sean Spencer
2951 N Woodridge Ct.
Wichita, KS 67226

RE: ZON2021-00056 with CON2021-00058: County zone change from RR Rural Residential to SF-20 Single-Family Residential with a Conditional Use to allow accessory apartments and a neighborhood swimming pool; generally located one-half mile north of N 29th Street on the west side of N. 127th St East.

Dear Applicant;

At its regular meeting on **December 16, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request subject to the enclosed conditions.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on December 30, 2021.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1,000 feet of the property for which the application was filed and must be submitted to the County Clerk by **December 30, 2021 at 5:00 p.m.**

This case is scheduled for consideration by the Board of County Commissioners on **February 2, 2022**. The Board of County Commissioners meeting will be held in the Sedgwick County Court House, Third Floor, 525 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Philip Zevenbergen, AICP
Senior Planner

Copies to: MABCD
Pete Meitzner, BoCC District 1
Nicole Gibbs, PIO BoCC District 1
Ty M. Reusser, 2114 N Keeneland Ct., Wichita, KS 67206
L & T Land, LLC, Layne M. Reusser, 12505 Four Oaks, Wichita, KS 67226
MKEC Engineering, Brian Lindebak, 411 N Webb Rd. Wichita, KS 67206

RESOLUTION NO. 025-2022

Published on: February 16, 2022

A RESOLUTION CHANGING THE ZONING CLASSIFICATION AND GRANTING A CONDITIONAL USE 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-D 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-D of the Wichita Sedgwick County Unified Zoning Code, a Conditional Use for the lands legally described hereby is approved as follows:

Case No. ZON2021-00056 and CON2021-00058

A Zone Change from RR Rural Residential to SF-20 Single-Family Residential on property generally located on the west side of North 127th Street East, one-half mile north of East 29th Street North, legally described as follows:

The Northeast Quarter of the Southeast Quarter of Section 34, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

A Conditional Use to Accessory Apartments and Neighborhood Swimming Pool on property generally located on the west side of North 127th Street East, one-half mile north of East 29th Street North, legally described as follows:

The Northeast Quarter of the Southeast Quarter of Section 34, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

SECTION II. That application ZON2021-00056 and CON2021-00058 is hereby approved and the Conditional Use is subject to the following conditions:

- (1) The Accessory Apartments shall conform to UZC Supplementary Use Regulations of Section III-D.6.a
- (2) The Neighborhood Swimming Pool shall conform to UZC Supplementary Use Regulations of Section III-D.6.aa
- (3) The applicant shall submit a site plan for the Neighborhood Swimming Pool to the Planning Department for review and approval prior to the issuance of building permits.
- (4) The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the

MABCD.

- (5) Development and maintenance of the site shall be in conformance with the approved site plan.
- (6) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, 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 Conditional Use is null and void.

SECTION III. That upon the taking effect of this Resolution, the notations of the Zone Change and the Conditional Use shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION IV. 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.

[Remainder of the page is intentionally blank]

Commissioners present and voting were:

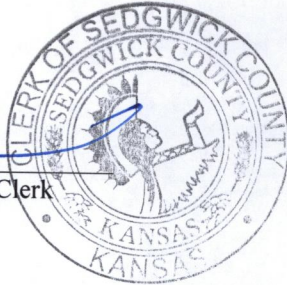
PETER F. MEITZNER	<u>Aye</u>
SARAH LOPEZ	<u>Aye</u>
DAVID T. DENNIS	<u>Aye</u>
LACEY D. CRUSE	<u>Aye</u>
JAMES M. HOWELL	<u>Aye</u>

Dated this 2nd day of February, 2022.

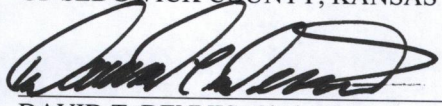
ATTEST:



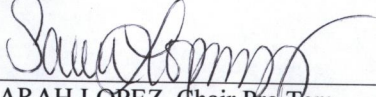
 KELLY B. ARNOLD, County Clerk



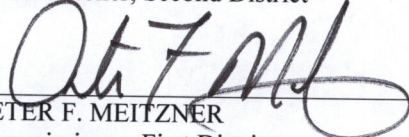
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS




 DAVID T. DENNIS, Chairman
 Commissioner, Third District



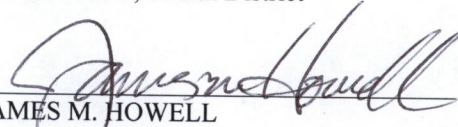
 SARAH LOPEZ, Chair Pro Tem
 Commissioner, Second District



 PETER F. MEITZNER
 Commissioner, First District



 LACEY D. CRUSE
 Commissioner, Fourth District



 JAMES M. HOWELL
 Commissioner, Fifth District

APPROVED AS TO FORM:

Justin M. Waggoner
 JUSTIN M. WAGGONER
 Assistant County Counselor

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Emily Gillihan, being first duly sworn, deposes and says:
That he/she is Legal Manager of

The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

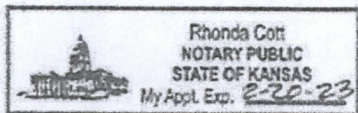
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 16th day of February 2022, with subsequent publications being made on the following dates:

N/A

Emily Gillihan
Legal Manager

Subscribed and sworn to before me this
16th day of February, 2022.

Rhonda Cott
Notary Public



Resolution No. 025-2022

Printer's Fee: \$44.24

Additional copies: \$ _____

RESOLUTION NO. 025-2022

Published on: February 16, 2022

A RESOLUTION CHANGING THE ZONING CLASSIFICATION AND GRANTING A CONDITIONAL USE 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-D 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-D of the Wichita Sedgwick County Unified Zoning Code, a Conditional Use for the lands legally described hereby is approved as follows:

Case No. ZON2021-00056 and CON2021-00058

A Zone Change from RR Rural Residential to SF-20 Single-Family Residential on property generally located on the west side of North 127th Street East, one-half mile north of East 29th Street North, legally described as follows:

The Northeast Quarter of the Southeast Quarter of Section 34, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

A Conditional Use to Accessory Apartments and Neighborhood Swimming Pool on property generally located on the west side of North 127th Street East,

Legal Publication

(Published in The Derby Informer on February 16, 2022)

one-half mile north of East 29th Street North, legally described as follows:

The Northeast Quarter of the Southeast Quarter of Section 34, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

SECTION II. That application ZON2021-00056 and CON2021-00058 is hereby approved and the Conditional Use is subject to the following conditions:

- (1) The Accessory Apartments shall conform to UZC Supplementary Use Regulations of Section III-D.6.a
- (2) The Neighborhood Swimming Pool shall conform to UZC Supplementary Use Regulations of Section III-D.6.a
- (3) The applicant shall submit a site plan for the Neighborhood Swimming Pool to the Planning Department for review and approval prior to the issuance of building permits.
- (4) The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
- (5) Development and maintenance of the site shall be in conformance with the approved site plan.
- (6) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, 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 Conditional Use is null and void.

SECTION III. That upon the taking effect of this Resolution, the notations of the Zone Change and

the Conditional Use shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION IV. 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.

Commissioners present and voting were:

PETER F. MEITZNER	AYE
SARAH LOPEZ	AYE
DAVID T. DENNIS	AYE
LACEY D. CRUSE	AYE
JAMES M. HOWELL	AYE

Dated this 2nd day of February, 2022.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

DAVID T. DENNIS, Chairman
Commissioner, Third District

SARAH A. LOPEZ, Chair Pro Tem
Commissioner, Second District

PETER F. MEITZNER
Commissioner, First District

LACEY D. CRUSE
Commissioner, Fourth District

JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

JUSTIN M. WAGGONER
Assistant County Counselor

