

*POSTED
12-19-78*

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved subject to conditions</i>	1-4-79
B.C.C.T.B. CO. C. <i>Approved subject to conditions</i>	1-31-79
Bdy to Com Central station	2-20-80
<i>for plottings to</i>	<i>2-20-81</i>

Closed 9/23/82 - annexed to Park City

SU-211 - Robert D. Shellenberger requests Conditional Use Permit to establish Multiple Family Dwellings on land proposed for "AA" One Family Dwelling District generally located at the southeast

Book 1
Map No. Y-6-D
Sec. 15
Twp. Z6
Range 1E

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 211
Filed 12-13-78

(Associated SCZ-0409)

- APPLICATION DATA: From _____ to _____
- Applicant: Robert D. Shellenberger
Address 1707 High, Wichita, Ks. 67203 Phone 942-5266
 - Agent: Reiss & Goodness Engineers
Address 2160 W. 21st St. Wichita, Ks. 67203 Phone 832-0213
 - General Location: Southeast corner of 61st St. North and Hydraulic.
Address _____
 - Proposed Use: to establish Multiple family dwellings on land proposed for "AA" One Family Dwelling District.

- AREA DATA:
- Acres: 21.5 (1040 ft. by 1725 ft.)
 - Adjoining Zoning: E _____ S _____ W _____ N _____
 - Land Use: East UNDEVELOPED South FARM HOUSE
West SINGLE FARM North FOOD STORE
 - Sketch Plan Land Use is for: _____
 - Present Land Use is for: UNDEVELOPED
 - Area (is) (is not) platted.

PROCEDURE DATA:

- Zoning Committee _____ by _____
- MAPC Meeting: _____

Date	Action
<u>1-4-79</u>	<u>Approved subject to conditions</u>
_____	_____
_____	_____

- Governing Body (Bd. City Commissioners - Bd. County Commissioners)

Date	Action	Resolution
<u>1-31-79</u>	<u>Approved subject to conditions</u>	_____
<u>4-30-80</u>	<u>2nd Resolution for 2nd Plat approval on 4-30-80</u>	_____
_____	_____	_____

NOTES: Closed 9/23/82 now annexed to Park City resolutions not published

HASTINGS, INGLETON, LOS ANGELES
LOUAIN OH - MICROFORM: TX U. S. A.

No. 2153C
S. Smith

Map No. Book 1
Y-6-D
Sec. 15
Twp. 26
Range 1E

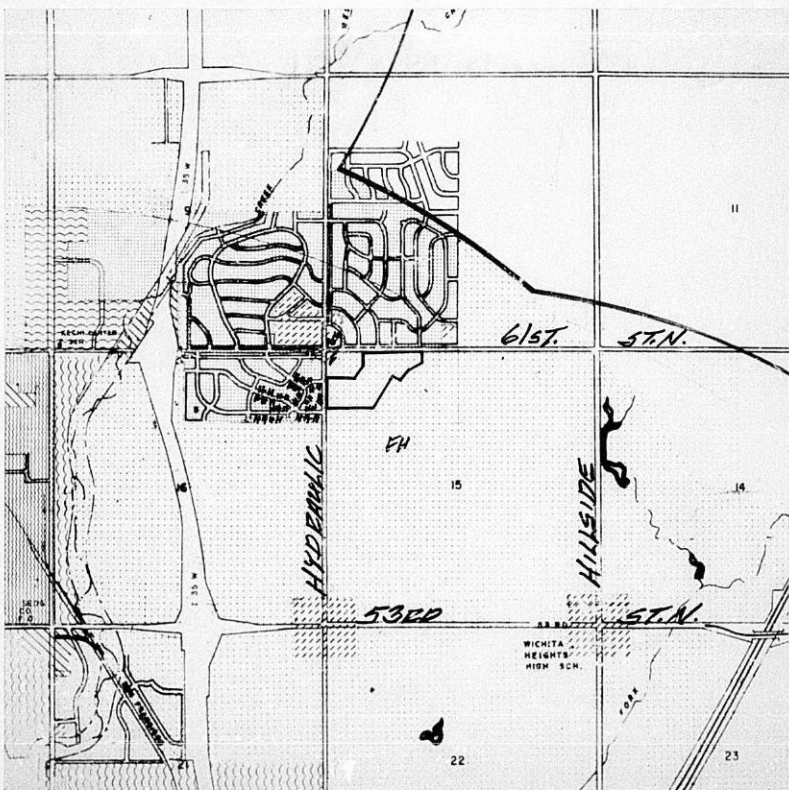
DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 211
Filed 12-13-78

(Associated SCZ-0409)

- APPLICATION DATA: From _____ to _____
1. Applicant: Robert D. Shellenberger
Address 1707 High, Wichita, Ks 67203 Phone 42-5266
 2. Agent: Reiss & Goodness Engineers
Address 2160 W 21st St Wichita, Ks 67203 Phone 32-0213
 3. General Location: Southeast corner of 61st St. North and Hydraulic
Address _____
 4. Proposed Use: to establish Multiple family dwellings on land proposed for "AA" One Family Dwelling District.
- AREA DATA:
1. Acres: 21.5 (IRREGULAR) (1040 ft. by 1725 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East UNDEVELOPPED South FARM HOUSE
West SINGLE FAM North FOOD STORE
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: UNDEVELOPPED
 6. Area (is) (is not) platted. _____

PHOTO DATA:
Taken by _____ Date _____ Time _____



T9-214-2

PICTURE SHEET

RA 93-1980

() Published in The Wichita Beacon on _____, 1980

R E S O L U T I O N

CASE NO. CU-211

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A FOUR-FAMILY AND MULTIPLE-FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND 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.i, 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 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.i, and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow a four-family and multiple-family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Beginning 299 feet North of the Southwest Corner of the North Half (N-1/2) of the Northwest Quarter (NW 1/4) of Section 15, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas on the West line of Said NW 1/4; thence N 0° 00' E along the West line of said Northwest Quarter (NW 1/4) 481 feet; thence N 89° 58' 38" E 440 feet; thence S 0° 00' E 222 feet; thence N 89° 58' 38" E 137.35 feet; thence S 0° 00' E 259 feet to the Northeast Corner of Park City Village Addition; thence S 89° 58' 38" W 577.35 feet to the point of beginning. Being platted as Park City Village Second Addition. Generally located on the east side of Hydraulic, 1/4 mile south of 61st Street North.

SUBJECT TO THE FOLLOWING:

1. Approval of the associated zone case SCZ-0409 by the Board of County Commissioners.
2. The maximum number of buildings proposed for four-family shall not exceed 15 and the maximum number of dwelling units shall not exceed 60.
3. The maximum number of buildings proposed for multiple-family shall not exceed 11 and the maximum number of dwelling units shall not exceed 201.
4. The maximum building height shall not exceed 3 stories and the maximum number of dwelling units shall not exceed 261.

Do NOT
publish until
plat (Park
City Village
Second Add.)
has been
recorded.

(case file to remain
open)

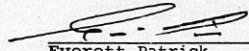
closed 9/23/82
annexed to
park city

5. Not less than 1-1/2 off-street parking spaces shall be provided for each dwelling unit.

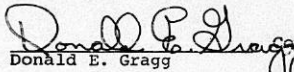
SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

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

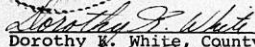
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 30 day of April, 1980.


Everett Patrick, Chairman


Tom Scott, Commissioner

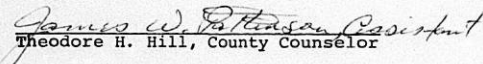

Donald E. Gragg, Commissioner




Dorothy E. White, County Clerk
by Dorothy E. White, Deputy

(SEAL)

Approved as to form by County Counselor

for 
Theodore H. Hill, County Counselor

R# 93-1980

() Published in The Wichita Beacon on _____, 1980

R E S O L U T I O N

CASE NO. CU-211

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A FOUR-FAMILY AND MULTIPLE-FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND 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.i, 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 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.i, and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow a four-family and multiple-family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Beginning 299 feet North of the Southwest Corner of the North Half (N-1/2) of the Northwest Quarter (NW 1/4) of Section 15, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas on the West line of Said NW 1/4; thence N 0° 00' E along the West line of said Northwest Quarter (NW 1/4) 481 feet; thence N 89° 58' 38" E 440 feet; thence S 0° 00" E 222 feet; thence N 89° 58' 38" E 137.35 feet; thence S 0° 00" E 259 feet to the Northeast Corner of Park City Village Addition; thence S 89° 58' 38" W 577.35 feet to the point of beginning. Being platted as Park City Village Second Addition. Generally located on the east side of Hydraulic, 1/4 mile south of 61st Street North.

SUBJECT TO THE FOLLOWING:

1. Approval of the associated zone case SCZ-0409 by the Board of County Commissioners.
2. The maximum number of buildings proposed for four-family shall not exceed 15 and the maximum number of dwelling units shall not exceed 60.
3. The maximum number of buildings proposed for multiple-family shall not exceed 11 and the maximum number of dwelling units shall not exceed 201.
4. The maximum building height shall not exceed 3 stories and the maximum number of dwelling units shall not exceed 261.

5. Not less than 1-1/2 off-street parking spaces shall be provided for each dwelling unit.


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.


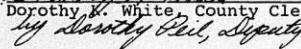
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 30 day of April, 1980.


Everett Patrick, Chairman

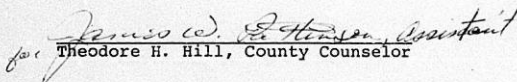

Tom Scott, Commissioner


Donald E. Gragg, Commissioner




Dorothy K. White, County Clerk
by  Dorothy K. White, Deputy
(SEAL)

Approved as to form by County Counselor


Theodore H. Hill, County Counselor

September 22, 1982

Robert D. Shellenberger
1707 High
Wichita, Kansas 67203

Dear Mr. Shellenberger:

During a recent review of our open case files we noticed that the following files were still open. The area (generally located at the southeast corner of 61st Street and Hydraulic) that the files cover, has been annexed by Park City and is no longer under our jurisdiction. You will need to contact the City Clerk of Park City to determine what needs to be done to have your property zoned and platted in accordance with the regulations of Park City.

S/D 80-23	Park City Village Second Addition
SCZ-0409	"R-1" to "AA"
CU-211	Conditional Use to establish multiple family dwellings
SCZ-0410	"R-1" to "LC"

If you have any questions or need information from any of the files, please call.

Sincerely,

Arthur D. Chambers, AICP
Senior Planner

ADC:el

cc: Reiss and Goodness Engineers, 2160 W. 21st Street, 67203

April 21, 1980

Everett Patrick, Chairman, Board of County Commissioners
Jack H. Galbraith, Chief Planner

SCZ-0409 and CU-211: revised resolutions

On January 31, 1979, the Board of County Commissioners approved a zone change from "R-1" to "AA" on approximately 72 acres of land south and east of 61st Street North and Hydraulic. Also approved on that date was a conditional use request for multiple-family development on about 20 acres of this 72 acre site. Both cases were approved subject to platting. The developer has recently submitted a 5-lot plat (Park City Village Second Addition) on a portion of this multiple-family area. This platting of only a portion of the area originally included in the resolutions necessitates new, revised resolutions.

We have prepared the appropriately revised resolutions and are forwarding them to the County Counselor. Please schedule them on your agenda for April 30, 1980.

Respectfully submitted,

Jack H. Galbraith
Chief Planner

JHG:LO:bh

cc: Tom Scott, Commissioner
Donald E. Gragg, Commissioner
Theodore Hill, County Counselor
Joe Freeman, Acting County Engineer
Dorothy Peil, Deputy County Clerk

*new Resolutions for 2nd plat
approved on 4-30-80 JHG*

() Published in The Wichita Beacon on _____, 1980

RESOLUTION

CASE NO. CU-211

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A FOUR-FAMILY AND MULTIPLE-FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND 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.i, AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1956, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from 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.i, and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow a four-family and multiple-family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

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SUBJECT TO THE FOLLOWING:

1. Approval of the associated zone case SCZ-0409 by the Board of County Commissioners.
2. The maximum number of buildings proposed for four-family shall not exceed 15 and the maximum number of dwelling units shall not exceed 60.
3. The maximum number of buildings proposed for multiple-family shall not exceed 11 and the maximum number of dwelling units shall not exceed 201.
4. The maximum building height shall not exceed 3 stories and the maximum number of dwelling units shall not exceed 261.

5. Not less than 1-1/2 off-street parking spaces shall be provided for each dwelling unit.

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 ____ day of _____, 19____.

_____, Chairman
Everett Patrick

_____, Commissioner
Tom Scott

_____, Commissioner
Donald E. Gragg

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore H. Hill, County Counselor

R. #30-1979

RESOLUTION

CASE NO. CU-211

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A FOUR-FAMILY AND MULTIPLE-FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND 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.i, 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 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.i, and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a four-family and multiple-family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 1040 feet on the West line of said Section 15; thence East 788 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 770 Feet to a point 125 feet South of the North line of said Section 15; thence at a deflection angle of 90° to the left for a distance of 125 Feet; thence at a deflection angle of 90° to the left for a distance of 180 Feet; thence Northeasterly 320 to a point 260 Feet South of the North line of said Section 15; thence North 260 Feet to the North line of said Section 15; thence West to the point of beginning; except the North 50 feet and the West 50 feet thereof and also except, beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 542 Feet on the West line of said Section 15; thence East 500 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 319.6 Feet to a point 285 Feet South of the North line of said Section 15; thence North 285 Feet to the North line of said Section 15; thence West 690 Feet to the point of beginning. Generally located at the southeast corner of 61st Street North and Hydraulic.

SUBJECT TO THE FOLLOWING:


1. Approval of the associated zone case SCZ-0409 by the Board of County Commissioners.
2. The maximum number of buildings proposed for four-family shall not exceed 15 and the maximum number of dwelling units shall not exceed 60.

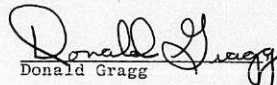
3. The maximum number of buildings proposed for multiple-family shall not exceed 11 and the maximum number of dwelling units shall not exceed 201.
4. The maximum building height shall not exceed 3 stories and the maximum number of dwelling units shall not exceed 261.
5. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.

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.

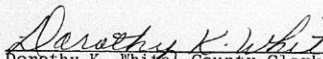
PASSED AND ADOPTED by the Board of County Commissioners of Sedgwick County, at Wichita, Kansas, this 3rd day of January, 19 79.


Tom Scott, Chairman


Donald Gragg, Commissioner



Everett Patrick, Commissioner

ATTEST:


Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

for 
Theodore H. Hill, County Counselor

January 31, 1980

Mr. Everett Patrick, Chairman
Board of County Commissioners
Sedgwick County Courthouse

Subject: SCZ-0409 zone change from "R-1" to "AA", SCZ-0410 zone change from "R-1" to "LC" and CU-211 - Conditional Use approval to construct multi-family residences in the "AA" zoning district. All generally located at the southeast corner of 61st Street North and Hydraulic.

Dear Mr. Patrick:

We are in receipt of a copy of a letter to Tom Scott from Robert D. Shellenberger requesting a one year extension of the platting time limit requirement of the above referenced county cases. The cases were approved by the County Commission on January 31, 1979, subject to platting within one year's time.

Our files indicate that one portion of the property involved was platted in September of 1979 as Park City Village Addition. Since there are approximately 77 acres involved in the total project to be platted in phases as Mr. Shellenberger indicates in his letter, we would concur in the one year extension of the platting time limit to January 31, 1981. As this is the first request for extension of the platting time, in accordance with MAPC Policy Statement #5, the Chairman of the Board of County Commissioners is authorized to grant extensions of up to one year without formal action by the County Commission. Attached herewith is a copy of Mr. Shellenberger's letter.

We would appreciate your advising us as to your decision regarding this request and, if you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner
JHG:CLN:bh

Mr. Everett Patrick
Page 2
January 31, 1980

cc: Commissioner Tom Scott, Courthouse
Commissioner Don Gragg, Courthouse
Theodore Hill, County Counselor, Courthouse
Syd Werbin, County Planning, Bldg., and Inspection, Courthouse
Robert D. Shellenberger, 1707 High, 67203
Kenny Hill, Reiss and Goodness, Engineers, 2160 W. 21st, 67203

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING
AND CONDITIONAL USE PERMIT

CASE NO. SCZ-0410
SCZ-0409
CU-211

CONSIDERED BY MAPC: 1-4-79

REQUEST FOR:
"R-1" to "LC"; "R-1" to "AA"; and Conditional Use Permit.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To permit development as shown on the proposed sketch plan."

GENERAL LOCATION: Southeast corner of 61st Street North and Hydraulic.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
January 4, 1979)

APPLICANT: Robert D. Shellenberger, 1707 High.

AGENT FOR APPLICANT: Kenneth Hill, Reiss & Goodness Engineers,
2160 W. 21st Street.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North and West, "AA" & "R-1"; East and South, "R-1".

LAND USE: Existing, North, East and South, undeveloped; West, single
family and undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That SCZ-0410 and SCZ-0409 be approved subject to platting within one year from the date of approval by the Board of County Commissioners; or the cases be considered denied and closed; and that the resolutions effectuating the zone change not be published until the plats have been recorded with the Register of Deeds, and that CU-211 be approved subject to the following conditions: (See excerpt from Planning Commission minutes of January 4, 1979). Bayouth moved, Jones seconded and it carried unanimously. Hennessy was absent.

ACTION: 1. Approve the applications as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval, adopt resolutions effectuating the zone changes and conditional use, and instruct the Planning Department to withhold publication until such time as the plat has been recorded; or

2. Take such action as the County Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 4, 1979:

16. Case No. SCZ-0410 - Robert D. Shellenberger requests zone change from "R-1" to "LC" beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 542 feet on the West line of said Section 15; thence East 500 feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 319.6 feet to a point 285 feet South of the North line of said Section 15; thence North 285 feet to the North line of said Section 15; thence North 285 feet to the North line of said Section 15; thence West 690 feet to the point of beginning, except the North 50 feet and the West 50 feet thereof and also except Dillion Addition to Sedgwick County, Kansas. All generally located at the southeast corner of 61st Street North and Hydraulic.
17. Case No. SCZ-0409 - Robert D. Shellenberger requests zone change from "R-1" to "AA" for the (NW $\frac{1}{4}$) of the NW $\frac{1}{4}$ of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas, except the East 141.7 feet of the West 719.05 feet of the South 39 feet thereof and also except beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 542 feet on the West line of said Section 15; thence East 500 feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 310.6 feet to a point 285 feet South of the North line of said Section 15; thence North 285 feet to the North line of said Section 15; thence West 690 feet to the point of beginning. Generally located at the southeast corner of 61st Street North and Hydraulic.
18. Case No. CU-211 - Robert D. Shellenberger requests Conditional Use Permit beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 1040 feet on the West line of said Section 15; thence East 788 feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 770 feet to a point 465 feet South of the North line of said Section 15; thence at a deflection angle of 90 $^{\circ}$ to the right for a distance of 125 feet; thence at a deflection angle of 90 $^{\circ}$ to the left for a distance of 180 feet; thence Northeasterly 320 to a point 260 feet South of the North line of said Section 15; thence North 260 feet to the North line of said Section 15; thence West to the point of beginning; except the North 50 feet and the West 50 feet thereof and also except, beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 542 feet on the West line of said Section 15; thence East 500 feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 319.6 feet to a point 285 feet South of the North line of said Section 15; thence North 285 feet to the North line of said Section 15; thence West 690 feet to the point of beginning. Generally located at the southeast corner of 61st Street North and Hydraulic.

GALBRAITH showed slides of the area and surrounding area and reviewed the following staff reports:

Case No. SCZ-0410:

COMMENTS:

1. The applicant is requesting a change of zoning from "R-1" Suburban Residential to "LC" Light Commercial for an unplatted tract of land containing approximately 5.9 acres located at the southeast corner of 61st Street North and Hydraulic, both of which are major streets.
2. As the result of a previous zone change request from "R-1" to "LC" in the early part of 1967 (SCZ-0207) a tract 150x160 feet at the southeast corner of this intersection

is zoned light commercial and occupied by a Town & Country food market. The other three quadrants of the intersection are zoned "LC", one is a small shopping center and the other two are developed as commercial uses.

3. A recommendation of approval by the Planning Commission should be subject to platting within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed; and that the resolution effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.

Case No. SCZ-0409:

COMMENTS:

1. The applicant is requesting a change of zoning from "R-1" Suburban Residential to "AA" Single Family, for an unplatted tract located on the east side of Hydraulic and south of 61st St. North, containing approximately 72 acres.
2. In conjunction with this application, the applicant has filed a conditional use request (CU-211) to enable the construction of four-family and multiple-family dwellings on approximately 19.78 acres of the application area, with the remainder proposed for single family development.
3. The adopted sewer facilities plan for Wichita-Sedgwick County entitled "The Next Thirty Years" advocates construction of an interceptor sewer that would connect the Park City System to the Wichita sewer system when the capacity of the Park City treatment plant is exceeded. It is questionable that with the completion of the Kansas Coliseum and the proposed Wichita Truck Terminal, both of whose wastes are due to be processed in the Park City treatment plant, that the plant has the capacity to adequately treat the additional volume of sewage and, therefore, the applicant should be prepared to discuss how sewage disposal is proposed to serve subject property as development occurs.
4. The Board of City Commissioners at its regular meeting of March 30, 1976, adopted a resolution authorizing the filing of an application for a Federal grant for the purpose of conducting a study to determine the cost effectiveness and/or feasibility of constructing the Park City interceptor sewer. The study is presently underway and is expected to be concluded within the next 180 days. The applicant's engineer advises that at the present time, water is available from the Park City Improvement District to serve the entire application area, however, he also advises that the Park City treatment plant is at near capacity and would be able to provide sewer facilities for only an additional 12-14 single family homes.
5. A recommendation of approval by the Planning Commission should be subject to platting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.

Case No. CU-211:

COMMENTS:

1. The applicant is requesting a Conditional Use permit to construct four-family and multiple-family dwellings on property proposed for "AA" One-Family zoning.
2. Section 11.E.1 of the County Zoning Resolution provides that the Board of County Commissioners may, by special permit and subject to such restrictions as it deems appropriate, permit conditional uses as outlined in the various districts where such uses are deemed essential or desirable to the public convenience and welfare.

3. A site plan submitted with the application proposes 7 lots for fourplex development and 7 lots for multiple-family development. The plan also proposes a density of 9.5 dwelling units per net acre for fourplex development (60 CU's) and a density of 15 dwelling units per net acre for multiple-family development (201 DU's), or a total of 261 dwelling units for the entire site.
4. In the event the Planning Commission determines that the proposed development can be compatible with existing and future development in the general area and recommends approval of the Conditional Use permit, it should be approved subject to the following conditions:
 - a. Approval of the associated zone case SCZ-0409 by the Board of County Commissioners.
 - b. The maximum number of buildings proposed for four family shall not exceed 15 and the maximum number of dwelling units shall not exceed 60.
 - c. The maximum number of buildings proposed for multiple-family shall not exceed 11 and the maximum number of dwelling units shall not exceed 201.
 - d. The maximum building height shall not exceed 3 stories and the maximum number of dwelling units shall not exceed 261.
 - e. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.

GALBRAITH stated that much of this development would be conditioned on Park City being able to serve this site with sewer. He said that the water capacity was adequate.

MAY stated that it was her understanding that the Park City Interceptor study would be completed very shortly. She asked if the construction would take about four or five years.

LAKIN said that the earliest for either expansion of the existing plant or the development of the interceptor sewer would be two years.

MAY commented that in viewing Park City as it exists, she had some real reluctance in saying go ahead when at the same time the City Commission was spending time and effort trying to make some determination on how they feel about urban sprawl, and how they feel about extending water and sewer. She felt that this was part of that same problem.

BARRIER asked if Wichita extended sewer to Park City, was it at the cost of the City of Wichita.

LAKIN said that that had not been resolved. It appeared to him that it would be eligible for a considerable Federal grant because it would be taking out of service an existing separate plant, and therefore, it would be available for a matching grant. The cost of the sewer would probably be borne out of the sewer-utility system funds for the match.

COLE asked why does this come as a conditional use.

GALBRAITH explained that in the County text there is not a district that permits multiple family dwellings. In the "AA" Single Family District, a conditional use permit may be applied for multiple family dwellings.

BELL remarked that Park City had been a troubled area for sometime. He said that he was not too disturbed by the fact that someone wanted to go in that area and spend a lot of money developing something. If this was developed and utilized, he felt it

would lend vitality to the surrounding area. He asked if Park City would be able to now serve a portion of the multiple family with sewer.

GALBRAITH said that staff had been advised that just the small portion of 14 residential lots for single family could be served at this time.

BAYOUTH commented that with this improvement adding to the tax base of Park City, it would help to fill the need for houses.

JONES said it appeared to him that the Commission was spending a goodly portion of time listening to each other instead of the applicant, and it might eliminate some of the questions.

KENNETH HILL, Reiss and Goodness Engineers, pointed out that the applicant intended to plat only the 14 single family lots in the southwest corner of the proposed development and then develop those lots within a year. The applicant then plans to phase the remaining area as it becomes feasible to develop. He said that some of the comments received from MAPD was that they questioned the amount of light commercial zoning, and whether or not sewer and water service would be available. He said they cut the light commercial zoning down from seven acres to 5.9, and met with the Park City Board of Directors about sewer and water service. He said that this area was within the Park City Improvement District and the Directors did not object to providing sewer and water service as details of the construction becomes available. Water mains on 61st Street and Hydraulic would provide all of the proposed development with water from a 500,000 gallon water tower located four blocks north of this area. HILL continued that the existing sewage treatment facility was adequate to provide service to the proposed 14 lots, and probably an additional number of homes. He said that the collector street that was requested was added to the sketch plan.

MAY asked if there was no danger in going ahead with 14 single family homes when they were not too sure if they actually had the sewer capacity.

GALBRAITH said that would be finally determined when the applicant prepares the plat.

ROBERT D. SHELLENBERGER, applicant, said that it would be silly to buy all of this land unless he knew he had sewer facilities. He said that he could not answer the question of how much sewer could be provided, but, some capacity had been assured him.

ENNIS PARIS, owner of two lots west of the application area, stated he thought this was a fantastic project for the improvement of Park City.

There was no one present in opposition to the application.

MOTION: That the Planning Commission recommend to the City Commission that SCZ-0410 and SCZ-0409 be approved subject to platting within one year from the date of approval by the Board of County Commissioners; or the cases be considered denied and closed; and that the resolutions effectuating the zone change not be published until the plats have been recorded with the Register of Deeds, and that CU-211 be approved subject to the following conditions:

1. Approval of the associated zone case SCZ-0409 by the Board of County Commissioners.
2. The maximum number of buildings proposed for four family shall not exceed 15 and the maximum number of dwelling units shall not exceed 60.

3. The maximum number of buildings proposed for multiple-family shall not exceed 11 and the maximum number of dwelling units shall not exceed 201.
4. The maximum building height shall not exceed 3 stories and the maximum number of dwelling units shall not exceed 261.
5. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.

Bayouth moved, Jones seconded and it carried unanimously. Hennessy was absent.

R E S O L U T I O N

CASE NO. CU-211

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A FOUR-FAMILY AND MULTIPLE-FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND 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.i, 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 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.i, and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a four-family and multiple-family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 1040 Feet on the West line of said Section 15; thence East 788 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 770 Feet to a point 465 Feet South of the North line of said Section 15; thence at a deflection angle of 90° to the right for a distance of 125 Feet; thence at a deflection angle of 90° to the left for a distance of 180 Feet; thence Northeasterly 320 to a point 260 Feet South of the North line of said Section 15; thence North 260 Feet to the North line of said Section 15; thence West to the point of beginning; except the North 50 feet and the West 50 feet thereof and also except, beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 542 Feet on the West line of said Section 15; thence East 500 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 319.6 Feet to a point 285 Feet South of the North line of said Section 15; thence North 285 Feet to the North line of said Section 15; thence West 690 Feet to the point of beginning. Generally located at the southeast corner of 61st Street North and Hydraulic.

SUBJECT TO THE FOLLOWING:

1. Approval of the associated zone case SCZ-0409 by the Board of County Commissioners.
2. The maximum number of buildings proposed for four-family shall not exceed 15 and the maximum number of dwelling units shall not exceed 60.

3. The maximum number of buildings proposed for multiple-family shall not exceed 11 and the maximum number of dwelling units shall not exceed 201.
4. The maximum building height shall not exceed 3 stories and the maximum number of dwelling units shall not exceed 261.
5. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.

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 of Sedgwick County, at Wichita, Kansas, this ____ day of _____, 19____.

_____, Chairman
Tom Scott

_____, Commissioner
Donald Gragg

_____, Commissioner
Everett Patrick

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore H. Hill, County Counselor

January 5, 1979

Kenneth Hill
Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: SCZ-0410 - "R-1" to "LC"
SCZ-0409 - "R-1" to "AA"
CU-211 - Conditional Use Permit
All located at the southeast corner
of 61st Street North and Hydraulic

Dear Mr. Hill:

At its regular meeting on January 4, 1979, the Metropolitan Area Planning Commission considered the above-captioned cases. It was the action of the Planning Commission to recommend approval of SCZ-0410 and SCZ-0409, subject to platting within one year from the date of approval by the Board of County Commissioners; or the cases be considered denied and closed; and that the resolutions effectuating the zone change not be published until the plats have been recorded with the Register of Deeds.

On CU-211, the action of the Planning Commission was to recommend approval of the conditional use permit subject to the following conditions:

1. Approval of the associated zone case SCZ-0409 by the Board of County Commissioners.
2. The maximum number of buildings proposed for four family shall not exceed 15 and the maximum number of dwelling units shall not exceed 60.
3. The maximum number of buildings proposed for multiple-family shall not exceed 11 and the maximum number of dwelling units shall not exceed 201
4. The maximum building height shall not exceed 3 stories and the maximum number of dwelling units shall not exceed 261.

Page Two
Kenneth Hill
January 5, 1979
Re: SCE-0410, SCE-0409, CU-211

5. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.

These matters will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, January 31, 1979, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bbc

cc: Robert D. Shellenberger, 1707 High 67203
Syd Werbin, County Zoning Officer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 1-4-78

Case No. CU-211	Request: Approval of Conditional Use Permit to construct four- family & multi-family dwellings
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Location: Southeast corner of 61st Street North and Hydraulic

Reason: "To permit development as shown on the proposed
sketch plan."

Acres: 24.2	Size: 1040' x 1725' (irregular shape)
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	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Undeveloped	"AA" & "R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Single Family & Undeveloped	"AA" & "R-1"

Necessary street rights-of-way to be
acquired at time of platting.

Platted: No
History: None

COMMENTS:

1. The applicant is requesting a Conditional Use permit to construct four-family and multiple-family dwellings on property proposed for "AA" One-Family zoning.
2. Section 11.E.1 of the County Zoning Resolution provides that the Board of County Commissioners may, by special permit and subject to such restrictions as it deems appropriate, permit conditional uses as outlined in the various districts where such uses are deemed essential or desirable to the public convenience and welfare.

HAPC AGENDA
Case No. CU-211
January 4, 1979
Page 2

3. A site plan submitted with the application proposes 7 lots for fourplex development and 7 lots for multiple-family development. The plan also proposes a density of 9.5 dwelling units per net acre for fourplex development (60 CU's) and a density of 15 dwelling units per net acre for multiple-family development (201 DU's), or a total of 261 dwelling units for the entire site.
4. In the event the Planning Commission determines that the proposed development can be compatible with existing and future development in the general area and recommends approval of the Conditional Use permit, it should be approved subject to the following conditions:
 - a. Approval of the associated zone case SCZ-0409 by the Board of County Commissioners.
 - b. The maximum number of buildings proposed for four family shall not exceed 15 and the maximum number of dwelling units shall not exceed 60.
 - c. The maximum number of buildings proposed for multiple-family shall not exceed 11 and the maximum number of dwelling units shall not exceed 201.
 - d. The maximum building height shall not exceed 3 stories and the maximum number of dwelling units shall not exceed 261.
 - e. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.

SCZ-0409)
SCZ-0410) 173 "Notice to Adjoining Property Owners" mailed 12-21-78
✓CU-211) for the MAPC meeting for 1-4-79

1 to Everett Patrick, Chairman Bd. of Co. Com.

174 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

December 21, 1978

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on Jan 4, 1979, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-211

Conditional Use Request to Permit Establishment of
Multiple Family Dwellings on land proposed
for "AA" One Family Dwelling District

Beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 1040 feet on the West line of said Section 15; thence East 788 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 770 Feet to a point 465 Feet South of the North line of said Section 15; thence at a deflection angle of 90° to the right for a distance of 125 Feet; thence at a deflection angle of 90° to the left for a distance of 180 Feet; thence Northeasterly 320 to a point 260 Feet South of the North line of said Section 15; thence North 260 Feet to the North line of said Section 15; thence West to the point of beginning; except the North 50 feet and the West 50 feet thereof and also except, beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 542 Feet on the West line of said Section 15; thence East 500 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 319.6 Feet to a point 285 Feet South of the North line of said Section 15; thence North 285 Feet to the North line of said Section 15; thence West 690 Feet to the point of beginning. Generally located at the southeast corner of 61st Street North and Hydraulic.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

SEDGWICK COUNTY ZONING RESOLUTION

Summary Description of Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres with a minimum frontage of 200 feet.
- "R-1" - Suburban Residential District
Permits one and two-family dwellings on a minimum of 15,000 square feet of land area per family with each lot having a minimum frontage of 100 feet.
- "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 7,500 square feet with each lot having a minimum frontage of 60 feet.
- "BB" - Office District
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
- "LC" - Light Commercial District
Permits any retail commercial uses conducted within an enclosed building. Permits residential uses.
- "C" - General Commercial District
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
- "E" - Light Industrial District
Permits most manufacturing uses and uses permitted in "C".
- "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits.
- "CU" - Any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

December 21, 1976

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting, on Jan. 4, 1977, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. SCZ-0409

Zone Change from the "R-1" Suburban Residential District
to the "AA" One Family Dwelling District

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas, except the East 141.7 Feet of the West 719.05 Feet of the South 39 Feet thereof and also except beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 542 feet on the West line of said Section 15; thence East 500 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 319.6 Feet to a point 285 Feet South of the North line of said Section 15; thence North 285 Feet to the North line of said Section 15; thence West 690 Feet to the point of beginning. And

CASE NO. SCZ-0410

Zone Change from the "R-1" Suburban Residential District
to the "LC" Light Commercial District

Beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 542 Feet on the West line of said Section 15; thence East 500 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 319.6 Feet to a point 285 Feet South of the North line of said Section 15; thence North 285 Feet to the North line of said Section 15; thence West 690 Feet to the point of beginning, except the North 50 Feet and the West 50 Feet thereof and also except Dillion Addition to Sedgwick County, Kansas. All generally located at the southeast corner of 61st Street North and Hydraulic.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

SEDGWICK COUNTY ZONING RESOLUTION

Summary Description of Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres with a minimum frontage of 200 feet.
- "R-1" - Suburban Residential District
Permits one and two-family dwellings on a minimum of 15,000 square feet of land area per family with each lot having a minimum frontage of 100 feet.
- "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 7,500 square feet with each lot having a minimum frontage of 60 feet.
- "BB" - Office District
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
- "LC" - Light Commercial District
Permits any retail commercial uses conducted within an enclosed building. Permits residential uses.
- "C" - General Commercial District
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
- "E" - Light Industrial District
Permits most manufacturing uses and uses permitted in "C".
- "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits.
- "CU" - Any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT (see Sc2-0409
for mailing list)
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS
CU-211
(Assoc. Sc2-0409)

Book 1
Y-6-D
15-26-1E

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT Robert D. Shellenberger

ADDRESS 1707 High, Wichita, KS. 67203 PHONE 942-5266

AGENT Reiss & Goodness Engineers

ADDRESS 2160 W. 21st, Wichita, KS. 67203 PHONE 832-0213

B. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

C. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

II. The applicant proposes to establish a Multi-Family

(use)

on property legally described as Lot(s) _____

_____, Block(s) _____ of the _____

Addition.

(If appropriate, mates and bounds description may be provided in the space below or on an attached sheet).
Beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 1040 Feet on the West line of said Section 15; thence East 788 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 770 Feet to a point 465 Feet South of the North line of said Section 15; thence at a deflection angle of 90° to the right for a distance of 125 Feet; thence at a deflection angle of 90° to the left for a distance of 180 Feet; thence Northeasterly 320 to a point 260 Feet South of the North line of said Section 15; thence North 260 Feet to the North line of said Section 15; thence West to the point of beginning; except the North 50 Feet and the West 50 Feet thereof and also except, beginning at the Northwest corner of Section 15, T26S, R1E of the 6th P.M. Sedgwick County, Kansas; thence South 542 Feet on the West line of said Section 15; thence East 500 Feet parallel to the North line of the NW $\frac{1}{4}$ of said Section 15; thence Northeasterly 319.6 Feet to a point 285 Feet South of the North line of said Section 15; thence North 285 Feet to the North line of said Section 15; thence West 690 Feet to the point of beginning.

OK
for
legal

III. THIS PROPERTY IS LOCATED AT (ADDRESS) _____

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE Southeast CORNER OF 61st ST. NO. AND
Hydraulic, OR

B. ON THE _____ SIDE OF _____ (AVENUE)
STREET BETWEEN _____ (AVENUE) STREET AND
_____ (AVENUE) STREET.

IV. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R-1
(ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:
To Permit Development as shown on the proposed Sketch Plan.

VI. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABSTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

[Signature]

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

VII. OFFICE USE ONLY
This application was received at the Planning Department at 4:15
(AM, PM) on December 13, 1978 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 70.00.

[Signature] Nam
[Signature] Tit

FORM 29

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
	7

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY