

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0495

CONSIDERED BY MAPC: 11-5-81

REQUEST FOR: "R" & "R-1" to "AA"

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Property to be platted."

GENERAL LOCATION: Northwest corner of MacArthur Road and Hoover.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
November 5, 1981)

30 acres

*Wheatland Place
Fourth Addition*

APPLICANT: Frank E. Jenkins, et al, 659 N. Market.

AGENT FOR APPLICANT: Lowell D. High, 1542 S. St. Francis.

PROTESTORS (LIST AGENT) IF ANY: None

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

LAND USE: Existing, South and West, Undeveloped; North and East,
Single Family.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved 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 estab-
lishing the zone change not be published until the plat has been
recorded with the Register of Deeds. Hansen moved, Lofton seconded
and it carried unanimously. Jones was absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission, approve the application subject to the condition of
platting, adopt a resolution establishing the zone change and instruct
the Planning Department to withhold publication of the resolution until
the plat has been recorded with the Register of Deeds; or

2. Deny the application.

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none given Published in The Wichita Eagle-Beacon on Feb 5, 1982.

R E S O L U T I O N

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR 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 IN SECTION 14.C OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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 14.C of the Zoning Resolution as amended, the zoning district of the lands legally described are hereby changed as follows:

CASE NO. SCZ-0495

ZONE CHANGE from the "R" Rural Residential District and the "R-1" Suburban Residential District to the "AA" One Family Dwelling District

Part of the SE 1/4 of the SE 1/4 of Section 10, T28S, R1W of the 6th P.M., Sedgwick County, Kansas described as follows: Commencing at the SE corner of said SE 1/4 of said SE 1/4; thence N 0°00'E along the east line of said SE 1/4 of said SE 1/4, 600 feet to the point of beginning; thence N 0°00'E along the east line of said SE 1/4 of said SE 1/4, 685.01 feet to the NE corner of said SE 1/4 of said SE 1/4; thence S 89°48'38"W along the north line of said SE 1/4 of said SE 1/4, 747 feet; thence S 0°00'E parallel to the east line of said SE 1/4 of said SE 1/4, 179 feet; thence N 89°48'38"E parallel to the north line of said SE 1/4 of said SE 1/4, 10 feet; thence S 0°00'E parallel to the east line of said SE 1/4 of said SE 1/4, 430.4 feet; thence S 60°37'44"E, 157.20 feet to a point 600 feet north of the south line of said SE 1/4 of said SE 1/4; thence N 89°37'30"E parallel to the south line of said SE 1/4 of said SE 1/4, 600 feet to the point of beginning. Being platted as Wheatland Place Fourth Addition. Generally located west of Hoover in an area north of MacArthur.

SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained 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 once in the official County paper.

SECTION IV. That Resolution #256-1981, passed and adopted December 2, 1981, and published in the Wichita Eagle-Beacon on December 14, 1981, is hereby repealed.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 27 day of January, 1982.

Absent

JACK SPRATT, Chairman

Tom Scott

TOM SCOTT, Chairman Pro-Tem

Donald E. Gragg

DONALD E. GRAGG, Commissioner



Dorothy K. White

DOROTHY K. WHITE,
County Clerk

APPROVED AS TO FORM:

William B. Rustin

WILLIAM B. RUSTIN,
County Counselor