

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0487

CONSIDERED BY DCPC: 8-06-81

CONSIDERED BY MCPC: 8-10-81

REQUEST FOR: "R" to "LC"

CONSIDERED BY MAPC: 8-13-81

REASON FOR REQUEST (AS PROVIDED BY APPLICANT): "To establish zoning appropriate to existing uses for the principle structure on captioned property. Also, to establish appropriate zoning for the 30.0' Access & Fire Lane Easements between captioned property and nearest public street right-of-way (Woodlawn)."

GENERAL LOCATION: West side of Woodlawn approximately 1/8 mile north of 95th Street South.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of
August 13, 1981)

APPLICANT: Imogene Gick Fleming, Rt. #1, Derby, KS

AGENT FOR APPLICANT: Dick Fleming, R. #1, Leon, KS

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East, South and West, "R".

LAND USE: Existing, Barn; North & South, Single-family & undeveloped; East & West, Undeveloped.

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County Commissioners; or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds. Bayouth moved, Martens seconded and it carried unanimously. Hennessy and Jones were 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.

R #186-1981

PPD

Published in The Wichita Eagle-Beacon on May 24, 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-0487

ZONE CHANGE from the "R" Rural Residential District to the "LC" Light Commercial District

A tract described as follows: From the SE Corner of the SE 1/4 of Sec. 13, T29S, R1E of the 6th P.M., Sedgwick County, Kansas, N 00°00'00" E. along the East line of said SE 1/4, a distance of 749.27'; thence N. 90°00'00" W., a distance of 518.65' to the point of beginning; thence N. 00°00'00" E., a distance of 300.0'; thence N. 90°00'00" W., a distance of 250.0'; thence S. 00°00'00" E., a distance of 300.0'; thence N. 90°00'00" E., a distance of 250.0' to the point of beginning. AND ALSO,

A tract for Firelane and Access Easement described as beginning at a point in the East line of the SE 1/4 of Sec. 13, T29S, R1E of the 6th P.M., Sedgwick County, Kansas, said point being 664.61' North of the SE Corner of said SE 1/4; thence West perpendicular to the East line of said SE 1/4, and with an assumed bearing of N. 90°00'00" W., a distance of 443.65' to the P.C. of a curve to the Right having a radius of 125.0'; thence along said curve to the Right and through a central angle of 71°10'15", a distance of 155.27'; thence N. 90°00'00" E., a distance of 32.50' to a point on a curve to the Left having a radius of 95.0'; thence along said curve to the Left and through a central angle of 64°52'13", a distance of 107.56' to the P.T. of said curve, the chord to said curve being 101.90' and bearing S. 57°33'54" E.; thence N. 90°00'00" E., a distance of 443.65' to a point in the East line of said SE 1/4; thence South 30.0' to the point of beginning; AND ALSO,

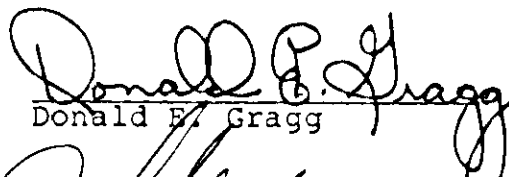
A tract for Firelane and Access Easement described as beginning at a point in the East line of the SE 1/4 of Sec. 13, T29S, R1E of the 6th P.M., Sedgwick County, Kansas, said

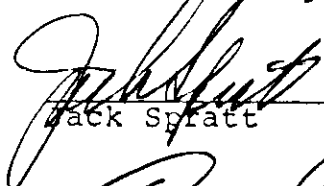
point being 1,104.35' North of the SE Corner of said SE 1/4; thence West perpendicular to the East line of said SE 1/4 and with an assumed bearing of N.90°00'00" W., a distance of 443.65' to the P.C. of a curve to the Left having a radius of 95.0'; thence along said curve to the Left and through a central angle of 65°09'16", a distance of 108.03'; thence N. 90°00'00" W., a distance of 32.25' to a point on a curve to the Right having a radius of 125.0'; thence along said curve to the Right and through a central angle of 71°22'39", a distance of 155.72' to the P.T. of said curve, the chord to said curve being 145.85' and bearing N.54°18'40" E.; thence N.90°00'00" E., a distance of 443.65' to a point in the East line of said SE 1/4; thence South 30.0' to the point of beginning. All generally located on the west side of Woodlawn, 1/8 mile north of 95th Street South.

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.

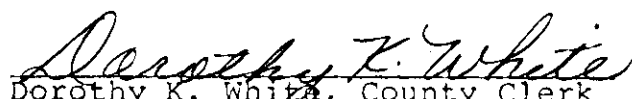
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 9th day of September, 1981.


Donald E. Gragg Chairman


Jack Spratt, Commissioner

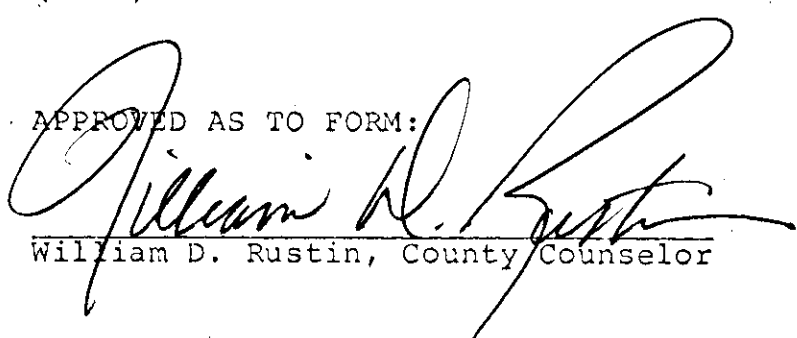

Tom Scott, Commissioner

ATTEST:


Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:


William D. Rustin, County Counselor