

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0526 - ZONE CHANGE FROM THE "R" RURAL RESIDENTIAL DISTRICT  
TO THE "C" GENERAL COMMERCIAL DISTRICT. GENERALLY LOCATED ON  
THE EAST SIDE OF BROADWAY IN AN AREA NORTH OF 79TH STREET SOUTH.

The MAPC recommends approval of the application.  
(see minutes for full motion)

Gardner moved, Goebel seconded and it carried unanimously.  
Banzer and Chisholm 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. Take such action as the County Commission deems appropriate.

DATA AND MINUTES

DCPC Hearing Date: 11-03-83  
HCPC Hearing Date: 11-10-83  
MAPC Hearing Date: 11-17-83

BCoC Hearing Date: 12-14-83

AREA DATA:

Acres: 2.5

Size: 164'x795' (Irregular)

Reason: Establishing a business of Auto Repair Garage and Used Auto Sales along with a Vegetable Produce Retail Store.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Single-family	"R"
North	Undeveloped	"R"
East	Undeveloped	"R"
South	Single-family	"R"
West	Undeveloped	"R-1"

History: None

Applicant: James P. Barber, 7802 S. Broadway, Wichita 67233

Protestors: None.

R#369-1983

( \_\_\_\_\_ ) Published in The Daily Reporter on May 17, 1985

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 districts of the lands legally described are hereby changed as follows:

CASE NO. SCZ-0526

Zone Change from the "R" Rural Residential District  
to the "C" General Commercial District

A tract of land located in the Southwest Quarter of Section 4, Township 29 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows: BEGINNING at a point on the West line of said Southwest Quarter, said point being 665.50 feet North of the Southwest Corner of said Southwest Quarter; thence Easterly, along the North line of the South half of the Southwest Quarter of said Southwest Quarter, a distance of 795.49 feet; thence Southerly, parallel with the East line of said Southwest Quarter of the Southwest Quarter, a distance of 164.24 feet; thence Westerly, parallel with said North line, a distance of 465.75 feet; thence Northerly, parallel with said West line, a distance of 64.00 feet; thence Westerly, parallel with said North line, a distance of 330.00 feet to said West line; thence Northerly, on said West line, a distance of 100.24 feet to the POINT OF BEGINNING. Generally located on the east side of Highway 81 (Broadway), in an area north of 79th Street South.

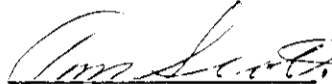
SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan 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.

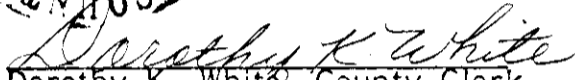
PASSED AND ADOPTED by the Board of County Commissioners at  
Wichita, Kansas, this 14<sup>th</sup> day of December, 1983.

  
Jack Spratt, Chairman

  
Donald E. Cragg, Commissioner

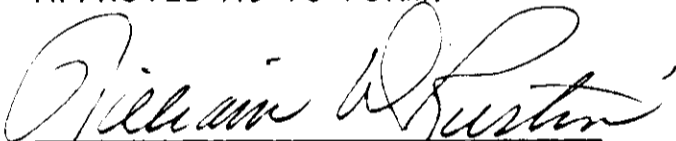
  
Tom Scott, Commissioner



  
Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM:

  
William D. Rustin, County Counselor