

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0557 - ZONE CHANGE FROM "R" RURAL RESIDENTIAL DISTRICT TO "R-1" SUBURBAN RESIDENTIAL DISTRICT. GENERALLY LOCATED ON THE EAST SIDE OF 215TH STREET WEST BETWEEN 21ST STREET NORTH AND 29TH STREET NORTH.

The Planning Commission recommends that the application be approved.
(see minutes for full motion)

Gardner moved, Crockett seconded and it carried unanimously. Goebel, Moore and Miles were absent.

ACTION:

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

DATA AND MINUTES

MAPC Hearing Date: 02-20-86

BCoC Hearing Date: 03-19-86

COMMISSION DISTRICT #3

AREA DATA:

Size: 24.6 acres

	<u>Land Use</u>	<u>Zoning</u>
Application Area	Agricultural	"R"
North	Agricultural	"R"
South	Agricultural	"R"
East	Agricultural	"R"
West	Lakes, single-family residential	"R"

History: Property became subject to zoning regulations January 1, 1985, upon adoption of countywide zoning.

Applicant: Gary L. Rau and Larry A. Schmidt, 512 Hemmen Terrace, Colwich, KS 67030

Protestors: None.

Published in The Daily Reporter on October 1, 1987

RESOLUTION NO. R#45-1986

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 17.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984.

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 17.C of the Zoning Regulations, the zoning district of the lands legally described are hereby changed as follows:

CASE NO. SCZ-0557

Zone Change from the "R" Rural Residential District to the "R-1" Suburban Residential District

Beginning at the Northwest corner of the SW $\frac{1}{4}$ of Section 6, Township 27 South, Range 2 West; thence South 428.25 feet; thence East parallel with the South line of said SW $\frac{1}{4}$, 955 feet; thence North parallel with the West line of said SW $\frac{1}{4}$, 428.39 feet more or less to the North line of said SW $\frac{1}{4}$; thence West 955 feet to beginning, Sedgwick County, Kansas, EXCEPT beginning at the Northwest corner of the SW $\frac{1}{4}$ of Section 6, Township 27 South, Range 2 West; thence South 358.25 feet; thence East parallel with the South line of said SW $\frac{1}{4}$, 955 feet; thence North parallel with the West line of said SW $\frac{1}{4}$, 358.39 feet, more or less, to the North line of said SW $\frac{1}{4}$; thence West 955 feet to the beginning, in Sedgwick County, Kansas; AND

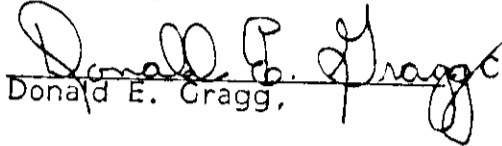
Beginning at a point on the South line of the North Half of the SW $\frac{1}{4}$ of Section 6, Township 27 South, Range 2 West, which point is 1520 feet East of the Southwest corner thereof; thence North parallel with the West line of said SW $\frac{1}{4}$, 277.39 feet; thence with an angle to the left of 83°05'22" a distance of 438.18 feet; thence with an angle to the right of 59°00' a distance of 147 feet; thence with an angle to the right of 38°34'01" a distance of 100 feet; thence with an angle to the left of 104°31'39" a distance of 95 feet to a point 955 feet East of the West line of said SW $\frac{1}{4}$; thence North parallel with the West line of said SW $\frac{1}{4}$, 755.39 feet more or less to the North line of said SW $\frac{1}{4}$; thence East 933.75 feet; thence South 1,317.66 feet more or less to a point on the South line of said North Half, 323.5 feet East of the place of beginning; thence West 323.5 feet to beginning, in Sedgwick County, Kansas. Generally located on the east side of 215th Street West between 21st Street North and 29th Street North.

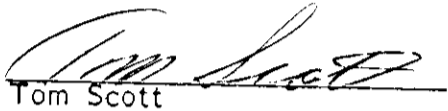
SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan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

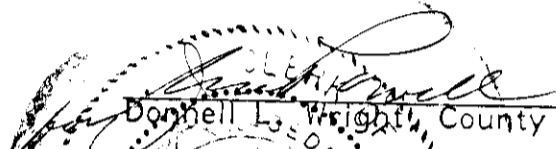
PASSED AND ADOPTED by the Board of County Commissioners at
Wichita, Kansas, this 19th day of March, 1986.

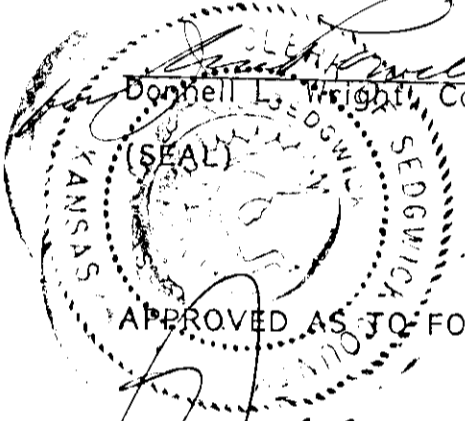

Bernard A. Hentzen, Chairman


Donald E. Cragg, Commissioner

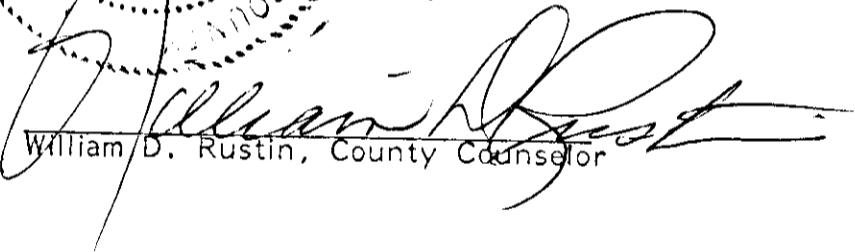

Tom Scott, Commissioner

ATTEST:


Donnell L. Wright, County Clerk



APPROVED AS TO FORM:


William D. Rustin, County Counselor