

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
455 North Main Street, Tenth Floor, Wichita, Kansas (316) 268-4421
JANUARY 19, 2001
NOTICE OF PUBLIC HEARING

CASE NO: CON2001-00002

REQUEST: Sedgwick County Conditional Use to allow agriculture sales and service on property in the "RR" Rural Residential zoning district

APPLICANT: L & D Real Estate, L.L.C.

AGENT: Dan Claassen, 14300 E. 61st Street North
Wichita, KSA 67228 – Phone 744-6700

GENERAL LOCATION: Northwest corner of Highway 254 and 143rd Street North

LEGAL DESCRIPTION: A complete legal description is available for public inspection at the Metropolitan Area Planning Department, 10th Floor, City Hall, 455 North Main Street, Wichita, Kansas.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on THURSDAY,
FEBRUARY 8, 2001

This case will be heard no earlier than 1:30 p.m. The meeting will begin at 1:00 p.m., in the Planning Department Conference Room, 10th Floor, City Hall, 455 North Main, Wichita, Kansas 67202-1688. A copy of the staff report will be available for public hearing. If you have any questions, comments, or information related to this request prior to the public hearing, please call the Planning Department staff person assigned to this case, **Dale Miller**, at (316) 268-4421. If you provide comments to us in writing (address above, or FAX at 268-4390, or e-mail at wolf_kj@ci.wichita.ks.us) before the MAPC meeting, we will provide the written comments received to the MAPC for their consideration.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. Please note that all written and visual materials (or copies) presented to the MAPC at their hearing will be retained by the secretary as part of the official record for that item. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing. The MAPC may approve, approve with conditions or modifications, or deny the application for Conditional Use approval. Citizen opposition to or support of the request is only one of the factors, which the MAPC must consider in making its decision. Other factors include the zoning, uses and character of the neighborhood; the potential detrimental effect (if any) of the proposed use on nearby property; previously adopted zoning policies; and impact on community facilities, among others.

The action of the MAPC shall be the final action on the Conditional Use application except when any one or more of the following exist: 1) the Conditional Use application is accompanied by a rezoning application; 2) the applicant appeals the action of the MAPC; 3) one or more valid protest petitions are filed opposing the Conditional Use; 4) the MAPC action is not consistent with the recommendation of the planning commission of the small city in whose area of influence the application site is located. When any one or more of these exceptions exist, the MAPC action shall be in the form of a recommendation, which is forwarded to the Governing Body for final action.

Protest petitions may be filed in the office of the city clerk or county clerk, as applicable, within 14 days of the conclusion of the MAPC hearing. Copies of the suggested petition form are available at the Metropolitan Area Planning Department, 455 N. Main, 10th Floor, Wichita, Kansas, 67202.

ZONING DISTRICTS

MOST RESTRICTIVE	RR	Rural Residential	LC	Limited Commercial	
	SF-20	Single-Family	GC	General Commercial	
	SF-10	Single-Family	CBD	Central Business District	
	SF-6	Single-Family	OW	Office Warehouse	
	TF-3	Two-Family	IP	Industrial Park	
	MF-18	Multi-Family	LI	Limited Industrial	
	MF-29	Multi-Family	GI	General Industrial	
	B	Multi-Family	LEAST RESTRICTIVE	P.U.D.	Planned Unit Development
	MH	Manufactured Housing	SPECIAL DISTRICTS	C.U.P.	Community Unit Plan
	NO	Neighborhood Office		U	University District
GO	General Office		OT-O	Old Town Overlay	
NR	Neighborhood Retail		A-0	Airport Overlay	
			P-O	Protective Overlay	
			H-O	Historic Landmark Overlay	

A detailed interpretation of the uses allowed in each zoning district may be obtained from the Planning Department. The Metropolitan Area Planning Commission may grant a more restrictive zoning district than requested.

