

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0547 - ZONE CHANGE FROM THE "R" RURAL RESIDENTIAL DISTRICT TO THE "R-1" SUBURBAN RESIDENTIAL, "LC" LIGHT COMMERCIAL AND "C" GENERAL COMMERCIAL DISTRICTS, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF 63RD STREET SOUTH AND HYDRAULIC.

The MAPC recommends that the application be approved.

(see minutes for full motion)

Moore moved, Peters seconded and it carried unanimously.

ACTION:

1. Approve the recommendation of the Metropolitan Area Planning Commission subject to the conditions of platting, adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication until such time as the plat has been recorded; or
2. Deny the application.

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DATA AND MINUTES

HCPC Hearing Date: 4-11-85

MAPC Hearing Date: 4-18-85

BCoC Hearing Date: 5-15-85

AREA DATA:

Acres: "R-1" 145                      Size: 2640' x 2640' (irregular)  
      "LC" 2.3  
      "C" .9

Reason: For residential development in association with nine-hole golf course, residential storage and golf course clubhouse.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Sand and gravel extraction, orchard, lake, undeveloped	"R"
North	Orchard, single-family dwellings	"R-1", "LC"
East	Single-family dwellings, agriculture, undeveloped	"R"
South	Agriculture and auto salvage	"R", "R-1"
West	Agriculture	"R"

History: None

Applicant: Gerald E. Blood, 6346 South Broadway, Wichita 67216

Protestors: None

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RESOLUTION NO. 159-1985

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 districts of lands legally described are hereby changed as follows:

CASE NO. SCZ-0547

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

Beginning at a point in the south line and 30.0 feet west of the SE corner of the NW- $\frac{1}{4}$  of Section 34, Township 28 South, Range 1 East of the 6th P.M., thence bearing N 0°14'50" W parallel to and 30.00 feet west of the east line of said NW- $\frac{1}{4}$  a distance of 944.73 feet; thence bearing S 89°45'10" W a distance of 270.00 feet; thence bearing N 0°14'50" W a distance of 402.14 feet; thence bearing S 89°45'27" E a distance of 270.01 feet; thence bearing N 0°14'50" W parallel to and 30.00 feet west of the east line of said NW- $\frac{1}{4}$  a distance of 402.94 feet to the P.C. of a curve to left, thence along said curve having a radius of 788.51 feet and through a central angle of 27°50'53" an arc distance of 383.25 feet; thence bearing N 28°05'43" W a distance of 99.39 feet to the P.C. of a curve to the right, thence along said curve having a radius of 848.51 feet and a chord of 175.97 feet bearing N 22°08'36" W, through a central angle of 11°54'14" an arc distance of 176.29 feet; thence bearing S 89°46'50" W parallel to the north line of said NW- $\frac{1}{4}$ , a distance of 591.44 feet; thence bearing N 0°21'53" W a distance of 274.40 feet; thence bearing S 89°46'50" W parallel to and 60.00 feet south of north line of said Section 34 a distance of 1758.35 feet; thence bearing S 0°02'01" E parallel to and 50.00 feet east of the west line of said Section 34, a distance of 1332.99 feet; thence bearing S 89°45'27" W a distance of 310.00 feet; thence bearing S 0°02'01" E a distance of 160.81 feet; thence bearing S 89°57'59" W a distance of 310.00 feet; thence bearing S 0°02'01" E parallel to and 50.00 feet east of the west line of said Section 34 a distance of 802.00 feet to the P.C. of a curve to the left, thence along said curve having a radius of 587.28 feet, through a central angle of 36°28'07" an arc distance of 373.80 feet to a point in the south line of the NW- $\frac{1}{4}$  of said Section 34, thence bearing N 89°39'14" E a distance of 2448.58 feet to the point of beginning, containing 145.24 acres more or less; AND,

Zone Change from the "R" Rural Residential District to the "LC" Light Commercial District

Beginning at a point 1344.68 feet north and 50.00 feet west of the SE corner of the NW- $\frac{1}{4}$ , Section 34, Township 28 South, Range 1 East of the 6th P.M.; thence bearing S 0°14'50" E parallel to and 50.00 feet west of the east line of said NW- $\frac{1}{4}$ , a distance of 400.00 feet; thence bearing S 89°45'10" W a distance of 250.00 feet; thence bearing N 0°14'50" W a distance of 402.14 feet; thence bearing S 89°45'27" E a distance of 250.01 feet to the point of beginning, containing 2.30 acres more or less; AND,

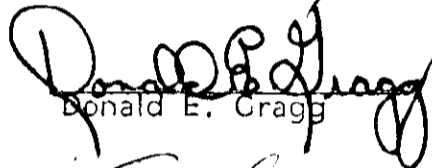
Zone Change from the "R" Rural Residential District  
to the "C" General Commercial District


Beginning at a point 1393.11 feet south and 110.00 feet east of the NW corner of Section 34, Township 28 South, Range 1 East of the 6th P.M.; thence bearing S 0°02'01" E parallel to and 110.00 feet east of the west line of said Section 34 a distance of 162.00 feet; thence bearing N 89°57'59" E a distance of 250.00 feet; thence bearing N 0°02'01" W a distance of 160.80 feet; thence bearing N 89°45'27" W a distance of 250.00 feet to the point of beginning, containing 0.93 acres more or less. GENERALLY LOCATED at the southeast corner of 63rd Street South and Hydraulic Avenue.

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.

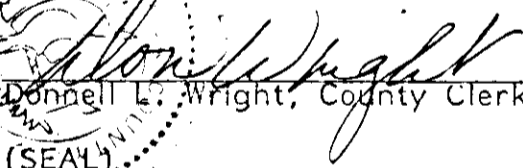
SECTION III. That this Resolution shall take effect and be in force and after its adoption and publication once in the official County paper.

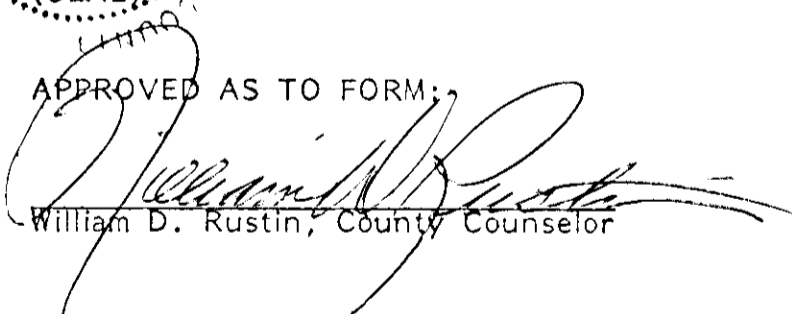
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 15<sup>th</sup> day of May, 1985.

  
Donald E. Cragg, Chairman

  
Tom Scott, Commissioner

  
Bernard A. Hertzgen, Commissioner

ATTEST:  
  
Donnell L. Wright, County Clerk  
(SEAL)

APPROVED AS TO FORM:  
  
William D. Rustin, County Counselor