

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING AND CONDITIONAL USE PERMIT

SCZ-061 & CU-322 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL DISTRICT TO THE "C" GENERAL COMMERCIAL DISTRICT AND ASSOCIATED CONDITIONAL USE PERMIT FOR A CONCRETE GARDEN ORNAMENT MANUFACTURING BUSINESS, LOCATED ON THE NORTH SIDE OF CHAMBERLAIN IN AN AREA EAST OF WEBB ROAD.

The MAPC recommends that the applications be approved, subject to conditions (see minutes for full motion).

GRAMKE moved, GARDNER seconded, and it carried unanimously.

ACTION:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and conditional use permit, subject to the recommended conditions; adopt resolutions establishing the zone change and conditional use permit; or
2. Adopt findings and deny the application.

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DATA AND MINUTES

MAPC Hearing Date: 7/20/89 & 9/14/89 BCoC Hearing Date: 10/11/89

COMMISSION DISTRICT #1

ADJACENT ZONING AND LAND USE:

NORTH	"R-1"	Undeveloped (approved for "C" subject to platting - SCZ-0602)
SOUTH	"R-1"	Single-family residences
EAST	"R-1"	Single-family residence (mobile home)
WEST	"R-1"	Single-family residence

Applicant: Irby C. Phelps, 302 N. Hillcrest, 67208  
Earl Vandenberg (agent), 9630 Chamberlain, 67206

Protestors: None.  
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R# 291-1984

Published in The Daily Reporter on 10/26, 1989.

RESOLUTION NO. 291-1989

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, AND SUBSEQUENTLY AMENDED.

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 below are hereby changed as follows:

CASE NO. SCZ-0611  
Zone change from the "R-1" Suburban Residential District to the "C" General Commercial District

Beginning at a point 30 ft. north and 515 ft. east of the southwest corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Thence north 216.715 feet; thence east 100 feet; thence south 216.715 feet; thence west 100 feet to the place of beginning. Generally located on the north side of Chamberlain Street between Hoyt Street and Webb Road.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered 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 in the official county paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 11th day of October 1989.

Paul W. Hancock, Chairman  
Paul W. Hancock

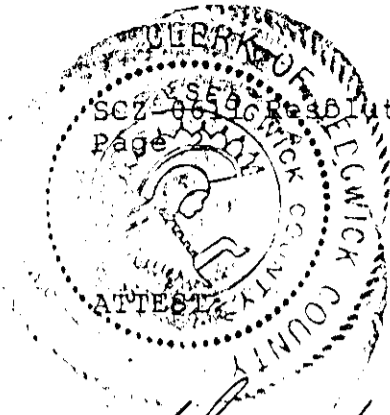
Bernard A. Hentzen, Chairman pro tem  
Bernard A. Hentzen

David Bayouth, Commissioner  
David Bayouth

Billy Q. McCray, Commissioner  
Billy Q. McCray

Mark F. Schroeder, Commissioner  
Mark F. Schroeder

Sent for publishing 10/24/89  
FWJ



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*Don Wright*  
Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

*Henry H. Blase*  
Henry H. Blase, County Counselor