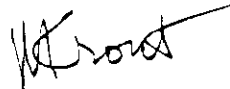


RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

**PROPOSED AGENDA ITEMS :** SCZ-0685 - Zone change request from the "R"  
Rural Residential District to the "R-1" Suburban  
Residential District, located 1/4 mile west of Rock  
Road on the north side of 63rd Street South.

**PRESENTED BY:** Marvin S. Krout, Director of Planning



**PROPOSED AGENDA DATE:** April 19, 1995.

**COMMISSION DISTRICT #5**

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MAPC Recommendation: Approve, subject to platting within one year (12-0).

Derby Recommendation: Approve, subject to platting within one year (8-0).

Staff Recommendation: Approve, subject to platting within one year.

Background/Discussion: On March 23, 1995, the MAPC considered a zone change from the 'R' Rural Residential District to the 'R-1' Suburban Residential District for 10 acres located ¼ mile west of Rock Road on the north side of 63rd Street South. This site is located less than ¼ mile from the Derby City Limits and is within Derby's zoning area of influence and subdivision jurisdiction.

The applicant proposes to develop a church on the subject property, which is first permitted by right in the 'R-1' District. This general area is characterized by a mixture of agricultural uses and suburban residential homes, with a suburban residential subdivision located directly to the west. This site is located just north of Derby's anticipated urban growth area as identified by the Wichita-Sedgwick County Comprehensive Plan.

- Recommended 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. Return to the Planning Commission for reconsideration.

Case No. SCZ-0685  
Page 2

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

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Applicants: Lowell L. & Aileen Anderson, 5909 S. Rock Rd., Derby, KS 67037-9232.

Protestors: None.

R# 87-1995

Published in The Daily Reporter on FEB 23, 1996, 1995

RESOLUTION NO. 87-1995

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 7.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-0685**

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

The West ten acres of the Southeast Quarter of the Southeast Quarter of Section Thirty, Township Twenty-eight South, Range Two East, of the Sixth Principal Meridian, Sedgwick County, Kansas. Generally located 1/4 mile west of Rock Road on the north side of 63rd Street South.

**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.

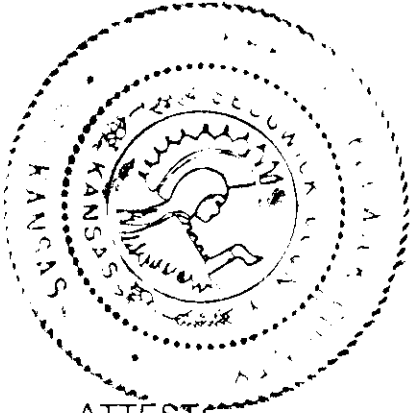
*Colin Derby, Clerk  
Sedgwick County Planning Department  
2000 West 10th Street, Suite 100  
Wichita, KS 67202*

Commissioners present and voting were:

PAUL W. HANCOCK	<u>Aye</u>
THOMAS G. WINTERS	<u>Aye</u>
MELODY C. MILLER	<u>Aye</u>
MARK F. SCHROEDER	<u>Aye</u>
BETSY GWIN	<u>Aye</u>

DATED this 19<sup>th</sup> day of April, 1995.

BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS



ATTEST:

Mark F. Schroeder  
MARK F. SCHROEDER, Chairman

Thomas G. Winters  
THOMAS G. WINTERS, Chairman Pro Tem

Susan Crockett-Spoon  
SUSAN CROCKETT-SPOON  
County Clerk

Betsy Gwin  
BETSY GWIN, Commissioner

APPROVED AS TO FORM ONLY:

Paul W. Hancock  
PAUL W. HANCOCK, Commissioner

Richard Carson  
County Counselor/Assistant

Melody C. Miller  
MELODY C. MILLER, Commissioner