

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING AND CONDITIONAL USE PERMIT

SCZ- 0678- REQUEST FOR ZONE CHANGE FROM THE "R-1" SUBURBAN  
RESIDENTIAL DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT; AND

CU-379 - CONDITIONAL USE PERMIT TO ALLOW TWO-FAMILY DWELLINGS ON  
PROPERTY TO BE REZONED THE "AA" ONE FAMILY DWELLING DISTRICT,  
LOCATED AT THE NORTHWEST CORNER OF CENTRAL AND 143RD STREET  
EAST.

The MAPC recommends that the application be approved. Sherman moved, Miner and it carried with a vote of 10 in favor (Sherman, Miner, Frye, Goebel, Haggar, Lopez, McKay, Phillips, Polczynski and Wheeler), and 1 opposed (Ross). Johnson and Osborne-Howes were absent. One vacancy.

(See minutes for full motion).

- ACTION:**
1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the conditional use permit and zone change, subject to the recommended conditions; adopt a resolution authorizing the conditions use permit; or
  2. Return to the Planning Commission for reconsideration.

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

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DATA AND MINUTES

MAPC Hearing Date: 12-1-94 (Approve, 10-1)

BCoC Hearing Date: 12-28-94

COMMISSION DISTRICT #1

ADJACENT ZONING AND LAND USE:

|        |             |                                 |
|--------|-------------|---------------------------------|
| NORTH: | "R-1", "AA" | Crestview Golf Course           |
| SOUTH: | "R-1"       | Single family home / open space |

Case No. SCZ-0678 & CU-379  
Page 2

|       |      |                     |
|-------|------|---------------------|
| EAST: | "AA" | Single family homes |
| WEST: | "AA" | Duplexes            |

Applicant: Crestview Development Company II, c./o Stanley Kraus, 1301 St. Andrew Dr., Wichita, KS 67230.

Speakers: Robert Oberfell, 533 Turnberry Circle, 67230; Bruce Wogens, 522 Turnberry Circle, 67230.

RESOLUTION NO. 245-1994

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-0678**

Zone change request from the "R-1" Suburban Residential District to the "AA" One-Family Dwelling District

Beginning at the Southeast corner of the Southeast Quarter of Section 14, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence S 88 degrees 48'47"W 708.24 feet; thence N 01 degree 11'13"E 899.69 feet; thence N 33 degrees 19'30"E 246.61 feet; thence N 47 degrees 54'38"E 416.83 feet; thence N 89 degrees 06'13"E 260.44 feet to the East line of the Southeast Quarter of said Section 14; thence South 1,374.45 feet to the point of beginning. Generally located at the northwest corner of Central and 143rd Street East.

**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.

FILE COPY

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

Commissioners present and voting were:

|                   |            |
|-------------------|------------|
| PAUL W. HANCOCK   | <u>aye</u> |
| THOMAS G. WINTERS | <u>aye</u> |
| ANDREW L. BIAS    | <u>aye</u> |
| MARK F. SCHROEDER | <u>aye</u> |
| BETSY GWIN        | <u>aye</u> |

DATED this 28<sup>th</sup> day of December, 1994.

BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS



ATTEST:

Betsy Gwin  
BETSY GWIN, Chair

Andrew L. Bias  
ANDREW L. BIAS, Chairman Pro Tem

Susan Crockett-Spoon  
SUSAN CROCKETT-SPOON  
County Clerk

Paul W. Hancock  
PAUL W. HANCOCK, Commissioner

APPROVED AS TO FORM ONLY:

Thomas G. Winters  
THOMAS G. WINTERS, Commissioner

Lucinda Ellison  
County Counselor/Assistant

Mark F. Schroeder  
MARK F. SCHROEDER, Commissioner