

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

SCZ-0677 - REQUEST FOR ZONE CHANGE FROM THE "R-1" SUBURBAN  
RESIDENTIAL DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED  
APPROXIMATELY 1,200 FEET SOUTH OF 87TH STREET SOUTH ON THE WEST  
SIDE OF ROCK ROAD.

The MAPC recommends that the application be approved, subject to platting. Polczinski moved, Sherman seconded and it carried unanimously. Goebel and Roberts were absent.

(See minutes for full motion).

- 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.

(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

Derby PC Hearing Date: 11/3/94 Approve

MAPC Hearing Date: 11/17/94 Approve (12-0)

BCoC Hearing Date: 12/14/94

COMMISSION DISTRICT #5

ADJACENT ZONING AND LAND USE:

- NORTH: "R-1" Single family homes
- SOUTH: "R-1" Single family homes
- EAST: "R" Agricultural uses
- WEST: "R-1" Agricultural uses, single family homes, Derby City Limits

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Applicant: Max C. & Betty Simonsen, 322 S. Derby, Derby, KS 67037

Protestors: Lyndel Fritzler, 7800 Evergreen, Derby, KS; Burl Overman, 8920 Pointer Lane, Derby, KS; Lucille White, 8930 Pointer Lane, Derby, KS; J.V. Harlan, 7601 Evergreen, Derby, KS.

RESOLUTION NO. #1-1995

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-0677

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

A tract in the E1/2 of the NE1/4 of Sec. 18, Twp. 29-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. Corner thereof; thence south along the east line of said NE1/4, 893 feet; thence west parallel with the north line of said NE1/4, 436 feet; thence south parallel with the east line of said NE1/4, 130 feet to the point of curvature of a curve to the left having a radius of 545 feet; thence southerly along said curve, 145 feet for a place of beginning; thence west parallel with the north line of said NE1/4, to a point 670 feet west of the east line of said NE1/4; thence south parallel with the east line of said NE1/4 to the N.W. Corner of Lot 4, Prairie Acres, Sedgwick County, Kansas; thence east along the north line of Lots 4 and 5 in said Prairie Acres, 360 feet to the N.E. Corner of said Lot 5; thence north parallel with the east line of said NE1/4, 13 feet; thence east along the north line of said Prairie Acres 310 feet to the east line of said NE1/4; thence

north to a point 1329.1 feet south of the N.E. Corner of said NE1/4; thence west parallel with the north line of said NE1/4, 197.1 feet; thence north parallel with the east line of said NE1/4, 221 feet; thence west parallel with the north line of said NE1/4, 77.9 feet; thence southwesterly 155 feet more or less to the place of beginning. Generally located approximately 1,200 feet south of 87th Street South on the west side of Rock 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.

Commissioners present and voting were:

PAUL W. HANCOCK  
THOMAS G. WINTERS  
ANDREW L. BIAS  
MARK F. SCHROEDER  
BETSY GWIN

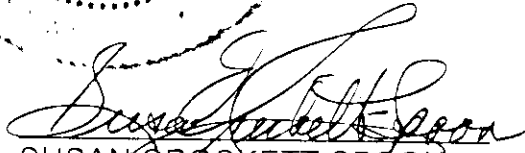
Aye  
Aye  
Aye  
Aye  
Aye

DATED this 4<sup>th</sup> day of January, 1994<sub>5</sub>

BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

Betsy Gwin  
BETSY GWIN, Chair

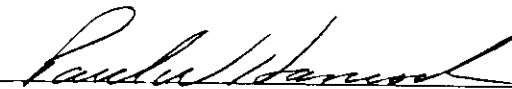


  
SUSAN CROCKETT-SPOOM  
County Clerk

APPROVED AS TO FORM ONLY:

  
County Counselor/Assistant

  
ANDREW L. BIAS, Chairman Pro Tem

  
PAUL W. HANCOCK, Commissioner

  
THOMAS G. WINTERS, Commissioner

  
MARK F. SCHROEDER, Commissioner

1310

1310

PROPOSED "BB" ZONING

LAGOON

1330

FUTURE EXPANSION

FUTURE EXPANSION

55  
FUTURE EXPANSION

PROPOSED BLDG. ELEV. 1000'

FUTURE EXPANSION

1320

200'-0"

830

221'

1971'

PROPOSED SITE PLAN

WICHITA STATE UNIVERSITY AND  
COWLEY COUNTY COMMUNITY COLLEGE

CENTER FOR QUALITY EDUCATION  
DERBY CAMPUS

DERBY, KANSAS  
OCTOBER 12, 1994

AREA = 22050 SQ. FEET  
SCALE 1" = 50'-0"



ROCK ROAD

8TH STREET

