

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING AND
CONDITIONAL USE PERMIT

SCZ-0667 - REQUEST FOR ZONE CHANGE FROM THE "R" RURAL RESIDENTIAL
DISTRICT TO THE "C" GENERAL COMMERCIAL AND "E" LIGHT INDUSTRIAL
DISTRICTS.

CU-371 - REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RESIDENTIAL
AND COMMERCIAL TRUCK RENTAL ON PROPERTY ZONED "C" GENERAL
COMMERCIAL DISTRICT, LOCATED 1/4 MILE NORTH OF 47TH STREET SOUTH
ON THE WEST SIDE OF ROCK ROAD.

The MAPC recommends that the applications be approved. McKay moved, Winkler seconded and it carried with a vote of 7 in favor (McKay, Winkler, Goebel, Hagggar, Johnson, Lopez and Phillips), and 5 opposed (Ross, Osborne-Howes, Frye, Miner and Polczinski). Roberts and Sherman 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, and the conditional use permit subject to conditions; adopt resolutions establishing the zone change and conditional use and instruct the Planning Department to withhold publication until the plat has been recorded with the Register of Deeds, and the appropriate conditions have been complied with; 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. Protest petitions have been filed that may require a 3/4 vote by the governing body to override and approve these requests).

DATA AND MINUTES

MAPC Hearing Date: 05/05/94 Approve

BCoC Hearing Date: 06/08/94

COMMISSION DISTRICT #5

ADJACENT ZONING AND LAND USE:

NORTH:	"R"	Single family residence, Saturday Wood Service
SOUTH:	"R"	Agricultural uses
EAST:	"R"	Suburban large lot residential development
WEST:	"R"	Agricultural uses, McConnell Air Force Base/Golf Course

Applicant: Francis J. Anderson, Route 2, Aledo, IL 61231

Protestors: Robert Morrison, 4439 S. Rock Rd., Derby, KS; Nancy Blanks, 4520 S. Rock Rd., Derby, KS; Neal & Barbara Marcus, 8300 E. 44th St., Derby, KS; Katherine Morrison, 4361 S. Rock Rd., Derby, KS; Lan Tran, 8120 E. 44th St. So., Derby, KS.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421

June 9, 1994

Francis J. Anderson
Route 2
Aledo, IL 61231

RE: SCZ-0667 - Zone change request from "R" Rural Residential to "C" General Commercial and "E" Light Commercial; AND

CU-371 - Conditional Use permit for residential and commercial truck rental on property to be rezoned "C" General Commercial.

Dear Mr. Anderson:

On June 8, 1994, the Board of County Commissioners reconsidered the above-caption requests. The action taken by the Commission was to DENY the requested zone change and Conditional Use permit.

Should you have any questions, please call me at 268-4421.

Sincerely

Kevin Kokes

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cc: Phil Meyer, Baughman Co., 315 Ellis, Wichita, KS 67211
Brad Burns & Art Small, 3500 N. Rock Rd., Wichita, KS 67226
Robert Morrison; 4439 S. Rock Road; Wichita, KS 67210
Vince Painter; 8600 E. 44 South, Wichita, KS 67037
Neil & Barbara Marcus; 8300 E. 44 St. South; Derby, KS 67037
Lan Tran; 8120 E. 44 St. South; Derby, KS 67037
Cenia Wedekind; 4555 S. Wind; Derby KS 67037
Nancy Blanks; 4520 S. Rock Rd; Derby, KS 67037
Katherine Morrison; 4361 S. Rock Rd; Derby, KS 67037
Sedgwick Co. Dept. of Code Enforcement