

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ- 0694-Zone Change request from 'R' Rural Residential to 'E' Light Industrial, generally located 1/8 mile south of I-235 on the East side of West Street.

PRESENTED BY: Marvin S. Krout, Director of Planning

PROPOSED AGENDA DATE: August 9, 1995

COMMISSION DISTRICT # 2

MAPC Recommendation: Approve, subject to platting within one year (7-2).

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

Background/Discussion: The applicant requests a zone change from the 'R' Rural Residential to the 'E' Light Industrial District for an 0.6 acre unplatted tract located 1/8 mile south of I-235 on the east side of West Street (3734 S. West Street). The site is currently used for storage and display of automobiles. The applicant requests the zone change to conform with the surrounding zoning and land uses and indicates that the site would initially be used for purposes of automotive sales.

The general area is characterized by a mixture of commercial and industrial uses. The subject property is part of a 2.3 acre area of 'R' zoned properties along the east side of West Street that is surrounded by industrial zoning. A trucking company with outdoor storage is located directly to the north with a single family home located further to the north in 'R' zoning. The application area is also bordered by industrial zoning to the east, south, and west. A residential storage complex is located to the south and the property to the east is currently used to park large trucks.

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- 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.

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

Applicants: Eduardo & Clara Delgado

Protestors: A.L.Houston, 3854 S. West Street, Wichita, KS 67217
Carl A. Nelson, P.O. Box 17477, Wichita, KS 67217
Jon A. Nelson, 209 S. Washington, Burns, KS 66840

RESOLUTION NO. 199-1995

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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-0694

Zone change request from 'R' Rural Residential to 'E' Light Industrial

Beginning 741.69 feet South of the Northwest Corner of the Southwest Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence East 278.71 feet; thence South 95.23 feet; thence West 278.71 feet; thence North 95.23 feet to the point of beginning. Generally located 1/8 mile south of 1-235 on the east side of West Street.

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	<u>Pres</u>
THOMAS G. WINTERS	<u>- Absent -</u>
MELODY C. MILLER	<u>Pres</u>
MARK F. SCHROEDER	<u>Pres</u>
BETSY GWIN	<u>Pres</u>

DATED this 9th day of August, 1995.



BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

Mark F. Schroeder
MARK F. SCHROEDER, Chairman

Absent
THOMAS G. WINTERS, Chairman Pro Tem

ATTEST:

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

William Brown
County Counselor/Assistant

Melody C. Miller
MELODY C. MILLER, Commissioner