

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

**PROPOSED AGENDA ITEMS :** SCZ-0772 - Zone Change from "SF-20" Single-Family Residential to "LI" Limited Industrial, located east of Webb and north of Chamberlain.

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



**PROPOSED AGENDA DATE:** October 27, 1998

**COMMISSION DISTRICT #1**

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MAPC Recommendation: Approve, subject to staff comments (12-0).

Staff Recommendation: Approve, subject to platting of the entire ownership within 1 year.

Background: The applicant is requesting to rezone an unplatted tract of land to "LI" Limited Industrial located north of Chamberlain and east of Webb Road. The 2.8 acre tract is currently undeveloped. The applicant is requesting this zone change to allow the expansion of Sports World (29 acres) which is located just north of this site. The "LI" district allows outdoor recreation and entertainment uses "by right." Existing uses include a driving range, go-carts, miniature golf, and other entertainment uses. The applicants are proposing to expand the golf driving range onto the application area.

The applicant will be required to meet the compatibility setbacks and screening requirements on the south and east property lines of the application area.

The site is surrounded by single-family homes on the south and east. West of this site is a vacant piece of land owned by the applicant. The existing Sports World is just north of this property.

A plat (Family Golf Center) has been submitted by the applicants for the entire site including the existing Sports World and the piece of property just west of this site.

At the September 10th MAPC hearing, the applicant discussed the request. After limited discussion, the Planning Commission approved the request, subject to the staff's recommended conditions.

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 the resolution

and authorize the chairman to sign; and instruct the Planning Department to withhold publication until the plat has ben 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).

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Applicants:

Blue Eagle of Kansas Inc 538 Broadhollow Rd 4th Fl Melville NY 11747

Mid Kansas Engineering Consultants 411 North Webb Rd Wichita KS 67206

Protestors:

None

RESOLUTION NO. 195-98

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY RESOLUTION NO. 178-1997.

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 V-C of the Wichita Sedgwick County unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

**Case No. SCZ- 0772**

Zone change request from "SF-20" Single-Family Residential to "LI" Limited Industrial on property described as:

W75' E500' N/2 S 15A, NW/4; SW/4; W 75' E425' N/2 S 15A NW/4 SW/4; W75' E350' N 246.715' S 15A NW/4 SW/4; W50' E275.715' S 15A NW/4 SW/4; W25' E 225' N/2 S 15A NW/4 SW/4; W75' E200' N/2 S 15A NW/4 SW/4; E200' N/2 S 15A NW/4 SW/4 EXC W75' THEREOF; ALL IN SECTION 16, TOWNSHIP 27, RANGE 2E. Generally located east of Webb and north of Chamberlain.

**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:

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

DATED this 28<sup>th</sup> day of October, 1998.



BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

Mark F. Schroeder  
MARK F. SCHROEDER, Chairman

ATTEST:

James Alford  
JAMES ALFORD  
County Clerk

APPROVED AS TO FORM ONLY:

Richard Euson  
RICH EUSON  
County Counselor