

(150004) Published in The Derby Informer on \_\_\_\_\_  
RESOLUTION NO. 173-2020

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 THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984 AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS 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. ZON2011-00033**

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

Lot 1, Southards Subdivision, Sedgwick County, Kansas

**SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #260:**

1. The following uses are permitted: welding or machine shop, limited and general manufacturing, warehousing, whole sale business services, limited and general printing and copying, general retail, construction sales and service/general contractor's yard and nurseries and garden centers.
2. The subject property must be platted within a year of approval by the governing body.
3. All buildings/structures must meet County Codes and permitting requirements.
4. All parking areas, storage areas, drives and access through the site will be surfaced per the standards of Sedgwick County.
5. No outside speakers/amplification.
6. All trash dumpsters and loading dock areas will have solid screening around them.
7. Pole lights up to 20-foot tall (including the base) are allowed. Light poles shall be of the same color and design and shall have cut-off fixtures which direct light away from any abutting or adjacent properties that are in a residential zoning district. All lights on buildings will be directed down and away from residential development.
8. A 35-foot setback shall be required along the perimeter of the subject site. No trash receptacles, parking, lighting, outdoor storage or any structure will be allowed in the setbacks. The setbacks will be shown on the Protective Overlay drawing.
9. The site will be developed as shown on an approved site plan.
10. If the Zoning Administrator finds that there is a violation of any of the provisions of the Protective Overlay, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the zoning is null and void.

**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 by the Governing Body and publication in the official county newspaper.

[remainder of page intentionally blank]

Commissioners present and voting were:

PETER F. MEITZNER

DALTON C. GLASSCOCK

DAVID T. DENNIS

LACEY D. CRUSE

JAMES M. HOWELL

Aye  
Aye  
Aye  
Aye

Dated this 9 day of December, 2020.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

Kelly B. Arnold  
KELLY B. ARNOLD, County Clerk



Peter F. Meitzner  
PETER F. MEITZNER, Chairman  
Commissioner, First District

Lacey D. Cruse  
LACEY D. CRUSE, Chair Pro Tem  
Commissioner, Fourth District

APPROVED AS TO FORM:

Justin M. Waggoner  
JUSTIN M. WAGGONER  
Assistant County Counselor

Dalton C. Glasscock  
DALTON C. GLASSCOCK  
Commissioner, Second District

David T. Dennis  
DAVID T. DENNIS  
Commissioner, Third District

James M. Howell  
JAMES M. HOWELL  
Commissioner, Fifth District