

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. ZON 2021-00017

Zone change request from SF-20 Single-family Residential to GC General Commercial

Legally described as:

The East 960 feet of the West 1,020 feet of the North 270 feet of the South Half of the Southwest Quarter of Section 26, Township 26 South, Range 1 West, of the 6th P.M., Sedgwick County, Kansas.

Subject to Protective Overlay #370:

1. Allowed uses permitted by-right in the GC General Commercial zoning district except the following uses: correctional placement residence, limited and general; night club in the city/county; sexually oriented business in the city/county; tavern and drinking establishment; asphalt or concrete plant, limited and general; recycling processing center; landfill; transfer station; and sand extraction.
2. Screening shall be per the Unified Zoning Code Section IV-B.1-3; however, any fences or walls shall be constructed of a consistent pattern and color. The buildings along the south side of the property can be used as part of the solid screening.
3. Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: no outdoor storage or work areas shall be permitted in any building setback; no required off-street parking space or loading area shall be utilized for storage; items stored outdoors shall be screened from view from North Hoover Road.
4. If application is made to split the lot to separate the GC-zoned land and storage unit facility away from the larger parcel, the portion of land on which the screening is installed shall be included with the new lot created.
5. Roof-mounted equipment and loading docks; trash receptacles; ground-level heating, air conditioning, and mechanical equipment; free standing coolers or refrigeration units; outdoor

storage including portable storage containers; outdoor work areas or similar uses shall be screened from ground level view along North Hoover Road.

6. All signs shall be limited to signs that would be allowed in the LC Limited Commercial zoning district.
7. The applicant shall submit a revised site/landscape plan to the Planning Department for review and approval prior to the issuance of building permits. The compatibility setback along the south property line can be waived by approval of the Board of County Commissioners.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director 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.

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Commissioners present and voting were:


PETER F. MEITZNER	<u>Aye</u>
SARAH LOPEZ	<u>Aye</u>
DAVID T. DENNIS	<u>Aye</u>
LACEY D. CRUSE	<u>Aye</u>
JAMES M. HOWELL	<u>Aye</u>

Dated this 7th day of July 2021.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

for Karen S Bailey
 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

Sarah Lopez
 SARAH LOPEZ
 Commissioner, Second District

David T Dennis
 DAVID T. DENNIS
 Commissioner, Third District

James M Howell
 JAMES M. HOWELL
 Commissioner, Fifth District