

RESOLUTION NO. 019-2023

Published on: _____

A RESOLUTION CHANGING THE ZONING CLASSIFICATION AND GRANTING A CONDITIONAL USE 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 AND SECTION V-D, 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 the Wichita-Sedgwick County Metropolitan Planning Commission had given proper notice and held a public hearing as provided by law, and after said Planning Commission provided a recommendation, the Board of County Commissioners referred said recommendation back to the Planning Commission for further consideration. After reconsideration by the Planning Commission on January 18, 2023, and under authority granted by Section V-C and Section V-D of the Wichita Sedgwick County Unified Zoning Code, a Zone Change and Conditional Use for the lands legally described hereby is approved by the Board of County Commissioners as follows:

Case No. ZON2022-00054 and CON2022-00039

A Zone Change from RR Rural Residential to SF-20 Single-Family Residential on property generally located on the northeast corner of North 167th Street West and West Central Avenue, legally described as follows:

The Southwest Quarter of Section 15, Township 27 South, Range 2 West, of the 6th Principal Meridian, in Sedgwick County, Kansas, EXCEPT that portion within said Southwest Quarter described as follows:

BEGINNING at the northeast corner of said Southwest Quarter; thence S00°07'53"E along the east line of said Southwest Quarter, 699.88 feet; thence N89°06'26"W, 440.00 feet; thence N12°57'21"W, 720.72 feet to a point on the north line of said Southwest Quarter; thence S89°06'26"E, 600.00 feet to the POINT OF BEGINNING.

A Conditional Use to Accessory Apartments and Neighborhood Swimming Pool on property generally located on the northeast corner of North 167th Street West and West Central Avenue, legally described as follows:

The Southwest Quarter of Section 15, Township 27 South, Range 2 West, of the 6th Principal Meridian, in Sedgwick County, Kansas, EXCEPT that portion within said Southwest Quarter described as follows:

BEGINNING at the northeast corner of said Southwest Quarter; thence S00°07'53"E along the east line of said Southwest Quarter, 699.88 feet; thence N89°06'26"W, 440.00 feet; thence N12°57'21"W, 720.72 feet to a point on the

north line of said Southwest Quarter; thence S89°06'26"E, 600.00 feet to the POINT OF BEGINNING.

SECTION II. That application ZON2022-00054 and CON2022-00039 is hereby approved and the Conditional Use is subject to the following conditions:

- (1) The Accessory Apartments shall remain accessory to and under the same ownership as the principal single-family residence and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complimentary to the main structure.
- (2) Water and sewer services shall be connected to the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
- (3) The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
- (4) Development and maintenance of the site shall be in conformance with the approved site plan.
- (5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, 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 Conditional Use is null and void.

SECTION III. That upon the taking effect of this Resolution, the notations of the Zone Change and the Conditional Use 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 IV. 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:

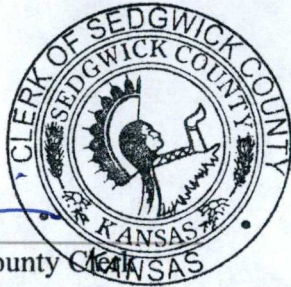
PETER F. MEITZNER
SARAH LOPEZ
DAVID T. DENNIS
RYAN K. BATY
JAMES M. HOWELL

Aye
Aye
Aye
Aye
Aye

Dated this 8 day of February, 2023.

ATTEST:

for Kelly B. Arnold
KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

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