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RESOLUTION NO. 031-2023

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.

WHEREAS, Donald and Micki Albert, Leslie and Venessa Albert, Barbara and Erice Phillips, and Bruce Family Revocable Trust (Applicants), pursuant to Section V-C of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a zoning classification change from SF-20 Single-Family Residential to TF-3 Two-Family Residential and MF-18 Multi-Family Residential for the property generally located on the northeast corner of West Central Avenue and North 135th Street West; and

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of January 5, 2023, consider said application; and

WHEREAS, pursuant to K.S.A. 19-757, the Board of County Commissioners has authority to change zoning classifications.

NOW, THEREFORE, 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. ZON2022-00069

Zone change request from SF-20 Single-Family Residential to TF-3 Two-Family Residential and MF-18 Multi-Family Residential

Legally described as:

Zone Change from SF-20 to TF-3 (86.2 Acres):

The Eastern portion of Tract 1 of the Southwest Quarter of Section 13, , Township Twenty-Seven South, Range Two West of the 6th Principal Meridian, Sedgwick County, Kansas, being described as COMMENCING at the Northwest corner of said Southwest Quarter of Section 13; THENCE S01°03'37"E, coincident with the West line of said Southwest Quarter, a distance of 150.02 feet, to the Point-of-Beginning; THENCE N88°05'53"E, parallel to and 150.00 feet normally distant South of the North line of said Southwest Quarter, a distance of 240.03 feet; THENCE S48°03'06"E, a distance of 519.65 feet; THENCE S01°03'37"E, a distance of 400.04 feet; THENCE S48°32'17"E, a distance of

671.63 feet; THENCE S01°37'32"E, a distance of 1,120.00 feet; THENCE S88°33'47"W, parallel to and 150.00 feet normally distant North of the South line of said Southwest Quarter a distance of 1,115.02 feet, to the West line of said Southwest Quarter, THENCE N01°03'37"W, coincident with the West line of said Southwest Quarter, a distance of 2,332.25 feet, to the Point-of-Beginning.

Zone Change from SF-20 to MF-18 (47 Acres):

The Western portion of the Southwest Quarter of Section 13, Township Twenty-Seven South, Range Two West of the 6th Principal Meridian, Sedgwick County, Kansas, being described as COMMENCING at the Northwest corner of said Southwest Quarter of Section 13; THENCE S01°03'37"E, coincident with the West line of said Southwest Quarter, a distance of 150.02 feet, to the Point-of-Beginning; THENCE N88°05'53"E, parallel to and 150.00 feet normally distant South of the North line of said Southwest Quarter, a distance of 240.03 feet; THENCE S48°03'06"E, a distance of 519.65 feet; THENCE S01°03'37"E, a distance of 1,120.00 feet; THENCE S88°33'47"W, parallel to and 150.00 feet normally distant of North of the South line of said Southwest Quarter a distance of 1,115.02 feet, to the West line of said Southwest Quarter; THENCE N01°03'37"W, coincident with the West line of said Southwest Quarter, a distance of 2,332.25 feet, to the Point-of-Beginning.

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

aye
aye
recused
aye
aye

Dated this 1 day of March, 2023.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:



[Signature]
KELLY B. ARNOLD, County Clerk

[Signature]
PETER F. MEITZNER, Chairman
Commissioner, First District

[Signature]
JAMES M. HOWELL, Chair Pro Tem
Commissioner, Fifth District

APPROVED AS TO FORM:

[Signature]
KIRK W. SPONSEL
Assistant County Counselor

[Signature]
SARAH LOPEZ
Commissioner, Second District

Recused
DAVID T. DENNIS
Commissioner, Third District

[Signature]
RYAN K. BATY
Commissioner, Fourth District