

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 on April 27, 2023, 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. ZON2023-00014

Zone change request from RR Rural Residential to GC General Commercial with Protective Overlay #409.

Legally described as:

Zone Change from RR to GC with Protective Overlay #409:

A tract in the Northwest Quarter of Section 3, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 314.68 feet East of the Northwest corner of said Northwest Quarter; thence East along the North line of said Northwest Quarter, 175.3 feet; thence South parallel with the West line of said Northwest Quarter, 804 feet; thence West parallel with the North line of said Northwest Quarter, 325.3 feet; thence North parallel with the West line of said Northwest Quarter, 513.6 feet; thence East parallel with the North line of said Northwest Quarter, 150 feet; thence North 290.4 feet to the point of beginning, Sedgwick County, Kansas.

Protective Overlay #409 shall hereby read as follows:

1. The subject property shall be limited to all uses permitted by-right in the RR Rural Residential zoning district, and Manufacturing, Limited and Vehicle Repair, Limited as allowed in the GC General Commercial zoning district.
2. All work related to Vehicle Repair, Limited must be within an enclosed building.
3. There shall be no outdoor storage related to the manufacturing use unless it is screened from ground level view from abutting property lines and street right-of-way.
4. Signs shall be in accordance with the RR Rural Residential Zoning District in the Sign Code of Sedgwick County.
5. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
6. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof but said PO shall run with the land and be binding upon present owners, their successors and assigns.

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
aye
aye

Dated this 7 day of June, 2023.

ATTEST:

[Signature]

KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

[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

[Signature]

DAVID T. DENNIS
Commissioner, Third District

[Signature]

RYAN K. BATY
Commissioner, Fourth District