

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 October 26, 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. ZON2023-00057

Zone change request from RR Rural Residential to GC General Commercial with Protective Overlay #423.

Legally described as:

Zone Change from RR to GC with Protective Overlay #423:

A tract in the Southwest Quarter of Section 1, Township 25 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of the said Southwest Quarter; thence North on the Quarter Section Line a distance of 1,925 feet; thence East 500 feet; thence South 1,925 feet; thence West 500 feet to the point of beginning, Except the West 210 feet thereof.

TOGETHER WITH:

The West 210 feet of a tract in the Southwest Quarter of Section 1, Township 25 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of the said Southwest Quarter; thence North on the Quarter Section Line a distance of 1,925 feet; thence East 500 feet; thence South 1,925 feet; thence West 500 feet to the point of beginning.

Protective Overlay #423 shall hereby read as follows:

1. Uses shall be limited to those as permitted by-right in RR Rural Residential District in addition to Manufacturing, Limited, Manufacturing, General, and Welding or Machine Shop as permitted in GC General Commercial District.
2. Platting of the property shall be required due to applicants' request of building expansion of more than thirty percent.
3. Signs shall be in accordance with the RR Rural Residential Zoning District in the Sign Code of Sedgwick County.
4. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
5. 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 Unified Zoning Code Supplementary Use Section III.D.6.n is waived.

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 6th day of December, 2023.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

[Signature]
KELLY B. ARNOLD,



[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
Deputy County Counselor

[Signature]
SARAH LOPEZ
Commissioner, Second District

[Signature]
DAVID T. DENNIS
Commissioner, Third District

[Signature]
RYAN K. BATY
Commissioner, Fourth District