

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 January 25, 2024, 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. PUD2023-00015

Zone change request from RR Rural Residential to Planned Unit Development, subject to the general provisions of PUD #120.

Legally described as:

All of the Northeast Quarter and that Part of the Southeast Quarter Lying Northeast of the Line 511 feet South of the Northeast Corner and Extends Northwest to a Point 615 feet West of the Northeast Corner Thereof in Section 16, Township 28 Range 3W, in Sedgwick County, Kansas

The Clearlake Planned Unit Development (PUD #120) shall be subject to the following general provisions:

1. The PUD shall be developed in accordance with the approved PUD language, as included herein.
 - a. Total Land Area: 6,824,320 sq. ft.± or 156.7 acres
Total Gross Floor Area: 3,412,160 sq. ft.
Total Floor Area Ratio: 50 percent
 - b. Gravel is allowed for all roads, driveways, or parking.
 - c. There is no minimum or maximum lot area on which a building can be located.
 - d. Signs allowed in the RR Zoning District by the Unified Zoning Code and Sign Code of Sedgwick County.
 - e. No more than 40 primary residences will be allowed. Accessory structures, as defined by the Unified Zoning Code, do not count in the total of residences allowed. Swimming Pools are allowed for each dwelling unit. The number of allowed structures may be increased by an Administrative Adjustment to the PUD. If the Administrative Adjustment is not granted, a PUD amendment will be required.
 - f. One building, outdoor tennis courts, basketball courts, and a swimming pool for the use of the residents within the PUD are allowed. These are allowed in addition to the 40 structures allowed.
 - g. All shared sewage lagoons or septic systems will be allowed to continue as such until failure occurs. At such time as replacement of an existing, shared sewage lagoon or septic system is required, each dwelling unit shall have its own separate sewage lagoon or septic system. Any new dwelling units constructed shall have its own sewage lagoon or septic system.
 - h. No platting is required if construction is limited to residential uses, accessory uses, or community uses as outlined in General Provision f.

- i. Building setbacks: There are no internal setbacks. The only setbacks are from W. MacArthur Rd. and from S. 263rd St. W., which requires setbacks that are 20 feet. Fences and/or allowed signage are allowed in the setback.
 - j. Access: Access limited to three access points along S. 263rd St. W. and three access points along W. MacArthur Rd.
 - k. Landscaping and Screening: No landscaping or screening requirements.
 - l. No event centers are allowed unless the PUD is amended.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #120 Clear Lake Planned Unit Development) has special conditions for development on the property.
 3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

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

~~ABSENT~~ *aye*
aye
aye *aye*

Dated this 6 day of March, 2024.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:



[Signature]
KELLY B. ARNOLD, County Clerk

[Signature]
RYAN BATY, Chairman
Commissioner, Fourth District

~~ABSENT~~
SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:

[Signature]
KIRK W. SPONSEL
Deputy County Counselor

[Signature]
PETER F. MEITZNER
Commissioner, First District

[Signature]
DAVID T. DENNIS
Commissioner, Third District

[Signature]
JAMES M. HOWELL
Commissioner, Fifth District