

RESOLUTION NO. 077-2018

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, 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. ZON 2018-00002

Zone change request from SF-20 Single-family Residential to LI Limited Industrial with a Protective Overlay #327 as follows:

Legally described as:

Parcel A:

A tract in the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at a point on the East line of said Northeast Quarter which is 782.50 feet North of the Southeast corner of said Northeast Quarter, said point being on the centerline of Ridge Road, Sedgwick County, Kansas, and 647.35 feet North of the centerline of Highway K-96 as presently lying in and through said Northeast Quarter; thence West perpendicular to the East line of said Northeast Quarter 637.60 feet; thence to the left 90°00' and South 457.67 feet, to the Northerly right-of-way line of said Highway K-96; thence to the left 98°40'52" and East-Northeasterly along said North right-of-way line, 555.64 feet to the Westerly right-of-way line of said Ridge Road; thence to the right 8°40'52" and East 88.33 feet, to the East line of said Northeast Quarter; thence North along the East line of said Northeast Quarter 373.80 feet, to the point of beginning.

Parcel B:

A tract in the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at a point on the East line of said Northeast Quarter, (said East line having an assumed bearing of N01°35'17"W), which is 782.50 feet North of the Southeast corner of said Northeast Quarter, said point being on the centerline of Ridge Road, Sedgwick County, Kansas, and 647.35 feet North of the centerline of Highway K-96, (recorded in Deed for Highway Purposes in Book 1391, Page 366), as presently lying in and through said Northeast Quarter, said point also being the Northeast corner of a tract of land described and conveyed in the Statutory Warranty Deed recorded in Doc.#/Film-Pg:29737019; thence S88°24'43"W perpendicular to the East line of said Northeast Quarter and along the North line of said tract of land, (Doc.#/Film-Pg:29737019), 637.60 feet for a point of beginning, said point of beginning also being the Northwest corner of said tract of land, (Doc.#/Film-Pg:29737019); thence S01°35'17"E along the West line of said tract of land, (Doc.#/Film-29737029), 457.67 feet to the Northerly right-of-way line of

said Highway K-96, (Book 1391, Page 366), said point also being the Southwest corner of said tract of land, (Doc.#/Film-Pg:29737019); thence S79°39'43"W along said Northerly right-of-way line of said Highway K-96, 335.81 feet to a deflection corner in said right-of-way; thence S84°24'43"W along said Northerly right-of-way line of said Highway K-96, 111.71 feet; thence N01°35'17"W perpendicular to the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg:29737019), 517.25 feet to the intersection with the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg:29737019); thence N88°24'43"E along the westerly prolongation of the North line of said tract of land, 443.34 feet to the point of beginning.

Access Easement:

A tract in the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at a point on the East line of said Northeast Quarter, (said East line having an assumed bearing of N01°35'17"W), which is 782.50 feet North of the Southeast corner of said Northeast Quarter for a point of beginning, said point being on the centerline of Ridge Road, Sedgwick County, Kansas, and 647.35 feet North of the centerline of Highway K-96, (recorded in Deed for Highway Purposes in Book 1391, Page 366), as presently lying in and through said Northeast Quarter, said point also being the Northeast corner of a tract of land described and conveyed in the Statutory Warranty Deed recorded in Doc.#/Film-Pg:29737019; thence S88°24'43"W perpendicular to the East line of said Northeast Quarter and along the North line of said tract of land, (Doc.#/Film-Pg:29737019), 1058.36 feet; thence N01°35'17"W perpendicular to the North line of said tract of land, (Doc.#/Film-Pg:29737019), 40.00 feet; thence N88°24'43"E parallel to the North line of said tract of land, (Doc.#/Film-Pg:29737019), 1058.36 feet to the East line of said Northeast Quarter; thence S01°35'17"E along said east line of said Northeast Quarter 40.00 feet to the point of beginning. Subject to road rights-of-way of record.

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.

Commissioners present and voting were:

DAVID M. UNRUH	<u> Aye </u>
MICHAEL B. O'DONNELL, II	<u> Aye </u>
DAVID T. DENNIS	<u> Aye </u>
RICHARD RANZAU	<u> Aye </u>
JAMES M. HOWELL	<u> Aye </u>

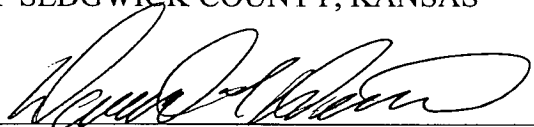
Dated this 9 day of May, 2018.


BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

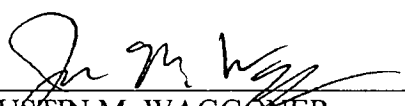

KELLY B. ARNOLD, County Clerk

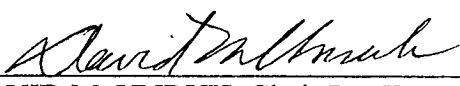




DAVID T. DENNIS, Chairman
Commissioner, Third District

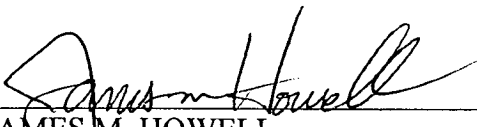

MICHAEL B. O'DONNELL, II
Commissioner, Second District

APPROVED AS TO FORM:


JUSTIN M. WAGGONER,
Assistant County Counselor


DAVID M. UNRUH, Chair Pro Tem
Commissioner, First District


RICHARD RANZAU
Commissioner, Fourth District


JAMES M. HOWELL
Commissioner, Fifth District