

RESOLUTION NO 161-2019

Published on: _____

A RESOLUTION FOR A ZONE CHANGE FROM RR RURAL RESIDENTIAL GC GENERAL COMMERCIAL LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D AS ADOPTED BY RESOLUTION NO. 84-01, AS 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-D of the Wichita Sedgwick County Unified Zoning Code, a Zone Change from RR Rural Residential to GC General Commercial.

Case No. ZON2019-00015

A Zone Change from RR Rural Residential to GC General Commercial, legally described as follows:

The East half of a tract in Section 33, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas described as: Beginning 2331 feet north of the Southeast corner of the Northeast Quarter; thence North to the North line of said Northeast Quarter; thence West 1318.3 feet; thence South 330.15 feet more or less; thence East to beginning except 40 feet take for road.

SECTION II. That upon the taking effect of this Resolution, the notation of such Zone 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.

The zone change is subject to the following Protective Overlay #340

1. All uses permitted in RR Rural Residential in addition to Warehouse/Self-Service Storage.
2. Approval of the requested zone change must coincide with approval of the reduction in side compatibility setback from 25feet to 13 feet. Recommendation must be made by the Metropolitan Area Planning Commission. Final action is made by the Board of County Commissioners as permitted by UZC Sec. VI-B.7.
3. A screening/landscape plan shall be submitted to Planning showing the required additional screening along all property lines except for the area occupied by the single family dwelling unit. Screening may be in the form of trees with general guidelines taken from the City of Wichita Landscape Ordinance or in the form of a solid 6-8-foot fence or masonry wall parallel to the south, west, and north property lines and that portion of the east property line commencing south of the entrance drive to property line. The plan shall be submitted within 30 days of approval from the Board of County Commission, and it will be

reviewed and approved by the Planning Director.

- 4. All applicable screening shall be installed within 90 days of approval from the Board of County Commission.
- 5. Outdoor lighting shall be in compliance with UZC Sec. IV-B.4
- 6. Surface for parking and for the entrances shall be per County Standards. The entrance shall remain in its current location.
- 7. All landscape buffers and/or screening shall be maintained in compliance with the approved landscape/screening plan and The Unified Zoning Code.
- 8. All State, County, and any other applicable permits, inspections, and standards shall be met.

Commissioners present and voting were:

PETER F. MEITZNER
 MICHAEL B. O'DONNELL, II
 DAVID T. DENNIS
 LACEY D. CRUSE
 JAMES M. HOWELL

Ave
Ave
Ave
Ave
Ave

Dated this 17th day of July, 2019.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

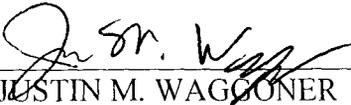
Karen Bair
 KELLY B. ARNOLD, Clerk



[Signature]
 DAVID T. DENNIS, Chairman
 Commissioner, Third District

[Signature]
 PETER F. MEITZNER, Chair Pro Tem
 Commissioner, First District

APPROVED AS TO FORM:


JUSTIN M. WAGGONER
Assistant County Counselor


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


LACEY D. CRUSE
Commissioner, Fourth District


JAMES M. HOWELL
Commissioner, Fifth District