

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. ZON2020-00005**

Zone change request from "LC" Limited Commercial to "LI" Limited Industrial on property described as:

That part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying west of the Atchison, Topeka, and Santa Fe Railway Company right-of-way; EXCEPT the west 180 feet of the south 200 feet thereof; AND EXCEPT the north 1125.22 feet of the west 50 feet thereof for highway; AND EXCEPT the south 50 feet thereof for road; AND EXCEPT that part platted as Opportunity Center Addition, Sedgwick County, Kansas; AND EXCEPT that part described as Dollar General Subdivision, an Addition to Sedgwick County, Kansas; AND EXCEPT that part described as U-Save Tire Addition, an Addition to Sedgwick County, Kansas; AND EXCEPT a tract of land in said Southwest Quarter; Commencing at the Southeast corner of Lot 1, Opportunity Center Addition, in said Sedgwick County; THENCE Southeasterly, a distance of 82.62 feet, coincident with the West right-of-way line of the Atchison, Topeka & Santa Fe Railroad, to a point of curvature; THENCE South Southeasterly along a curve to the left with a radius of 14,144.71 feet, a delta of  $1^{\circ}10'17''$ , arc length of 289.21 feet, with a chord bearing of  $S11^{\circ}10'47''E$ , and a chord distance of 289.21 feet, coincident with the West right-of-way line of the Atchison, Topeka & Santa Fe Railroad; THENCE  $S78^{\circ}14'04''W$ , a distance of 1.86 feet, for a Point of Beginning; THENCE  $S15^{\circ}24'12''E$ , a distance of 6.79 feet; THENCE  $S61^{\circ}23'44''W$ , a distance of 23.21 feet; THENCE  $S28^{\circ}36'16''E$ , a distance of 15.00 feet; THENCE  $S61^{\circ}23'44''W$ , a distance of 10.00 feet; THENCE  $N28^{\circ}36'16''W$ , a distance of 15.00 feet; THENCE  $S61^{\circ}23'44''W$ , a distance of

16.96 feet; THENCE N15°22'52"W, a distance of 29.36 feet; THENCE N87°24'27"E, a distance of 50.08 feet to the Point of Beginning; AND EXCEPT that portion lying South of the Easterly prolongation of the North line of Lot 1, Block 1, Dollar General Subdivision; AND EXCEPT that portion lying North of a line 602 feet North of and parallel with the South line of said Southwest Quarter.

Subject to road rights-of-way of record.

Subject property contains 181,380.60 sq. ft. or 4.17 Acres. Generally located on the east side of South Clifton Avenue and north of East 47<sup>th</sup> Street South, Sedgwick County.

**SECTION II.** That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office 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.

Commissioners present and voting were:

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

Dated this 22 day of April, 2020.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

Karen S. Baird  
KELLY B. ARNOLD, County Clerk




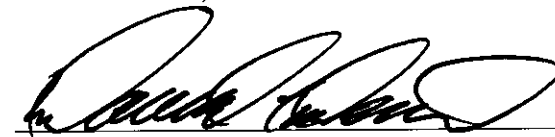
Peter F. Meitzner  
PETER F. MEITZNER, Chairman  
Commissioner, First District

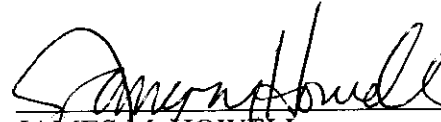
Lacey D. Cruse  
LACEY D. CRUSE, Chair Pro Tem  
Commissioner, Fourth District

APPROVED AS TO FORM:

Justin M. Waggoner  
JUSTIN M. WAGGONER  
Assistant County Counselor

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

  
DAVID T. DENNIS  
Commissioner, Third District

  
JAMES M. HOWELL  
Commissioner, Fifth District