

RESOLUTION NO 143-2020

Published on: _____

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 from RR Rural Residential to the Youth Horizons – 101st Street Campus Planned Unit Development (PUD# 75) of the lands legally described as follows:

Case No. PUD2020-00005

A Zone Change from RR Rural Residential to PUD Planned Unit Development, legally described as follows:

The Northeast Quarter of the Northwest Quarter of Section 22, Township 25 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, subject to all road rights-of-way of record.

The Youth Horizons – 101st Street Campus Planned Unit Development (PUD #75) shall be subject to the following conditions:

A. The PUD Drawing shall read as follows:

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to facilitate a new Youth Horizons residential campus providing services for at-risk girls.

Youth Horizons is a 501(c)(3) non-profit organization with a stated mission to empower children and their families to become healthy, productive members of the community and to create an awareness for the needs of at-risk youth.

Youth Horizons' primary commitment is to serve children and families from Sedgwick and surrounding counties. Children are referred by social service agencies, private agencies like churches and counseling centers, as well as parents or other legal guardians.

Youth Horizons' residential services provide medium- to long-term residential care at its existing facility, Kinloch Price Boys Ranch, for boys between the ages of 10-22. Youth are provided with age-appropriate responsibilities, freedoms and opportunities in an open, family-style and non-restrictive environment. Kinloch Price Boys Ranch operates four family-style group homes that have the capacity

to care for up to 28 boys. This proposed residential facility will provide similar care and facilities for at-risk girls.

The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning.

GENERAL PROVISIONS:

1. This development contains a gross area of 38.8 acres, more or less.
2. There shall be a minimum of two parking spaces per residential unit, and may be surfaced with an all-weather material comprised of asphalt millings, sand, gravel, or similar dust-suppressing material.
3. Setbacks are as indicated on the P.U.D. drawing.
4. A Drainage Plan shall be submitted to Sedgwick County Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
5. Signs shall be in accordance with the Sedgwick County Sign Code, with the following additional requirements:
 - A. Parcel 1 is permitted one free-standing sign with a maximum of 96 sq. ft. of sign area along 101st Street North.
 - B. The free-standing sign shall be limited to a maximum height of 12 feet.
6. Access shall be limited to a maximum of two openings to 101st Street North. The primary access opening is as indicated on the Plan. Access drives may be surfaced with an all-weather material comprised of asphalt millings, sand, gravel, or similar dust-suppressing material, and the existing drive shall be permitted to remain in its current condition.
7. Uses in Parcel 1 shall be limited to those permitted by-right in the "RR" Rural Residential district and Group Residence (General). Any other use that requires Conditional Use approval in the "RR" Rural Residential district shall only be permitted by separate P.U.D. Amendment approval.
8. Group Residences shall be designed with a residential architectural character, including roofs that are mansard, gable or hip in style. Building elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of any building permits to ensure compliance with these provisions.
9. The subject property shall be permitted one additional residence to be built without the requirement of platting.
10. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
11. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

12. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
13. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
14. Prior to publishing the resolution establishing the zone change, the applicant shall record a document with the Register of Deeds indicating this tract (referenced as PUD #75) includes special conditions for development on this property.

PARCEL 1:

- A. Net Area: 1,690,128 sq.ft.± or 38.8 acres ±
 - B. Maximum Building Coverage: 84,500 sq.ft. or 5 percent
 - C. Maximum Gross Floor Area: 84,500 sq.ft.
 - D. Floor Area Ratio: 5 percent
 - E. Maximum Number of residential buildings: Six (6)
 - F. Maximum group residence capacity: 48 persons
 - G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
 - H. Setbacks: See Drawing
 - I. Access Points: See Drawing
 - J. Permitted Uses: See General Provision #7.
- B. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #74 Sutherland Land Planned Unit Development (PUD)) has special conditions for development on the property.
- C. 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 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 and publication in the official county newspaper.

Commissioners present and voting were:

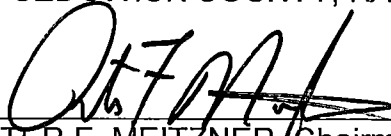
PETER F. MEITZNER	_____
MICHAEL B. O'DONNELL, II	_____
DAVID T. DENNIS	_____
LACEY D. CRUSE	_____
JAMES M. HOWELL	_____

Dated this _____ day of _____, 2020.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk





PETER F. MEITZNER, Chairman
Commissioner, First District




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

APPROVED AS TO FORM:

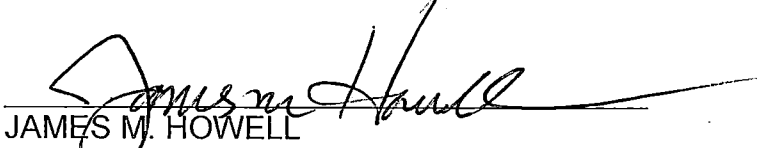

for JUSTIN M. WAGGONER
Assistant County Counselor



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



DAVID T. DENNIS
Commissioner, Third District



JAMES M. HOWELL
Commissioner, Fifth District

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Commissioners present and voting were:

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

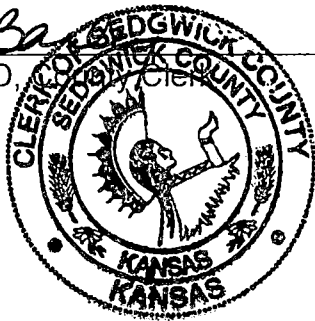
Aye
Aye
Aye
Aye
Aye

Dated this 21 day of October, 2020.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

Karen S. Ba
for KELLY B. ARNOLD, Clerk



APPROVED AS TO FORM:

Justin M. Waggoner
for JUSTIN M. WAGGONER
Assistant County Counselor

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

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

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

David T. Dennis
DAVID T. DENNIS
Commissioner, Third District

James M. Howell
JAMES M. HOWELL
Commissioner, Fifth District