

RESOLUTION NO. 047-2023

Published on: \_\_\_\_\_

A RESOLUTION CHANGING THE ZONING CLASSIFICATION AND GRANTING A CONDITIONAL USE 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 AND SECTION V-D 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 19, 2023, and under authority granted by Section V-C and Section V-D of the Wichita Sedgwick County Unified Zoning Code, a Zone Change and Conditional Use for the lands legally described hereby is approved as follows:

**Case No. ZON2022-00073 and CON2022-00051**

A Zone Change from RR Rural Residential District to SF-20 Single-Family Residential District on property generally located on the north side of North 37th Street East and within one-quarter mile east of North Greenwich Road, legally described as follows:

The West Half of the Southeast Quarter of Section 27, Township 26 South,  
Range 2 East of the 6<sup>th</sup> P.M., Sedgwick County, Kansas.

A Conditional Use for Accessory Apartments on property generally located on the north side of North 37th Street East and within one-quarter mile east of North Greenwich Road, legally described as follows:

The West Half of the Southeast Quarter of Section 27, Township 26 South,  
Range 2 East of the 6<sup>th</sup> P.M., Sedgwick County, Kansas.

**SECTION II.** That application ZON2022-00073 and CON2022-00051 is hereby approved and the Conditional Use is subject to the following conditions:

- (1) The Accessory Apartments shall remain accessory to and under the same ownership as the principal single-family residence and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complimentary to the main structure.
- (2) Water and sewer services shall be connected to the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
- (3) The applicant shall obtain all applicable permits including, but not limited to: building,

health and zoning. This will include submitting plans for review and approval by the MABCD.

- (4) Development and maintenance of the site shall be in conformance with the approved site plan.
- (5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

**SECTION III.** That upon the taking effect of this Resolution, the notations of the Zone Change and the Conditional Use 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 IV.** 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.

*[Remainder of this page intentionally left blank]*

Commissioners present and voting were:

PETER F. MEITZNER  
SARAH LOPEZ  
DAVID T. DENNIS  
RYAN K. BATY  
JAMES M. HOWELL

Aye  
Aye  
Aye  
Aye

Dated this 15 day of March, 2023.

ATTEST:

*for Karen S. Bauer*  
KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

*Peter F. Meitzner*

PETER F. MEITZNER, Chairman  
Commissioner, First District

*James M. Howell*

JAMES M. HOWELL, Chair Pro Tem  
Commissioner, Fifth District

*Sarah Lopez*

SARAH LOPEZ  
Commissioner, Second District

APPROVED AS TO FORM:

*Kirk W. Sponsel*

KIRK W. SPONSEL  
Assistant County Counselor

*David T. Dennis*

DAVID T. DENNIS  
Commissioner, Third District

*Ryan K. Baty*

RYAN K. BATY  
Commissioner, Fourth District

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SARAH LOPEZ  
DAVID T. DENNIS  
RYAN K. BATY  
JAMES M. HOWELL

Aye  
Aye  
Aye  
Aye  
Aye

Dated this 15 day of March, 2023.

ATTEST:

for Karen S Bailey  
KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

[Signature]  
PETER F. MEITZNER, Chairman  
Commissioner, First District

[Signature]  
JAMES M. HOWELL, Chair Pro Tem  
Commissioner, Fifth District

APPROVED AS TO FORM:

[Signature]

KIRK W. SPONSEL  
Assistant County Counselor

[Signature]  
SARAH LOPEZ  
Commissioner, Second District

[Signature]  
DAVID T. DENNIS  
Commissioner, Third District

[Signature]  
RYAN K. BATY  
Commissioner, Fourth District