

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.

WHEREAS, Applicant previously requested a zone change from RR Rural Residential District to SF-20 Single-Family Residential District and LC Limited Commercial District for the property generally located west of the intersection of North 135th Street West and West 45th Street North; and

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) was been given and the MAPC did consider said application on September 15, 2022; and

WHEREAS, on November 2, 2022, with the item on the Consent Agenda, the Board of County Commissioners approved the requested zone change from RR Rural Residential District to SF-20 Single-Family Residential District and LC Limited Commercial District by adopting the findings of the MAPC, approving the zone change request, approving the resolution, and authorizing it to be published; and

WHEREAS, the resolution originally executed on November 2, 2022 and published on November 24, 2022 has been determined to have included an inaccurate legal description; and

WHEREAS, it has been determined the Board of County Commissioners needs to approve the present resolution, with a corrected legal description, and authorize its publication to effectuate the Board of County Commissioners' actions on November 2, 2022.

NOW THEREFORE, 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, and after the Board of County Commissioners approved the zoning change application on November 2, 2022, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2022-00042

Zone change request from RR Rural Residential to RR Rural Residential to SF-20 Single-Family Residential and LC Limited Commercial, described as:

Zone Change from RR to LC:

That part of the South Half of the SE1/4 of Section 23, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as commencing at the Southeast Corner of said SE1/4; thence S88°06'21"W along the south line of said SE1/4, 1207.16 feet; thence N00°06'35"W, 453.21 feet; thence N18°48'20"E, 80.59 feet; thence N35°02'12"E, 100.68 feet; thence N52°42'03"E, 134.71 feet; thence S84°08'03"E, 104.09 feet; thence S50°17'41"E, 196.13 feet to the place of beginning; thence N88°06'21"E

parallel with said south line, 681.43 feet to a point 60.00 feet West of the east line of said SE1/4; thence S02°12'53"E parallel with said ease line, 192.64 feet; thence S06°19'23"W, 101.04 feet to a point 75.00 feet West of said east line; thence S02°12'53"E parallel with said east line, 150.00 feet; thence S42°56'44"W, 35.26 feet to a point 75.00 feet North of said south line; thence S88°06'21"W parallel with said south line, 150.00 feet; thence S79°34'06"W, 101.04 feet to a point 60.00 feet North of said south line; thence S88°06'21"W parallel with said south line, 139.07 feet; thence N26°05'36"W, 292.06 feet; thence N33°56'04"W, 255.09 feet to the place of beginning.

Zone Change from RR to SF-20:

The South Half of the SE1/4 of Section 23, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as commencing at the Southeast Corner of said SE1/4; thence S88°06'21"W along the south line of said SE1/4, 462.45 feet to the place of beginning; thence continuing S88°06'21"W along said south line, 744.71 feet; thence N00°06'35"W, 453.21 feet, thence N18°48'20"E, 80.59 feet; thence N35°02'12"E, 100.68 feet; thence N52°42'03"E, 134.71 feet; thence S84°08'03"E, 104.09 feet thence S50°17'41"E, 196.13 feet; thence N88°06'21"E parallel with said south line, 681.43 feet to a point 60.00 feet West of the east line of said SE1/4; thence S02°12'53"E parallel with said ease line, 192.64 feet; thence S06°19'23"W, 101.04 feet to a point 75.00 feet West of said east line; thence S02°12'53"E parallel with said ease line, 150.00 feet; thence S42°56'44" W, 35.26 feet to a point 75 feet North of said south line; thence S88°06'21"W parallel with said south line, 150.00 feet; thence S79°34'06"W, 101.04 feet to a point 60.00 feet North of the south line; thence S88°06'21"W parallel with said south line, 139.07 feet; thence S26°05'36"E, 65.78 feet to the place of beginning; AND EXCEPT the West 343.00 feet of the S1/2 of the SE1/4 of Section 23, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

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.

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Commissioners present and voting were:

Commissioners present and voting were:

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

AUE
AUE
AUE
AUE
AUE

Dated this 12 day of April, 2023.

ATTEST:



[Signature]
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