

WHEREAS, Andrew and Jennifer Nixon, (Applicants) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for a Temporary Manufactured Home, on property zoned Rural Residential, generally located 500 feet north of West 119th Street South and within one-half mile west of South 151st Street West, and legally described as:

Lot 2, Block A, Nixon Acres Addition, Sedgwick County, Kansas.

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) has been given; and

WHEREAS, the MAPC did, at the meeting of July 13, 2023, consider said application; and

WHEREAS, the Board of County Commissioners has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that:

SECTION I. After having received a recommendation of the Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use for a Temporary Manufactured Home, on property zoned Rural Residential, generally located 500 feet north of West 119th Street South and within one-half mile west of South 151st Street West, and legally described as:

Lot 2, Block A, Nixon Acres Addition, Sedgwick County, Kansas.

Approval of the application is subject to the following conditions:

- (1) The temporary manufactured home shall adhere Supplementary Use Regulations found in Section III-D.6.I of the Unified Zoning Code.
- (2) The temporary Manufactured Home shall be placed on the site for a maximum of 6 years from the date of final approval by the Governing Body.
- (3) The temporary Manufactured Home shall be removed within 90 days after either: 1) the end of the 6 year time period, or 2) the issuance of occupancy permits for the single-family dwelling, whichever comes first.
- (4) Any extension of the Conditional Use shall require an amendment.
- (5) 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.
- (6) Development and maintenance of the site shall be in conformance with the approved site plan.

(7) 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 II. That upon the taking effect of this Resolution, the notation of such 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 III. That this Resolution shall be effective upon publication in the official county newspaper.

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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 23 day of August, 2023.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:



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

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

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

APPROVED AS TO FORM:

[Signature]
SARAH LOPEZ
Commissioner, Second District

[Signature]
KIRK W. SPONSEL
Deputy County Counselor

[Signature]
DAVID T. DENNIS
Commissioner, Third District

[Signature]
RYAN K. BATY
Commissioner, Fourth District