

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 on April 11, 2024, 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. ZON2024-00009

Zone change request from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District, subject to Protective Overlay #431, legally described as:

That portion of the Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as commencing at the southeast corner of the Northeast Quarter of said Section 28; thence west coincident with the south line of said Northeast Quarter, 50.00 feet to the point of beginning; thence continue west coincident with the south line of said Northeast Quarter, 1898.00 feet; thence north, parallel with the east line of said Northeast Quarter, 270.00 feet; thence east parallel with the south line of said Northeast Quarter, 1898.00 feet; thence south parallel with the east line of said Northeast Quarter, 270.00 feet to the point of beginning; together with the North Half of the Southeast Quarter of said Section 28; except that part of the Southeast Quarter of said Section 28 described as beginning at the Northwest corner of said SE/4; thence East coincident with the north line of said SE/4, 120.21 feet; thence south, parallel with the West line of said SE/4, 120.65 feet to a point in the North right-of-way line of Lincoln Street as extended, and as platted in Harrison Park addition to Wichita, Sedgwick County, Kansas; thence west coincident with the North right-of-way line of said Lincoln Street, 120.22 feet to the southeast corner of Lot 3, Block 7 in said Harrison Park Addition; thence north coincident with the West line of said SE/4, 120.92 feet to the point of beginning; and also except that portion of the Section 28, as follows: commencing at the southeast corner of the North Half of the Southeast Quarter of said Section 28; thence west coincident with the south line of the North Half of said Southeast Quarter, a distance of 50.00 feet, for a point of beginning, thence continuing west along said south line, a distance of 600.00 feet; thence north, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet; thence east, parallel with the south line of said North Half, a distance of 600.00 feet; thence south, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet, to the point of beginning.

Zone change request from SF-20 Single-Family Residential District to MF-18 Multi-Family Residential District, subject to Protective Overlay #431, legally described as:

That portion of the Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as follows: Commencing at the southeast corner of the North Half of the Southeast Quarter of said Section 28; thence west coincident with the south line of the North Half of said Southeast Quarter, a distance of 50.00 feet, for a point of beginning; thence continuing west along said south line, a distance of 600.00 feet, thence north, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet; thence east, parallel with the south line of said North Half, a distance of 600.00 feet; thence south, parallel with the east line of said Southeast Quarter, a distance of 640.00 feet, to the point of beginning.

Protective Overlay #431

1. If any multi-family development occurs, the following landscaping requirements shall be met.
 - a. Along South Greenwich Road, 20 square feet per linear foot along South Greenwich Road of a landscaped street yard is required and shall include one shade tree or two ornamental trees per 500 square feet of street yard provided. Minimum tree size shall be as follows:
 - i. Shade tree: 2-inch caliper
 - ii. Ornamental tree: 1-inch caliper
 - iii. Conifer tree: 5 feet in height
 - b. Any parking lot abutting South Greenwich Road and abutting any new road providing access to the single-family or two-family development to the north or west shall have parking lot screening that provides continuous screening. Parking lot screening shall be provided with shrubs. The planting area shall be at least five (5) feet deep, and plants must be at least 18 inches in height at the time of platting and reach a minimum of three (3) feet in height above the parking lot surface after three (3) years of growth.
 - c. Any parking area of 20 parking spaces or greater shall provide parking lot trees at a rate of one shade tree or two ornamental trees per 20 parking spaces. Up to one-half of the landscaped street yard trees can be used to meet the requirements of the parking lot trees. Minimum planting size shall be as described above for street yard trees.
 - d. Along the north, west, and south sides of any multi-family development where abutting residential zoning districts, one shade tree or two ornamental trees shall be planted per 40 linear feet as a landscape buffer. Minimum planting size shall be as described for street yard trees. Trees can be clustered and do not have to be spaced 40 feet apart. All buffer trees must be planted within 15 feet of the property line. Existing trees on the subject property can be used to count toward the total number trees. Existing trees on neighboring properties shall not be counted toward the total number.
 - e. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of building permits.
 - f. For the MF-18 Multi-Family District, no structure with more than four dwellings units (four-plex) may be developed.
 - g. For the MF-18 Multi-Family District, there shall be a maximum of ten dwelling units per acre.
 - h. For the MF-18 Multi-Family District, the property development maximum height is twenty-six feet.
2. For the TF-3 Two-Family Residential District, no more than thirty percent (30%) of the lots may be developed as duplexes.

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:

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

Aye
Aye
Aye
Aye

Dated this 22 day of May, 2024.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

[Signature]
KELLY B. ARNOLD,



[Signature]
RYAN BATY, Chairman
Commissioner, Fourth District

[Signature]
SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:

[Signature]
KIRK W. SPONSEL
Deputy County Counselor

[Signature]
PETER F. MEITZNER
Commissioner, First District

[Signature]
DAVID T. DENNIS
Commissioner, Third District

[Signature]
JAMES M. HOWELL
Commissioner, Fifth District