

4-10-2025

102-2025

WHEREAS, Clint and Stacy DeVore and Jeffery and Kathy Grace ("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 private Airstrip, on property zoned RR Rural Residential District located on the south side of West 39th Street South and South 391st Street West, and legally described as:

The West Half of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of the West Half of said Northwest Quarter described as: Commencing at the Southeast corner of the West Half of said Northwest Quarter; thence N 00°07'08" E along the east line of the West Half of said Northwest Quarter; 466.76 feet for a place of beginning; thence N 00°07'08" E, 935.05 feet; thence N 88°31'15" W, parallel with the south line of the West Half of said Northwest Quarter, 12.00 feet; thence S 00°07'08" W, 935.05 feet; thence S 88°31'15" E, 12.00 feet to the place of beginning; and EXCEPT A portion of the Northwest Quarter more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

AND

A portion of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

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 February 13, 2025, 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 private Airstrip, on property zoned RR Rural Residential District located on the south side of West 39th Street South and South 391st Street West), and legally described as:

The West Half of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of the West Half of said Northwest Quarter described as: Commencing at the Southeast corner of the West Half of said Northwest Quarter; thence N 00°07'08" E along the east line of the West Half of said Northwest Quarter, 466.76 feet for a place of beginning; thence N 00°07'08" E, 935.05 feet; thence N 88°31'15" W, parallel with the south line of the West Half of said Northwest Quarter, 12.00 feet; thence S 00°07'08" W, 935.05 feet; thence S 88°31'15" E, 12.00 feet to the place of beginning; and EXCEPT A portion of the Northwest Quarter more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

AND

A portion of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

Approval of the application is subject to the following conditions:

1. The Conditional Use permits a grass Airstrip and the Airstrip shall be used by private aircraft only. The aircraft hangars or associated buildings shall be used only for the storage, servicing and maintenance of non-commercial aircraft or the equipment necessary to maintain the Airstrip.
2. Lighting of the airstrip is limited to those times when the airstrip is in active use for the arrival and departure of airplanes.
3. The site shall be developed and maintained in general conformance with the approved site plan and in conformance with all applicable regulations, including but not limited to: zoning, building, fire and utility regulations or codes.
4. The Airstrip operation shall comply with Federal Aviation Administration requirements.

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 VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

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 be effective upon publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER
JEFF BLUBAUGH
STEPHANIE WISE
RYAN K. BATY
JAMES M. HOWELL

aye
aye
aye
aye
aye


Dated this 26 day of March, 2025.

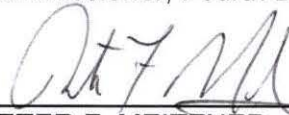
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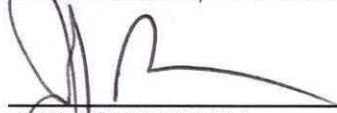

KELLY B. ARNOLD, County Clerk




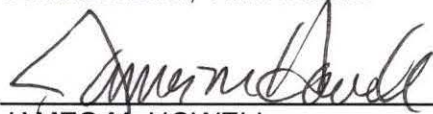
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS


RYAN K. BATY, Chairman
Commissioner, Fourth District

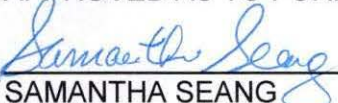

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District


JEFF BLUBAUGH
Commissioner, Second District


STEPHANIE WISE
Commissioner, Third District


JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:


SAMANTHA SEANG
Assistant County Counselor