

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 May 8, 2025, 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. ZON2025-00014

Zone change request from SF-20 Single-Family Residential to LC Limited Commercial with Protective Overlay #453, for property legally described as:

Beginning at a point 45 feet South of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 22, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence West 141.8 feet, more or less, parallel to the North line of said Northwest Quarter, to a point 186.00 feet East of the West line of the East Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence South parallel to the West line of said East Quarter, 606.95 feet; thence East parallel to the South line of said Northwest Quarter, 142.56 feet, more or less, to the East line of said Northwest Quarter of the Northwest Quarter; thence North 605.3 feet to the beginning; TOGETHER WITH the South half of the East 10 acres, more or less, of the North 40 acres of the West half of the Northwest Quarter of Section 22, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas.

Protective Overlay #453 shall hereby read as follows:

1. Uses shall be limited to those permitted by-right in the SF-20 Single Family Residential District in addition to Office, General as permitted in the LC Limited Commercial District.
2. Platting of the property shall be required before any commercial building permits are issued.
3. Signs shall be in accordance with the SF-20 Single-Family Residential Zoning District in the Sign Code of Sedgwick County.
4. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
5. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof but said PO shall run with the land and be binding upon present owners, their successors and assigns.

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.

Commissioners present and voting were:

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

aye
aye
aye
aye
aye

Dated this 25 day of June, 2025.

ATTEST:

Kelly B. Arnold
KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

Ryan Baty
RYAN BATY, Chairman
Commissioner, Fourth District

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

Jeff Blubaugh
JEFF BLUBAUGH
Commissioner, Second District

Stephanie Wise
STEPHANIE WISE
Commissioner, Third District

James M. Howell
JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 6/16/25
SAMANTHA SEANG
Assistant County Counselor