

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 June 12, 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. ZON2025-00024 with CUP2025-00017

Zone change request from RR Rural Residential to GC General Commercial, subject to the development standards contained in the Crestwood Landing Addition Community Unit Plan DP-363 ("CUP DP-263"), on property legally described as:

Govt. Lots 1, 3, and 4; and the South Half of the Northeast Quarter of Section 28, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as: Beginning at the Northwest corner of the Northeast Quarter; thence East 595.46 feet; thence Southwesterly 2,653.5 feet; thence West 283.35 feet to the Southwest corner; thence North 2,633.08 feet to the point of beginning; AND EXCEPT for roads.

The general provisions of CUP DP-363 shall read as follows:

1. This development contains 127.61 net acres more or less
2. Parcel Descriptions:

Parcel 1

Legal Description - Lot 1, Block A, Crestwood Landing Addition

Gross Area = 117.85 Ac.

Maximum Height = 80 Ft, subject to obtaining a "Determination of No Hazard" from the

Federal Aviation Administration, which determines there would be no impact to the

minimums for instrument approaches; otherwise, 25 Feet based on Airport Hazard Zone A.

Maximum Coverage = 30%

Reserve A

Gross Area = 3.89 Ac.

Reserve B

Gross Area = 5.16 Ac.

3. Minimum Setback Requirements -

Minimum Rear Setback	0', subject to compatibility standards
Minimum Street Side Setback	0'
Minimum Interior Side Setback	0', subject to compatibility standards
Minimum Front Setback	20'

4. Permitted Uses: The following uses are permitted for all parcels within the C.U.P.: all uses permitted by-right in the G.C. Zoning District except for: Recycling Collection Stations (Public and Private), Sexually Oriented Business, and Mining or Quarrying.

5. The transfer of title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present landowners, their successors and assigns and their lessees unless amended. However, the Planning Director, with the concurrence of the Zoning Administrator may approve minor adjustments to the conditions of this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

6. Landscaping and Parking Lot Screening - Shall be in accordance with the City of Wichita Code. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s).

7. Signs - Shall be in accordance with the City of Wichita Sign Code. Billboards and off-site signs shall not be permitted.

8. Parking - Shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code. A 25% Parking reduction shall be allowed for all lots within this CUP.

9. No occupancy permits shall be issued for any development without municipal water and sewer services.

10. Cross-lot circulation is to be provided for all lots.

11. All drainage ways and easements shall be determined at the time of platting.

12. Loading areas, trash receptacles, outside storage, and loading docks in the CUP shall be screened from ground level view along Greenwich and 45th Street North. Screening of all trash dumpsters outside storage, and mechanical equipment will be constructed of materials matching, and preferably connected to, the buildings they support.

13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

14. Any major changes within the Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration.

15. Lighting - Shall be in accordance with the City of Wichita Code. All lights shall be shielded or aimed so that all light is dispersed in a downward direction.

16. Any building proposed to be over 25 feet in height must obtain a Determination of No Hazard from the Federal Aviation Administration.

17. Screening – Screening shall be required in accordance with Sec. IV-B and Section III-C.2.b. of the Unified Zoning Code.

18. Sidewalks shall be required on one side of municipal streets within the CUP dedicated by the plat. A pedestrian circulation plan shall be prepared, submitted, and approved by the Planning Department prior to the issuance of buildings permits. The plan(s) shall provide connections between buildings and the public sidewalks.

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
JEFF BLUBAUGH
STEPHANIE WISE
RYAN BATY
JAMES M. HOWELL

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ay
ay

Dated this 23 day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KBA

KELLY B. ARNOLD, County Clerk



RB
RYAN BATY, Chairman
Commissioner, Fourth District

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

J Blubaugh
JEFF BLUBAUGH
Commissioner, Second District

S Wise
STEPHANIE WISE
Commissioner, Third District

J M Howell
JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 7/1/25
SAMANTHA SEANG
Assistant County Counselor