

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 July 24, 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. ZON2025-00017**

Zone change request from IP-A Industrial Park Airport District to GC General Commercial District with Protective Overlay #454 on property legally described as:

Lot 1, Block A, Glenville East Addition, Sedgwick County, Kansas.

Protective Overlay #454 shall read:

1. Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
2. A drainage plan shall be submitted to County Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
3. Signs shall be in accordance with the GC zoning district in the Sign Code of Sedgwick County, with the following additional requirements:
  - a. Portable signs are not permitted.
  - b. Ground signs shall be monument type.
  - c. No off-site /billboard signs.
  - d. No Electronic Message Signs (EMS).
4. Utilities shall be installed underground on all parcels.
5. Trash receptacles and ground level mechanical equipment shall be screened to reasonably hide them from ground level view, adjacent property and street right of way.
6. Setbacks shall be a minimum of 25 feet where abutting property owned and/or in use by the U.S. Air Force.
7. Uses shall be limited to:

Residential

- None

Public and Civic

- Recycling Collection Station, Public, subject to Sec. III-D.6.r
- Recycling Processing Center, subject to Sec. III-D.6.s
- Utility, Minor

#### Commercial

- Animal Care, Limited (limited to within 1,650 feet of Rock Road)
- Animal Care, General (limited to within 1,650 feet of Rock Road)
- Construction Sales and Service (limited to 8,000 sf building)
- Warehouse, Self-Service Storage
- Service Station (limited to within 1,650 feet of Rock Road)
- Kennel, Boarding/Breeding/Training (limited to within 1,650 feet of Rock Road)
- Vehicle Repair, Limited
- Vehicle Repair, General (no repairs outside of building)
- Printing and Publishing, General

#### Industrial

- Manufacturing, Limited, subject to Sec. III-D.6.n
- Storage, Outdoor, subject to Sec III-D.6.dd
- Vehicle Storage Yard
- Warehousing

#### Agricultural

- Agriculture
- Agricultural Research
- Agricultural Sales and Service (limited to 8,000 sf building and no human consumption food sales)

8. Amendments, adjustments or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
9. The Transfer of title of all or any portion of land included within the Protective Overlay (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
10. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval 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.
11. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

**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.

***[balance of this page intentionally left blank, signature page follows]***

**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:

Commissioners present and voting were:

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

aye  
aye aye  
aye  
aye aye


Dated this 3 day of September, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

  
KELLY B. ARNOLD, County Clerk

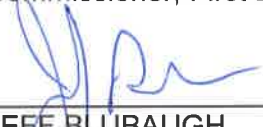



  
RYAN BATY, Chairman  
Commissioner, Fourth District


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

APPROVED AS TO FORM:

  
SAMANTHA SEANG  
Assistant County Counselor

  
JEFF BLUBAUGH  
Commissioner, Second District

  
STEPHANIE WISE  
Commissioner, Third District

  
JAMES M. HOWELL  
Commissioner, Fifth District