

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 November 13, 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. ZON2025-00046**

Zone change request from RR Rural Residential District to GC General Commercial District, subject to Protective Overlay #464, for property legally described as:

Lot 1, Block A, Goshen Christian Center Addition, Sedgwick County, Kansas

**Protective Overlay #464:**

1. Uses shall be restricted to those permitted by-right in the RR Rural Residential District, Vehicle Storage Yard, and Warehouse, Self-Service Storage.
2. Building heights shall be limited to 35 feet.
3. Signs shall be in accordance with the RR 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 (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.
6. 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.

**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.

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

Commissioners present and voting were:

PETER F. MEITZNER	<u>aye</u>
JEFF BLUBAUGH	<u>aye</u>
STEPHANIE WISE	<u>aye</u>
RYAN BATY	<u>aye</u>
JAMES M. HOWELL	<u>aye</u>

Dated this 7<sup>th</sup> day of January, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

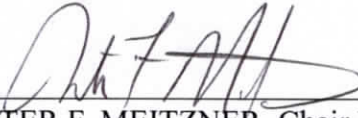
  
KELLY B. ARNOLD, County Clerk

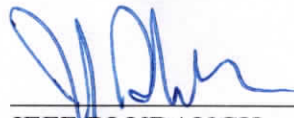
  
CLERK OF SEDGWICK COUNTY  
SEDGWICK COUNTY  
KANSAS  
KANSAS

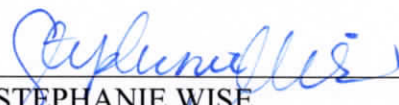
  
RYAN BATY, Chairman  
Commissioner, Fourth District

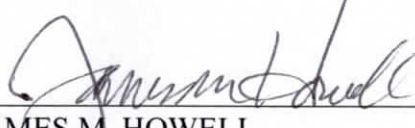
APPROVED AS TO FORM:

  
KIRK W. SPONSEL  
Deputy County Counselor

  
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