

**A RESOLUTION CHANGING THE ZONING CLASSIFICATION AND APPROVING THE CONDITIONAL USE FOR A VEHICLE STORAGE YARD FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.**

WHEREAS, Bruce and Shelby Gilder ("Applicants") applied for a zone change request from SF-20 Single-Family Residential District to RR Rural Residential District on the below-described property in **ZON2025-00066**.

WHEREAS, Applicants also applied for a Conditional Use for a Vehicle Storage Yard on said property in **CON2025-00172**.

WHEREAS, after providing proper notice as required by law, the Metropolitan Area Planning Commission ("Planning Commission") did consider said application at the meeting of January 15, 2026.

WHEREAS, the Planning Commission has forwarded its recommendations on both applications to the Board of County Commissioners of Sedgwick County, Kansas for final action.

**NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas that:**

**SECTION I.** After receiving a recommendation of approval from the Planning Commission and under the authority granted by Section V-C of the Unified Zoning Code, the Board hereby approves the zone change request from SF-20 Single-Family Residential District to RR Rural Residential District, for property legally described as:

That part of the Southwest Quarter of Section 12, Township 28 South, Range 1 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, described as: Beginning at a point on the South line of said Southwest Quarter, 95.00 feet West of the Southeast corner thereof; thence West along the South line of said Southwest Quarter, 70.00 feet; thence North 1,326.00 feet; thence East 165.00 feet; thence South 1,061.00 feet; thence West 83.25 feet; thence South 81.29 feet; thence Southwesterly 154.14 feet; thence South 30.00 feet to the point of beginning.

**SECTION II.** After receiving a recommendation for approval with conditions from the Planning Commission and under the authority granted by Section V-D of the Unified Zoning Code, the Board hereby approves the Conditional Use of a Vehicle Storage Yard on property zoned RR Residential District as legally described above, subject to the following conditions:

1. The Vehicle Storage Yard shall comply with the Supplementary Use Regulations outlined in Section III-D.6.mm of the Unified Zoning Code.
2. In no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicles or equipment, or for storage of materials or supplies.
3. All portions of the Vehicle Storage Yard shall be wholly within the Applicants' property

and meet required setbacks as defined in Section III-D.6.mm of the Unified Zoning Code.

4. The storage area and all entrance/exit drives shall be surfaced with an all-weather surface that meets the standards of the Unified Zoning Code, Sedgwick County Fire District 1 Standards, and shall be maintained in good condition and free of weeds, trash, and other debris.
5. The site shall be developed in substantial conformance to the approved site plan. The site plan shall be revised to illustrate a 20-foot setback along the east property line in addition to any required screening.
6. The site shall be developed in conformance with all applicable federal, state, and local regulations.
7. 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 VIII hereof, may, with the concurrence of the Planning Director declare the Conditional Use null and void.

**SECTION III.** 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.

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**SECTION IV.** 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:

|                   |               |
|-------------------|---------------|
| RYAN BATY         | <u>ay</u>     |
| PETER F. MEITZNER | <u>ay</u>     |
| JEFF BLUBAUGH     | <u>ay</u>     |
| STEPHANIE WISE    | <u>ay</u>     |
| JAMES M. HOWELL   | <u>Absent</u> |

Dated this 18 day of February, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

Kelly B. Arnold  
KELLY B. ARNOLD, County Clerk



Jeff Blubaugh  
JEFF BLUBAUGH, Chairman  
Commissioner, Second District

Stephanie Wise  
STEPHANIE WISE, Chair Pro Tem  
Commissioner, Third District

Peter F. Meitzner  
PETER F. MEITZNER  
Commissioner, First District

Ryan Baty  
RYAN BATY  
Commissioner, Fourth District

Absent  
JAMES M. HOWELL  
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 2/6/26  
SAMANTHA SEANG  
Assistant County Counselor