

WHEREAS, Heritage Meadow Estates LLC ("Applicant"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code"), requests a Conditional Use for Church or Place of Worship of less than 20 acres in the County, CON2026-00066, on property zoned RR Rural Residential District, legally described as:

The West 442 feet of the East 884 feet of the North 995 feet of the Northeast Quarter of the Northeast Quarter of Section 34, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission ("Planning Commission") has been given.

WHEREAS, the Planning Commission did, at the meeting of June 11, 2026, consider said application.

WHEREAS, the Board of County Commissioners has authority to permit Conditional Uses, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

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

SECTION I. After having received a recommendation of the Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow Church or Place of Worship of less than 20 acres in the County, on property zoned RR Rural Residential District, legally described as:

The West 442 feet of the East 884 feet of the North 995 feet of the Northeast Quarter of the Northeast Quarter of Section 34, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

Approval of Church or Place of Worship of less than 20 acres is subject to the following conditions:

1. The Conditional Use is approved only for a Church/Place of Worship. An Event Center is not permitted, and the facility shall not be marketed to non-members for weddings and other events.
2. Amplified sounds shall not be audible beyond the property lines between the hours of 9 p.m. and 9 a.m.
3. All waste, including household and sewage, disposal shall be per applicable codes. Water service, including private water well and/or Rural Water District, shall also be provided in compliance with all applicable codes.
4. Access to the site shall meet service drive code requirements and any other applicable code requirements.

5. Compliance with all provisions of the UZC found in Article III.D.6.nn concerning the Church or Place of Worship; except for Regulation #7 in regards to the existing structures.
6. The site shall be developed in general conformance with the approved site plan and screening plan.
7. If the Zoning Administrator finds there is a violation of any of the conditions of approval of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.
8. The approved site plan shall include the greenhouse, as presented by the applicant.

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 be effective upon 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

aye
aye
aye
aye
aye

Dated this 12 day of August, 2026.

ATTEST:

Kelly B. Arnold
KELLY B. ARNOLD,



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

Jeff Blubaugh
JEFF BLUBAUGH, Chairman
Commissioner, Second District

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

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PETER F. MEITZNER
Commissioner, First District

Ryan Baty
RYAN BATY
Commissioner, Fourth District

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

APPROVED AS TO FORM:

Kirk W. Sponsel
KIRK W. SPONSEL
Deputy County Counselor