

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 25, 2026, 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. ZON2026-00021

Zone change request from RR Rural Residential District to GC General Commercial District, for property legally described as:

The North 500 feet of the East 500 feet of the following described parcel: A parcel in the east 100.026 acres of the Northeast Quarter of Section 29, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, as surveyed by D. W. Durr, on April 17, 2023, basis of bearing NAD 83/KS South, more particularly described as: BEGINNING at the Northeast corner of said Northeast Quarter; THENCE S01°00'47"E, on section line, a distance of 1037.86 feet; THENCE S89°20'24"W, a distance of 839.44 feet; THENCE N01°00'47"W, a distance of 1037.86 feet to the north line of said Northeast Quarter; THENCE N89°20'24"E, a distance of 839.44 feet to the point of BEGINNING. Containing 5. 7 4 acres more or less and subject to easements of record.

Protective Overlay #487 shall read:

1. Uses shall be restricted to those permitted by-right in the RR Rural Residential District and Vehicle Storage Yard as permitted in the GC General Commercial District as permitted in the GC General Commercial District.
2. The Vehicle Storage Yard shall be limited to the storage of operable vehicles only, and 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. The storage area and all entrance/exit drives on private property shall be surfaced with an all-weather surface and shall be maintained in good condition and free of weeds, trash and other debris. The all-weather surface shall be reviewed and approved by Sedgwick County Fire District #1.
4. Building heights shall be limited to 35 feet.
5. Signs shall be in accordance with the RR zoning district in the Sign Code of Sedgwick County.
6. Amendments, adjustments or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
7. 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.
8. 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.

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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

Dated this 12 day of August, 2026.

ATTEST:


KELLY B. ARNOLD, County Clerk



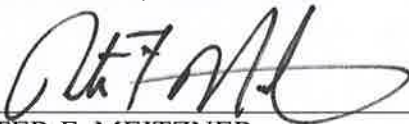
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS


JEFF BLUBAUGH, Chairman
Commissioner, Second District


STEPHANIE WISE, Chair Pro Tem
Commissioner, Third District

APPROVED AS TO FORM:


KIRK W. SPONSEL
Deputy County Counselor


PETER F. MEITZNER
Commissioner, First District


RYAN BATY
Commissioner, Fourth District


JAMES M. HOWELL
Commissioner, Fifth District