

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, 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. ZON2021-00065

Zone change request from SF-20 Single-Family Residential to MF-18 Multi-Family Residential and OW Office Warehouse, subject to the development standards contained in Protective Overlay #388, on property described as:

SF-20 to MF-18

A portion of the Southeast Quarter of the Southeast Quarter of Section 21, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as commencing at the southeast corner of the Southeast Quarter of said Section 21; thence west coincident with the south line of the Southeast Quarter of the Southeast Quarter of said Section 21, 300.00 feet to the point of beginning; thence continue West coincident with the south line of the Southeast Quarter of the Southeast Quarter of said Section 21, 493.64 feet to a point 523.1 feet east of the southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 21; thence north parallel with the west line of the Southeast Quarter of the Southeast Quarter of said Section 21, 880.12 feet more or less to a point in a line that is 478.30 feet normally distant south of the north line of the Southeast Quarter of the Southeast Quarter of said Section 21; thence east parallel with the north line of the Southeast Quarter of the Southeast Quarter of said Section 21, said line being 478.30 feet normally distant south of the north line of the Southeast Quarter of the Southeast Quarter of said Section 21, 493.04 feet more or less to a point in a line 300.00 feet west of the east line of the Southeast Quarter of the Southeast Quarter of said Section 21 as measured parallel with the East line of the Southeast Quarter of the Southeast Quarter of said Section 21; thence south parallel with the East line of the Southeast Quarter of the Southeast Quarter of said Section 21, 880.35 feet to the point of beginning. Subject to road Rights-of-Way of record.

SF-20 to OW

A tract of land in the Southeast Quarter of Section 21, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 21, thence North along the East line of said Southeast Quarter, 400 feet for a point of beginning; thence West parallel with the South line of said Southeast Quarter, 300 feet; thence North parallel with the East line of said Southeast Quarter, 485.35 feet, more or less to a point 478.3 feet South of the

North line of the Southeast Quarter of the Southeast Quarter of said Section 21 (as measured parallel with the East line of the Southeast Quarter); thence East parallel with the North line of the Southeast Quarter of the Southeast Quarter of said Section 21, 300 feet, more or less, to a point on the East line of said Southeast Quarter; thence South 488.08 feet, more or less, to the point of beginning, EXCEPT the East 50 feet thereof for road.

Protective Overlay #388:

1. Uses on the parcel zoned OW Office Warehouse are limited to those permitted by-right in LC Limited Commercial zoning in addition to Warehouse, Self-Storage and Warehousing as permitted in OW zoning.
 - a. Outdoor storage and display are permitted and regulated under the OW Office Warehouse zoning district.
 - b. Signage is restricted to those permitted in LC Limited Commercial zoning except portable and off-site/billboard signs are prohibited.
2. The OW Office Warehouse parcel shall provide a landscape buffer along the north, west, and south property lines.
3. The MF-18 Multi-Family Residential parcel shall provide a landscape buffer where abutting SF-20 Single-Family Residential zoning provided that this requirement shall not apply if the subject site is developed with duplex and/or single-family residential.
4. Landscape buffers shall be irrigated and maintained. The buffers shall consist of the following:
 - a. One shade tree per 40 linear feet
 - b. Two ornamental or conifer trees can be substituted for one shade tree as long as not more than one-third of the required landscaping is ornamental trees.
 - c. Shade trees shall be a minimum of two-inch caliper at the time of planting
 - d. Ornamental trees shall be a minimum of one-inch caliper at the time of planting
 - e. Conifer trees shall be a minimum of five feet in height at the time of planting.
5. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of building permits.
6. The applicant shall extend public services to the site prior to any development that would require them.
7. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office 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
SARAH LOPEZ
DAVID T. DENNIS
LACEY D. CRUSE
JAMES M. HOWELL

Aye
Aye
Aye
Aye
Aye


Dated this 16th day of March, 2022.


BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

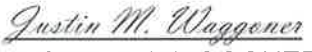

KELLY B. ARNOLD, County Clerk





DAVID T. DENNIS, Chairman
Commissioner, Third District

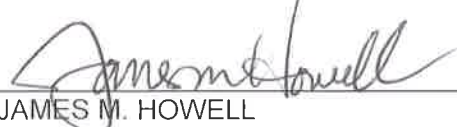

SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:


JUSTIN M. WAGGONER
Assistant County Counselor


PETER F. MEITZNER
Commissioner, First District


LACEY D. CRUSE
Commissioner, Fourth District


JAMES M. HOWELL
Commissioner, Fifth District