

A RESOLUTION TO APPROVE A CONDITIONAL USE FOR AN ACCESSORY APARTMENT ON PROPERTY ZONED RR RURAL RESIDENTIAL, 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-D AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

WHEREAS, Christopher Sharp, (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for an Accessory Apartment in the County, on property zoned Rural Residential at 19103 West 109th Street North, and legally described as:

A tract in the Northeast Quarter of Section 17, Township 25 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas: Beginning at the Northwest corner of said Northeast Quarter; thence East along the North line of said Northeast Quarter for 660.0 feet; thence South parallel with the West line of said Northeast Quarter for 598.0 feet; thence West parallel with the North line of said Northeast Quarter for 573.0 feet; thence Northwesterly for 88 feet, more or less, to the West line of said Northeast Quarter; thence North for 583.0 feet to the point of beginning.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of April 27, 2023, consider said application; and

WHEREAS, the Board of County Commissioners has authority to permit a Conditional Use, 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 Metropolitan Area 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 a Conditional Use for an Accessory Apartment in the County, on property zoned Rural Residential at 19103 West 109th Street North, and legally described as:

A tract in the Northeast Quarter of Section 17, Township 25 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas: Beginning at the Northwest corner of said Northeast Quarter; thence East along the North line of said Northeast Quarter for 660.0 feet; thence South parallel with the West line of said Northeast Quarter for 598.0 feet; thence West parallel with the North line of said Northeast Quarter for 573.0 feet; thence Northwesterly for 88 feet, more or less, to the West line of said Northeast Quarter; thence North for 583.0 feet to the point of beginning.

Approval of the application is subject to the following conditions:

1. The applicant shall submit an Administrative Adjustment to reduce the rear setback of the subject accessory apartment. The Administrative Adjustment shall be approved prior to the issuance of building permits for the Accessory Apartment.
2. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complimentary to the main structure.
3. Water and sewer services shall be connected to the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
4. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
5. Development and maintenance of the site shall be in conformance with the approved site plan.
6. 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 of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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
SARAH LOPEZ
DAVID T. DENNIS
RYAN K. BATY
JAMES M. HOWELL

aye
aye
aye
aye

Dated this 7 day of June, 2023.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:



[Signature]
KELLY B. ARNOLD, County Clerk

[Signature]
PETER F. MEITZNER, Chairman
Commissioner, First District

[Signature]
JAMES M. HOWELL, Chair Pro Tem
Commissioner, Fifth District

APPROVED AS TO FORM:

[Signature]
KIRK W. SPONSEL
Assistant County Counselor

[Signature]
SARAH LOPEZ
Commissioner, Second District

[Signature]
DAVID T. DENNIS
Commissioner, Third District

[Signature]
RYAN K. BATY
Commissioner, Fourth District