

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. ZON2024-00015

Amendment to Protective Overlay #87 to permit an additional use.

Legally described as:

Lot 1, Block 1, Claassen's Addition, Sedgwick County, Kansas

Protective Overlay #87 shall hereby read as follows:

- A. The uses permitted on this site shall be restricted to those permitted by right in the "RR" Rural Residential zoning district plus "limited manufacturing" and agricultural sales and service uses as defined in the Unified Zoning Code.
- B. The area covered by the "GC" General Commercial zoning shall be limited to are as shown on the attached site plan.
- C. A Billboard shall be permitted within the portion of the parcel designated as GC General Commercial District, subject to the standards of the Sedgwick County Sign Code.

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

Aye
Aye
Aye
Aye
Aye

Dated this 5th day of JUNE, 2024.

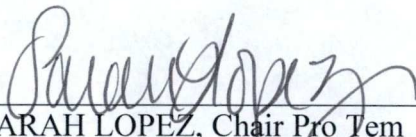
ATTEST:


KELLY B. ARNOLD, County Clerk




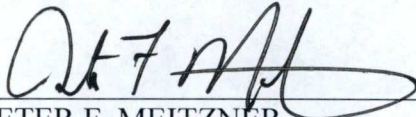
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS



RYAN BATY, Chairman
Commissioner, Fourth District

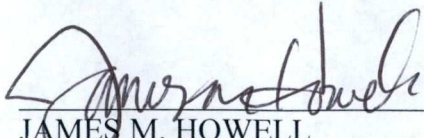

SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:


SAMANTHA SEANG
Assistant County Counselor


PETER F. MEITZNER
Commissioner, First District


DAVID T. DENNIS
Commissioner, Third District


JAMES M. HOWELL
Commissioner, Fifth District

Lewis, Kimberly D.

From: Seang, Samantha
Sent: Friday, May 17, 2024 03:18 PM
To: Lewis, Kimberly D.
Subject: FW: (EXTERNAL)Vacation Orders and Zoning Resolution for Review
Attachments: VAC2024-00015 BOCC VACATION ORDER.pdf; ZON2024-00015 BOCC RESOLUTION.pdf; ZON2024-00015 BOCC RESOLUTION (final).docx; VAC2024-00015 County Vacation Order (final).docx

Word version for publication. Thanks, Sam

From: Seang, Samantha
Sent: Friday, May 17, 2024 3:17 PM
To: 'Zevenbergen, Philip' <PZevenbergen@wichita.gov>; Sponsel, Kirk W. <Kirk.Sponsel@sedgwick.gov>
Cc: 'Eatherly, Brad' <BEatherly@wichita.gov>
Subject: RE: (EXTERNAL)Vacation Orders and Zoning Resolution for Review

Phil,
Attached are the resolutions I've approved. Thanks, Sam

From: Seang, Samantha
Sent: Friday, May 17, 2024 2:59 PM
To: 'Zevenbergen, Philip' <PZevenbergen@wichita.gov>; Sponsel, Kirk W. <Kirk.Sponsel@sedgwick.gov>
Cc: Eatherly, Brad <BEatherly@wichita.gov>
Subject: RE: (EXTERNAL)Vacation Orders and Zoning Resolution for Review

Hi Phil,
Can you provide the Film and Page Number that will remain the same?
Thanks, Sam

From: Zevenbergen, Philip <PZevenbergen@wichita.gov>
Sent: Wednesday, May 15, 2024 8:51 AM
To: Sponsel, Kirk W. <Kirk.Sponsel@sedgwick.gov>; Seang, Samantha <Samantha.Seang@sedgwick.gov>
Cc: Eatherly, Brad <BEatherly@wichita.gov>
Subject: (EXTERNAL)Vacation Orders and Zoning Resolution for Review

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Kirk and Sam,

Please see the attached vacation orders and resolution for review.

On VAC24-17—it is an interesting situation where the pipeline easement that is the subject matter was established by separate instrument prior to the property being platted. When it was platted, the easement was reflected on the face of the plat. The subject of the vacation is to vacate the easement from the face of the plat only. The easement will still remain as it is established by separate instrument. The property owner has an agreement with the pipeline company for

a slight encroachment. I feel like this reality needs to be reflected in the Vacation Order somewhere—That it is being vacated from the face of the plat, but will still remain as recorded on Flm/Pg_____. Thoughts?

These are due to the County Manager's office on Monday, May 20th.

Thanks!

PHILIP ZEVENBERGEN, AICP
CURRENT PLANS, DIVISION MANAGER
METRO AREA PLANNING DEPARTMENT
316-268-4494



Wichita-Sedgwick County Metropolitan Area Planning Department