

RESOLUTION NO

A RESOLUTION FOR A CONDITIONAL USE TO PERMIT AN ACCESSORY APARTMENT ON 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 RESOLUTION NO. 84-01, AS 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-D of the Wichita Sedgwick County Unified Zoning Code, for a Conditional Use for an accessory apartment, on approximately 11.55-acres of property zoned RR Rural Residential ("RR").

Case No. CON 2015-00011

Legally described below:

Beginning 629.45 feet S of the NW corner of the NW/4; thence NEly 1,956.01 feet; thence SEly 50 feet; thence S 365.46 feet; thence W 1,941.42 feet; thence N 96.8 feet to the beginning except the W. 50 feet for road, Section 11, Township18, Range 4W, Sedgwick County, Kansas; generally located on the northeast corner of the intersection of South 343rd Street West and West 32nd Street South (3300 South 343rd Street West).

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The Conditional Use permits one single-family accessory apartment on the site. The site shall be developed and maintained in general conformance with the approved site plan and in conformance with all applicable regulations, including but not limited to: local zoning, including Article III, Section III-D.6.a(1) and (3); building, fire and utility regulations or codes. Article III, Section III-D.6.a(2) and (4) are waived.
2. The applicant shall submit a revised site plan that includes dimension control and abutting roadways. The applicant shall also submit a photograph or elevation drawing of the approved accessory apartment. The appearance of the accessory apartment shall be maintained in substantial compliance with that approved by the planning commission or governing body. Modifications to the accessory apartment may be made with the concurrence of the Zoning Administrator provided the improvements are consistent with the spirit and intent of the accessory apartment regulations.
3. 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 VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use 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.

Commissioners present and voting were:

DAVID M. UNRUH	_____
TIM R. NORTON	_____
KARL PETERJOHN	_____
RICHARD RANZAU	_____
JAMES M. HOWELL	_____

DATED this _____ day of _____, 2015

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

RICHARD RANZAU, CHAIRMAN
Commissioner, Fourth District

ATTEST:

KELLY B. ARNOLD
County Clerk

KARL PETERJOHN, Chair Pro Tem
Commissioner, Third District

APPROVED AS TO FORM ONLY:

DAVID M. UNRUH
Commissioner, First District

Robert W. Parnacott

ROBERT W. PARNACOTT
Assistant County Counselor

TIM R. NORTON
Commissioner, Second District

JAMES M. HOWELL
Commissioner, Fifth District