

- Actions:
1. Concur with the findings of the MAPC and approve the zone change subject to the condition of platting; place the ordinance establishing the zone change on first reading and instruct the City Clerk to withhold publication until the plat has been recorded with the Register of Deeds; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
10-16-86 MAPC Minutes
CPO Memorandum

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
November 12, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2809 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "E" LIGHT INDUSTRIAL, LOCATED ON EAST SIDE OF ROCK ROAD IN AN AREA NORTH OF 37TH STREET NORTH. (Rent-A-Center of America, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

Background: On October 16, 1986, the MAPC held a public hearing to consider a request for a zone change from "AA" to "E" for a 1.2-acre site located on the east side of Rock Road in an area north of 37th Street North. The site is undeveloped and is being replatted from a portion of Reserve J, Willowbend First Addition to a portion of Lot 1 and a street within Rent-A-Center Addition, an industrial subdivision. The zoning on this piece of ground changed from "AA" to "E" in 1985 when the plat of Hi-Tech Industrial Park (First) Addition was recorded. It was changed back to "AA" in March 1986 when it was replatted as part of the residential Willowbend First Addition. It is now being sold to Rent-A-Center of America, Inc. and is being included in an industrial replat known as Rent-A-Center Addition. No one appeared in opposition to the request. The MAPC unanimously recommended approval of the application subject to recording the associated plat (Rent-A-Center Addition) within one year after City Commission approval or the zone change request shall be considered denied and closed.

CPO Council "I" unanimously recommended approval of the zone change.

Analysis: Properties to the north and west are undeveloped, zoned "AA" and are part of the new Willowbend residential community and golf course. Properties to the east and south are zoned light industrial and are also undeveloped.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the zone change request.

(25) Published in The Daily Record on January 23, 1987

ORDINANCE NO. 39-695

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING
BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

CASE NO. Z-2809

Zone Change from the "AA" One-Family Dwelling District
to the "E" Light Industrial District

A tract of land lying in the SW $\frac{1}{4}$, Section 29, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at the northwest corner of Lot 1, Block 1, Hi Tech Industrial Park Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence N0°44'15"W, 27.00 feet; thence N89°15'45"E, 40.00 feet to a point on a curve to the left; thence along said curve 134.13 feet, said curve having a central angle of 29°00'00", a radius of 265.00 feet, and a long chord of 132.70 feet, bearing N74°45'45"E; thence N60°15'45"E, 50.00 feet to a point on a curve to the right; thence along said curve 308.00 feet, said curve having a central angle of 56°55'34", a radius of 310.00 feet, and a long chord of 295.49 feet, bearing N88°43'32"E; thence S21°52'45"E, 42.09 feet; thence S30°49'53"W, 104.39 feet; thence N85°44'15"W, 470.00 feet to the point of beginning; said tract containing 1.20 acres, more or less. (Now platted as part of Lot 1, Block 1, Rent-A-Center, an Addition to Wichita, Sedgwick County, Kansas.) Generally located on the east side of Rock Road in an area north of 37th Street North.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney