

City of Wichita
City Commission Meeting
March 18, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2745 - REQUEST FOR ZONE CHANGE FROM "E" LIGHT INDUSTRIAL TO "AA" ONE-FAMILY DWELLING, LOCATED NORTH OF 37TH STREET NORTH IN AN AREA BETWEEN ROCK ROAD AND COMOTARA STREET.
(Woodlawn Development Company)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve "AA" (7-0)

Staff Recommendation: Approve "AA"

Background: On February 20, 1986, the MAPC held a public hearing to consider a zone change from "E" Light Industrial to "AA" One-family dwelling for portions of several platted lots containing 17.5 acres located north of 37th Street North in an area between Rock Road and Comotara Street. The application area was platted as part of Hi-Tech Industrial Park in 1985. Shortly thereafter a residential plat of property to the north, owned by this applicant, was submitted. It included this application area as part of its golf course and open space. In order to assure its development with only residential type uses, "down zoning" has been requested. A replat of the balance of the industrial subdivision (Hi-Tech Industrial Park 2nd Addition) has recently been approved by the City Commission.

CPO Council "I" voted 5-0 on February 18th to recommend approval of "AA" zoning.

Analysis: Properties to the north and west are zoned "AA" and undeveloped; property to the south is "E" and undeveloped; property to the east is "E" and occupied by Central Plains Steel Company.

The Planning Commission felt that the character of the neighborhood; the zoning and uses of properties nearby; and the suitability of subject property for the uses proposed justified the zoning change.

- 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
2-20-86 MAPC Minutes
CPO Memorandum

(1904) Published in The Daily Record on March 28, 1986

ORDINANCE NO. 39-508

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-2745

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

Portions of Hi Tech Industrial Park, an addition to Wichita, Sedgwick County, Kansas, more particularly described as beginning at the northwest corner of said Hi Tech Industrial Park, thence along the northerly line of said addition bearing N89°15'45"E, 199.47 feet; thence S33°55'43"E, 460.00 feet; thence S0°44'15"E, 165.00 feet; thence N89°16'40"E, 193.60 feet; thence S65°37'15"W, 338.73 feet; thence S21°52'45"E, 522.00 feet; thence S30°49'53"W, 104.39 feet; thence N85°44'15"W, 470.00 feet to a point on the east line of Rock Road as platted in said addition; thence northerly along said east line bearing N0°44'15"W, 1220.68 feet to the point of beginning; AND ALSO

Beginning at the northeast corner of said Hi Tech Industrial Park, said point also being the beginning of a curve to the right; thence along said curve a distance of 35.06 feet, said curve having a radius of 315.00 feet, a chord bearing S4°00'28"E, and a length of 35.04 feet; thence continuing along the east line of said addition bearing S0°49'09"E, 99.77 feet; thence S77°37'15"W, 806.49 feet; thence N64°52'45"W, 360.00 feet; thence N51°22'45"W, 222.06 feet to a point on the north line of said addition; thence easterly along said north line bearing N89°16'40"E, 1283.41 feet to the point of beginning. Generally located north of 37th Street North in an area between Rock Road and Comotara Street.

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