

DR 71-11 Zoning Policy - Meridian  
from Pawnee to 31st Street South

ACTION

DATE

COMMITTEE

M.A.P.C. *Adopted a policy 5.24.73*

B.C.C. ~~B.C.C.~~ *Oppose the policy 6.12.73*

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 3, 1973

TO File  
FROM Jack H. Galbraith, Chief Planner

*J.H.G.*

SUBJECT DR 73-11 - Zoning Policy - Meridian  
from Pawnee to 31st Street South

On May 24, 1973, the Planning Commission adopted the following policy, and the Board of City Commissioners concurred therein on June 12, 1973:

1. The Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee.
2. The Planning Commission will encourage the retaining of the single family residential classification on the east side of Meridian.
3. The Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

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WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 17, 1973

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT DR 73-11 - Zoning Policy - Request from City  
Commission to establish a zoning policy on  
Meridian from Pawnee to 31st Street South

On May 8, 1973, when considering a request for "R-6" zoning at the northwest corner of Crawford and Meridian, the Board of City Commissioners requested a zoning policy on Meridian from Pawnee to 31st Street South. It should first be pointed out that a policy of limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue was previously adopted by the Planning Commission at the regular meeting of November 23, 1966.

ZONING

When this area was annexed to the City between 1953 and 1956, the Meridian frontage in this area was predominately zoned the "AA" Single Family Dwelling District, with the exception of the corners of the major street intersections (Pawnee and 31st Street South). Subsequent zone changes from 1958 through 1960 increased the light commercial zoning at both intersections, and, on the east side of Meridian, use was made of the "B" Multiple Family and "A" Two Family classifications to buffer the existing single-family development from the commercial (Z-0021, Z-0022, Z-0060, Z-0210). A zone change to "LC" (Z-0744) was granted for the property at the northwest corner of Maxwell and Meridian in May of 1966, prior to the adoption of the above-mentioned policy statement. Since the adoption of this policy, only one zone change from "AA" to "LC" has been granted. This involved property located on the west side of Meridian between 27th Street and Casado in 1970 (Z-1205). A recent application (Z-1475) for the "LC" classification for property on the west side of Meridian between Maxwell and Savannah was denied by the City Commission on January 30, 1973, after a moot vote (3 to 3) of the Planning Commission on a motion to deny the request on January 11, 1973.

Zone changes to higher density residential have occurred on the west side of Meridian. A 1969 request for a change from "AA" to the "RB" Four Family classification was granted for the property between 27th and 29th Streets South (Z-0948). A similar application for "RB" zoning between 29th and 30th Streets South (Z-1133) was approved in 1970, but denied and closed in 1971 because the applicant failed to plat the property within one year.

(Both requests for the "RB" District occurred prior to the amendment of the Zoning Ordinance to include the "R-5" and "R-6" General Residential Districts.) A zone change from "AA" to "R-6" was approved on February 13, 1973 by the City Commission for property located between Casado and Anita (Z-1461) and the case presently under consideration, Z-1509, was recommended for the "R-6" classification by the Planning Commission on April 16, 1973.

#### LAND USE

The uses along the west side of Meridian from Pawnee to 31st Street South include some residences, several legal non-conforming uses, and a number of large undeveloped tracts of land. A service station and general commercial center are located at the southwest corner of Meridian and Pawnee. The Orienta Park Addition extends from Pawnee to 27th Street and was platted into lots with 20-foot frontages then developed with single-family homes. Due to the demolition and removal of structures condemned through the Central Inspection Division of the City of Wichita, only scattered homes remain in the area, most of them in various stages of deterioration. There are presently only three houses on the Meridian frontage from Pawnee to Casado. Although the northwest corner of Atlanta and Meridian is zoned "LC", it has never been developed.

Three legal nonconforming uses occur on the west side of Meridian: a tavern at the northwest corner of Maxwell; a vacant commercial building on the north side of Dallas Avenue; and a salvage yard at the northwest corner of Anita and Meridian. Between Casado and 27th Street South, a general commercial development exists, including neighborhood services, a quick-shop facility, and a service station. South of 27th Street, lots were platted with 60-foot frontages and several streets terminate in cul-de-sacs because of drainage problems. There are single-family homes on the south side of 27th Street, adjacent to fourplexes which extend south to Richmond Court. The property from Richmond Court to Southgate is undeveloped, while single-family homes have been constructed on both the north and south sides of 30th Street.

On the east side of Meridian, "LC" zoning exists at the corners of Pawnee and 31st Street, the latter being buffered from single-family homes by fourplexes on the north side of Savannah and duplexes on the south side. With the exception of the church between Hadden and Crawford, the remainder of the east side of Meridian has been developed with single-family homes, which for the most part are well-maintained and side into Meridian from Hadden to 30th Street South.

#### RECOMMENDATION

Due to the quality of the residential development on the east side of Meridian in this area, it is recommended that the Planning Commission consider adopting a policy of not looking with

Page 3 - Metropolitan Area Planning Commission  
May 17, 1973

favor on zone changes on the east side of Meridian. Also, due to the availability of large tracts for development on the west side of the street, and inasmuch as both "RB" and "R-6" zoning and development exists to the west, it is recommended that the Planning Commission consider adopting a policy of looking with favor on the medium density residential classifications "A" through "R-6" depending on lot size and area included in the application.

Consideration of this matter has been placed on your agenda for May 24, 1973, along with zone Case Z-1509 which was returned for a policy statement.

JHG:ber

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

July 3, 1973

TO File

FROM Jack H. Galbraith, Chief Planner

J.H.G.

SUBJECT DR 73-11 - Zoning Policy - Meridian  
from Pawnee to 31st Street South

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# RE: AGENDA ITEM NO. 17

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 17, 1973

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

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#### LAND USE

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JHG:ber

July 3, 1973

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May 31, 1973

Board of City Commissioners

Jack H. Galbraith, Chief Planner

DR 73-11 - Zoning Policy - Request from  
the City Commission to establish a zoning  
policy on Meridian from Pawnee to 31st  
Street South

Recently you considered a zone change request for "R-6" General Residential on the west side of Meridian north of Crawford. Your action was to return the case to the Planning Commission for reconsideration for a zoning policy in this area on Meridian. The attached staff report was submitted to the Planning Commission for consideration at their regular meeting of May 24, 1973. Their action was to again recommend the approval of the associated zone case along with the adoption of the following policy:

That the Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee; and

That the Planning Commission will encourage the retaining of the single-family residential classification on the east side of Meridian; and

That the Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

Consideration of this policy is scheduled for your meeting of June 12, 1973. The minutes of the Planning Commission are attached.

JHG:ber

Attachment

cc: Ralph Wulz, City Manager

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 24, 1973:

17. DR 73-11 - Zoning Policy - Meridian from Pawnee to 31st Street South.

GALBRAITH pointed out the area of concern on the map and reviewed the following staff report which had been submitted to the Planning Commissioners prior to the meeting:

On May 8, 1973, when considering a request for "R-6" zoning at the northwest corner of Crawford and Meridian, the Board of City Commissioners requested a zoning policy on Meridian from Pawnee to 31st Street South. It should first be pointed out that a policy of limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue was previously adopted by the Planning Commission at the regular meeting of November 23, 1966.

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#### RECOMMENDATION

Due to the quality of the residential development on the east side of Meridian in this area, it is recommended that the Planning Commission consider adopting a policy of not looking with favor on zone changes on the east side of Meridian. Also, due to the availability of large tracts for development on the west side of the street, and inasmuch as both "RB" and "R-6" zoning and development exists to the west, it is recommended that the Planning Commission consider adopting a policy of looking with favor on the medium density residential classifications "A" through "R-6" depending on lot size and area included in the application.

TAYLOR arrived.

HENNESSY questioned how developers can be encouraged to develop in subject area under "R-5" or "R-6" when for a number of years nothing has been done because of the title problems. GALBRAITH pointed out the development that has occurred in recent years and stated that only recently there has been some assembling of lots for development and since "LC" had recently been denied for the west side of Meridian between Maxwell and Savannah, he assumed that medium density apartments would be considered reasonable.

HENNESSY referred to the problems in this Orienta Park area again (dirt streets, title problems) and questioned whether the solution is the establishment of restrictions on development.

GALBRAITH pointed out that the Commission already has a policy adopted in 1965 of not looking with favor on "LC" on Meridian. He stated also that sewer and water service are available to this area, and he urged residential development on the west side in order to be compatible with the single-family homes on the east side.

JACKSON suggested that in view of "RB" developed to the south at 29th Street South on the west side of Meridian, it could be assumed that other multiple units might be desirable in the area to the north.

HARRISON felt that "LC" down to Savannah on the west side would be reasonable inasmuch as it extends that far on the east side.

TAYLOR pointed out that that would be reversing the decision recently made when "LC" was turned down for the northwest corner of Savannah and Meridian and that "B" Multiple Family not "LC" is directly to the east.

MOTION: That on Meridian from Pawnee to 31st Street South the Commission reiterate its already stated policy of not looking with favor on additional "LC"; that the Commission be in favor of retaining the existing residential zoning on the east side with no further changes; that the Commission look with favor on low to medium density residential for the balance of the area on the west side. Taylor moved and Burnett seconded.

KAMEN asked if the motion meant to go to Atlanta or Maxwell with "LC", in view of the remaining "AA" zoning at the southwest corner of Meridian and Atlanta which is between two "LC" tracts.

BALKEY said he would look with favor on the motion if the area between Atlanta and Maxwell was excluded. TAYLOR indicated she did not prefer any change to the motion.

BURNETT withdrew his second as he thought it referred to the area from Maxwell north on the west side of Meridian. The above motion remained without a second.

**MOTION:** That the Planning Commission will not look with favor on additional light commercial zoning in the subject area, except on the west side of Meridian from Maxwell north to Pawnee; will encourage the retaining of the single-family residential classification on the east side of Meridian; and will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Maxwell south. Blakey moved and Kamen seconded.

**AMENDED MOTION:** That the above motion be amended to provide that the Planning Commission will not look with favor on additional light commercial zoning in subject area, except on the west side of Meridian from Savannah north to Pawnee, and that all other statements in the motion remain the same. Harrison moved.

JACKSON thought the extension of "LC" to Savannah might not be unreasonable; it is zoned "B" on the east side.

BLAKEY pointed out that at Maxwell the "LC" would be lined up with "LC" on the east side.

JACKSON seconded the amended motion. Blakey accepted the amended motion and Kamen withdrew his second to the original motion. BURNETT seconded the original motion as amended by Harrison and accepted by Blakey, the maker of the original motion.

**VOTE ON MOTION AS AMENDED:** Motion carried by a vote of 5 in favor (Blakey, Burnett, Jackson, Hennessy and Harrison) and 2 opposed (Taylor and Kamen). (Rising absent.)


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WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

May 25, 1973

TO Files  
FROM Jack H. Galbraith, Chief Planner   
SUBJECT DR 73-11 - Zoning Policy - Request from City  
Commission to establish a zoning policy on  
Meridian from Pawnee to 31st Street South

The Planning Commission, at its regular meeting of May 24, 1973, considered the establishment of a zoning policy for the above-captioned area. The action of the Planning Commission was to adopt the following:

That the Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee; and

That the Planning Commission will encourage the retaining of the single-family residential classification on the east side of Meridian; and

That the Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

Consideration of this policy will be forwarded to the Board of City Commissioners for consideration at the regular meeting on June 12, 1973.

JHG:ber

May 25, 1973

Files

Jack H. Galbraith, Chief Planner

DR 73-11 - Zoning Policy - Request from City  
Commission to establish a zoning policy on  
Meridian from Pawnee to 31st Street South

The Planning Commission, at its regular meeting of May 24, 1973, considered the establishment of a zoning policy for the above-captioned area. The action of the Planning Commission was to adopt the following:

That the Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee; and

That the Planning Commission will encourage the retaining of the single-family residential classification on the east side of Meridian; and

That the Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

Consideration of this policy will be forwarded to the Board of City Commissioners for consideration at the regular meeting on June 12, 1973.

JHG:ber

Poling on Meridian 5/25/73

## MAPC Approves Final Designs For Former Kapaun High Site

Final redevelopment designs for the former Kapaun High School tract were approved Thursday by the Metropolitan Area Planning Commission (MAPC), resolving a month-long controversy to the apparent satisfaction of developers and residents.

Other zoning applications, however, were approved by MAPC after receiving strong opposition from area residents.

These include requests for rezoning of large residential development northwest of the city and an apartment complex near Seneca and 31st Street South.

MAPC, dealing with a heavy meeting agenda, also:

- Approved a Bentley, Kan., application for federal funds to construct a sewage collection system in that town.

- Approved amendments suggested May 15 by the Wichita City Commission to an ordinance to permit construction of residential storage warehouses in multiple-family, office and light commercial zoning districts. The amendments would limit such developments to sites of two acres or more and require architectural plans to be approved by the Board of Zoning Appeals.

- Approved a policy for future zoning

on Meridian from Pawnee to 31st Street South. The policy states that MAPC reiterates its 1966 policy that it will not look with favor on additional light commercial zoning in the area (except on the west side of Meridian, from Savannah north to Pawnee); will retain single-family residential zoning on the east side and low-to-medium-density residential zoning on the west side from Savannah south.

- Denied a request for "G" mobile home park zoning for a 34-acre tract on the east side of Clifton, north of the Kansas Turnpike.

Members of the Kapaun Neighbors organization, who have opposed "excessive" commercial development of the former Kapaun High School tract at Woodlawn and Central, indicated they approved plans for development of the area.

Commercial development will be confined to the southern portion of the tract nearer Central, general office use will be made of the former school buildings and apartments will be constructed on the north eight acres, with single-family homes facing existing homes along Murdock.

The only question is whether the Wichita Public Library board will

purchase a small tract at Murdock and Woodlawn for a branch library. Residents have opposed this.

RESIDENTS in northwest Wichita protested a request for additional light commercial zoning and a Community Unit Plan (CUP) for a 95-acre tract at the northeast corner of 19th and Malze Road.

Cleval Construction Co. Inc. plans a 532-unit residential development to be called "Harvest Hills." It will include a shopping center at 13th and Malze, garden apartments, townhouses, condominiums and single-family residences.

MAPC members approved the development on the basis that it was well planned, had open space and overall housing density was only 7.3 units per acre, which is the density allowed under "AA" single-family zoning.

MAPC approved the "R-4" apartment zoning, with the understanding that the developer intended to restrict density to 119 units over his entire property, which also includes some light commercial zoned land.

All of the cases considered Thursday by MAPC will go to the city commission for final action June 12.

PAWNEE

11th Ave

12th Ave

13th Ave

14th Ave

15th Ave

16th Ave

17th Ave

18th Ave

19th Ave

20th Ave

21st Ave

22nd Ave

23rd Ave

24th Ave

25th Ave

26th Ave

27th Ave

28th Ave

29th Ave

30th Ave

31st Ave

32nd Ave

33rd Ave

34th Ave

35th Ave

36th Ave

37th Ave

38th Ave

39th Ave

40th Ave

SAVANNAH

HADDEN ST.

ADDITION

CRAWFORD ST.

DALLAS

6 SOUTHWEST

CASADO

GREENFIELD ST.

8 VILLAGE

EVERETT

ST. SO.

8

EXCEPTION

RICHMOND COURT

LANE

16

RICHMOND COURT

LANE

17

SOUTHGATE ST.

SO.

30

EDWARDS

RICHMOND

TWENTY SEVENTH ST. SO.

GRABER

2 ND.

WILDWOOD RD.

TWENTY NINTH

SUNNYBROOK RD.

SOUTHGATE

THIRTIETH

THIRTY FIRST

ST. CLAIR

EVERETT

UTW

May 17, 1973

Wichita-Sedgwick County Metropolitan  
Area Planning Commission

Jack H. Galbraith, Chief Planner

DR 73-11 - Zoning Policy - Request from City  
Commission to establish a zoning policy on  
Meridian from Pawnee to 31st Street South

On May 8, 1973, when considering a request for "R-6" zoning at the northwest corner of Crawford and Meridian, the Board of City Commissioners requested a zoning policy on Meridian from Pawnee to 31st Street South. It should first be pointed out that a policy of limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue was previously adopted by the Planning Commission at the regular meeting of November 23, 1966.

ZONING

When this area was annexed to the City between 1953 and 1956, the Meridian frontage in this area was predominately zoned the "AA" Single Family Dwelling District, with the exception of the corners of the major street intersections (Pawnee and 31st Street South). Subsequent zone changes from 1958 through 1960 increased the light commercial zoning at both intersections, and, on the east side of Meridian, use was made of the "B" Multiple Family and "A" Two Family classifications to buffer the existing single-family development from the commercial (Z-0021, Z-0022, Z-0060, Z-0210). A zone change to "LC" (Z-0744) was granted for the property at the northwest corner of Maxwell and Meridian in May of 1966, prior to the adoption of the above-mentioned policy statement. Since the adoption of this policy, only one zone change from "AA" to "LC" has been granted. This involved property located on the west side of Meridian between 27th Street and Casado in 1970 (Z-1205). A recent application (Z-1475) for the "LC" classification for property on the west side of Meridian between Maxwell and Savannah was denied by the City Commission on January 30, 1973, after a moot vote (3 to 3) of the Planning Commission on a motion to deny the request on January 11, 1973.

Zone changes to higher density residential have occurred on the west side of Meridian. A 1969 request for a change from "AA" to the "RB" Four Family classification was granted for the property between 27th and 29th Streets South (Z-0948). A similar application for "RB" zoning between 29th and 30th Streets South (Z-1133) was approved in 1970, but denied and closed in 1971 because the applicant failed to plat the property within one year.

(Both requests for the "RB" District occurred prior to the amendment of the Zoning Ordinance to include the "R-5" and "R-6" General Residential Districts.) A zone change from "AA" to "R-6" was approved on February 13, 1973 by the City Commission for property located between Casado and Anita (Z-1461) and the case presently under consideration, Z-1509, was recommended for the "R-6" classification by the Planning Commission on April 16, 1973.

#### LAND USE

The uses along the west side of Meridian from Pawnee to 31st Street South include some residences, several legal non-conforming uses, and a number of large undeveloped tracts of land. A service station and general commercial center are located at the southwest corner of Meridian and Pawnee. The Orienta Park Addition extends from Pawnee to 27th Street and was platted into lots with 20-foot frontages then developed with single-family homes. Due to the demolition and removal of structures condemned through the Central Inspection Division of the City of Wichita, only scattered homes remain in the area, most of them in various stages of deterioration. There are presently only three houses on the Meridian frontage from Pawnee to Casado. Although the northwest corner of Atlanta and Meridian is zoned "LC", it has never been developed.

Three legal nonconforming uses occur on the west side of Meridian: a tavern at the northwest corner of Maxwell; a vacant commercial building on the north side of Dallas Avenue; and a salvage yard at the northwest corner of Anita and Meridian. Between Casado and 27th Street South, a general commercial development exists, including neighborhood services, a quick-shop facility, and a service station. South of 27th Street, lots were platted with 60-foot frontages and several streets terminate in cul-de-sacs because of drainage problems. There are single-family homes on the south side of 27th Street, adjacent to fourplexes which extend south to Richmond Court. The property from Richmond Court to Southgate is undeveloped, while single-family homes have been constructed on both the north and south sides of 30th Street.

On the east side of Meridian, "LC" zoning exists at the corners of Pawnee and 31st Street, the latter being buffered from single-family homes by fourplexes on the north side of Savannah and duplexes on the south side. With the exception of the church between Hadden and Crawford, the remainder of the east side of Meridian has been developed with single-family homes, which for the most part are well-maintained and side into Meridian from Hadden to 30th Street South.

#### RECOMMENDATION

Due to the quality of the residential development on the east side of Meridian in this area, it is recommended that the Planning Commission consider adopting a policy of not looking with

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May 17, 1973

favor on zone changes on the east side of Meridian. Also, due to the availability of large tracts for development on the west side of the street, and inasmuch as both "RB" and "R-6" zoning and development exists to the west, it is recommended that the Planning Commission consider adopting a policy of looking with favor on the medium density residential classifications "A" through "R-6" depending on lot size and area included in the application.

Consideration of this matter has been placed on your agenda for May 24, 1973, along with zone Case Z-1509 which was returned for a policy statement.

JHG:ber