

DR 73-27 - West Wichita Planning  
Council

# ACTION

DATE

COMMITTEE \_\_\_\_\_

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

December 27, 1973

Wichita-Sedgwick County Metropolitan  
Area Planning Commission

Robert A. Lakin, Director of Planning

West Wichita Planning Council

Attached is a memorandum from Ken Kitchen and the planning study for the West Wichita Planning Area. He asked that you be furnished copies of this for your review and comment. I will also furnish copies to my staff and ask them to evaluate the study in light of other planning activity in which we are involved. As soon as we have completed our review, I will schedule this either for an informal luncheon discussion or place it on your formal agenda for your consideration and action.

RAL:ber

Enclosure

December 27, 1973

Ken Kitchen, Executive Director, Urban Renewal Agency

Robert A. Lakin, Director of Planning

West Wichita Planning Council

I have forwarded copies of the study for the West Wichita Planning Area to the Planning Commissioners for their review and comment. I also have provided it to members of my staff for review. Much of my staff is vacationing this week and I would anticipate their review following the first of the year. After I have their review, we could arrange either an informal meeting with the West Wichita Planning Council, if it appears there are items which should be discussed, or perhaps as an alternate we could place it on one of our formal Planning Commission agendas for them to officially recognize the report.

I will keep you advised.

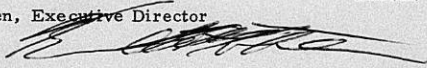
RAL:ber

THE URBAN RENEWAL AGENCY OF THE  
WICHITA, KANSAS METROPOLITAN AREA

TO: Robert Lakin, Director of Planning

DATE: December 7, 1973

FROM: Kenneth H. Kitchen, Executive Director

  
SUBJECT: West Wichita Planning Council

Enclosed are copies of the planning study for the West Wichita Planning Area. Attached to each copy of the study is a copy of the West Wichita Planning Council minutes at which time the study, with some revisions, was approved. The revisions are attached to the minutes.

A large number of residents and businessmen from the area participated in developing the plan. Most of these people know that change is inevitable for their area. Knowing this, most of them welcomed the opportunity to participate in planning for the future of their neighborhood. I feel that a great many suspicions and antagonisms were quieted.

The Council would like for the Metropolitan Planning Commissioners to review the plan for their area. If the Commissioners or members of your staff have plans or ideas that are in conflict with the plan they would like the opportunity to meet and resolve any issues that might arise. Mr. Glen Rittgers, Chairman of the Council, has offered to meet with your commissioners to discuss the plan and answer any questions that might arise.



KHK/jan  
Attachments

Aug. 9, 1973

TO: Smith, Kallenbach, Ford, Montgomery, Randle, Files

*oblinger-smith corporation*

FROM: Phillippi

RE: Meeting with West Wichita Planning Council to discuss policies directed toward residential conservation and the new revisions in the "brochure" planning document.

There were twelve committee members present and no visitors.

Questions included such matters as:

- 1) how much emphasis is the Bi-Centennial going to have on the planning recommendations or decisions? Kallenbach responded with the latest news on the matter of the reduced funding possibilities and the temporary type of park development which will occur if this money becomes available. This temporary park use would be a stimulus for further and better re-use of the land slated for the park site.
- 2) When is the City Material Yard to be relocated? Kallenbach's response was that the city had made some commitment to this relocation in the near future and that these yards will be relocated regardless of the Bi-Centennial funding possibilities. Because of this commitment by the City, there will be some change in the land use presently occupied by the yards to a denser use.
- 3) Request to replace the R-5 designation on the area to the west and immediately north of the Masonic Home --- because of the number of duplexes and fourplexes already in the area. Right back where the brochure had us in the beginning!
- 4) Question on rehabilitation and urban renewal policies on grants and loans in the future. Rehabilitation loans and grants are going to be made available again at some point in time providing the applicants meet the financial requirements and live on a parcel zoned as a "residential" type classification (regardless of degree).
- 5) Question on the transportation flow on second and Douglas after the First/Second Street bridge is completed? There will possibly be some increase in the flow of Traffic on Douglas, but the increase is not projected to be significant enough to affect signalization or parking in the area.
- 6) Request to correct the I-block B-3 designation north of 1st street and east of Seneca. This should be B-7 or some type of residential.
- 7) Prior to the next meeting there will be a hand-out of some type explaining the residential redevelopment and list of CIP's more completely so that the reasoning behind the recommended zoning classifications can be more fully understood.

- 8) a meeting is to be scheduled with the City Planning Commission, at which time the revisions to the "brochure" plan will be presented and committee members will be asked to attend if possible. Minutes of this morning's meeting will be mailed at the time this meeting is announced. This procedure was moved by Landers and seconded by Martens. Approved: ~~Wichita~~ *Wichita* Bank Bldg., Wichita, Kansas 67202 / AC 316 262-0451

Consultants in Planning, Design & Development / ~~66th~~ *Wichita* Bank Bldg., Kansas City, Missouri 64106 / AC 816 842-4111

WEST WICHITA PLANNING COUNCIL

July 26, 1973

COUNCIL MEMBERS PRESENT: John S. Lanz, Ewing Lawrence, Arlene Deuel, Joe Redmond, Eldon Hetzel, Lee Roy Haynes, Harold Matheny, Stephen Murphy, W. E. Landers, Mrs. Mark Rupp, Herry D. Martens, Fred Liebau, Mary M. Rogers, Fred Stevens, Glea Rittgers, Chairman.

VISITORS PRESENT: Frances L. Hand, Catherine Schornecker.

STAFF PRESENT: Bob Finkbiner, Ken Kallenbach, Thad Ford, Cheryl Phillippi.

The West Wichita Planning Council met on July 26, 1973, at 7:00 A.M. at the Wichita State Bank Board Room, 114 South Osage. Glea Rittgers, chairman, was in charge.

The purpose of the meeting was to discuss revisions in the brochure plan for the West Wichita Area which were presented at the public hearing, June 19, 1973.

Proposed zoning and land use changes were discussed and questions concerning building codes and regulations concerning building inspection were asked. Another item of debate was the issue of justification of the Innerloop Express-way.

The next meeting of the West Wichita Planning Council will be on August 9, 1973 at 7:00 A.M. at the Wichita State Bank Board Room.

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Glea Rittgers, Chairman

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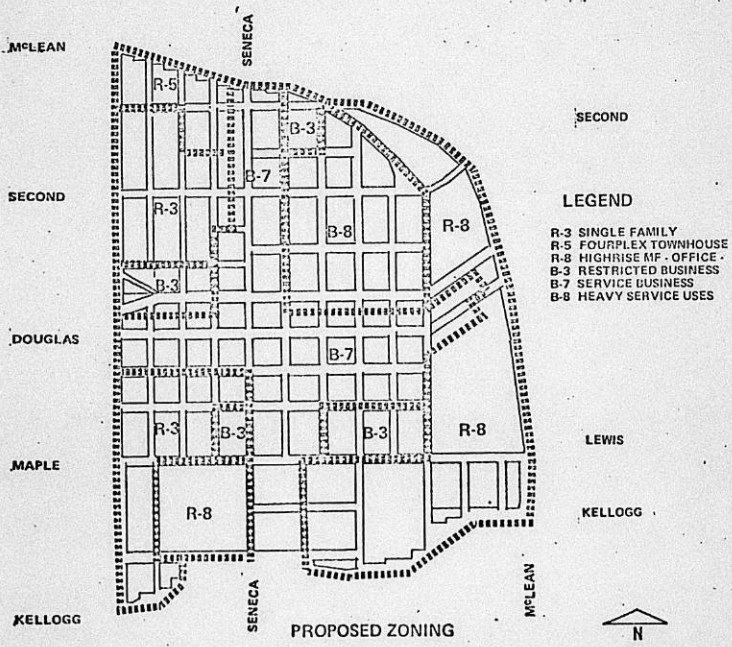
Margaret L. Ford, Acting Secretary

WEST WICHITA  
PLANNING COUNCIL

July 26, 1973

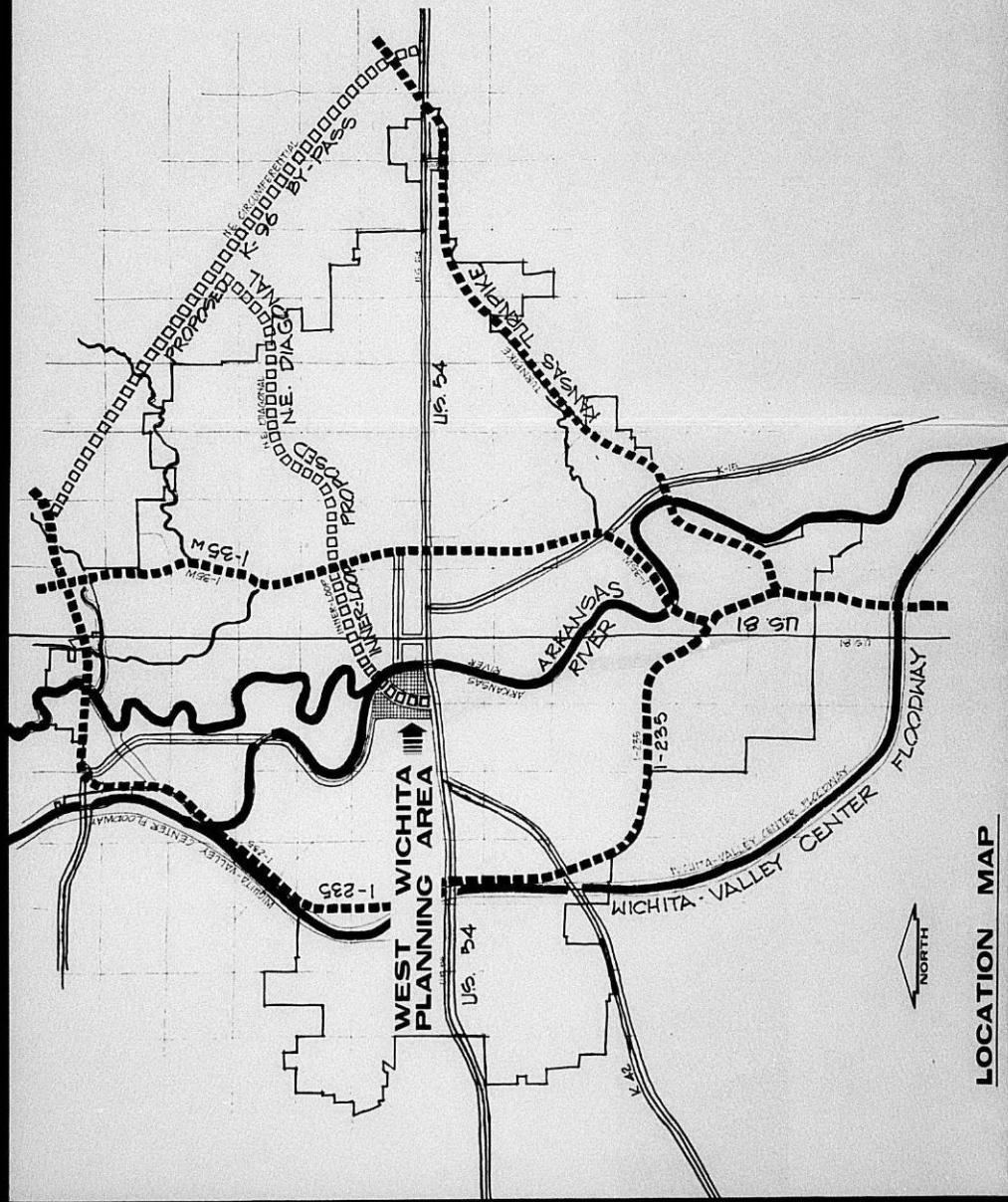
Dear Council Member:

The West Wichita Planning Council requested the following map which shows the planning revisions for proposed zoning. The previous zoning proposal is shown in the URA - West Wichita Brochure. This revised plan reflects retention of lower density residential uses west of Seneca Street permitting a maximum of 7.3 dwelling units per acre for R-3, and 12.4 dwelling units per acre for R-5.



UNDP  
BRA

UNEST UNICHITA



**WEST WICHITA  
 PLANNING AREA**

**LOCATION MAP**



# INTRODUCTION

An intensive planning study directed toward what has become known as the West Wichita Area has resulted in a unique development proposal. This proposal is the result of community discussions on the various existing neighborhood conditions, and land use factors as well as those political and economic elements which govern local urban development.

The West Wichita Area is a subarea of a comprehensive urban planning area known as Wichita's Center City and is bounded by the Arkansas River, Elizabeth Street and Kellogg. It is the West Wichita Area, the Urban Renewal Agency of Wichita (URA) and the planning firm of Oblinger Smith Corporation conducted numerous Project Area Committee meetings with the West Wichita Planning Council.

This Council, as elected representatives from the area assists the Urban Renewal Agency, its consulting planners, and the Center City Steering Committee in providing planning recommendations regarding future land use, circulation and public facilities.

The Center City Steering Committee (CCSC), as an appointive body of the Board of Commissioners, assists the City Commission and the Metropolitan Area Planning Commission in preparation of physical development plans which will strengthen and improve the central area of Wichita and encourage implementation of such plans.

## GOALS AND OBJECTIVES FOR THE WEST WICHITA AREA

- I. Develop the West Wichita Area as an environment conducive to the health, safety, and welfare of the residents, the economic viability, and orderly growth of the area. To achieve this goal, we should:
  - A. discourage pollution of natural resources in the area;
  - B. reduce the incidence of crime;
  - C. eliminate incompatible or unattractive elements in the area;
  - D. establish viable channels of communication with leaders in the CBD;
  - E. reduce traffic problems and congestion on streets;
  - F. provide necessary public facilities and support functions to residents of the area;
  - G. provide adequate utilities to all structures in the area.

- II. Make the West Wichita Area a compatible and complementary adjunct to the central business district (CBD) in terms of recreational, commercial and residential support. To achieve this goal, we should:
  - A. encourage redevelopment of existing industrial and commercial establishments which detract rather than complement the supportive function of the area;
  - B. encourage the development of new, overdeveloped areas;
  - C. seek public redevelopment aid to correct the deteriorating or underdeveloped areas;
  - D. consult the city officials regarding the coordination of the long-range comprehensive goals for the city, the CBD, and West Wichita;
  - E. preserve existing good development.

- III. Improve and define the recreational, commercial and residential areas within the neighborhood so as to complement rather than detract from one another. To achieve this goal, we should:
  - A. review existing land use in the area and encourage residents to comply with zoning laws to achieve compatible land uses;
  - B. review existing zoning in the area and analyze the present zoning's advantages and disadvantages in terms of the overall goal;
  - C. designate areas within the community which are presently incompatible land uses and which might possibly be re-zoned or relocated to create better land use relationships.

- IV. Develop public and quasi-public areas for residents of the area, as well as attractions to visitors of the city. To achieve this goal, we should:
  - A. encourage private and public efforts to make vehicular and pedestrian routes more attractive;
  - B. attempt to achieve uniform or complementary signing techniques for the recreational and commercial establishments;
  - C. encourage the development of a variety of open space, both small and large areas, to provide visual amenities for the area;
  - D. develop a theme unique to the area, yet complementary to the CBD, and create activities and visual assets to insure its success;
  - E. encourage some type of transition pattern between the various land uses; e.g., commercial, residential, and public areas require buffer techniques of various types.

In response to these goals and objectives, a development plan has been produced which will act as a guideline for explanation of program. Because the development plan is directly related to existing and future zoning, a brief explanation of phototype zoning regulations specifically pertaining to the West Wichita Planning Area is presented.

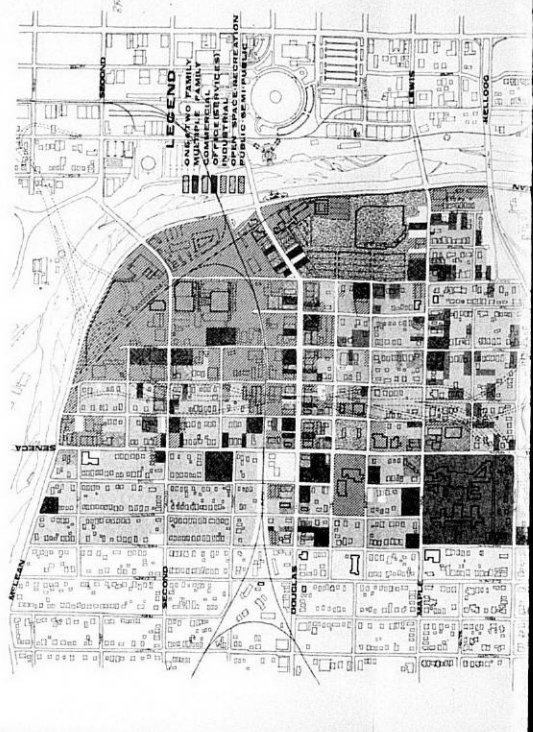
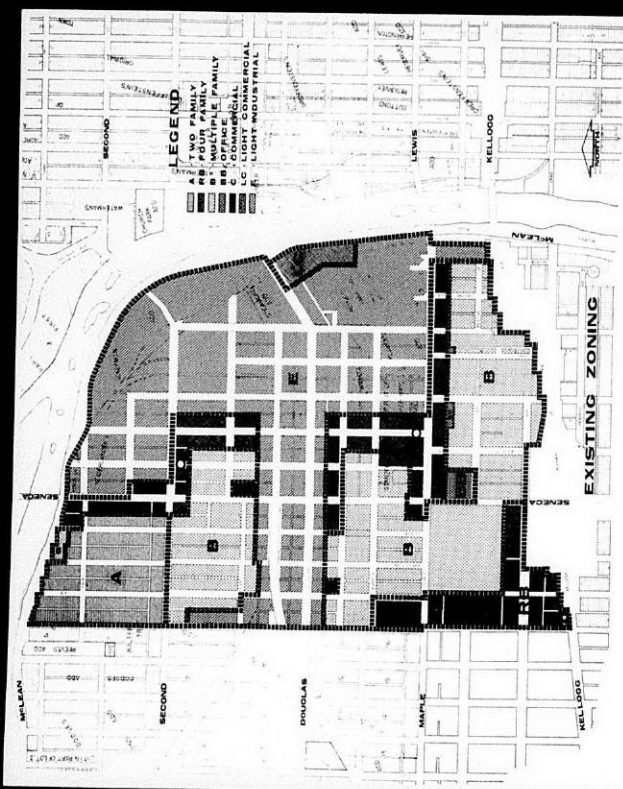
## EXPLANATION OF PHOTOTYPE ZONING REGULATIONS SPECIFICALLY PERTAINING TO THE WEST WICHITA PLANNING AREA

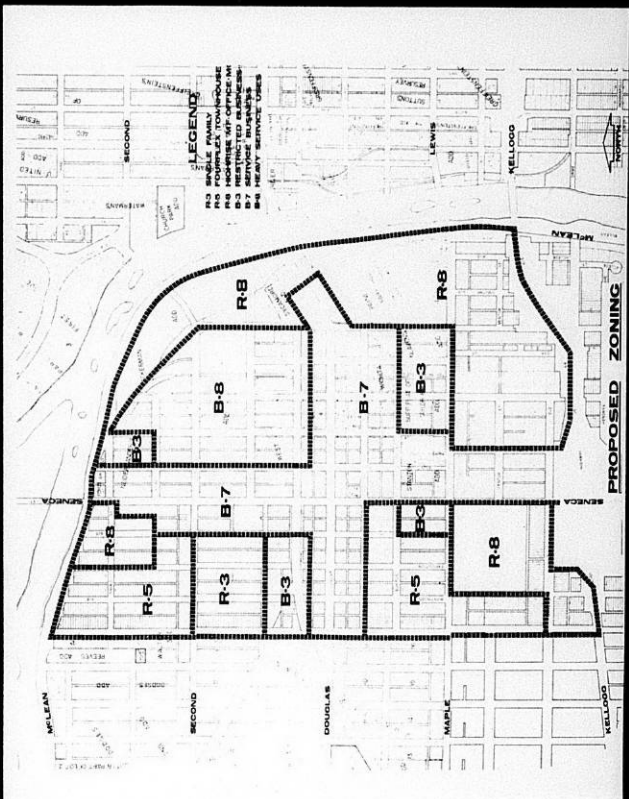
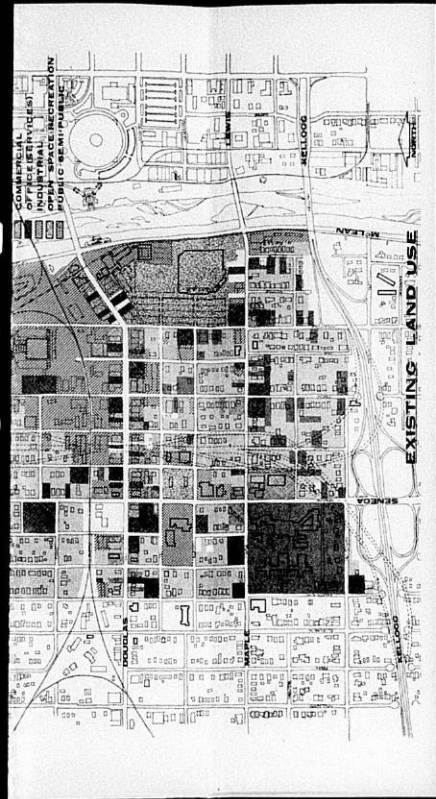
### RESIDENTIAL

- R.3 Single Family Residence District. Single family detached dwellings, miniature golf courses, churches, day care centers, parks, schools, home occupations, and off street parking.
- R.5 General Residence District. Any use permitted in the R.3 District, single family attached dwellings, multiple family dwellings (fourplex, townhouse).
- R.8 General Residence District. Multiple family dwellings, churches, clinics, offices, hospitals, motels, nursing homes, nonprofit organizations, art galleries, restaurants, drug stores, barber/beauty shops, bookstores, parks, off street parking, and any remodeling of existing single-family or two-family dwellings. Commercial uses must be located within a structure containing a permitted use with no advertising visible from the exterior.

### COMMERCIAL

- B.3 Restricted Business District. This district is designed to provide a commercial alternative to multiple family development along arterial streets. It avoids the typical strip commercial development. It allows a new limited form





D. develop a theme unique to the area, yet complementary to the CBD, and create activities and visual assets to insure its success.

E. encourage some type of transition pattern between the various land uses; e.g., commercial, residential, and public areas require buffer techniques of various types.

In response to these goals and objectives, a development plan has been produced which will act as a guideline for West Wichita Area growth. Because the development plan is directly related to existing and future zoning, a brief explanation of proposed zoning classifications is necessary.

**EXPLANATION OF PROTOTYPE ZONING REGULATIONS SPECIFICALLY PERTAINING TO THE WEST WICHITA PLANNING AREA**

**RESIDENTIAL**

**R 3 Single Family Residence District.** Single family detached dwellings, miniature golf courses, churches, day care centers, parks, schools, home occupations, and off street parking.

**R 5 General Residence District.** Any use permitted in the R 3 District, single family attached dwellings, multiple family dwellings (fourplex, townhouse).

**R 8 General Residence District.** Multiple family dwellings, churches, clinics, offices, hospitals, motels, nursing homes, nonprofit organizations, art galleries, restaurants, drug stores, barber/beauty shops, home occupations, parks, off-street parking, and any remodeling of existing single family or two-family dwellings. Commercial uses must be located within a structure containing a permitted use with no advertising visible from the exterior.

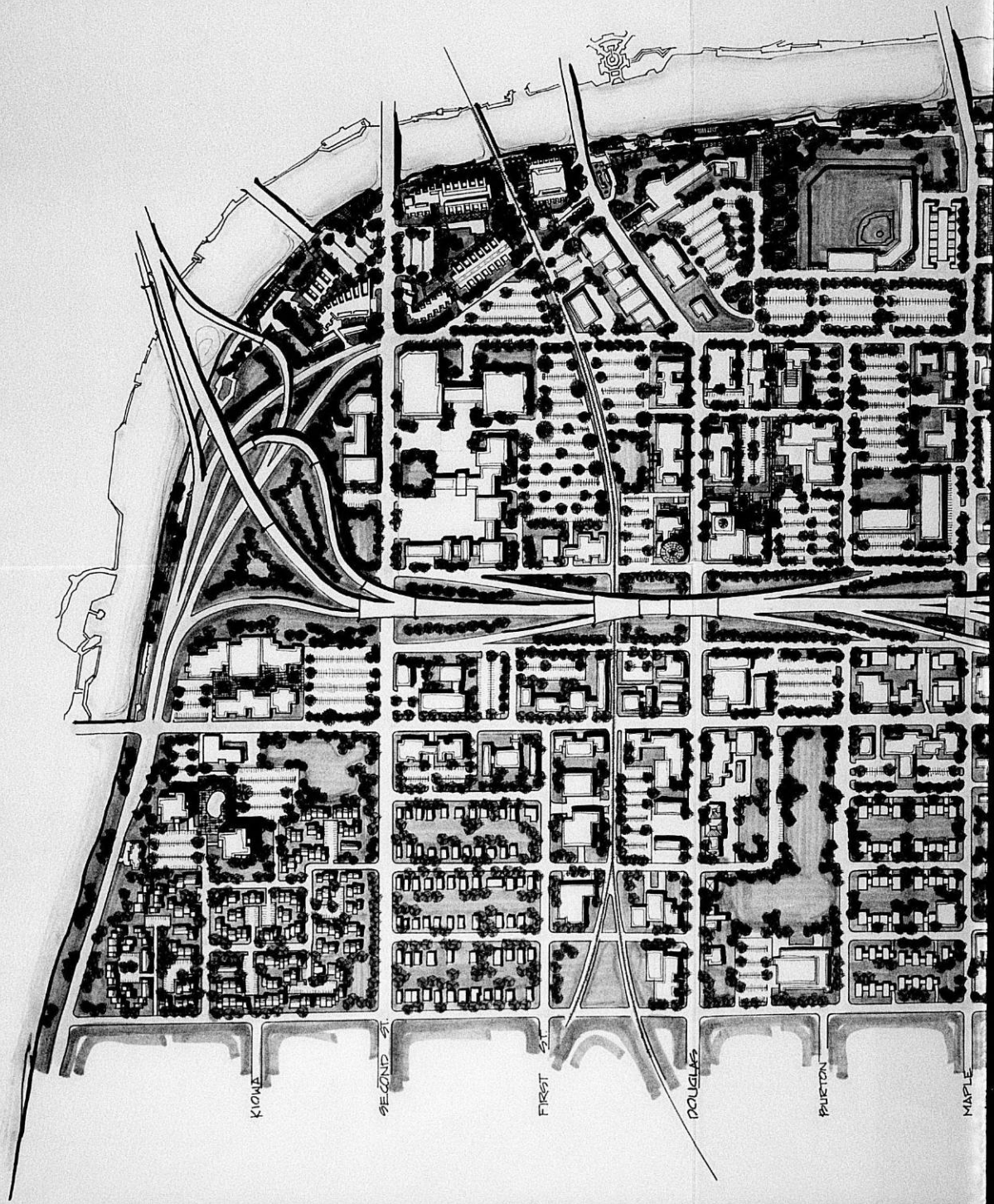
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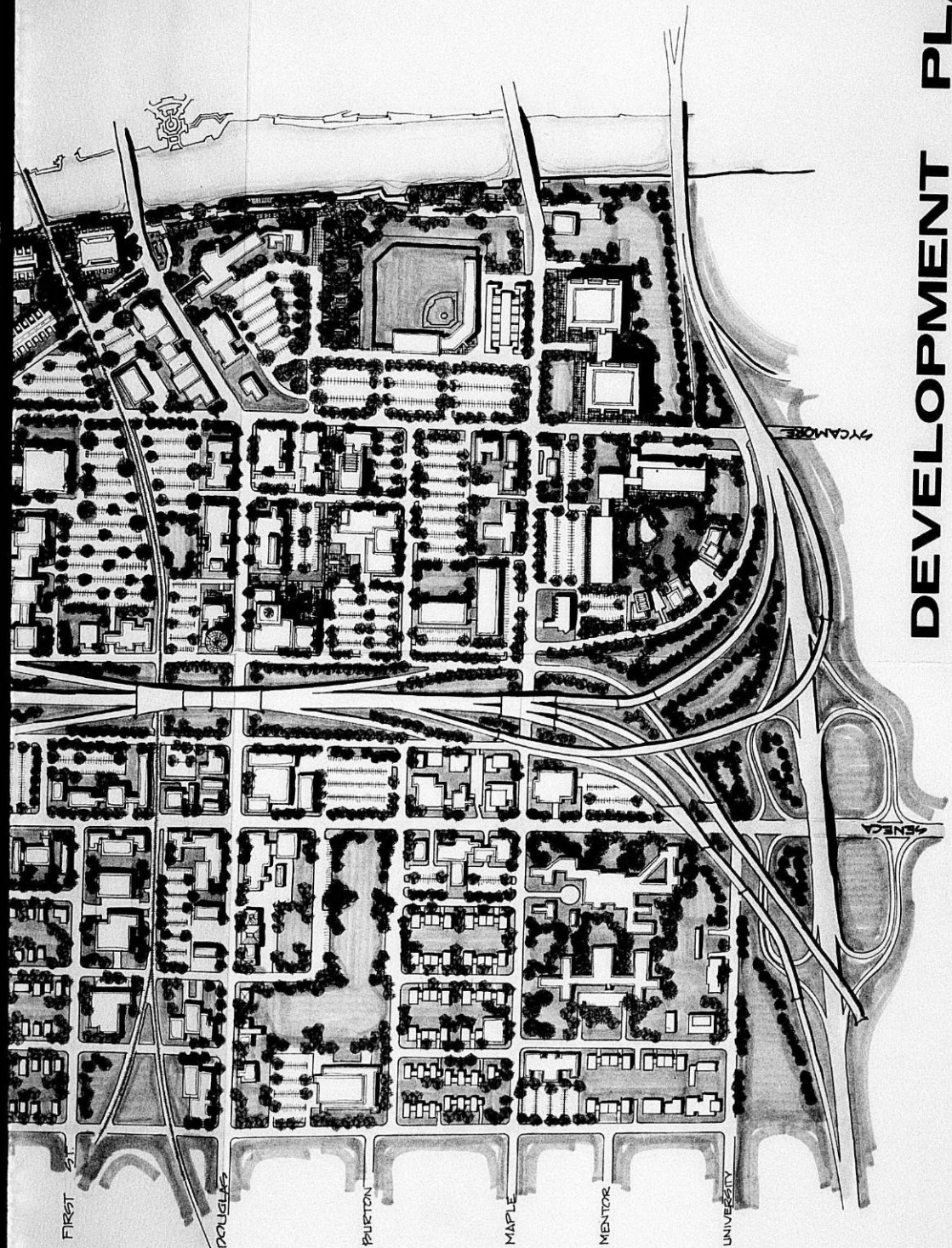
**B 3 Restricted Business District.** This district is designed to provide a commercial alternative to multiple family development along arterial streets. It avoids the typical strip commercial development. It allows a very limited list of nonretail businesses, such as, offices and other semi-commercial uses that are compatible. For example, clinics, funeral homes, off street parking, limited warehousing and commercial uses located in an office building.

**B 7 Service Business District.** This district is designed to provide a location for business uses which are essential services to the central business and retail area, but which have characteristics that are incompatible with the office and prime retail character of the CBD. In this district, wholesale and retail sales may be combined. Service business or unique, single function business is typical of this district. For example, ambulance services, animal hospitals, auto accessory stores, car washes, auto sales and rental, bakeries, restaurants, electrical and plumbing sales and service, light and sign sales, pawn shops, taverns, upholstering shops, office supply shops, commercial schools, tool supply shops and hardware stores.

**B 8 General Commercial District.** This district is designed as a heavy commercial district. Permitted uses include: annual hospitals, building materials sales, express facilities, commercial garages and parking lots, building/electrical contractors, dry cleaners, fuel sales, vehicle repair, laundries, machinery sales, wholesale/retail order houses, res-  
taurants, and warehouses.

**PLANNING ISSUES & PROBLEMS**

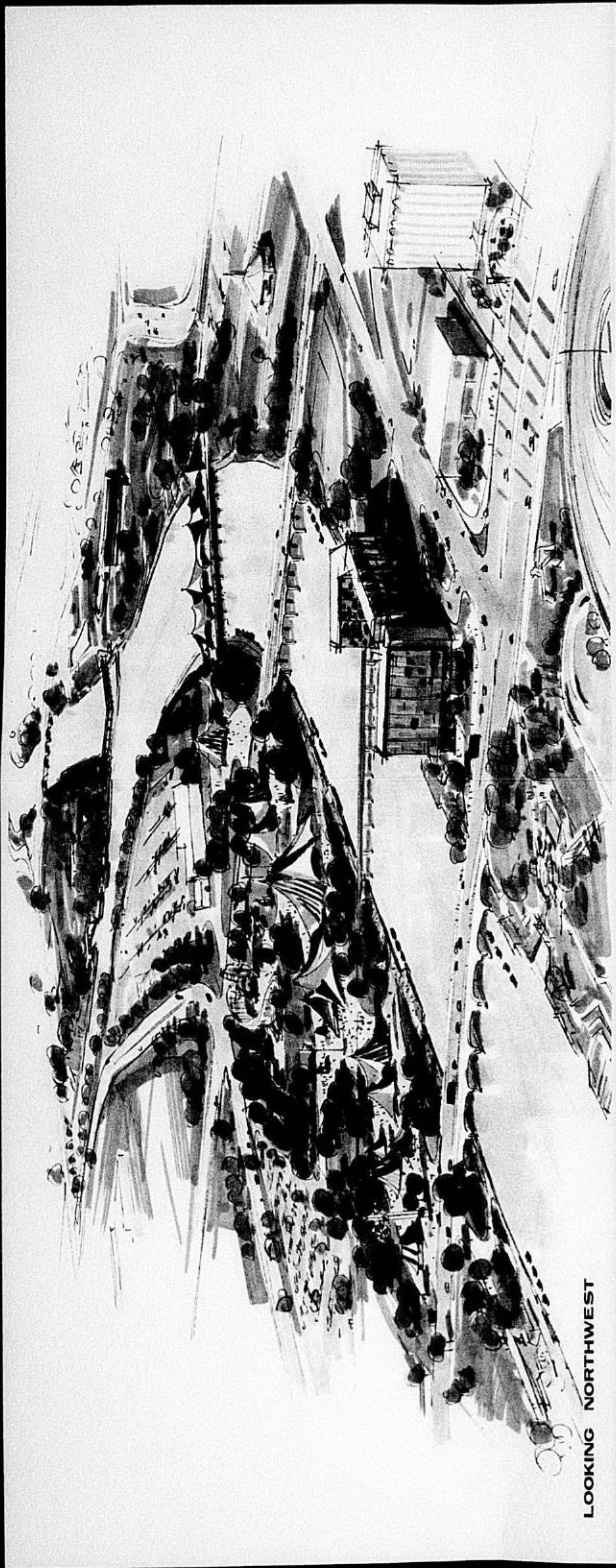




# DEVELOPMENT PLAN

*oblinger-smith corporation*





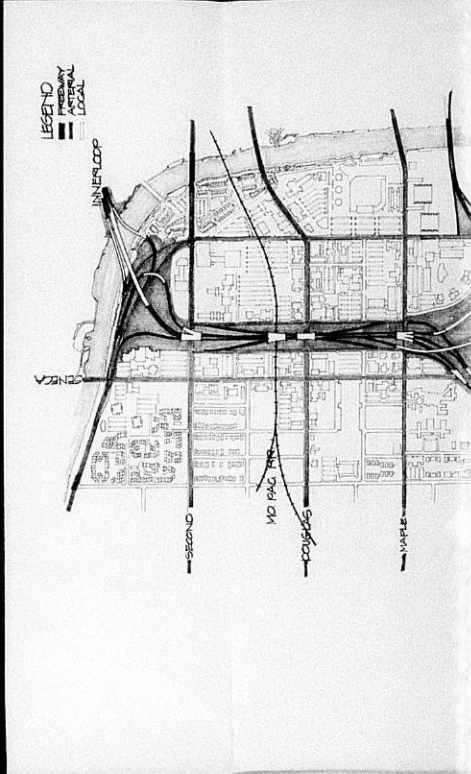
LOOKING NORTHWEST

## BICENTENNIAL PROPOSAL

# WEST WICHITA DEVELOPMENT PROPOSALS

The overall framework for land use and transportation for the Wichita Center City has been defined in the Center City Design Study (1972). Planning for the West Wichita Area is briefly reviewed herewith and is a more detailed analysis and plan for the area of concern. The plan has been thoroughly discussed by the Council which is comprised of citizens and community representatives living, working or owning properties in the area. The resulting plan reflects conservation and expansion of retail and wholesale commerce, office and recreation, banking and parking. The plan also provides for increased residential supply, but discourages industrial and manufacturing uses because of their incompatible land use relationships with the preceding activities. Many of the existing structures whose structural ratings are good to excellent are encouraged to expand to projected growth potentials.

With the exception of McLean Boulevard alignment, major streets in the area remain unchanged. However, increased rights-of-way may be proposed in some cases, such as along Sycamore. Some local streets are terminated on either side of the proposed inner loop expressway where they intersect common collectors or frontage roads and other streets are widened to allow more functional land spaces. The general land use pattern (see map "Land Use Concept") is designed to reflect those functions projected as most desirable within the area as influenced by physiological, environmental, economic, and



# WEST WICHITA DEVELOPMENT PROPOSALS

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Residential areas will be decreased geographically due to expanding commercial development and the inner-loop expressway (see map "Planning Issues and Problems"). However, more families may be accommodated within the study area through increased housing densities. High density residential is generally more feasible for any land in close proximity to the central business district (CBD). At present, residential rates are inconsistent with land values.

Higher density commercial, as proposed, is also desirable because greater concentrations of varying types of commerce promotes and perpetuates more commerce. Offices and motor hotels are encouraged to develop in conjunction with and support to the expanded commercial. This expanded commercial will permit restricted business, service business, and heavy service uses (see map - Proposed Zoning). The Bicentennial development and celebration will be an immediate focal point for redevelopment of the West Wichita Area. Improvements would be permanent along the west riverbank and temporary (tents) in the Bicentennial Plaza areas. The parcels of land used on an interim basis for the Bicentennial celebration are in proposed zones which will permit high density residential and office tower uses. The residential and office uses are shown on the ultimate Architectural Development Plan.

Development of the West Riverfront to complement the completed development of the east bank of the river south of Douglas, will enhance the neighborhood image as viewed from the downtown area. The inner loop development (see map "Proposed Transportation Plan") serves as a transportation element which, through increased access, will encourage prosperous neighborhood growth, and thus greater tax revenues.

The proposals in the Architectural Development Plan are to create the activity generators (downtown living opportunities and improved vehicular access) as an impetus to revitalization. The present physical, social and economic conditions in the West Wichita Area are such that they are not self remedial. The area presently contains buildings and undeveloped areas which have a debilitating effect on the neighborhood's image. The area is not attracting significant new private capital, and unless private and public sectors join forces in an organized improvement program, the relatively stable conditions of the area may be jeopardized.

## CAPITAL IMPROVEMENT PROGRAM PRIORITIES

In addition to these development proposals, the West Wichita Planning Council, as representatives of the planning area residents and property owners, has specifically endorsed the following priority list of Capital Improvement Program Projects for the West Wichita Area.

1. Projects MS 213 and MS 213A. Completion of First Street from the east bank of the Big Arkansas River to Water Street.
2. Project B-41. First & Second Street Bridge on the Big Arkansas River.
3. Project PB 19 and PB 20. Acquisition, construction, and relocation of City Municipal Yards.
4. MS 174. Widening and Construction of Second Street from Big Arkansas River to Dodge Street.
5. MS 212. Widening and Improvement of Sycamore from McLean Boulevard to U.S. 54 (Kellough).
6. E-13. Right of way acquisition for inner-loop through West Wichita from Douglas Ave. to Second Street.
7. URA 2. Heavybank improvements on east bank of river from Douglas to the achievement of the Goals and Objectives adapted for the West Wichita Area. (The community support of the proposed land use plan and the above identified capital improvements is necessary to maintain the viability of the West Wichita Area and the Center City).

The proposals contained on this brochure are the results of an extensive planning process which will continue in the future. Discussions, comments, and recommendations are welcomed regarding the matters presented herein.

