

DR 77-9 - Rezoning in the Midtown Area.

ACTION

DATE

COMMITTEE _____

~~M.A.P.C.~~ _____

~~B.C.C./B~~ _____

3-1-77 refer for Survey
4-15-77 refer for land use study
5-28-77 I will do zone change
request; refer 2-1958 and
2-1959

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE August 19, 1977



TO The Honorable Board of City Commissioners
FROM E. H. Denton, City Manager

SUBJECT Legal Opinion on DR 77-9,
Requested Zone Change in
Midtown Area

Mayor Casado has requested a legal opinion on the above subject preparatory to the City Commission's consideration of the rezoning program in the Midtown area which is scheduled for October 11, 1977.

A copy of the City Attorney's opinion in this matter is also being provided to CPU Area "L", the administration of St. Francis Hospital and the Midtown Citizens Association.

A handwritten signature in dark ink, appearing to be "E. H. Denton".

E. H. Denton
City Manager

EHD/fed

Attachment

cc: CPU Area "L" (through David Furnas) (w/a)
St. Francis Hospital (w/a)
Midtown Citizens Association (w/a)
Robert A. Lakin, Director of Planning
Kenneth H. Kitchen, Executive Director, URA



August 16, 1977

Hon. Tony Casado, Mayor
Board of City Commissioners
E. H. Denton, Esq.
City Hall - 13th Floor
455 North Main
Wichita, Kansas 67202

Re: Zoning Change (Mid Town Area)
DR77-9

Dear Sirs and Madam:

Pursuant to the request of Mayor Casado, I have reviewed the proposed Mid Town rezoning (initiated by MAPC as directed by the City Commission), and have researched the questions pertaining to its legality. The following opinion covers the specific questions posed by Mayor Casado in his letter of July 22, 1977, directed to the City Manager.

The zoning powers of a Kansas municipality have been clearly defined, both by State Statute and by the Kansas Supreme Court decisions, wherein the pertinent statutory provisions have been considered.

On the attached exhibit are the properties sought to be rezoned. The exhibit shows the existing zoning classification, as well as the proposed zoning classification changes. The maps and surveys (on file in the office of the MAPD) showing the present land use of the areas involved have been reviewed. The proposed zoning changes reflect a reasonable attempt to relate the existing land uses to the appropriate zoning classification, the results of which are intended to achieve and preserve the residential character of the neighborhood.

Because the proposed zoning changes constitute what is popularly called "down or rollback" zoning, opposition may well be expected at the public hearings to follow. This opposition is based on the effect the proposed zoning changes will have on their properties; i.e., the elimination of possible uses under the existing zoning and the anticipated reduction or diminution in value of their properties by reason thereof.

Hon. Tony Casado, Mayor
Board of City Commissioners
E. H. Denton, Esq.
page 2
August 16, 1977

As applied to the "Mid Town" area and the questions of the Mayor relating thereto, the following principles apply:

1. The governing body of a city has the authority to prescribe zoning, and to change or refuse to change zoning.¹
2. A zoning change may be initiated by the governing body, the planning commission or the owner of the property.²
3. To be valid, zoning regulations must have a lawful purpose and must be within the police power and reasonably and properly exercised.³
4. Constitutional limitations require that zoning regulations reasonably relate to the promotion of the public health, comfort, morals, safety or general welfare.⁴
5. An aggrieved property owner has the statutory right to challenge the reasonableness of a zoning regulation; but a Court will not substitute its judgment for that of the governing body nor find the action taken unreasonable unless clearly compelled to do so by the evidence.⁵
6. The preservation of the character of a neighborhood by excluding new uses and structures prejudicial thereto is a fundamental purpose of zoning--justified because of its reasonable relationship to the promotion of the public welfare, health and safety.⁷
7. The Kansas statutory scheme of zoning protects existing uses from zoning changes, but it does not protect merely anticipated uses authorized under a zoning classification existing at the time ownership is acquired.⁸
8. Zoning regulations do not rise to the dignity of a contract with the public authorities enacting them which precludes their subsequent amendment? Nor do they create vested rights to continuity of zoning. A purchaser of land in reliance upon its current zoning must be presumed to have been aware of the possibility of its amendment.¹⁰
9. If otherwise valid, a zoning regulation will be upheld even though it may deprive the owner of the "highest and best" use of the property or may result in a reduction or diminution of its value. This frequently is the effect of a valid exercise of the police power.¹¹
10. The basic consideration for the enactment of a zoning regulation is the benefit or harm involved to the community at

Hon. Tony Casado, Mayor
Board of City Commissioners
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large. The wishes of neighboring property owners may rightfully be considered by the governing body, but the final action taken is not to be based on the plebiscite of such neighbors.¹²

11. Property owners who have taken substantial steps toward developing their property under and utilizing existing zoning have available the doctrine of equitable estoppel in securing judicial relief against a city seeking to interrupt such development.¹³

As stated earlier, the underlying purpose of the proposed zoning changes is to preserve the residential character of the areas involved. This being a lawful purpose, the governing body can legally enact the proposed zoning changes under its police power to promote the public welfare, health or safety. The "highest and best use" and "reduction or diminution in value" considerations become of secondary importance. Of course, the procedural requirements of notice, public hearing and the right to protest must be carefully followed.

As to the inquiry concerning the avenues available to the property owners who feel their properties may be adversely affected, the following are suggested:

(a) Appearance and expression of opinion and wishes at the public hearings to be scheduled and held. (both WAPC and BCC).

(b) If dissatisfied with action taken by WAPC, filing of proper protests to require a 4/5ths vote of the Board of City Commissioners.

(c) If dissatisfied with action of BCC, consider the advisability of court action to challenge the reasonableness of the action taken. (K.S.A. 12-712)

As to the inquiry concerning the options available to residential property owners whose properties fail to meet the standards of the health or building codes, the following options are available:

(a) Take the necessary action to bring the properties to the standards required by both the health and building codes; or

(b) Raze the existing structures and develop the property within the zoning limitations; or

(c) Refrain from taking any action and assume the consequences of the city proceeding under the authority of K.S.A.

Hon. Tony Casado, Mayor
Board of City Commissioners
E. H. Denton, Esq.
page 4
August 16, 1977

12-1750, et seq., in taking the action suggested in subparagraph (1) above (i.e., razing the structure) and assessing the costs thereof against the property.

These options have been considered by our Kansas Supreme Court and have been upheld. The Wichita City Ordinance which supplements the State Statutes is Section 18.16.010, et seq., of the Code of the City of Wichita.¹⁴

If the Mayor desires, I will forward this opinion to the Attorney General for his concurrence or otherwise differing opinion.

Very truly yours,

John Dekker
Director of Law

JD:cr
Attachment

1. Hukle v. City of Kansas City, 212 Kan. 627
2. K.S.A. 12-708; Dent v. City of Kansas City, 214 Kan. 257
3. Bodine v. City of Overland Park, 198 Kan. 371
4. Bodine, supra
5. K.S.A. 12-712
6. Paul v. City of Manhattan, 212 Kan. 381; Bodine, supra
7. Houston v. City of Wichita, 218 Kan. 323
8. Houston, supra; K.S.A. 12-709 (Non-conforming uses)
9. 82 Am Jur 2d Sec. 22; Houston, supra
10. Houston, supra; Anderson, American Law of Zoning, Sec. 4.27, page 238; McQuillin, Municipal Corporations, Vol. 8, Secs. 25.01, et seq.
11. Houston, supra; Anderson, American Law of Zoning, Sec. 3.25, page 141; McQuillin, Municipal Corporations, Vol. 8, Secs. 25.01, et seq.
12. Arkenberg v. City of Topeka, 197 Kan. 731; Waterstradt v. City of Leavenworth, 203 Kan. 317
13. Benson v. City of DeSota, 212 Kan. 415; Houston, supra
14. Tingle v. City of Wichita, 211 Kan. 119

"LC" to "R3"

9-12	St. Paul's Addition
328-338 (Even) on Topeka,	C.L. Davidson's Addition
329-343 (Odd) on Emporia,	C.L. Davidson's Addition
330-336 (Even) on Emporia,	Ferral's 2nd Addition

"C" to "R3"

338 on Emporia,	Ferral's 2nd Addition
333-339 (Odd) on St. Francis,	Ferral's 2nd Addition
334, 336 on St. Francis,	Ferral's 2nd Addition

"B" to "R3"

311-327 (Odd) on Topeka,	C.L. Davidson's Addition
294-326 (Even) on Topeka,	C.L. Davidson's Addition
295-327 (Odd) on Emporia,	C.L. Davidson's Addition

5, 6, 7 Virginia Place Addition

250-328 (Even) on Emporia,	Ferral's 2nd Addition
249-331 (Odd) on St. Francis,	Ferral's 2nd Addition
250-332 (Even) on St. Francis,	Ferral's 2nd Addition

249-293 (Odd) on Emporia; Ferral's 3rd Addition

199-247 (Odd) on Emporia, Stafford & Wright's Addition

2-50 (Even) on Emporia, Burleigh's Addition

249-293

P

"E" to "B" or "R-6"

129-159 (Odd) on Wichita, Munger's Original Town
124-166 (Even) on Wichita, + fractional lot lying south of ~~124-166~~
Munger's Original Town
N. 10' 197-139 (Odd) on Water, Munger's Original Town
114-140 (even) on Water, Munger's Original Town

Reserve A, Lewellen's 2nd Addition

1133-1151 (Odd) on Fairview, Lewellen's 2nd Addition
183-197 (Odd) on Water, Martin's Sub N $\frac{1}{2}$ of Block F, Ferral's Addition

Reserve A, Winch's Addition of S $\frac{1}{2}$ of Block B, Ferral's Addition

That portion of Block E, Ferral's Addition,
lying southeasterly of the Missouri
Pacific Railroad right-of-way
(Assessors key # 1369)

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE July 29, 1977

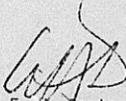


TO John Dekker, Director of Law
FROM E. H. Denton, City Manager

SUBJECT Attorney General's Opinion on
DR 77-9 Requested Zone Change
in Midtown Area

Your attention is directed to the attached letter from Mayor Casado requesting an Attorney General's written opinion concerning the proposed zoning changes in the Midtown area.

You should plan to secure necessary background information from the Planning Department and submit the Mayor's request to the Attorney General as soon as possible, hopefully, for an early response.


E. H. Denton
City Manager

EHD/tsw
Attachment
cc: Robert A. Lakin, Director of Planning (w/a)

THE CITY OF WICHITA

OFFICE OF THE MAYOR
CITY HALL — FIRST FLOOR
466 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4331

July 22, 1977

Mr. Eugene H. Denton
City Manager
City of Wichita
Wichita, Kansas

Dear Mr. Denton:

I wish to request an Attorney General's written opinion on the proposed "DR77-9 Requested Zone Change in the Midtown Area".

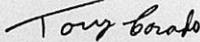
I desire that the Attorney General specifically address his opinion to the following:

- (1) Is this zone change as proposed legal?
- (2) What avenues do the property owners have for the decline of values of their properties?
- (3) What can be done with the properties zoned for residence which do not meet the Sedgwick County health code and do not meet city codes for human habitation?

I trust that the Attorney General will be supplied with the maps of the areas involved as well as all other pertinent specific data of this area in order that he will be able to express a specific opinion and not just speak of generalities.

As early reply as possible will be appreciated in order that the C.P.O groups will have the benefit of this opinion for their discussions.

Sincerely,



Tony Casado
Mayor

July 22, 1977

George Anderton, Purchasing Manager
Jack H. Galbraith, Chief Planner

Request for Ownership Lists

In accordance with a memorandum from the Purchasing Office dated October 16, 1969 concerning "Scheduling Work with Abstract Companies", attached is a copy of one of two lists to be ordered in conjunction with City Commission initiated zone changes in the Midtown Area. The other list was ordered through your office on July 8, 1977.

My estimate of the cost for both lists is approximately \$3,000. Please bill the Planning Department for this work.

Jack H. Galbraith
Chief Planner

JHG:MM:el

Attachment

Sneed

July 29, 1977

Verline and Earl Sykes
100 S. Darlington Street
West Chester, Pa. 19380

Re: DR 77-9 - Rezoning in the
Midtown area.

Dear Mr. and Mrs. Sykes:

The City Manager has requested that I respond to your letter of July 14, 1977 requesting additional information about the proposed zone change in the Midtown area.

In answer to your first question as to whether the proposed change would involve your property being placed in a commercial zoning district, the answer is no. Zone changes may be originated by property owners, the Metropolitan Area Planning Commission, and the Board of City Commissioners. In this case, the Midtown Citizens Association appeared before the City Commission and requested that the Commission initiate a general zone change in the Topeka, Emporia, St. Francis area from the current "B" Multiple Family District to the "RB" Four Family District. The current zoning in the area ("B" Multiple Family) permits high density apartment development, medical offices, and parking lots in addition to the single family and other low density residential uses. Midtown Citizens requested that the area be rezoned to the "RB" Four Family District which would only permit single family houses, duplexes, triplexes (3 family), and fourplexes (four family), yet would not allow the parking lots and medical offices permitted in the present zone.

Although the City Commission took no position as to whether the rezoning should occur, it did initiate the zone change procedures in order to have a full public hearing before the Metropolitan Area Planning Commission and allow area residents to express their views.

As for your plans to continue to utilize your property as a single family residence, the proposed zoning change would have little direct effect but it might help retain other residential structures in the area which have been the target of

Page Two
Verline and Earl Sykes
July 29, 1977

conversions to parking lots and medical offices in recent years. As to effect on property taxes, representatives of the County Appraisers Office have assured my staff that the proposed changes will not change the property taxes at all. Of course, as citywide appraisals and tax rates change, your own taxes may be raised or lowered but the proposed rezoning will not affect them one way or the other.

We expect the public hearing on the requested zone change to occur early in September and you will receive notice of that meeting date and time.

I hope that this answers your questions. Should you desire additional information, I will be most happy to provide any information which I can.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:MM:e1

cc: Robert Finch, Deputy City Manager

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE July 26, 1977



TO Robert A. Lakin, Director of Planning
FROM Robert G. Finch, Deputy City Manager

SUBJECT Changes in the Midtown Area

Attached is a copy of a letter from Mr. and Mrs. Sykes requesting information relative to changes in the Midtown area and how the changes might affect their property.

Please respond directly to Mr. and Mrs. Sykes at your earliest convenience with a copy to this office.


Robert G. Finch
Deputy City Manager

RGF/hpd
Attachment

100 S. Darlington St.
West Chester, Pa. 19380
July 14, 1977

Mr. Eugene Denton, City Manager
Metropolitan Area Planning Department
Wichita-Sedgwick County
Wichita, Kansas 67200

OFFICE OF CITY MANAGER	
<input type="checkbox"/> EHD	<input checked="" type="checkbox"/> SM
<input checked="" type="checkbox"/> JGE	<input type="checkbox"/> RT
JUL 1 8 1977	
<input type="checkbox"/> COPIES TO:	
<input type="checkbox"/> FILE	

Dear Mr. Denton:

Without access to the maps, slides, etc referred to in Mar. Lakin's memorandum, dated July 5th, we are unable to ascertain exactly the nature of the change Mr. Lakin is recommending and its probable impact upon our property. We would appreciate your clarifying the matter for us.

We own the residence at 1100 North Emporia. We purchased the property some years ago expecting to utilize it as our personal retirement home since we are both from the Wichita area and have many relatives and friends there. Because of all the changes and confusion to which the area has been subjected in the past ten years, we feel insecure in going ahead without plans. We have however restored the property and hope as does the Midtown Association that the house can be preserved upon its present site as a significant part of Historic Wichita. This house, as you doubtless know was featured in the MidTown Journal, in April 1975, as one of the most distinctive houses in the area and one which should be preserved.

With the above in mind we would appreciate definitive answers to the following questions:

1st: Would the change recommended by Mr. Lakin result in the site upon which our house stands being designated as Commercial?

If so, we seriously object because it would definitely jeopardize any and all possibility of preserving the house on its present site, in a proper setting as part setting as part of Historic Wichita.

2nd: What effect would the change recommended, have upon the assessment and taxes charged to the property?

Until the area situation can be properly clarified and stabilized we do not wish to give up our home here only to relocate in a house that would of necessity have to be torn down because of the impact of zoning changes or because of a prohibitive assessment and taxes. At the present time and until things are stabilized, we have the house furnished and are renting it as a single family residence at a very nominal rental. To let it stand empty would invite vandalism and possible serious damage to the very structure itself.

Sykes to Denton

1100 N. Emporia

-2-

Because of our grave concern about the entire situation we would appreciate an early reply. We had hoped to spend the summer in Wichita. In which event, I could have personally pursued these matters with both you and Mr. Lakin. However, because of a heart attack, I am still limited in my activities, obviously including a trip of such proportions.

Respectfully,

Verline L. Sykes

Verline L. Sykes

Earl F. Sykes

Earl F. Sykes

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE July 12, 1977



TO Robert A. Lakin, Director of Planning
FROM Robert G. Finch, Deputy City Manager

SUBJECT DR 77-9 Requested Zone Change
in the Midtown Area

Please initiate the Midtown zoning case as suggested in your memorandum of July 5, 1977, to include the entire length of Emporia between 10th and 11th Streets.

As you pointed out, the City Commission will eventually approve or disapprove of any portion of the application area so the area can be deleted if necessary.

Copies of this memorandum are being provided for the Commissioner's information; and we should assure that the area in question is pointed out at the time of the City Commission hearing on the application.


Robert G. Finch
Deputy City Manager

RGF/pd

cc: The Honorable Board of City Commissioners (w/a)

July 8, 1977

George Anderton, Purchasing Manager

Jack H. Galbraith, Chief Planner

Request for Ownership Lists

In accordance with a memorandum from the Purchasing Office dated October 16, 1969 concerning "Scheduling Work with Abstract Companies", attached is one copy each of the two abstract lists to be ordered.

My estimate of the cost for both lists is approximately \$3,000. Please bill the Planning Department for this work.

Jack H. Galbraith
Chief Planner

JHG:MM:el

Attachments

Please order a current abstractor's certificate listing the names, mailing addresses, and zip codes of owners of the property described below. In addition, we need the same information on owners of adjacent properties within a 1,000 foot radius. Inasmuch as our notification radius is 1,000 feet but our legal protest radius is only 200 feet, the list should also indicate which of those owners within the 1,000 foot notification area are actually located within the 200 foot legal protest area. (This has been done in the past by placing an asterisk or other symbol by those owner listings within 200 feet.)

Lots 9-12, St. Paul's Addition
Odd Lots 311-327 on Topeka, C. L. Davidson's Addition
Even Lots 294-338 on Topeka, C. L. Davidson's Addition
Odd Lots 295-343 on Emporia, C. L. Davidson's Addition
Lots 5, 6, 7, Virginia Place Addition
Even Lots 250-338 on Emporia, Ferrals 2nd Addition
Odd Lots 249-339 on St. Francis, Ferrals 2nd Addition
Even Lots 250-336 on St. Francis, Ferrals 2nd Addition
Odd Lots 249-293 on Topeka, Forest Grove Addition
Reserve A, Stancer and Hodson Addition
Even Lots 266-294 on Topeka, Stancer and Hodson Addition
Odd Lots 249-293 on Emporia, Ferrals 3rd Addition
Odd Lots 199-247 on Emporia, Stafford and Wrights Addition
Even Lots 2-50 on Emporia, Burleighs Addition
Generally located on Topeka and St. Francis, in an area
between 11th and 13th Streets North and on Emporia, in an
area between 10th and 13th Streets North.

Please deliver the above mentioned certificate to Jack H. Galbraith,
City Hall, Tenth Floor, 455 North Main Street, Wichita, Kansas 67202.

Should you have questions regarding this matter, please contact
Mike Meek at 268-4423.

Please order a current abstractor's certificate listing the names, mailing addresses, and zip codes of owners of the property described below. In addition, we need the same information on owners of adjacent properties within a 750 foot radius. Inasmuch as our notification radius is 750 feet but our legal protest radius is only 200 feet, the list should also indicate which of those owners within the 750 foot notification area are actually located within the 200 foot legal protest area. (This has been done in the past by placing an asterisk or other symbol by those owner listings within 200 feet.)

Reserve A, Winch's Addition of S $\frac{1}{2}$ of Block B, Ferral's Addition, Odd Lots 129-159 on Wichita, Munger's Original Town, even Lots 124-166 + a fractional lot lying north of Lot 166 on Wichita, Munger's Original Town N 10' Lot 97 through 139 (odd) on Water, Munger's Original Town even Lots 114-140 on Water, Munger's Original Town Reserve A, Lewellens 2nd Addition

Odd Lots 183-197 on Water, Martins Sub of the north half of Block F, Ferrals Addition

That portion of Block E lying southeasterly of the Missouri Pacific Railroad Right-of-Way (Appraiser's key # 1369), Ferrals Addition Odd Lots 1133-1151 on Fairview Lewellens 2nd Addition Generally located on Wichita (Fairview north of 10th) and Water Streets in an area between Murdock and 11th Street North.

Please deliver the above mentioned certificate to Jack H. Galbraith, City Hall, Tenth Floor, 455 North Main Street, Wichita, Kansas 67202

Should you have questions regarding this matter, please contact Mike Meek at 268-4423.

The Antique Shop

HAROLD C. YEAGER

Established 1959

1356 N. TOPEKA

WICHITA, KANSAS 67214

TEL. (316) 267-8627

Mak
Sch

June 25, 1977

The City Commissioners
City of Wichita
City Hall, 455 N. Main
Wichita, Kansas 67202



Subject: Rezoning - Topeka to St. Francis Streets
from 10th to 13th Streets

This downzoning request of the MidTown Citizens Association is by their own admission, primarily to halt the expansion of St. Francis Hospital. I am very much concerned about it.

St. Francis Hospital is a major asset to Wichita. It has, undoubtedly, done more to improve the near north side than any other undertaking, commercial or otherwise.

The hospital was here before any of the houses in this area. Midtowners allege that the hospital has caused "the neighborhood to deteriorate and has caused residential blight." Be assured that this deterioration was clearly discernible as early as 1950 when at that time I lived at 1015 N. Emporia, long before any major expansion of the hospital that is evident today. The "blight" was caused by the depression of the 30's together with World War II when in both instances many who owned large and particularly older houses divided them into small apartments to supplement their income and provide residences for war workers. St. Francis Hospital has done more to clear the blight than has any other single group or any other industry or undertaking. IT IS, IN MY OPINION, PURE FOLLY TO TRY IN ANY WAY TO EXTINGUISH THE GROWTH OF SUCH A FINE INSTITUTION SIMPLY BECAUSE A FEW HAVE BEEN MISLED TO BELIEVE THAT IT WILL IMPROVE THEIR NEIGHBORHOOD!!!!

I am a resident of Wichita for 45 years, and at this location for 9 years. I have put forth a lot of money and effort to improve the condition and appearance of my home and business to the extent of receiving a letter of recognition from Project Beauty. I am probably one of the most interested in seeing this part of town improved and I think I have done my share. The reason others don't do likewise is not due to the fear of the hospital's swallowing them up.

Downzoning the entire area will definitely hinder the commercial development along 13th Street. It is asinine to residence zone the already C or LC zoning along such a noisy, heavily traveled major thoroughfare as 13th Street unless it be to change it to entirely permit all commercial uses.

The Antique Shop

HAROLD C. YEAGER

Established 1959

1356 N. TOPEKA

WICHITA, KANSAS 67214

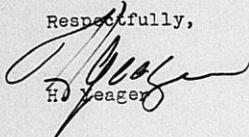
TEL. (316) 267-8627

Page 2

AT LEAST 200 FEET SOUTH FROM 13TH FROM THE EAST TO THE WEST
OF THE DESIGNATED AREA SHOULD BE LEFT C OR LC.

Any proposed downzoning of several square blocks at public
expense is discriminatory and far below what the citizens
have a right to expect from this Commission. Those citizens
who want to downzone should file an application on an in-
dividual basis. Those who do not consent or agree to the
downzoning should not be arbitrarily forced to do so.

Respectfully,



H. C. Yeager

c.c. Wichita Metropolitan Area Planning Commission



from: NR date: _____

admin. adv. plans cur. plans social graphics

- | | | | | |
|------------------------------------|---------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> lekin | <input type="checkbox"/> stockwell | <input checked="" type="checkbox"/> stahlman | <input type="checkbox"/> michell | <input type="checkbox"/> pierce |
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| | <input type="checkbox"/> browne c. | | <input type="checkbox"/> laughary | |
| | <input type="checkbox"/> stahlschmidt | <input type="checkbox"/> all staff | <input checked="" type="checkbox"/> information | |
| | <input type="checkbox"/> forinash | <input type="checkbox"/> comment | <input type="checkbox"/> files - <i>mch</i> | |
| | <input type="checkbox"/> schranz | <input type="checkbox"/> sale & return | <input type="checkbox"/> signature | |
| | <input type="checkbox"/> wilson | <input type="checkbox"/> handle | <input type="checkbox"/> library | |
| | <input type="checkbox"/> mcadden | | | |

remarks: _____

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE June 29, 1977



TO Kenneth H. Kitchen, Executive Director, Urban Renewal Agency
FROM Robert G. Finch, Assistant City Manager

SUBJECT New Urban Renewal Activities
in the Midtown Area

On June 28, 1977, the City Commission considered certain land use studies prepared by the Metropolitan Area Planning Department in connection with requests made by Midtown Association for down zoning of properties in the Midtown area. Copies of these reports dated May 9, and June 20, 1977, are attached.

As a result of this consideration the City Commission asked that the Urban Renewal Agency undertake the following new activities within the Midtown area:

- (1) Develop and return a plan for acquisition and resale of those properties in the Midtown area not acquiescing in the rezoning determination.
- (2) Provide a plan for possible assistance to St. Francis Hospital for expansion to the south and east.
- (3) Initiate the acquisition and residential redevelopment of the property located north of those lots currently under commercial and "BB" development at the northeast corner of 9th and Main.

Please bring these matters to the attention of the Urban Renewal Commissioners with your report and recommendations to be returned for presentation to the City Commission at its meeting of August 9, 1977.

Robert G. Finch
Assistant City Manager

RGF/pd
Attachments
cc: Robert A. Lakin, Director of Planning

July 5, 1977

Eugene Denton, City Manager

Robert A. Lakin, Director of Planning

DR77-9 Requested Zone Change in the Midtown Area

As a result of the City Commission action of June 28, 1977, members of my staff are preparing the legal descriptions and ordering the ownership lists for the two zone changes in the Midtown area. Although the formal motion in the Wichita/Water case (referred to as Area A in the BCC meeting) was clear, there is some confusion regarding the zone change to be initiated in the Topeka, Emporia, St. Francis site (referred to as Area B). Commissioner Shanahan made his motion as the area depicted in the MAPD slide as recommended for the "RB" District by the Area "L" CPO and the Midtown Citizens Association which encompassed both sides of Topeka, Emporia and St. Francis from 11th to 13th and approximately the northern 2/3 of both sides of Emporia between 10th and 11th. This slide had been prepared on the basis of information supplied by a CPO administrative aide and it now appears that the actual CPO and Midtown recommendation included the entire length of Emporia between 10th and 11th. Inasmuch as the Commission motion was made on the basis of erroneous information, it is my feeling that the zone case should be initiated on the basis of the actual CPO recommendation and include the two houses and two parking lots on the southern 1/3 of Emporia between 10th and 11th. The City Commission may approve or disapprove any portion of the area advertised for the change and inclusion of this additional area would be in conformance with the intent of the CPO and Midtown recommendations.

Therefore, with your concurrence, the zone change case on Topeka, Emporia, and St. Francis will include the entire block of Emporia located between 10th and 11th. By copy of this memo, I am notifying the owners involved and Midtown.

Should you have questions regarding this matter, I am available to supply additional information.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:MM:et

cc: Verline L. Sykes
Lawrence H. Shuble
Francis J. Hesse
Don Rutledge

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE June 29, 1977



TO Robert A. Lakin, Director of Planning
FROM Robert G. Finch, Assistant City Manager

SUBJECT DR 77-9 --- Requested Zone
Change in the Midtown Area

On June 28, 1977, the City Commission voted to initiate a zoning change as recommended in the subject report for the area identified as Area "A" (plus a one-half block area west of the most southern one-half block) and for the area identified as Area "B".

Please follow up on this matter to initiate the rezoning as directed.

Robert G. Finch
Assistant City Manager

PGF/pd

LAMBERTZ COMPANY

Established 1955
812 N. Waco / Wichita, Kansas 67203 / (316) 265-8537

June 17, 1977

The Honorable A. F. "Tony" Casado
Mayor of Wichita
455 North Main
Wichita, Kansas 67202



REAL ESTATE

Shopping Centers
Investments
Management
Commercial
Counseling
Industrial
Offices

Ms. Connie Peters, Mr. Gary Porter
Mrs. James Donnell, Mr. Glen J.
Shanahan
Honorable Board of City Commissioners
455 North Main
Wichita, Kansas 67202

RE: Proposed zoning change in the MID-TOWN area

I try to keep my eyes open and my ears to the ground in an effort to keep up with plans of our City - progression or retrogression - but this matter has slipped past me. I am writing about the proposal to change to residential zoning all or much of the Mid-Town area. I think this would be a sad mistake for many reasons including the following:

1. There is considerable land between Murdock and Central which is still undeveloped at this time although redevelopment started prior to 1966. There are plans for development in the area, but it is also true that there were plans for this project in 1958 or earlier. However, the development has not come to pass. Why? The demand is not there or was not there previously or it was sold to a non-qualified developer.

2. The current development in the area along the river is basically for singles.

Please review a publication known as Wichita Profile 1970 with particular reference to pages 10 through 14. From this you will gather that the Mid-Town area, exclusive of the university area, houses one if not the greatest percentage of singles in the City. Is this what is intended for the area? If it is not, then I would say we should take a look at what is planned for the future and what has been accomplished during the past 15 to 20 years to bring families to the area. Please be sure to note the circles on the left hand column of page 10 which will give you an eye view of the ratio of singles to non-singles.

3. What is so wrong with co-existence between residential and industry which, in my opinion, includes retail, wholesale, manufacturing and offices of any kind. Who among our citizenry is not or has not been employed or in some way connected with industry during their lifetime? Who is not dependent upon industry in one form or another? What is so incompatible with a good mix of business near residential.

Did you know employment statistics of the Wichita prime market area including Butler and Sedgwick Counties have shown a tremendous growth in retail.

Mayor of Wichita
Board of City Commissioners
June 17, 1977
Page Two

YEAR	WHOLESALE EMPLOYEES	RETAIL EMPLOYEES	TOTAL EMPLOYED
1960	7,350	20,750	147,150
1976	9,550	28,250	166,792

Most of the retail employment is in shopping centers which are close to residential areas such as the Eastgate Shopping Center, Westway, Town East, Twin Lakes, etc. People desire nearness to employment. Residential development continues to increase in these areas. Look in any direction and you will find compatible marriage between residential and commercial. In my opinion, the compatibility would be smoother if there were more constructive planning done.

Have you ever studied Wichita statistics? Would a status quo on zoning have permitted Wichita to multiply its sales by 7 since 1950 (including inflation). The population increased only slightly more than 50%.

Could the downtown stores, then or now, have created or handled the increase in retail employment and sales. In 1957 a study was made of Wichita which indicated that for the most part our retailers (most all of them were downtown then) were doing more dollars per square foot and per capita than most cities our size and in most of the various lines of business.

How many retailers did we have in Wichita in 1945 or 1957 per capita?
How many retailers do we have now per capita?
How many department stores did Wichita have in 1940 or 1957?

Wichita downtown is not dead, but it is floundering.

Wichita downtown needs a shot in the arm, however, not at the expense of all the citizens but at the expense of the merchants and property owners in the area. Shopping centers receive contributions from the owners and from the merchants within the centers. Why can't the same be done for downtown?

What is the downtown Wichita advertising budget? How does it compare to the various shopping centers? Downtown doesn't stay open late at night or on Sundays (as a whole) because they don't find it profitable. They won't find it profitable unless it is promoted, the merchants give it sufficient time to germinate (it might take as long as three years) and parking must be free for customers. Downtown needs free parking! It should not be the kind which requires a customer to ask for a handout such as having a ticket though. Parking should not be at the expense of the citizen but at the expense of the merchants.

The downtown property owners and merchants need to acquire acres of free parking which would permit a shopper to shop and if he didn't find what he wanted he could go scott free like the centers permit. Downtown needs to require ample parking to be furnished and/or acquired to meet the parking requirements similar to the outlying areas and to give as much attention to overbuilding as is being done in outlying areas.

Mayor of Wichita
Board of City Commissioners
June 17, 1977
Page Three

Didn't downtown overbuild when it permitted the erection of City Hall, County Court House, Holiday Inn and Century II without ample parking? If so, why? Didn't they observe what their sisters in the shopping centers were doing or did they feel there was no need to copy success and/or be part of the success?

There is, in my opinion, no reason for a downtown dilemma except its desire to have a dilemma. A teacher observes the pupils' habits and grades them as to effort - what would be the grade given downtown owners, retailers, and developers.

Wichita does need a shot in the arm. Why not "bankroll" a second and perhaps a third downtown department store. Strategically locate it so that it would create an interesting shopping area flanked by banks, office buildings, etc. In my opinion, it isn't too late. Let's do it before all the prime spots are developed into something other than retail.

I would heartily recommend that downtown invite the former customers (residents of Wichita and the people within 100 miles) to the same treatment given at the competing centers in Wichita, Tulsa, Oklahoma City, Topeka and Kansas City.

As a matter of information, I started negotiations and/or acquisition of land in the 8th block on North Waco for an office building in 1966 making my first purchase in 1968. I obtained possession of the last parcel in about May 1973. I now have an assemblage which will permit an office building. I hope to be under construction soon. Our plans are nearing completion which we hope will soon end as depicted on the attached letterhead.

Incidentally, on January 2, 1977 (Sunday) I found a "Midtown Flyer" hooked on my screen door. It was my first invitation to a CPO meeting. It was scheduled for January 4, 1977 (two days later).

I am not anti this or that; I am pro good creative development with a purpose. We do need more industrial, commercial, retail, office developments with acres of parking downtown, near downtown as well as throughout the city.

Incidentally what is wrong with Mid-town -- downtown - Urban Renewal keeping weeds and grass between 2nd and 3rd Streets cut?

I don't believe I will be in town June 28, 1977 for the meeting and therefore, I have written my comments. I would be happy to supply more if desired.

Mayor of Wichita
Board of City Commissioners
June 17, 1977
Page Four

If the proposed zoning change is made, will it take as long to develop as it has taken to develop the land from the river to Waco and north to Murdock? Can we afford such a luxury?

I think the plans I have heard about for this area are the poorest use of land possible.

Enclosed you will find an article relative to zoning which I think might be of interest to all of you.

Cordially yours,

LAMBERTZ COMPANY


Vern Lambertz:skh

PC: Mr. Mike Meek
Metropolitan Area Planning Department

LAMBERTZ COMPANY

Established 1955

812 N. Waco / Wichita, Kansas 67203 / (316) 265-8537

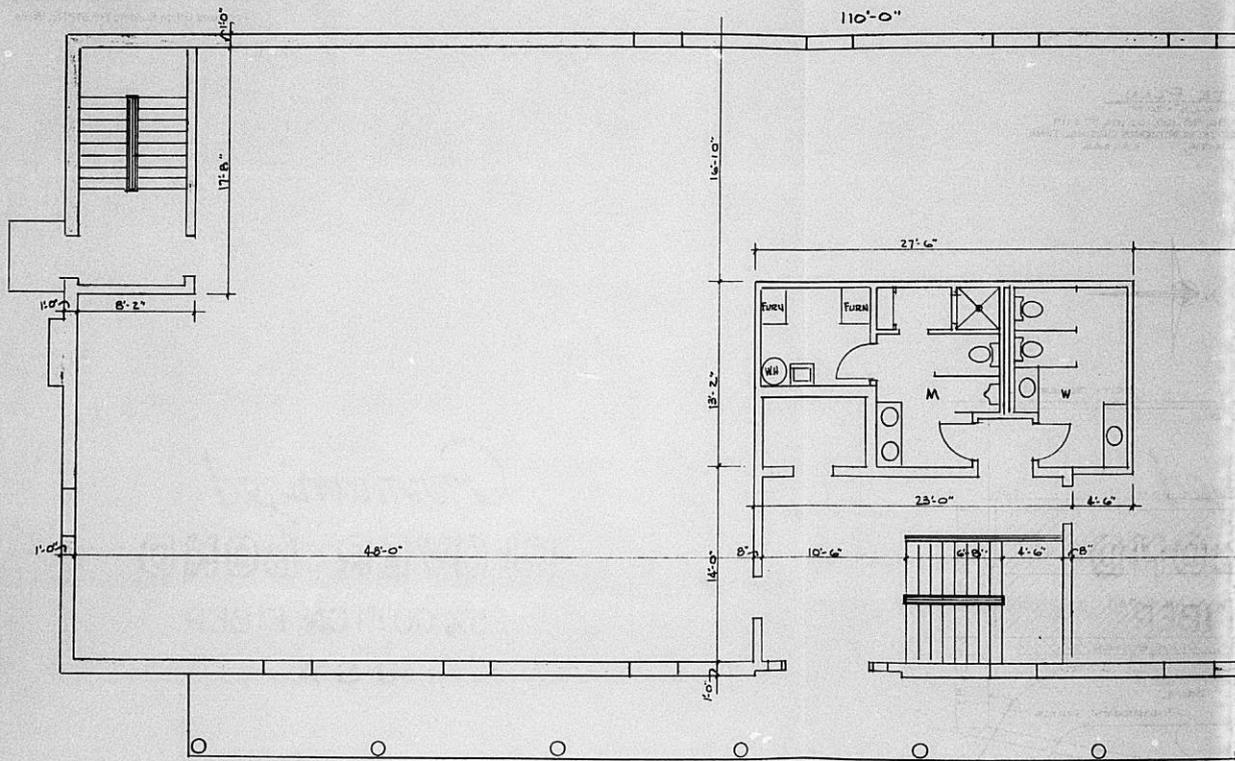


Proposed Office Building For 812 No. Waco

REAL ESTATE

Shopping Centers
Investments
Management
Commercial
Counseling
Industrial
Offices

LAMBERTSON COMPANY
ESTABLISHED 1912
1212 W. WASHINGTON ST. CHICAGO, ILL.

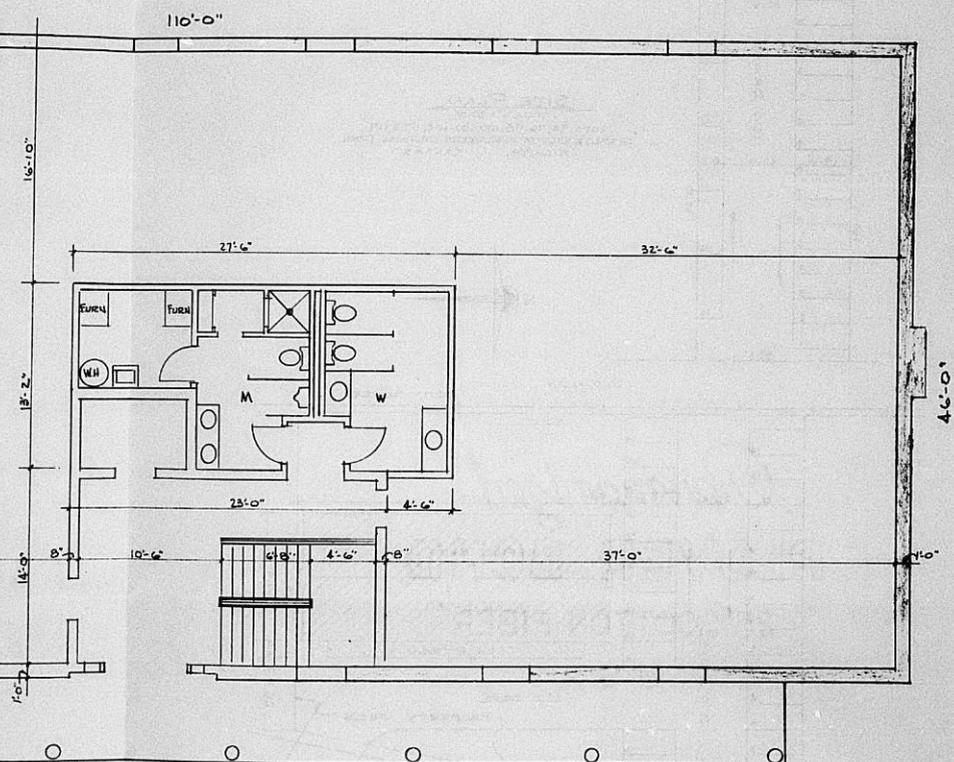


PROPOSED FLOOR PLAN

1/8" = 1'-0"

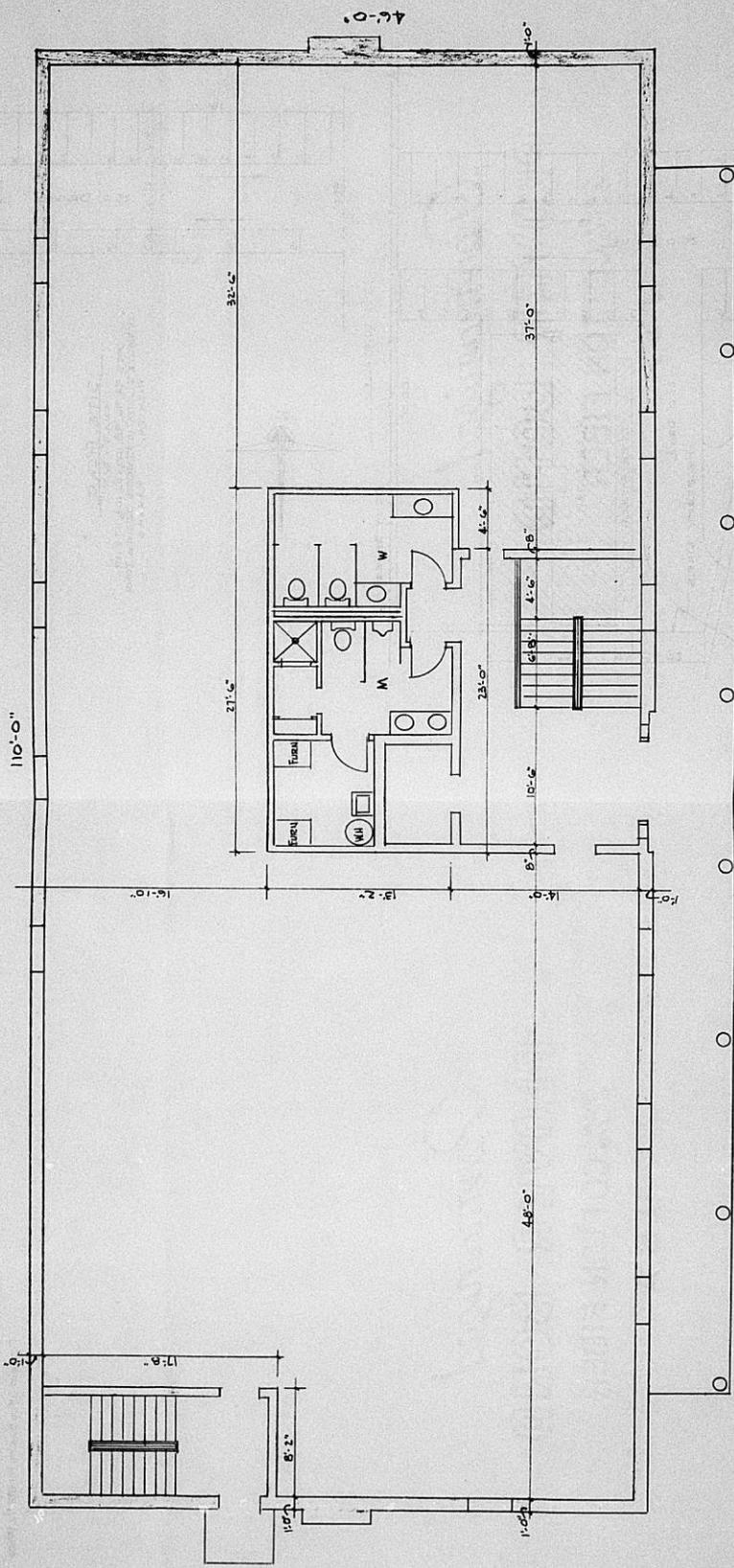
ALPHA JAW
ARCHITECTS
CHICAGO, ILL.

LAMBERT COMPANY
ENGINEERS
115 N. W. 4th St. Phone 4-1111



PROPOSED FLOOR PLAN

1/8" = 1'-0"

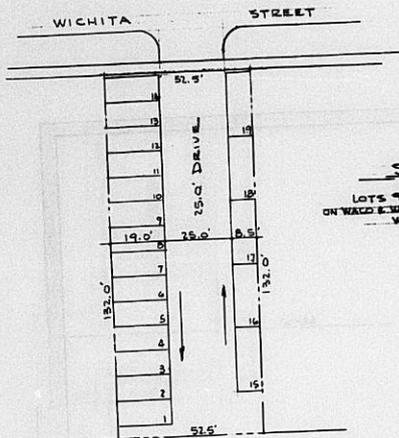


PROPOSED FLOOR PLAN

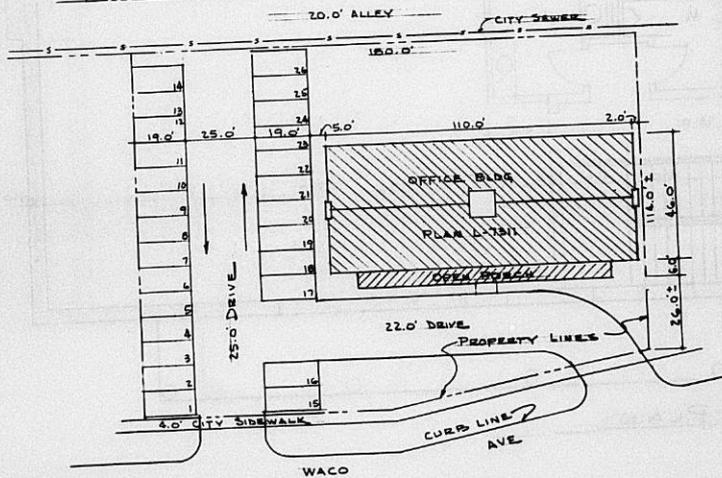
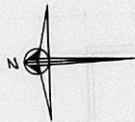
1/8" = 1'-0"

LANE BROTHERS COMPANY
 ARCHITECTS
 1000 BROADWAY
 NEW YORK, N. Y.

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 IN WRITING FROM THE
 PUBLISHER



SITE PLAN
 SCALE 1/4" = 20.0'
 LOTS 94, 96, 98, 100, 102, 104, 117 & 119
 ON WACO & WICHITA IN WICHITA'S ORIGINAL TOWN
 WICHITA, KANSAS



Zoning: dinosaur of the '70s?

By Neal R. Peirce

HOUSTON — Westheimer Road, the main drag of Houston's booming Montrose section, is a wild melange of residences, arty shops, homes turned into restaurants, hamburger stands, banks and gas stations.

Check by jowl with Alma Robinson Antiques is a place called L'Amour, advertising "totally nude girls." Across the way is a Don's Le Peas, a fancy French restaurant; just down the street are the Happy Buddha Steak House and Phoenix Books. And within a block are

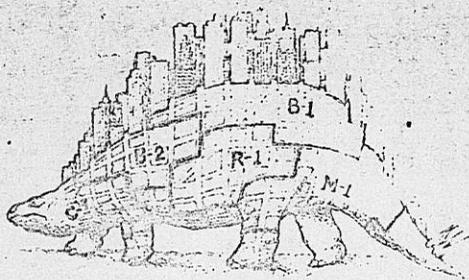


Peirce.

eleven new townhouses, restored garden apartments and duplexes.

One can imagine the zoners and professional planners muttering about "incompatible land uses." But that, Houstonians will tell you, is precisely the point. Virtually alone among major U.S. cities, Houston has no zoning, has never had zoning. So when the free market decides a declining older neighborhood like Montrose is ready for investment and revival, there are no encumbrances: the money can flow, the city can be recycled.

Houston urban planner Dick Bjornseth recommends that planners across the nation, who have long disdained Houston and its lack of controls, stop telling Houston "to get in step with the rest of the country and get in touch with us instead."



The idea of junking zoning, the accepted method of urban land use control from coast to coast, is something of a shocker. But the nonzoning gospel, developed by Bjornseth, author Bernard Siegan and others, deserves a careful hearing.

Zoning, they argue, is responsible for a host of evils:

—INFLATED housing costs. By artificially limiting the amount of land available for apartments, zoning restricts the supply and thus increases the costs of renters. The same applies to single-family houses: by limiting housing density, zoning forces larger lots than the market would demand, again forcing up prices for the consumer.

—DULL, monotonous housing developments. Zoning regulations force uniform height of buildings and specify to the minutest detail setbacks, square footages, side yard distances and the like. But in a nonzoned city, there's far more competition; a developer has to pay more attention to aesthetics, including landscaping and overall visual appeal, to respond to the requirements of the marketplace and the housing consumer.

—URBAN sprawl and energy waste. Zoning makes it far more difficult to recycle low density residential areas of older inner cities into apartments and townhouses that accommodate more residents. In the suburbs, it forces larger-than-necessary house lots. As a result, the city spreads out faster than necessary; people live farther from work than they need to, and enormous energy waste results.

—UNNECESSARY bureaucracy and regulation. Writing zoning plans and trying to enforce them requires immense bureaucracies that strapped local governments can ill afford. Every parcel of land, whether vacant or improved, must be classified. The result is often an administrative nightmare.

—POLITICS and graft. A really sound zoning plan, taking into account every factor of changing consumer preference, equity, future economic trends and needs of a city is a virtual impossibility. So planners have to operate largely on guesswork. And that assumes they are left alone to meditate and contemplate — which they are not. Because there's simply too

much money and power at stake, powerful economic interests intervene.

—PREJUDICE against the poor and minorities. Through such devices as one- and two-acre lot requirements, suburban zoning is a monument to racial and economic discrimination. Court challenges to exclusionary zoning have begun to succeed — but change is glacially slow.

City zoning, too, often represents some middle-class planner's idea of the good society and ignores poor and blue collar people's need — to have close by factories and other places of work, grocery and hardware stores and neighborhood pubs, to get their own start in business with a "ma and pa" store on the ground floor of their residences.

In rundown city areas, zoning may protect — at least temporarily — poor tenants from eviction when a developer casts covetous eyes on their area. But even in zoned cities, urban renewal causes such evictions. The answer lies in providing alternate housing, not land use freezes that stop economically beneficial recycling of the city (including new job opportunities and bolstering the tax base).

Many people say zoning is needed to stop factories in the midst of quiet neighborhoods. Houston's heavy industry, however, congregates along major highways, waterways and railroad lines — as industry does everywhere. There are a few eyecore exceptions, but gas stations and auto repair shops and fast food operations generally seek out heavily traveled roads, leaving purely residential areas alone.

Land use controls are doubtless vital for floodplains, for areas of natural beauty and rural areas imperiled by urban sprawl. But do we need cross-the-board city zoning? The Houston storm stay is strong enough to suggest that zoning may be the land use dinosaur of the 70s.

June 20, 1977

Mr. Don Rutledge
Zoning Committee
Midtown Citizens Association
1248 Park Place
Wichita, Kansas 67214

Re: DR 77-9 Requested Zone
Change in the Midtown area

Dear Mr. Rutledge:

Attached is a copy of the memo provided to the Board of City Commissioners for their June 28, 1977 consideration of the Midtown rezoning. When combined with the report previously sent to you on May 9, 1975, you have all of the material which has been supplied to the Board of City Commissioners.

This item will be considered by the City Commission on Tuesday, June 28, 1977 in the City Commission Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas 67202.

Please contact me should you have questions regarding this matter.

Sincerely,

Mike Meek
Senior Planner

cc: Dave Furnas, Citizen Participation Coordinator
John Morse, Fleeson, Gooing, Coulson, Kitch, 125 N. Market 67202
Ken Kitchen, Director of Urban Renewal
James R. Schaeffer, Attorney, 800 Brown Building 67202
Francis J. Hesse, Attorney, 200 E. First Street 67202

MM:ew

June 20, 1977

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 77-9 Requested zone change in the Midtown Area

On May 9, 1977 we provided your office with copies of a Metropolitan Area Planning Department preliminary land use study on the area encompassed in the rezoning request by the Midtown Citizens Association. This item has previously been considered by the Board of City Commissioners at their regular meetings of March 1, 1977 and April 5, 1977.

Copies of the land use study were distributed to your office, the Area "L" Citizens Participation Organization, Midtown Citizens Association, representatives of St. Francis Hospital, and other interested parties who have previously spoken at Commission meetings or expressed an interest in the proposed rezoning. These various bodies and interested individuals have had approximately six weeks to review the MAPD recommendations and to provide their respective comments on the matter.

The general areas involved in the proposed rezoning are Wichita and Water Streets from a point north of Murdock to 10th Street and Topeka, Emporia, and St. Francis from 10th north to 13th. The rezoning recommendations of the MAPD are depicted in Maps A and B.

On Monday, May 16, 1977 the Area "L" Citizens Participation Organization met on the proposed rezonings and considered the MAPD study and recommendations. It was the action of the CPO Council to unanimously support staff recommendations as they pertain to Wichita and Water Streets and the staff recommendations on Topeka and Emporia from 11th to 13th. In addition, the Council recommended that the proposed rezonings be extended on Emporia between 10th and 11th Streets and on St. Francis between 11th and 13th. On Tuesday, June 7, 1977 the Midtown Citizens Association met, considered the proposed rezonings, and recommended rezoning much the same areas as the Area "L" CPO Council. These recommendations are depicted in Maps C and D.

It was originally assumed that the Board of Directors of St. Francis Hospital would meet on June 14, 1977 and discuss the proposed rezonings but no June meeting was held. Representatives of the hospital have indicated that they will be in attendance at the June 28, 1977 Board of City Commissioners meeting and express their views on the matter. Other individuals who had previously been given the MAPD study were again contacted and most indicated they would attend the meeting of the Board of City Commissioners but did not have written input or alternate proposals at this time.

Memorandum to F. H. Denton
Subject: DR 77-9 Midtown Zoning

June 20, 1977
Page 2

The MAPD staff proposal and the recommendations of the Area "L" CPO Council and Midtown Citizens Association are somewhat similar. The properties adjacent to St. Francis from 11th to 13th were not recommended for a change to "RB" in the MAPD study because there are rather equal arguments from a land use point of view for those properties either remaining in the "B" Multiple Family District or being included in the proposed change to "RB" Four Family (refer MAPD land use study). The staff felt that in the St. Francis area the Commission should take such action as they deem appropriate; however, the staff is supportive of the wishes of the neighborhood and sees no substantial conflict between the staff, CPO, and Midtown proposals.

On Emporia, between 10th and 11th, the MAPD study recommended retention of the existing "B"; however, the CPO and Midtown both recommended a change to "RB" for portions of the block. It has been stated that the substantial renovation of some of the existing homes make the "RB" District most appropriate. Again, we see no major conflict with the staff proposals if this segment of Emporia is included in the proposed change.

RECOMMENDATION

It is therefore recommended that the Board of City Commissioners take action to initiate a change of zoning in those areas recommended for rezoning in the MAPD land use study. In addition, it is recommended that the Commission take such action as they deem appropriate in those additional areas on Emporia and St. Francis which are recommended for rezoning by the Area "L" CPO and the Midtown Citizens Association. Should the Board of City Commissioners direct that zone changes be initiated and a public hearing conducted by the Metropolitan Area Planning Commission, it is suggested that consideration be given to the provision of the certified ownership lists of all the property owners both within the areas proposed for rezoning as well as within 1,000 feet of the property. It is expected that these lists will cost approximately \$3,000 to provide although an exact figure cannot be supplied at this time.

Robert A. Lakin, Director of Planning

RAL:MM:ew

WICHITA-SEDGWICK COUNTY

DATE June 20, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 77-9 Requested zone change in the Midtown Area

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Memorandum to E. H. Denton
Subject: DR 77-9 Midtown Zoning

June 20, 1977
Page 2

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RECOMMENDATION

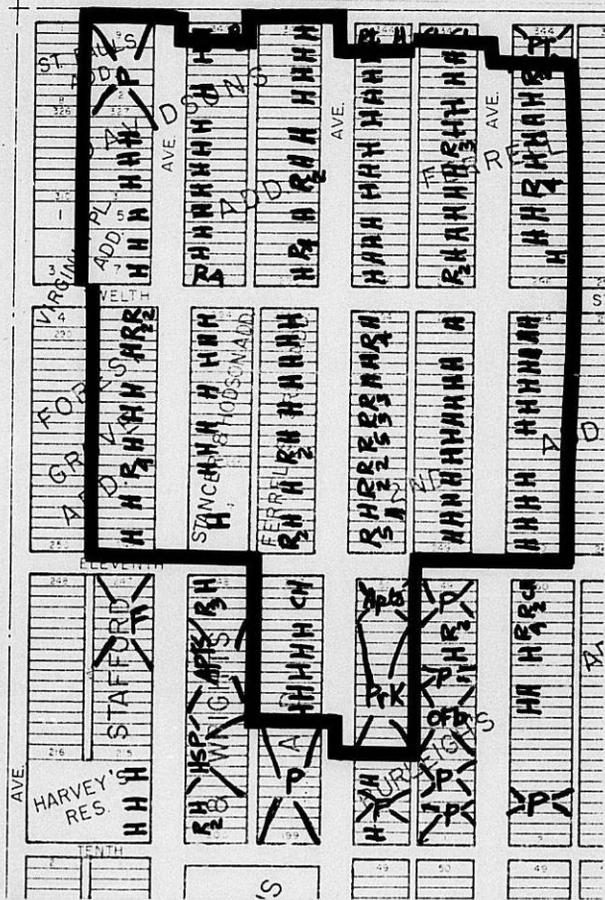
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Robert A. Lakin, Director of Planning

RAL:MM:ew

MAP C

Area Proposed for "RB"
by CPO and Midtown



May 27, 1977

Doran R. Oneale, Vice-President
Financial Guardian Group, Inc.
P. O. Box 576
Wichita, Kansas 67201

Re: DR-77-9 Rezoning
in the Midtown Area

Dear Doran:

Attached you will find a schedule of consideration of the above referenced matter along with a copy of a MAPD staff study on land use and preliminary recommendations for rezoning in the area. As you will note from the memo, the Board of City Commissioners deferred consideration of the matter from their April 5, 1977 meeting until such time as a land use study could be provided. The staff study does not propose that your property be rezoned and the Area "L" Citizen Participation Council on May 16, 1977 unanimously supported MAPD staff recommendations as they pertain to the areas along Wichita and Water Streets. Of course this study is a tentative staff recommendation and the recommendations may or may not be adopted by the Board of City Commissioners. This item is now scheduled for reconsideration by the Board of City Commissioners on June 28, 1977. This will give you and other interested parties approximately one month to analyze the report and make your own recommendations.

I would appreciate receiving your thoughts on this in order that they might be transmitted to the City Commission in the final report. Please contact me if you have further questions regarding this matter.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:MM:ew



**FINANCIAL GUARDIAN INSURANCE
AGENCY, INC.**

P.O. BOX 576 • 200 WEST MURDOCK • WICHITA, KANSAS 67201 • (316) 267-8213

May 26, 1977

Mr. Robert A. Lakin
Director of Planning
Wichita - Sedgwick County
Metropolitan Area Planning Commission
455 North Main Street
Wichita, Kansas 67202



Re: Midtown Citizens' Association

Dear Bob,

About six weeks ago, I wrote to you giving my thoughts regarding the attempt by the Midtown Citizens' Association to get the City of Wichita to re-zone certain property belonging to Financial Guardian Group, Inc.

The lots involved are lots 98 - 122 on Wichita Street in Munger's original town. Could you please tell me what is happening. We have had a couple of inquiries concerning the property, but each time the prospective buyer wants to know what the zoning situation happens to be.

Sincerely,

Doran R. Oneale, Vice-President
Financial Guardian Group, Inc.

DRO/eko

May 21, 1977

Mr. John R. Morse, Attorney
Fleeson, Gooing, Coulson, & Kitch
16th Floor
125 North Market
P. O. Box 997
Wichita, Kansas 67202

Re: DR 77-9 Rezoning
in the Midtown Area

Dear Mr. Morse:

Attached you will find a schedule of consideration of the above referenced matter along with a copy of a MAPD staff study on land use and preliminary recommendations for rezoning in the area. As you will note from the memo, the Board of City Commissioners deferred consideration of the matter from their April 5, 1977 meeting until such time as a land use study could be provided. The staff study does not propose that your client's property be rezoned and the Area "L" Citizen Participation Council on May 16, 1977 unanimously supported MAPD staff recommendations as they pertain to the properties adjacent to Topeka Street. Of course this study is a tentative staff recommendation and the recommendations may or may not be adopted by the Board of City Commissioners. This item is now scheduled for reconsideration by the Board of City Commissioners on June 28, 1977. This will give you and other interested parties approximately one month to analyze the report and make your own recommendations.

I would appreciate receiving your thoughts on this in order that they might be transmitted to the City Commission in the final report. Please contact me if you have further questions regarding this matter.

Sincerely,

Michael Meek
Senior Planner

MM:ew

May 19, 1977

Mr. Vern Lambertz
Lambertz Company
812 North Waco
Wichita, Kansas 67203

Re: DR 77-9 - Rezoning in
the Midtown Area

Dear Mr. Lambertz:

Attached you will find a schedule of consideration of the above referenced matter along with a copy of a MAPD staff study on land use and preliminary recommendations for rezoning in the area. As you will note from the memo, the Board of City Commissioners deferred consideration of the matter from their April 5, 1977 meeting until such time as a land use study could be provided. This item is now tentatively scheduled for consideration by the Board of City Commissioners on June 28, 1977. This will give you and other interested parties approximately one month to analyze the report and make your own recommendations.

I would appreciate receiving your thoughts on this in order that they might be transmitted to the City Commission in the final report. Please contact me if you have any further questions regarding this matter.

Sincerely,

Michael Meek
Senior Planner

MM:bh

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

City Manager	Comm. Development	<u>Municipal Court</u>
City Clerk	C. D. A.	<u>Park Department</u>
Fed. Aid Coord.	C. A. A.	Planning Dept.
Office of Human Res.	E. E. D. C.	Police Dept.
Dir. of Administration	L. H. A.	Motor Pool
Auditing	Manpower Coord.	Dir. of Public Works
Budget	Community Facilities	Administration
Data Processing	Community Grievance	Central Inspection
Safety Office	Credit Union	Engineering
Community Arts	Economic Development	Flood Control
Personnel	Industrial Dev.	Maintenance
Public Information	Energy Resources	Sanitation
Purchasing	E.E.O. / A.A.P. Office	Traffic Eng.
Duplicating	Fire Department	Urban Renewal
Ret. & Ins.	Health Department	Water Department
Treasury	Director of Law	Water Pol. Control
	Library	



For: Mike Meek

For your information Reply sending me _____ copies
 For your comments Prepare reply for my signature
 Note and return You handle. No report required.

MESSAGE: Let's see enough copies for himself and the planning commission

Signed Warren Sillky Date 5-18-77

000-013

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE May 18, 1977



TO E. H. Denton, City Manager
FROM Warren Gilkey, CPO Administrative Aide

SUBJECT DR 77-9: Requested Zone Change in
the Midtown Area

At the May 16, 1977, meeting of Council Area "L", the Council unanimously supported the zone change recommendations in the Midtown area of staff as they pertain to the areas along Water and Wichita Streets.

Council "L" also unanimously supported the zone change recommendations of staff for the area generally north of St. Francis Hospital. Additionally, the Council recommended that "RB" zoning be extended on Emporia between 10th and 11th Streets, and 11th and 13th Streets on St. Francis.

One member of the Council, Don Rutledge, abstained from the discussion and voting because he will make a formal presentation to the City Commissioners at their meeting on June 28, 1977.

The Administrative Aide informed St. Francis Hospital of the meeting of Council "L" and this item of discussion so that they might attend or send a representative.

Your assistance in this matter is greatly appreciated.

Warren Gilkey
Warren Gilkey
CPO Administrative Aide

WG:rh

cc: The Honorable Board of City Commissioners
Metropolitan Area Planning Commission
Robert A. Lakin, Director of Planning

NOTED:

David Furnas
David Furnas
CPO Coordinator

LAMBERTZ COMPANY

Established 1955
812 N. Waco / Wichita, Kansas 67203 / (316) 265-8537

May 16, 1977

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Commission
455 North Main Street
Wichita, Kansas 67202



REAL ESTATE

Shopping Centers
Investments
Management
Commercial
Counseling
Industrial
Offices

RE: Rezoning North of Murdock

Dear Bob:

While I was in Houston, I received a letter advising of a meeting scheduled for March 25. I am now back in Wichita, and I am hopeful you will send me a copy of whatever was decided and discussed during that meeting so I will be up to date on the situation.

I am hopeful we will have an opportunity to get with you sometime in the not too distant future.

Cordially yours,

LAMBERTZ COMPANY

[Signature]
Wm Lambertz:skh

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE May 16, 1977

TO Honorable Board of City Commissioners
FROM E. H. Denton, City Manager

SUBJECT Status of Down Zoning in
Midtown Area

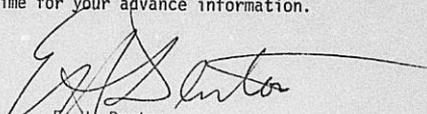


On April 5, 1977, the City Commission referred the question of down zoning in the Midtown area to the administrative staff for a detailed study of the area and development of an orderly land use plan.

Transmitted herewith is a copy of DR 77-9 prepared by the Planning Department for public discussion and eventual presentation to the City Commission per the following schedule:

- Monday, May 9 - Transmittal of the preliminary report to the City Manager's Office, Midtown Citizens Association, the Citizen Participation Organization, representatives of St. Francis Hospital, and to others who have spoken at previous hearings or who have expressed an interest to be notified. May 9 is also the mailout date for the agenda of the Area "L" Citizen Participation Council for its meeting of May 16.
- Monday, May 16 - Regular meeting of the Area "L" Citizen Participation Organization. Review and comment on the proposed plan.
- Tuesday, June 7 - Regular meeting of Midtown Citizens Association. By this date they will have had approximately one month to review the staff proposal.
- Tuesday, June 14 - St. Francis Hospital Board of Directors meeting.
- Monday, June 20 - Transmittal to the City Manager's Office of revised copies of the staff proposal with a report of, and possible revisions based upon input from the various interested parties.
- Tuesday, June 28 - Board of City Commissioners' consideration of the revised report.

This report is provided at this time for your advance information.


E. H. Denton
City Manager

EHD/fps
Attachment

cc: ✓ Robert A. Lakin, Director of Planning

May 10, 1977

Mr. Ken Kitchen, Director
Urban Renewal Agency
Mike Meek, Senior Planner

DR-77-9 Rezoning in the Midtown Area

Attached is a copy of the proposed schedule of consideration of the Midtown rezoning and a copy of the MAPD proposal. Inasmuch as some property of Urban Renewal might be affected I thought you might wish to have a copy.

Please let me know if you or your Board have any suggestions on the preliminary report before it is revised prior to City Commission consideration. I will be happy to supply further information or additional copies of the report as needed.

Sincerely,

Mike Meek
Senior Planner

MM:et

Enclosures

May 10, 1977

Mr. James R. Schaefer
Attorney at Law
800 Brown Building
Wichita, Kansas 67202

Re: DR-77-9 Requested Zone Change in the Midtown Area

Dear Mr. Schaefer:

Because of the interest you expressed at the April 5, 1977, meeting of the Board of City Commissioners regarding the above referenced item, attached you will find a copy of the proposed schedule of consideration of the Midtown rezoning and a copy of the MAPD proposal. Please note that this is a preliminary proposal which can be revised based on input from the various interested parties.

Please let me know if you need further information or additional copies of the report.

Sincerely,

Mike Meek
Senior Planner

MM:et
Encl

cc: Dick Hiffman
William G. Ray

May 10, 1977

Mr. Don Rutledge
Zoning Committee
Midtown Citizens Association
1248 Park Place
Wichita, Kansas 67214

Re: DR-77-9 Requested Zone Change in the Midtown Area

Dear Mr. Rutledge:

As we have previously discussed, attached you will find a copy of the proposed schedule of consideration of the Midtown rezoning and five copies of the MAPD proposal. Please note that this is a preliminary proposal which can be revised based on input from the various interested parties. I would appreciate it if you could inform me of any alternate plans which Midtown suggests at their meeting of June 7, 1977, in order that I might include the Midtown recommendation in the revised report.

I will be happy to meet with you and discuss the proposal with you if you should so desire. Please let me know if you need further information or additional copies of the report.

Sincerely,

Mike Meek
Senior Planner

MM:et
Encl

May 10, 1977

Francis J. Hesse
Attorney at Law
Farmers and Bankers Building
200 East First Street
Wichita, Kansas 67202

Re: DR-77-9 Rezoning in the Midtown Area

Dear Mr. Hesse:

As we have previously discussed, attached you will find a copy of the proposed schedule of consideration of the Midtown zoning and two copies of the MAPD proposal. Please note that this is a preliminary proposal which can be revised based on input from the various interested parties. I would appreciate it if you could inform me of any alternate plans which you or your clients might suggest in order that I might include these recommendations in the revised report.

I will be happy to meet with you and discuss the proposal with you if you should so desire. Please let me know if you need further information or additional copies of the report.

Sincerely,

Mike Meek
Senior Planner

MM:et
Enclosures

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

Administration	Federal Aid Coord.	Planning Department
Auditing & Accounts	Local Housing Auth.	Graphics
Budget	Community Facilities	Manpower Coord.
Data Processing	Building Services	Police Department
Personnel	Community Arts	Motor Pool
Public Information	Omnisphere	Public Works
Purchasing	Credit Union	Administration
Duplicating	Economic Development	Central Inspection
Ret. & Insurance	E.E.D.	Engineering
Safety Office	Energy Resource	Flood Control
Treasury	Industrial Dev.	Maintenance
Airport Authority	Fire Department	Sanitation
Art Museum	Grievance Office	Traffic Engr.
City Manager	Health Department	Urban Renewal
C.P.O.	Law Department	Water Department
City Clerk	Library	Accounting
Civil Rights & E.E.O.	Metropolitan Transit	Engineering
Community Development	Municipal Court	Fiber Plant
Administration	Park Department	Mills & Services
Community Action	Forestry	Water Poll. Control
Community Services	Recreation	

For: B. Kaplan *Mull*
 For your information For your comments

MESSAGE: *This is the copy you passed around to the Commissioners*
 Signed: [Signature] Date: 10/17/77

Laker's City

May 9, 1977

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 77-9 - Requested zone change in the Midtown Area

Pursuant to your memo of April 7, 1977, and the instructions of the Board of City Commissioners at their regular meeting of April 5, 1977, the Metropolitan Area Planning Department has prepared the attached land use study and preliminary proposals for the requested rezoning of certain areas in Midtown.

This item has previously been considered by the Board of City Commissioners at their regular meetings of March 1, 1977, and April 5, 1977, and was initiated at the request of representatives of the Midtown Citizens Organizations.

The preliminary land use study and proposals will be reviewed by various public and private bodies including the Area "I" Citizen Participation Organization, Midtown Citizens Organization, and the St. Francis Hospital Board of Directors, according to the schedule which has previously been transitted to your office on May 2, 1977. As noted in that memo, the preliminary report will be amended on the basis of input received from the various interested parties and a revised report will be transmitted to your office on June 20, 1977, for consideration by the Board of City Commissioners at their regular meeting of June 28, 1977.

Metropolitan Area Planning Department staff will make the presentation and be available to answer any questions which the City Commissioners may have.

Robert A. Lakin

Robert A. Lakin, Director of Planning

RAL:MM:cw

MIDTOWN REZONING
REQUEST
PRELIMINARY LAND USE STUDY

Metropolitan Area Planning Department
MAY 1977

Table of Contents

- I. Background**
- II. Summary of Recommendations**
- III. Costs Incurred by Property Owners as a Direct Result of the Current Zoning**
- IV. Existing Land Use**
- V. Analyses of Support/Protest to the Proposed Rezoning**
- VI. Recommendations for Rezoning in the Midtown Area**
- VII. Summation**

I. Background

On March 1, 1977, the Board of City Commissioners heard a request from the Midtown Citizens Association that the City Commission initiate a zone change on certain sites in the Midtown area. Specifically, the request involved a change from existing zoning to the "RB" Four Family District on both sides of Topeka, Emporia and St. Francis from 10th Street north to 13th, as well as a change from the "E" Light Industrial District to the "B" Multiple Family District from a point 100 feet north of Murdock to 11th Street North on both sides of Wichita Street (Fairview north of 10th) and on both sides of Water Street from a point 100 feet north of Murdock to 10th Street North. In defining these areas, the Midtown Citizens Association requested that sites within those general boundaries which are currently developed for commercial or industrial use be excluded from the zone change request. It was the action of the City Commission to authorize the City Manager and Planning Department staff to conduct a survey of affected property owners and residents to determine their opinions as to the proposed rezoning.

Metropolitan Area Planning Department staff presented the results of a survey of property owners and residents of the affected areas at the April 5, 1977, meeting of the Board of City Commissioners. A total of 190 property owners were mailed questionnaires and of that total 51.66% (93) responded. Of that 51.66%, 28.33% favored the requested zone change, 20.55% were opposed, and 2.77% were undecided. The City Commission was provided a detailed report on the results of the survey which indicated that a greater absolute number of property owners favored the requested changes whereas an analysis of total land areas revealed a higher percentage of land area whose owners opposed the Midtown proposal. We have had several comments after that meeting that other owners for one reason or other did not respond but either were opposed or were in favor. Also we received comments that some were confused by the survey and responded opposite to their true feelings. It is strongly urged that the survey results not be controlling but used as an indication of views. It is expected that, if a public hearing is held, views on both sides of the issue might be modified.

After presentation and discussion of the survey, it was the action of the City Commission to direct that the staff prepare a land use study of the area and make proposals for rezoning based upon current land use as well as those blocks whose owners indicated some degree of consensus of support for the proposed zone changes. Existing and programmed land acquisitions by the City in the area were also included within the scope of the study. On April 7, 1977, the City Manager assigned to MAPD staff the preparation of the land use study.

II. Summary of Recommendations

The changes in zoning which are recommended as a result of this study are as follows*:

- A. Topeka, Emporia, St. Francis between 10th and 13th
 1. Retain the existing "B" Multiple Family District from 10th to 11th.
 2. Initiate procedures for a change in zoning from the existing "B" Multiple Family, "LC" Light Commercial, and "C" Commercial Districts to the "RB" Four Family District for the area bounded by 13th on the north and 11th on the south for those lots having frontage on Topeka and Emporia with the exclusion of the 50' of frontage developed as an antique shop at the southeast corner of 13th and Topeka, and the 75' of frontage developed as a vacant drive-in restaurant at the southeast corner of 13th and Emporia.
 3. Take such action as the Board of City Commissioners deems appropriate for those lots having frontage on St. Francis between 11th and 13th, although it is recommended that the current zoning be retained for 100 foot of frontage at the southeast corner of 13th and St. Francis and for 50' of frontage at the southwest corner of 13th and St. Francis inasmuch as these sites are developed with commercial uses.
- B. Wichita (Fairview) and Water Streets between Murdock and 11th.
 1. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for property located on the west side of Water Street for a distance of 230 feet south of the south line of 8th Street.
 2. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for those lots having frontage on Wichita and Water Streets between 8th and 9th Streets.
 3. Initiate procedures for a change in zoning from the

*Refer to the proposed zoning district maps #7 and #8.

"E" Light Industrial District to the "B" Multiple Family District for the Globe Construction and Best Cabs properties currently programmed to be acquired by the Urban Renewal Agency with Community Development Act funding.

4. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District on the east side of Fairview for a distance of 250 feet south of the south line of 11th Street North.

III. Costs incurred by owners as a direct result of the current zoning

During the discussion of the proposed Midtown rezonings at the April 5, 1977, meeting of the City Commission the staff was instructed to research any direct costs which might have been incurred by property owners as a result of the current zoning. Changes in market value are not within the capability of MAPD to evaluate. Changes in market value have not been included as direct costs inasmuch as the Kansas Supreme Court has held that the fact that a zoning ordinance may diminish the market value of a particular piece of property does not by itself make the ordinance unreasonable.* Basically, the direct costs are as follows:

- A. Filing fees for zone changes - The "E" Light Industrial District adjacent to Wichita and Water Streets, the "B" Multiple Family District on Emporia and St. Francis, and the commercial areas at the southeast and southwest corners of 13th and St. Francis were established with the original zoning ordinance of the City of Wichita in 1923 and no costs were assumed by property owners. The "B" Multiple Family District was established on both sides of Topeka from 10th to 15th Streets North as part of a general rezoning by the Planning Commission on June 3, 1937. Prior to August 7, 1951, there were no filing fees for zone changes and no costs were incurred by property owners in zone change requests. The only case which has occurred in the area of the proposed rezonings since the establishment of filing fees in 1951 is a 1958 case (2-0052) which established the "LC" Light Commercial District on both sides of Topeka and Emporia south of 13th. A filing fee of \$100 was collected on that case which involved a total of 24 separate lots and replatting was not required.

*Floyd E. Houston et al. v. Board of City Commissioners and the City of Wichita, Kansas. 218 KS 323,543. P 2 & 1010. December 13, 1975.

- B. Property taxes - In checking with Mr. Victor Casper, Chief Appraiser, Sedgwick County Appraiser's Office, it was stated that property tax assessments would be very similar for residential properties of a like nature regardless of how they were zoned. Mr. Casper's opinion is that in an area such as Midtown property taxes are no higher for similar residential structures even if one were zoned "B" and the other "LC" or "E". This opinion was spot verified on April 26, 1977, by checking assessed valuations on similar properties with different zoning classifications. In general it may be assumed that property owners in the Midtown area have not incurred additional property taxes as a result of existing zoning.
- C. Special assessments - Special assessments on property taxes for various improvements may be related to existing zoning, depending upon the appraisal method used by the appraiser on each individual project. Generally, over the last twenty years, zoning has been used in figuring value for special assessments on street paving, water line, and sewer line improvements. Sidewalk special assessments are computed on a lineal foot rather than zoning basis. In checking records in the City Clerk's office it was found that water and sewer lines were installed in the areas proposed for rezoning prior to the establishment of zoning in Wichita in 1922.

Six different street paving projects involving special assessments have occurred in the areas proposed for rezoning:

- 1949 Paving Water from 9th to 10th
- 1951 Paving Wichita from 9th to 10th
- 1952 Paving 11th Street from St. Francis east to Mosley
- 1958 Paving Wichita from 8th to 9th
- 1959 Paving 8th Street from Water to Waco
- 1973 Paving 13th from Otis to St. Francis

Of the six paving projects, only the 1973 repaving of 13th Street North utilized higher values based on zoning; the other five projects reflected no difference among property valuations due to zoning. On the 13th Street Paving Project the average lot (25' x 140' or 3500 square feet) which was zoned "B" was valued at \$350.00 whereas the average lot zoned "LC" or "C" was valued at \$585.00 or 67% higher. This higher valuation due to zoning resulted in an additional total assessment per average lot of approximately \$160. This additional expenditure applies only to the "LC" or "C" zoned lots south of 13th on Topeka, Emporia, and St. Francis and for those owners who chose to have payments spread over 10 years, will have resulted in \$61.00 added expenditure per average lot

through 1977 in that only 4 years of the 10 will have been paid. No other additional expenditures on special assessments have occurred in the areas proposed for zoning.

IV. Existing Land Use

A. Topeka, Emporia, St. Francis from 10th to 13th

The present land use of the area is depicted by Map #1. Should the "RB" Four Family be established on Topeka, Emporia, and St. Francis the number of legal nonconforming uses which would be established becomes a guide to a rational zoning district pattern.

If one excludes the existing commercial uses on 13th Street North (antique shop, vacant drive-in, vacant commercial, and Sherwin-Williams Paint) as well as the existing Safeway Store at the southwest corner of Topeka and 11th Street North it may be seen that in the area between 11th and 13th Streets North only 5 nonconforming uses would be created by the establishment of the "RB" Four Family District. Three of these five uses (alcohol treatment center at 1234 North Topeka and youth homes at 1216 and 1320 North Topeka) would be permitted under the "RB" Four Family District with Board of Zoning Appeals approval. The other two legal nonconforming uses which would be created north of 11th Street are two five-unit apartment houses located at 1202 and 1226 North Emporia. On a block-by-block basis the degree of conformity with the "RB" Four Family District ranges from a high of 100% conforming uses to a low of 39.2% conforming uses for the blocks north of 11th.

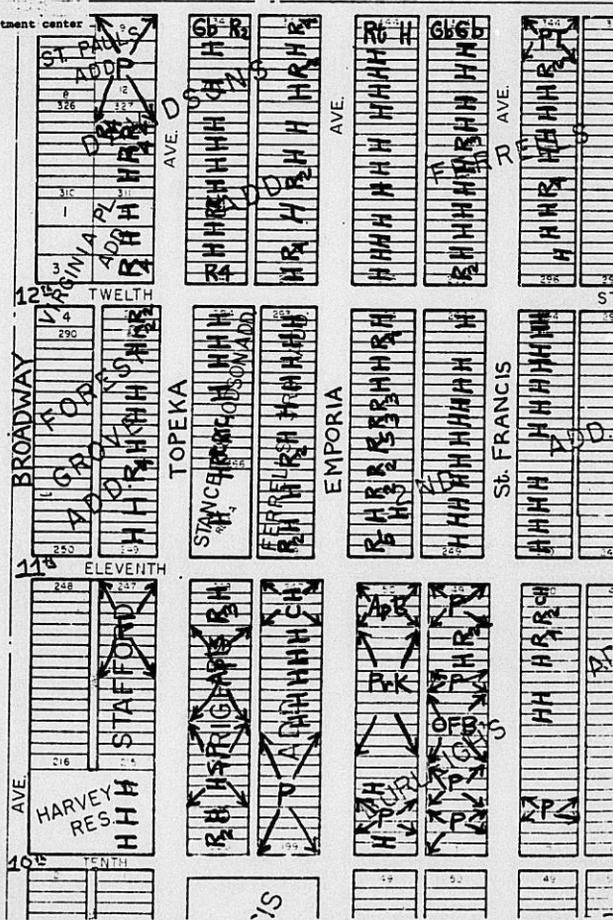
When the land use patterns south of 11th Street North are examined, the west side of Topeka and east side of St. Francis exhibit a high degree of conformity with the "RB" Four Family District (82 and 92 percent conforming respectively) while the two blocks between Topeka and St. Francis become predominantly nonconforming (36 and 40 percent conforming) because of the large number of parking lots, apartment houses, and medical office uses established in the area. As may be seen from Map #1 a total of twenty-one residential structures remain in the blocks south of 11th Street.

Map #2 illustrates the nonconforming uses which would be created should the "RB" Four Family District be established on the entire study area (excluding existing commercial uses on 13th and the Safeway Store at 11th and Topeka).

MAP #1 LAND USE - TOPEKA, EMPORIA, ST. FRANCIS

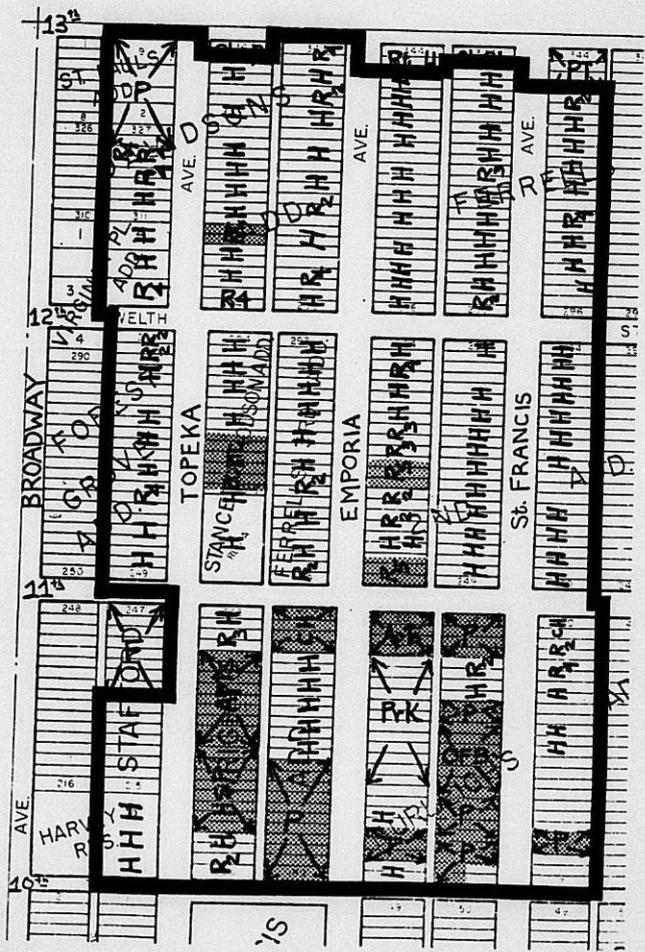
Index to land use symbols

- R - Single family residential
- R R Etc. - Multi-family number of units indicated
- Apts - Apartments
- GB - General business
- Rt - Restaurant
- Pt - Paint sales
- F - Food sales
- HSP - Hospital use
- Pk - Park
- Ch - Church
- OFB - Office building
- P - Parking lot
- RC - Residential treatment center



MAP # 2 CONFORMING/NONCONFORMING LAND USE

-  Nonconforming Uses under proposed "RB"
-  Conforming Uses under proposed "RB"



B. **Wichita Street (Fairview) from Murdock to 11th and Water Street from Murdock to 10th.**

As may be seen from Map #3 only eight residential structures remain between 8th and Murdock and four of those are concentrated on the west side of Water in the north half of the block. Between 8th and 9th all uses would conform to the proposed "B" Multiple Family District with the exception of the National Sales Stimulators Office on the west side of Wichita which has been acquired by the Urban Renewal Agency and is slated for clearance. From 9th to 10th and east of the Missouri Pacific Railroad tracks all uses would conform to the proposed "B" Multiple Family District with the exception of the Best Cabs and Globe Construction sites which are programmed for acquisition and clearance by the Urban Renewal Agency. On the west side of the Missouri Pacific tracks between 9th and 10th all the uses are industrial or commercial and would become nonconforming with the exception of an undeveloped tract at the southwest corner of 10th and Wichita which is slated to be developed with commercial warehouse activities in the near future. On Fairview from 10th to 11th the west side is currently zoned "B" Multiple Family and the north half of the east side is developed with residential uses which conform to the proposed "B" zoning. Map #4 depicts the nonconforming uses which would be created should the "B" Multiple Family District be established.

V. **Analysis of Support/Protest to the Proposed Rezoning**

A. **Topeka, Emporia, St. Francis from 10th to 13th Streets North**

Map #5 depicts the results of the survey of property owners which was mailed on May 11th and presented to the Board of City Commissioners on April 5, 1977.

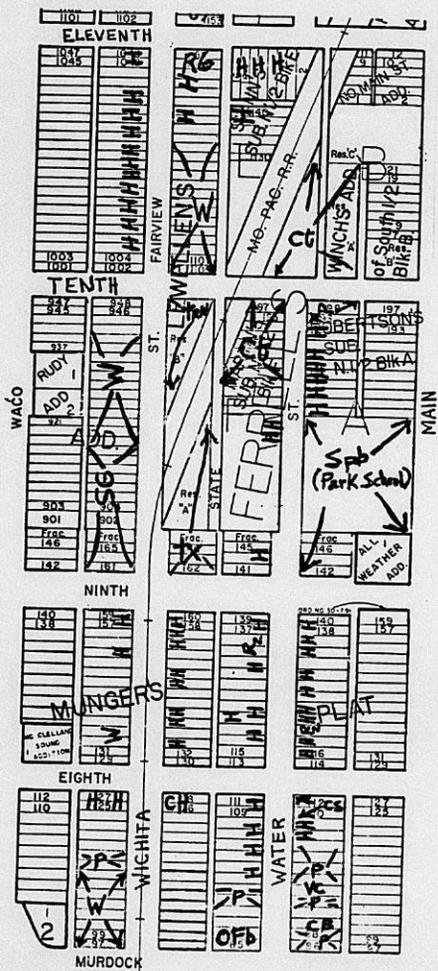
As may be seen, those properties south of 10th Street North represented the highest concentration of opposition to the proposed zone change ranging on a block-by-block basis from a low of *77% in opposition to a high of 88% in opposition. From 11th to 13th and west of the alley between Emporia and St. Francis the

*Percentages based upon land area whose owners returned the questionnaire and do not reflect property whose owners did not respond.

MAP #3 LAND USE - WICHITA, KANSAS

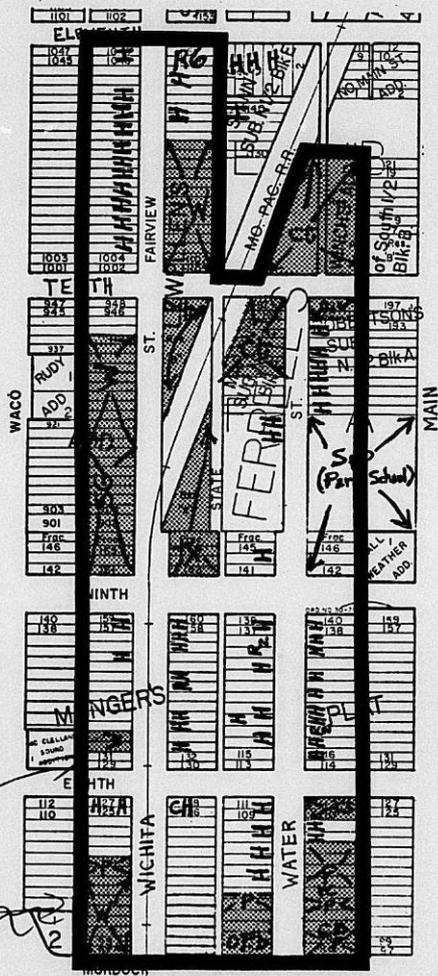
Index to land use symbols

- H - Single family residential
- R₂R₃Etc. - Multi-family number of units indicated
- Apts - Apartments
- OFB - Office building
- Ct - Concrete mixing
- CS - Contractors storage
- W - Warehousing
- SG - Sign company and storage
- Tx - Taxicab
- TRN - Transportation terminals, depots, garages
- CH - Church
- CB - Club, lodge
- P - Parking lot
- Spb - School
- VC - Vacant commercial



MAP #4 CONFORMING/NONCONFORMING L.O.D. USE

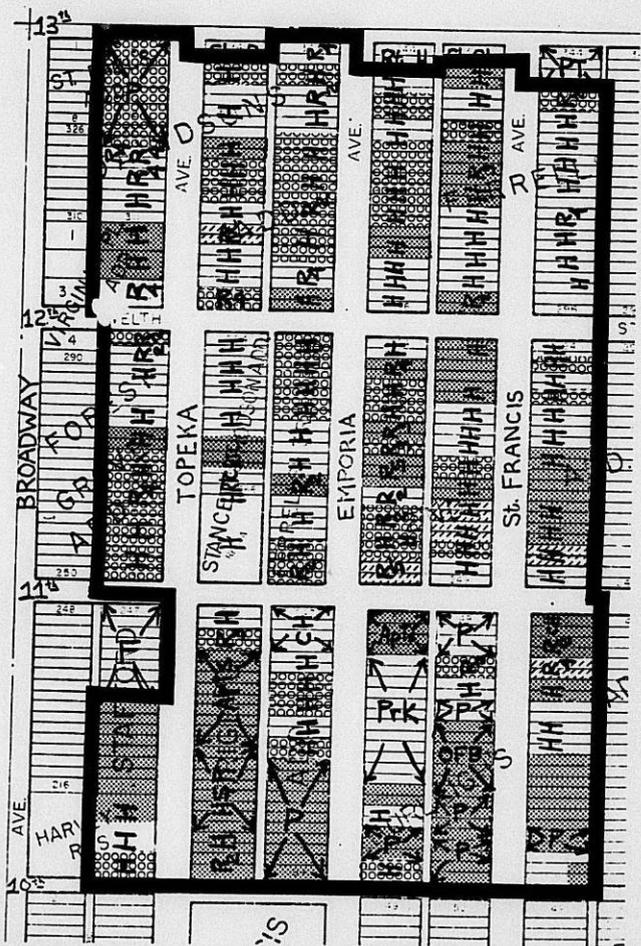
- Nonconforming Uses under proposed "B"
- Conforming Uses under proposed "B"



*National Sales
Stimulator*

MAP #5 SURVEY OF PROPERTY OWNERS

-  Owners who support the proposed "RB"
-  Owners who protest the proposed "RB"
-  Owners who are undecided
-  Owners who did not respond



picture becomes one of support for the proposed change to the "RB" District ranging on a block-by-block basis from a low of 51% support to a high of 87% support.

On both sides of St. Francis between 11th and 13th the survey again revealed a substantial amount of opposition to the proposed zone change among those who returned the questionnaire.

- B. Wichita Street (Fairview) from 100 foot north of Murdock to 11th and Water Street from 100 foot north of Murdock to 10th.

Map #6 depicts the results of the survey questionnaire in that area proposed for the "B" Multiple Family District.

As may be seen, the owners of lots in blocks between 100 foot north of Murdock and 8th Street were opposed to the proposed change on Wichita Street whereas those residential owners on the west side of Water Street south of 8th expressed support for the proposed rezoning.

The owners of lots between 8th and 9th Streets were in support of the proposed rezoning by a slim (53% to 47%) margin whereas all the owners of lots north of 9th Street who returned the questionnaire were opposed to the proposed zone change.

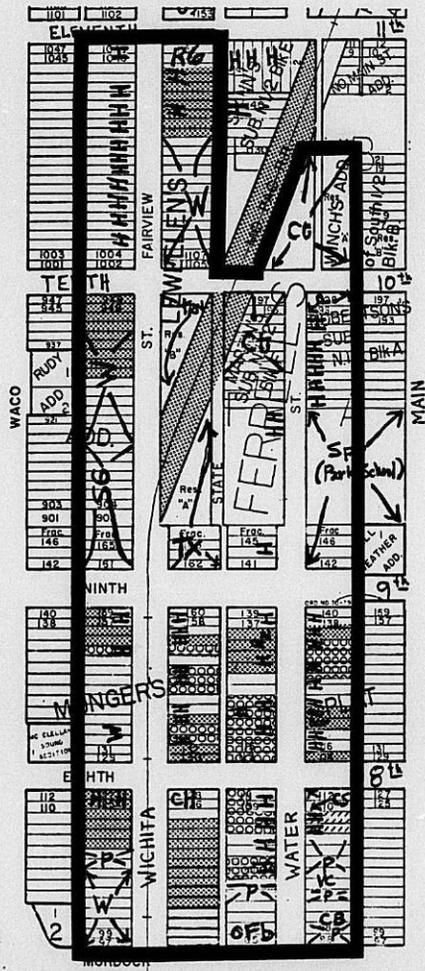
VI. Recommendations for Rezoning in the Midtown Area

- A. Topeka, Emporia, St. Francis from 10th to 13th.
Map #7 depicts the following recommendations:

- 1. Retain the existing "B" Multiple Family District from 10th to 11th.

Analysis of both the present land uses and amount of owner protest to the proposed rezoning clearly shows that the blocks from 10th to 11th should either remain in the present "B" Multiple Family District or any zone changes should be initiated by the owners of the property. Very little residential development remains in these blocks and much of the "conforming land use" in the area is represented by vacant tracts or by Emporia Park. A comparison of existing land use with March 1974 aerial photographs shows that sixteen residential structures have been removed from these blocks in the last three years and present trends and land uses would make it difficult to defend the involuntary rezoning of the area south of 11th Street should a court test develop. The development of medical offices and related facilities under the present "B" zoning would appear to

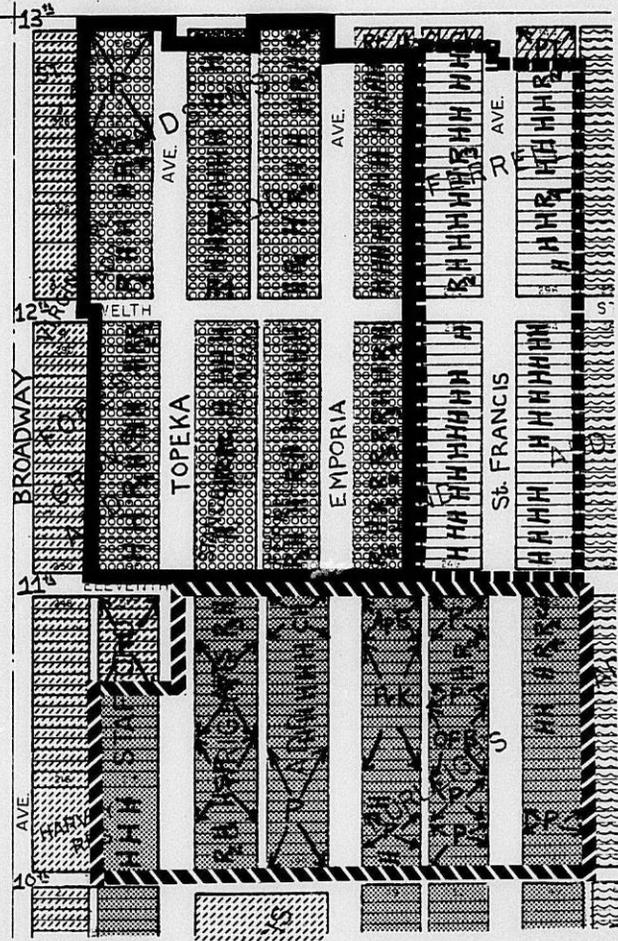
MAP #6 SURVEY OF PROPERTY OWNERS



- Owners who did not respond
- Owners who are undecided
- Owners who protest the proposed "B"
- Owners who support the proposed "B"

MAP #7 PROPOSED ZONING DISTRICTS

- | | | | |
|---|-----------------------|---|-------------------------|
|  | "B" Multiple Family |  | "E" Light Industrial |
|  | "RB" Four Family |  | Proposed to remain "B" |
|  | "LC" Light Commercial |  | Proposed change to "RB" |
|  | "C" Commercial |  | No recommendation made |



provide a transition area between the intensive St. Francis Medical Complex to the south and the more stable residential areas to the north of 11th.

2. Initiate procedures for a change in zoning from the existing zoning to the "RB" Four Family District for those lots having frontage on Topeka and Emporia from 11th to 13th with the exception of the existing commercial uses on 13th Street.

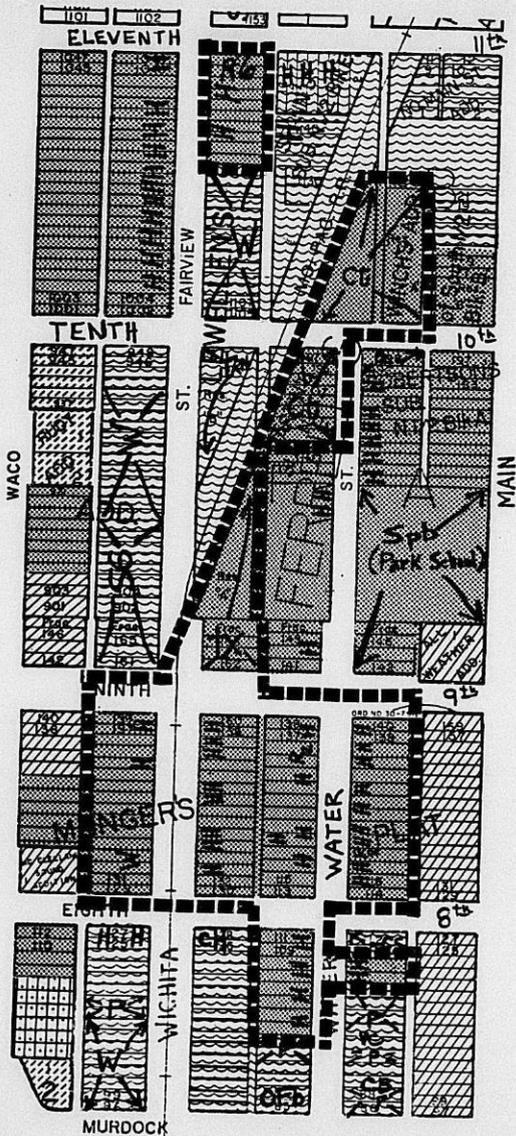
Both existing land use patterns in the area and a high degree of support for the proposed zone change in the blocks described above indicate that this area is most suitable for the proposed "RB" Four Family District. This area has been undergoing restoration over the last few years and the trend has been one of residential stability in the area. However, the existing "B" Multiple Family district which was established in this area prior to inclusion of lower density multiple family districts in the zoning ordinance permits some uses, such as parking lots, high density apartments, and medical offices, which are potentially harmful to the low to medium density residential character of the neighborhood. Although the "B" District was suitable at the time the large residential structures were being converted to multiple family uses and the "B" District was the only multiple family district in the zoning ordinance, the establishment of the "RB" Four Family District would be an appropriate reflection of the character of the neighborhood.

3. Take such action as the Commission deems appropriate for those lots having frontage on St. Francis from 11th to 13th.

An analysis of the existing land use in these blocks shows a high degree of conformity with the proposed "RB" Four Family District. However, an analysis of the survey questionnaire shows considerable opposition to the proposed zone change by property owners. In addition, the "B" Multiple Family District has long been used to provide a buffer or transition area between lower density residential uses and heavier uses such as the "E" Light Industrial District located to the east of these blocks.

This area presents a major dilemma in that the residential patterns are stable and compatible with the "RB" Four Family District and the area could suffer significant deterioration should some of the uses permitted under the "B" Multiple Family District be established. On the other hand, property owners in the area tend to

MAP 18 PROPOSED ZONING DISTRICTS



- "B" Multiple Family
- "BB" Office
- "LC" Light Commercial

- "C" Commercial
- "P" Light Industrial
- Proposed change to "B"

oppose the requested change and the "B" Multiple Family District has been used as a transition area in other parts of the City. The staff makes no recommendations regarding the proposed change in this area, however, it is felt that an involuntary rezoning would be defensible on the basis of present uses and trends should a court test arise.

B. Wichita (Fairview) between Murdock and 11th and Water Street between Murdock and 10th. Map #8 depicts the following recommendations:

1. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for property located on the west side of Water Street for a distance of 230 feet south of the south lines of 8th Street.

This area remains the last stable pocket of residential development between Murdock and 8th Street on Wichita and Water Streets. It contains 50% of the remaining residential structures in these blocks and none of the property owners expressed opposition to the proposed rezoning and a majority returned expressions of support.

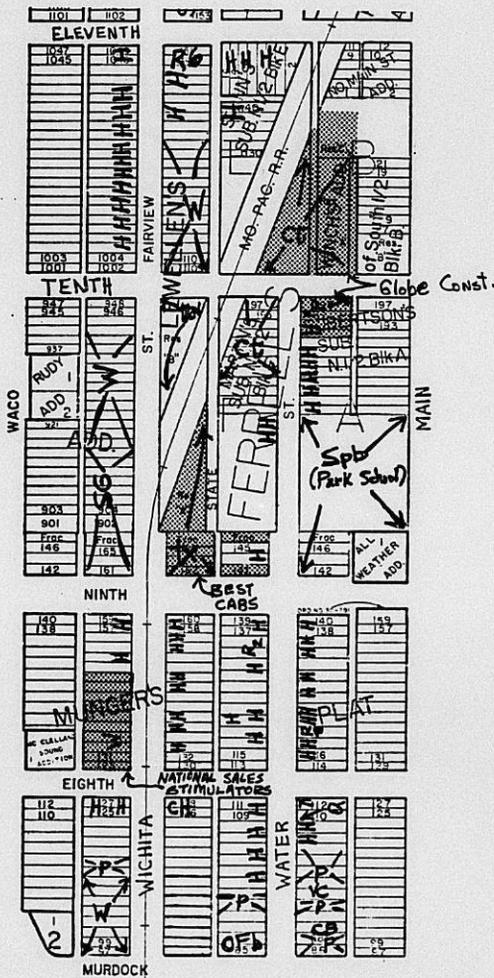
2. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for those lots having frontage on Wichita and Water Streets between 8th and 9th Streets.

An analysis of existing land use in these blocks shows that this area is still residential in character and all uses would conform to the proposed "B" Multiple Family District once Urban Renewal redevelops the National Sales Stimulators site. In addition, a slight majority of property owners who returned the questionnaire favored the proposed zone change. This area has been harmed by the existing "E" Light Industrial District zoning in that residential uses are nonconforming in the "E" District and can only be expanded through Board of Zoning Appeals approval. In addition, property owners have found it next to impossible to get home improvement loans because of the reluctance of lenders to loan on nonconforming use structures. In spite of these deteriorating influences caused by the existing zoning the area has remained residential in character.

3. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for the Globe Construction and Best Cab properties currently programmed to be acquired by the Urban Renewal Agency with Community Development Act funding.

MAP #9 PROGRAMMED ACQUISITION

 To be acquired by Urban Renewal



Map #9 depicts those properties programmed for acquisition by the Urban Renewal Agency and redeveloped with residential uses. It is logical to include these properties in the general rezoning request. It should be noted that the proposed zone change is definitely not intended to be used as a basis for a lower acquisition price on these properties but merely reflects a desire to reconcile the zoning with the intended residential use.

4. Initiate procedures for a change in zoning from the "B" Light Industrial District on the east side of Fairview for a distance of 250 feet south of the south line of 11th Street North.

Analysis of the land use patterns, the existing "B" zoning on the west side of Fairview, and the residential uses in this area demonstrates the rationality of the "B" Multiple Family District for this property. Although the south half of the block is developed with old warehouses, such uses are primarily oriented to 10th Street rather than Fairview and the residential character of the block remains. Although the property owners who responded to the survey expressed opposition to the proposed zone change, the "B" Multiple Family District appears to be the most appropriate for these sites.

VII. Summation

This study has attempted to make rational recommendations for zoning patterns in portions of the Midtown area by reconciling zoning districts with existing land use trends. The support or opposition to the proposed zone changes by property owners as revealed by the survey questionnaire has played a significant part in formulating the recommendations; however, it cannot be overemphasized that rational land use patterns must prevail even if large numbers of owners are opposed to proposed zone changes. The professional planners cannot support a piecemeal rezoning of only those sites whose owners support the changes with the resultant jumble of zoning and land use patterns. Especially in the industrially zoned areas the impact of such a course of action would be extremely deleterious and would refute the rationale behind the acquisition of the Bridgeport area as well as being diametrically opposed to predominant planning theory developed over the past seventy-five years. Although the City Commission may not support the recommendations as proposed by the staff, a piecemeal zoning pattern should be avoided. Existing records of court tests and litigation regarding zoning and land use do not support using owner desires as a basis for zoning to the exclusion of rational land use patterns.

May 9, 1977

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 77-9 - Requested zone change in the Midtown Area

Pursuant to your memo of April 7, 1977, and the instructions of the Board of City Commissioners at their regular meeting of April 5, 1977, the Metropolitan Area Planning Department has prepared the attached land use study and preliminary proposals for the requested rezoning of certain areas in Midtown.

This item has previously been considered by the Board of City Commissioners at their regular meetings of March 1, 1977, and April 5, 1977, and was initiated at the request of representatives of the Midtown Citizens Organizations.

The preliminary land use study and proposals will be reviewed by various public and private bodies including the Area "I" Citizen Participation Organization, Midtown Citizens Organization, and the St. Francis Hospital Board of Directors, according to the schedule which has previously been transitted to your office on May 2, 1977. As noted in that memo, the preliminary report will be amended on the basis of input received from the various interested parties and a revised report will be transmitted to your office on June 20, 1977, for consideration by the Board of City Commissioners at their regular meeting of June 28, 1977.

Metropolitan Area Planning Department staff will make the presentation and be available to answer any questions which the City Commissioners may have.

Robert A. Lakin

Robert A. Lakin, Director of Planning

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**MIDTOWN REZONING
REQUEST
PRELIMINARY LAND USE STUDY**

**Metropolitan Area Planning Department
MAY 1977**

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I. Background

On March 1, 1977, the Board of City Commissioners heard a request from the Midtown Citizens Association that the City Commission initiate a zone change on certain sites in the Midtown area. Specifically, the request involved a change from existing zoning to the "RB" Four Family District on both sides of Topeka, Emporia and St. Francis from 10th Street north to 13th, as well as a change from the "E" Light Industrial District to the "B" Multiple Family District from a point 100 feet north of Murdock to 11th Street North on both sides of Wichita Street (Fairview north of 10th) and on both sides of Water Street from a point 100 feet north of Murdock to 10th Street North. In defining these areas, the Midtown Citizens Association requested that sites within those general boundaries which are currently developed for commercial or industrial use be excluded from the zone change request. It was the action of the City Commission to authorize the City Manager and Planning Department staff to conduct a survey of affected property owners and residents to determine their opinions as to the proposed rezoning.

Metropolitan Area Planning Department staff presented the results of a survey of property owners and residents of the affected areas at the April 5, 1977, meeting of the Board of City Commissioners. A total of 190 property owners were mailed questionnaires and of that total 51.66% (93) responded. Of that 51.66%, 28.33% favored the requested zone change, 20.55% were opposed, and 2.77% were undecided. The City Commission was provided a detailed report on the results of the survey which indicated that a greater absolute number of property owners favored the requested changes whereas an analysis of total land areas revealed a higher percentage of land area whose owners opposed the Midtown proposal. We have had several comments after that meeting that other owners for one reason or other did not respond but either were opposed or were in favor. Also we received comments that some were confused by the survey and responded opposite to their true feelings. It is strongly urged that the survey results not be controlling but used as an indication of views. It is expected that, if a public hearing is held, views on both sides of the issue might be modified.

After presentation and discussion of the survey, it was the action of the City Commission to direct that the staff prepare a land use study of the area and make proposals for rezoning based upon current land use as well as those blocks whose owners indicated some degree of consensus of support for the proposed zone changes. Existing and programmed land acquisitions by the City in the area were also included within the scope of the study. On April 7, 1977, the City Manager assigned to MAPD staff the preparation of the land use study.

II. Summary of Recommendations

The changes in zoning which are recommended as a result of this study are as follows*:

A. Topeka, Emporia, St. Francis between 10th and 13th

1. Retain the existing "B" Multiple Family District from 10th to 11th.
2. Initiate procedures for a change in zoning from the existing "B" Multiple Family, "LC" Light Commercial, and "C" Commercial Districts to the "RB" Four Family District for the area bounded by 13th on the north and 11th on the south for those lots having frontage on Topeka and Emporia with the exclusion of the 50' of frontage developed as an antique shop at the southeast corner of 13th and Topeka, and the 75' of frontage developed as a vacant drive-in restaurant at the southeast corner of 13th and Emporia.
3. Take such action as the Board of City Commissioners deems appropriate for those lots having frontage on St. Francis between 11th and 13th, although it is recommended that the current zoning be retained for 100 foot of frontage at the southeast corner of 13th and St. Francis and for 50' of frontage at the southwest corner of 13th and St. Francis inasmuch as these sites are developed with commercial uses.

B. Wichita (Fairview) and Water Streets between Murdock and 11th.

1. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for property located on the west side of Water Street for a distance of 230 feet south of the south line of 8th Street.
2. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for those lots having frontage on Wichita and Water Streets between 8th and 9th Streets.
3. Initiate procedures for a change in zoning from the

*Refer to the proposed zoning district maps #7 and #8.

"E" Light Industrial District to the "B" Multiple Family District for the Globe Construction and Best Cabs properties currently programmed to be acquired by the Urban Renewal Agency with Community Development Act funding.

4. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District on the east side of Fairview for a distance of 250 feet south of the south line of 11th Street North.

III. Costs incurred by owners as a direct result of the current zoning

During the discussion of the proposed Midtown rezonings at the April 5, 1977, meeting of the City Commission the staff was instructed to research any direct costs which might have been incurred by property owners as a result of the current zoning. Changes in market value are not within the capability of MAPD to evaluate. Changes in market value have not been included as direct costs inasmuch as the Kansas Supreme Court has held that the fact that a zoning ordinance may diminish the market value of a particular piece of property does not by itself make the ordinance unreasonable.* Basically, the direct costs are as follows:

- A. Filing fees for zone changes - The "E" Light Industrial District adjacent to Wichita and Water Streets, the "B" Multiple Family District on Emporia and St. Francis, and the commercial areas at the southeast and southwest corners of 13th and St. Francis were established with the original zoning ordinance of the City of Wichita in 1923 and no costs were assumed by property owners. The "B" Multiple Family District was established on both sides of Topeka from 10th to 15th Streets North as part of a general rezoning by the Planning Commission on June 3, 1937. Prior to August 7, 1951, there were no filing fees for zone changes and no costs were incurred by property owners in zone change requests. The only case which has occurred in the area of the proposed rezonings since the establishment of filing fees in 1951 is a 1958 case (Z-0052) which established the "LC" Light Commercial District on both sides of Topeka and Emporia south of 13th. A filing fee of \$100 was collected on that case which involved a total of 24 separate lots and replatting was not required.

*Floyd E. Houston et al. v. Board of City Commissioners and the City of Wichita, Kansas. 218 KS 323,543. P 2 & 1010. December 13, 1975.

- B. Property taxes - In checking with Mr. Victor Casper, Chief Appraiser, Sedgwick County Appraiser's Office, it was stated that property tax assessments would be very similar for residential properties of a like nature regardless of how they were zoned. Mr. Casper's opinion is that in an area such as Midtown property taxes are no higher for similar residential structures even if one were zoned "B" and the other "LC" or "E". This opinion was spot verified on April 26, 1977, by checking assessed valuations on similar properties with different zoning classifications. In general it may be assumed that property owners in the Midtown area have not incurred additional property taxes as a result of existing zoning.
- C. Special assessments - Special assessments on property taxes for various improvements may be related to existing zoning, depending upon the appraisal method used by the appraiser on each individual project. Generally, over the last twenty years, zoning has been used in figuring value for special assessments on street paving, water line, and sewer line improvements. Sidewalk special assessments are computed on a lineal foot rather than zoning basis. In checking records in the City Clerk's office it was found that water and sewer lines were installed in the areas proposed for rezoning prior to the establishment of zoning in Wichita in 1922.

Six different street paving projects involving special assessments have occurred in the areas proposed for rezoning:

1949 Paving Water from 9th to 10th
1951 Paving Wichita from 9th to 10th
1952 Paving 11th Street from St. Francis
east to Mosley
1958 Paving Wichita from 8th to 9th
1959 Paving 8th Street from Water to Waco
1973 Paving 13th from Otis to St. Francis

Of the six paving projects, only the 1973 repaving of 13th Street North utilized higher values based on zoning; the other five projects reflected no difference among property valuations due to zoning. On the 13th Street Paving Project the average lot (25' x 140' or 3500 square feet) which was zoned "B" was valued at \$350.00 whereas the average lot zoned "LC" or "C" was valued at \$585.00 or 67% higher. This higher valuation due to zoning resulted in an additional total assessment per average lot of approximately \$160. This additional expenditure applies only to the "LC" or "C" zoned lots south of 13th on Topeka, Emporia, and St. Francis and for those owners who chose to have payments spread over 10 years, will have resulted in \$61.00 added expenditure per average lot

through 1977 in that only 4 years of the 10 will have been paid. No other additional expenditures on special assessments have occurred in the areas proposed for zoning.

IV. Existing Land Use

A. Topeka, Emporia, St. Francis from 10th to 13th

The present land use of the area is depicted by Map #1. Should the "RB" Four Family be established on Topeka, Emporia, and St. Francis the number of legal nonconforming uses which would be established becomes a guide to a rational zoning district pattern.

If one excludes the existing commercial uses on 13th Street North (antique shop, vacant drive-in, vacant commercial, and Sherwin-Williams Paint) as well as the existing Safeway Store at the southwest corner of Topeka and 11th Street North it may be seen that in the area between 11th and 13th Streets North only 5 nonconforming uses would be created by the establishment of the "RB" Four Family District. Three of these five uses (alcohol treatment center at 1234 North Topeka and youth homes at 1216 and 1320 North Topeka) would be permitted under the "RB" Four Family District with Board of Zoning Appeals approval. The other two legal nonconforming uses which would be created north of 11th Street are two five-unit apartment houses located at 1202 and 1226 North Emporia. On a block-by-block basis the degree of conformity with the "RB" Four Family District ranges from a high of 100% conforming uses to a low of 89.2% conforming uses for the blocks north of 11th.

When the land use patterns south of 11th Street North are examined, the west side of Topeka and east side of St. Francis exhibit a high degree of conformity with the "RB" Four Family District (82 and 92 percent conforming respectively) while the two blocks between Topeka and St. Francis become predominantly nonconforming (36 and 40 percent conforming) because of the large number of parking lots, apartment houses, and medical office uses established in the area. As may be seen from Map #1 a total of twenty-one residential structures remain in the blocks south of 11th Street.

Map #2 illustrates the nonconforming uses which would be created should the "RB" Four Family District be established on the entire study area (excluding existing commercial uses on 13th and the Safeway Store at 11th and Topeka).

- B. Wichita Street (Fairview) from Murdock to 11th and Water Street from Murdock to 10th.

As may be seen from Map #3 only eight residential structures remain between 8th and Murdock and four of those are concentrated on the west side of Water in the north half of the block. Between 8th and 9th all uses would conform to the proposed "B" Multiple Family District with the exception of the National Sales Stimulators Office on the west side of Wichita which has been acquired by the Urban Renewal Agency and is slated for clearance. From 9th to 10th and east of the Missouri Pacific Railroad tracks all uses would conform to the proposed "B" Multiple Family District with the exception of the Best Cabs and Globe Construction sites which are programmed for acquisition and clearance by the Urban Renewal Agency. On the west side of the Missouri Pacific tracks between 9th and 10th all the uses are industrial or commercial and would become nonconforming with the exception of an undeveloped tract at the southwest corner of 10th and Wichita which is slated to be developed with commercial warehouse activities in the near future. On Fairview from 10th to 11th the west side is currently zoned "B" Multiple Family and the north half of the east side is developed with residential uses which conform to the proposed "B" zoning. Map #4 depicts the nonconforming uses which would be created should the "B" Multiple Family District be established.

V. Analysis of Support/Protest to the Proposed Rezoning

- A. Topeka, Emporia, St. Francis from 10th to 13th Streets North

Map #5 depicts the results of the survey of property owners which was mailed on May 11th and presented to the Board of City Commissioners on April 5, 1977.

As may be seen, those properties south of 10th Street North represented the highest concentration of opposition to the proposed zone change ranging on a block-by-block basis from a low of *77% in opposition to a high of 88% in opposition. From 11th to 13th and west of the alley between Emporia and St. Francis the

*Percentages based upon land area whose owners returned the questionnaire and do not reflect property whose owners did not respond.

picture becomes one of support for the proposed change to the "RB" District ranging on a block-by-block basis from a low of 51% support to a high of 87% support.

On both sides of St. Francis between 11th and 13th the survey again revealed a substantial amount of opposition to the proposed zone change among those who returned the questionnaire.

- B. Wichita Street (Fairview) from 100 foot north of Murdock to 11th and Water Street from 100 foot north of Murdock to 10th.

Map #6 depicts the results of the survey questionnaire in that area proposed for the "B" Multiple Family District.

As may be seen, the owners of lots in blocks between 100 foot north of Murdock and 8th Street were opposed to the proposed change on Wichita Street whereas those residential owners on the west side of Water Street south of 8th expressed support for the proposed rezoning.

The owners of lots between 8th and 9th Streets were in support of the proposed rezoning by a slim (53% to 47%) margin whereas all the owners of lots north of 9th Street who returned the questionnaire were opposed to the proposed zone change.

VI. Recommendations for Rezoning in the Midtown Area

- A. Topeka, Emporia, St. Francis from 10th to 13th.
Map #7 depicts the following recommendations:

1. Retain the existing "B" Multiple Family District from 10th to 11th.

Analysis of both the present land uses and amount of owner protest to the proposed rezoning clearly shows that the blocks from 10th to 11th should either remain in the present "B" Multiple Family District or any zone changes should be initiated by the owners of the property. Very little residential development remains in these blocks and much of the "conforming land use" in the area is represented by vacant tracts or by Emporia Park. A comparison of existing land use with March 1974 aerial photographs shows that sixteen residential structures have been removed from these blocks in the last three years and present trends and land uses would make it difficult to defend the involuntary rezoning of the area south of 11th Street should a court test develop. The development of medical offices and related facilities under the present "B" zoning would appear to

provide a transition area between the intensive St. Francis Medical Complex to the south and the more stable residential areas to the north of 11th.

2. Initiate procedures for a change in zoning from the existing zoning to the "RB" Four Family District for those lots having frontage on Topeka and Emporia from 11th to 13th with the exception of the existing commercial cuses on 13th Street.

Both existing land use patterns in the area and a high degree of support for the proposed zone change in the blocks described above indicate that this area is most suitable for the proposed "RB" Four Family District. This area has been undergoing restoration over the last few years and the trend has been one of residential stability in the area. However, the existing "B" Multiple Family district which was established in this area prior to inclusion of lower density multiple family districts in the zoning ordinance permits some uses, such as parking lots, high density apartments, and medical offices, which are potentially harmful to the low to medium density residential character of the neighborhood. Although the "B" District was suitable at the time the large residential structures were being converted to multiple family uses and the "B" District was the only multiple family district in the zoning ordinance, the establishment of the "RB" Four Family District would be an appropriate reflection of the character of the neighborhood.

3. Take such action as the Commission deems appropriate for those lots having frontage on St. Francis from 11th to 13th.

An analysis of the existing land use in these blocks shows a high degree of conformity with the proposed "RB" Four Family District. However, an analysis of the survey questionnaire shows considerable opposition to the proposed zone change by property owners. In addition, the "B" Multiple Family District has long been used to provide a buffer or transition area between lower density residential uses and heavier uses such as the "E" Light Industrial District located to the east of these blocks.

This area presents a major dilemma in that the residential patterns are stable and compatible with the "RB" Four Family District and the area could suffer significant deterioration should some of the uses permitted under the "B" Multiple Family District be established. On the other hand, property owners in the area tend to

oppose the requested change and the "B" Multiple Family District has been used as a transition area in other parts of the City. The staff makes no recommendations regarding the proposed change in this area, however, it is felt that an involuntary rezoning would be defensible on the basis of present uses and trends should a court test arise.

B. Wichita (Fairview) between Murdock and 11th and Water Street between Murdock and 10th. Map #8 depicts the following recommendations:

1. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for property located on the west side of Water Street for a distance of 230 feet south of the south lines of 8th Street.

This area remains the last stable pocket of residential development between Murdock and 8th Street on Wichita and Water Streets. It contains 50% of the remaining residential structures in these blocks and none of the property owners expressed opposition to the proposed rezoning and a majority returned expressions of support.

2. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for those lots having frontage on Wichita and Water Streets between 8th and 9th Streets.

An analysis of existing land use in these blocks shows that this area is still residential in character and all uses would conform to the proposed "B" Multiple Family District once Urban Renewal redevelops the National Sales Stimulators site. In addition, a slight majority of property owners who returned the questionnaire favored the proposed zone change. This area has been harmed by the existing "E" Light Industrial District zoning in that residential uses are nonconforming in the "E" District and can only be expanded through Board of Zoning Appeals approval. In addition, property owners have found it next to impossible to get home improvement loans because of the reluctance of lenders to loan on nonconforming use structures. In spite of these deteriorating influences caused by the existing zoning the area has remained residential in character.

3. Initiate procedures for a change in zoning from the "E" Light Industrial District to the "B" Multiple Family District for the Globe Construction and Best Cab properties currently programmed to be acquired by the Urban Renewal Agency with Community Development Act funding.

Map #9 depicts those properties programmed for acquisition by the Urban Renewal Agency and redeveloped with residential uses. It is logical to include these properties in the general rezoning request. It should be noted that the proposed zone change is definitely not intended to be used as a basis for a lower acquisition price on these properties but merely reflects a desire to reconcile the zoning with the intended residential use.

4. Initiate procedures for a change in zoning from the "B" Light Industrial District on the east side of Fairview for a distance of 250 feet south of the south line of 11th Street North.

Analysis of the land use patterns, the existing "B" zoning on the west side of Fairview, and the residential uses in this area demonstrates the rationality of the "B" Multiple Family District for this property. Although the south half of the block is developed with old warehouses, such uses are primarily oriented to 10th Street rather than Fairview and the residential character of the block remains. Although the property owners who responded to the survey expressed opposition to the proposed zone change, the "B" Multiple Family District appears to be the most appropriate for these sites.

VII. Summation

This study has attempted to make rational recommendations for zoning patterns in portions of the Midtown area by reconciling zoning districts with existing land use trends. The support or opposition to the proposed zone changes by property owners as revealed by the survey questionnaire has played a significant part in formulating the recommendations; however, it cannot be overemphasized that rational land use patterns must prevail even if large numbers of owners are opposed to proposed zone changes. The professional planners cannot support a piecemeal rezoning of only those sites whose owners support the changes with the resultant jumble of zoning and land use patterns. Especially in the industrially zoned areas the impact of such a course of action would be extremely deleterious and would refute the rationale behind the acquisition of the Bridgeport area as well as being diametrically opposed to predominant planning theory developed over the past seventy-five years. Although the City Commission may not support the recommendations as proposed by the staff, a piecemeal zoning pattern should be avoided. Existing records of court tests and litigation regarding zoning and land use do not support using owner desires as a basis for zoning to the exclusion of rational land use patterns.

WICHITA SEDGWICK COUNTY

DATE
May 2, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO Mr. Robert G. Finch, Assistant City Manager
FROM Mr. Robert A. Lakin, Director of Planning
SUBJECT DR 77-9 - Rezoning in the Midtown Area

Pursuant to the instructions of the Board of City Commissioners at their regular meeting of April 5, 1977, members of my staff have been developing a proposed land use plan for those areas previously suggested for a change in zoning by certain residents of the Midtown area. I anticipate having a preliminary draft by the latter part of this week for distribution to the interested parties for review and comment prior to consideration by the Board of City Commissioners. After taking into account the meeting dates of the various interested groups, I would propose the following schedule of actions regarding this matter:

- Monday, May 9th - Transmittal of the preliminary report to the City Manager's Office, Midtown Citizens Association, the Citizen Participation Organization, representatives of St. Francis Hospital, and others who have spoken at previous hearings or who have expressed an interest to be notified. May 9th is also the mailout date for the agenda of the Area "L" Citizen Participation Council for its meeting of May 16th.
- Tuesday, May 16th - Regular meeting of the Area "L" Citizen Participation Organization. Review and comment on the proposed plan.
- Tuesday, June 7th - Regular meeting of the Midtown Citizens Association. By this date they will have had approximately one month to review the staff proposal.
- Tuesday, June 14th - St. Francis Hospital Board of Directors meeting.
- Monday, June 20th - Transmittal to the City Manager's Office of revised copies of the staff proposal with a report of, and possible revisions based upon input from the various interested parties.
- Tuesday, June 28th - Board of City Commissioners' consideration of the revised report.

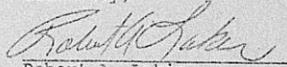
Although this might appear to be an inordinate amount of time, I believe that it is most important on a matter of this magnitude that the interested parties and residents have sufficient time to review the staff proposals and provide input to the Board of City Commissioners. Should you foresee any problem regarding

Mr. Robert G. Finch, Assistant City Attorney
Page 2

May 2, 1977

this schedule of actions or desire further information regarding
this matter, please advise.

Sincerely,



Robert A. Lakin
Director of Planning

RAL:MM:bh

May 2, 1977

Mr. Robert G. Finch, Assistant City Manager

Mr. Robert A. Lakin, Director of Planning

DR 77-9 - Rezoning in the Midtown Area

Pursuant to the instructions of the Board of City Commissioners at their regular meeting of April 5, 1977, members of my staff have been developing a proposed land use plan for those areas previously suggested for a change in zoning by certain residents of the Midtown area. I anticipate having a preliminary draft by the latter part of this week for distribution to the interested parties for review and comment prior to consideration by the Board of City Commissioners. After taking into account the meeting dates of the various interested groups, I would propose the following schedule of actions regarding this matter:

Monday, May 9th - Transmittal of the preliminary report to the City Manager's Office, Midtown Citizens Association, the Citizen Participation Organization, representatives of St. Francis Hospital, and to others who have spoken at previous hearings or who have expressed an interest to be notified. May 9th is also the mailout date for the agenda of the Area "L" Citizen Participation Council for its meeting of May 16th.

Monday
~~Tuesday~~, May 16th - Regular meeting of the Area "L" Citizen Participation Organization. Review and comment on the proposed plan.

Tuesday, June 7th - Regular meeting of the Midtown Citizens Association. By this date they will have had approximately one month to review the staff proposal.

Tuesday, June 14th - St. Francis Hospital Board of Directors meeting.

Monday, June 20th - Transmittal to the City Manager's Office of revised copies of the staff proposal with a report of, and possible revisions based upon input from the various interested parties.

Tuesday, June 28th - Board of City Commissioners' consideration of the revised report.

Although this might appear to be an inordinate amount of time, I believe that it is most important on a matter of this magnitude that the interested parties and residents have sufficient time to review the staff proposals and provide input to the Board of City Commissioners. Should you foresee any problem regarding

Mr. Robert G. Finch, Assistant City Attorney
Page 2

May 2, 1977

this schedule of actions or desire further information regarding
this matter, please advise.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:MM:bh

Copy sent to Dave Furnas

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

- | | | |
|----------------------------------|-----------------------------|----------------------------|
| Administration | Federal Aid Coord. | Planning Department |
| Auditing & Accounts | Local Housing Auth. | Graphics |
| Budget | Community Facilities | Manpower Coord. |
| Data Processing | Building Services | Police Department |
| Personnel | Community Arts | Motor Pool |
| Public Information | Omnisphere | Public Works |
| Purchasing | Credit Union | Administration |
| Duplicating | Economic Development | Central Inspection |
| Ret. & Insurance | E.E.D. | Engineering |
| Safety Office | Energy Resource | Flood Control |
| Treasury | Industrial Dev. | Maintenance |
| Airport Authority | Fire Department | Sanitation |
| Art Museum | Grievance Office | Traffic Engr. |
| City Manager | Health Department | Urban Renewal |
| C.P.O. | Law Department | Water Department |
| City Clerk | Library | Accounting |
| Civil Rights & E.E.O. | Metropolitan Transit | Engineering |
| Community Development | Municipal Court | Filter Plant |
| Administration | Park Department | Mains & Services |
| Community Action | Forestry | Water Pol. Control |
| Community Services | Recreation | |

For: Bob Sakin
 _____ For your information _____ For your comments
 MESSAGE:

Signed C.P.D. Date 4/20/77
 000-013

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE April 19, 1977



TO E. H. Denton, City Manager
FROM Warren Gilkey, CPO Administrative Aide

SUBJECT Requested Zone Change in the
Midtown Area

At the April 18, 1977, meeting of CPO Council Area "L", the Council recommended unanimously their concerns to view and comment on any recommendations concerning the Midtown rezoning proposal before final consideration by the Board of City Commissioners.

Approval of this request will allow Council "L" to assume its role as a neighborhood advisory group to the Board of City Commissioners.

Your assistance in this matter will be greatly appreciated.

Warren Gilkey
Warren Gilkey
CPO Administrative Aide

WG:rh

cc: The Honorable Board of City Commissioners
Bob Lakin, Director of Planning

NOTED:

[Signature]
David Furnas
CPO Coordinator

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE April 7, 1977

TO Robert A. Lakin, Director of Planning

FROM Robert G. Finch, Assistant City Manager

SUBJECT Down Zoning in Midtown Area



On April 5, 1977, the City Commission referred the question of down zoning in the Midtown area to the administrative staff for detailed study of the area and development of an orderly land use plan for the area.

The areas in question are the two large areas and the City-owned property as shown on the MAPD map for DR 77-9.

Please accept responsibility for the development of the land use plan. Also, please provide me with a schedule of actions in connection with this project with the anticipated date for returning a proposal to the City Commission.


Robert G. Finch
Assistant City Manager

RGF/ps

April 1, 1977

Mr. Jerry Cole
1351 North Emporia
Wichita, Kansas 67214

Re: Requested zone change in
the Midtown Area

Dear Mr. Cole:

This is to inform you that the request by the Midtown Citizens Association for the Board of City Commissioners to initiate zone change procedures on certain sites in the Midtown area has been scheduled for consideration by the Board of City Commissioners at their regular meeting of April 5, 1977. This meeting is to be held in the City Commission Meeting Room, First Floor, City Hall, 455 N. Main. Attached is a copy of the memo and results of the survey of property owners/tenants in the area which have been supplied to the City Commission regarding this matter.

Should you have questions regarding the above referenced item, please contact our office, 268-4422 and ask for me.

Sincerely,

Mike Meek
Senior Planner

MM:el
Attachments

cc: continued on page Two

Page Two
Mr. Jerry Cole
April 1, 1977

cc: Mr. Mike Gragert, Attorney at Law, 1258 N. Market, 67214

David Furnas, Citizen Participation Organization

Francis J. Hesse, Attorney, Farmers and Bankers Building,
200 East First St., 67202

John R. Morse, Attorney, Fleeson, Goings, Coulson & Kitch
16th Floor, 125 N. Market, P.O.Box 997, 67201

H. Allan Caldwell, Attorney, Arn Mullins, Unruh, Kuhn &
Wilson, 330 R. H. Garvey Bldg., 300 W. Douglas, 67202

Lynne Ziegler, 1137 N. Emporia, 67214

Harold Yager, 1356 N. Topeka, 67214

March 30, 1977

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

Requested zone change in the Midtown area.

On March 1, 1977, the Board of City Commissioners heard a request from the Midtown Citizens Association that the City Commission initiate a zone change on certain sites in the Midtown area. Specifically, the request involved a change from existing zoning to the "RB" Four Family District on both sides of Topeka, Emporia and St. Francis from 10th Street north to 13th, as well as a change from the "E" Light Industrial District to the "B" Multiple Family District from a point 100 feet north of Murdock to 11th Street North on both sides of Wichita Street (Fairview north of 10th) and on both sides of Water Street from a point 100 feet north of Murdock to 10th Street North. In defining these areas, the Midtown Citizens Association requested that sites within those general boundaries which are currently developed for commercial or industrial use be excluded from the zone change request. It was the action of the City Commission to authorize the City Manager and Planning Department staff to conduct a survey of affected property owners and residents to determine their opinions as to the proposed rezoning.

On March 11, 1977, the attached memos, location maps, and questionnaires were sent to property owners and residents whose property or residence fell within the affected areas. As may be seen from the attachments, a separate questionnaire and memo were developed for the Topeka, Emporia, St. Francis site (proposed for the "RB" Four Family District) and the Wichita, Water Street site (proposed for the "B" Multiple Family District). Pursuant to the Midtown proposal, the existing commercial uses adjacent to 13th Street North as well as the existing Safeway store at the southwest corner of 11th and Topeka were excluded from the "RB" request and those properties either developed for commercial or industrial use as well as those properties currently zoned "B" were excluded from the "B" Multiple Family request. The resultant sites, as shown on the attached maps are primarily developed residentially or were vacant although some medical offices and parking lots were included in the "RB" request area and as such would become legal nonconforming uses should the requested zone changes be initiated and approved. A request return date of March 25, 1977 was included in the memo as well as a self-addressed postage paid envelope. Notices were sent to owner as well as tenants.

E. H. Denton, City Manager
March 30, 1977
Page 2

Results of Questionnaire

The results of the return of the questionnaires are summarized in Tables I-IV. Table I analyzes the owner returns for the total area (both sites) in terms of number responding, land area of ownership, and resident or nonresident of area in question. As may be seen, an analysis of number of owners reveals that a greater absolute number favor the requested changes whereas an analysis of total land areas reveals a higher percentage of land area whose owners oppose the Midtown proposal. This is due to the fact that owners of large vacant investment property generally tended to oppose the requested zone changes. The resident/nonresident analysis reveals that resident owners of the area were more inclined to favor the requested zone change than nonresident owners but the results did not reveal a high degree of correlation. Tables II and III analyze the same information on the "RB" area and the "B" area respectively. The tenant or renter responses as shown in Table IV were not analyzed further because of the low rate of return.

Several examples of comments returned, both pro and con, are attached for your reference. All of the forms and comments are available for examination.

Robert A. Lakin

Robert A. Lakin
Director of Planning

RAL:MM:rme
Attachments

I. OWNERS - TOTAL

<u>Number*</u>		<u>Land Area</u>
Total # 190		Total Land Area 1,829,758 sq. ft.
Returned by Post Office - 10		Yes 407,295 sq.ft. or 22.25%
Potential Return - 180		No 504,496 sq.ft. or 34.61%
No Return - 87 or 48.44%		Undecided 40,100 sq.ft. or 2.19%
Returned - 93 or 51.66%		No Return 40.95%
Yes - 51 or 28.33%		
No - 37 or 20.55%		
Undecided - 5 or 2.77%		

RESIDENT/NONRESIDENT OWNERS

	<u>Resident</u>	<u>Nonresident</u>
Yes	41	10
No	16	21
Undecided	3	2

II. "RB" AREA ONLY - OWNERS

<u>Number*</u>		<u>Land Area</u>
Total #145		Total Land Area 1,457,548 sq. ft.
Returned by Post Office - 9		Yes 337,870 sq.ft. or 23.18%
Potential Return - 136		No 359,184 sq.ft. or 24.64%
No Return - 66 or 48.52%		Undecided 36,800 sq.ft. or 2.52%
Yes - 39 or 28.67%		No Return 49.66%
No - 27 or 19.85%		
Undecided - 4 or 2.94%		

RESIDENT/NONRESIDENT OWNERS

	<u>Resident</u>	<u>Nonresident</u>
Yes	32	7
No	13	14
Undecided	3	1

III. "B" AREA ONLY - OWNERS

<u>Number*</u>		<u>Land Area</u>
Total #45		Total Land Area 372,210 sq. ft.
Returned by Post Office - 1		Yes 69,425 sq.ft. or 18.65%
Potential Return - 44		No 145,312 sq.ft. or 39.04%
No Return - 21 or 47.72%		Undecided 3,300 sq.ft. or 0.88%
Yes - 12 or 27.27%		No Return 41.43%
No - 10 or 22.72%		
Undecided - 1 or 2.27%		

RESIDENT/NONRESIDENT OWNERS

	<u>Resident</u>	<u>Nonresident</u>
Yes	9	3
No	3	7
Undecided	0	1

IV. TENANTS OR RENTERS

Total Number	239
Returned by Post Office	22
Total Potential Return	217
Yes	15 or 6.91%
No	3 or 1.38%
Undecided	4 or 1.84%
No Return	195 or 89.86%

*The percentage figures on total number of owners were calculated on the basis of potential return owners or those who presumably received the notice in that it was not returned by the Post Office.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

OFFICE OF CITY MANAGER
 EHD DATE 3/10/77
 RECD RT
MAR 14 1977
 COPIES TO:
 FILE

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT Down-Zoning in Midtown Area

We have prepared a questionnaire and obtained the ownership list for the area discussed for down-zoning in Midtown. These will be mailed March 11th. In order to give the people an adequate time to review the questionnaire and maps and return them to us (\pm 10 days) and an opportunity for us to tabulate the results, I would suggest that the report to the City Commission be made on April 5th. I have conferred with those from Midtown presenting this matter and that time is agreeable to them.

When I furnished you and the City Commission a three-week time element, it was with the understanding that we would send out notices for a meeting and that we could get the notices out within that time span. The approach of sending a questionnaire prior to the meeting was slightly different than I had understood the action.


Robert A. Lakin, Director of Planning

Attachment:
Copy of questionnaire
and map
cc: David Furnas
RAL:ew

3/10/77

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

Down-Zoning in Midtown Area

We have prepared a questionnaire and obtained the ownership list for the area discussed for down-zoning in Midtown. These will be mailed March 11th. In order to give the people an adequate time to review the questionnaire and maps and return them to us (\pm 10 days) and an opportunity for us to tabulate the results, I would suggest that the report to the City Commission be made on April 5th. I have conferred with those from Midtown presenting this matter and that time is agreeable to them.

When I furnished you and the City Commission a three-week time element, it was with the understanding that we would send out notices for a meeting and that we could get the notices out within that time span. The approach of sending a questionnaire prior to the meeting was slightly different than I had understood the action.

Robert A. Lakin, Director of Planning

Attachment:
Copy of questionnaire
and map
cc: David Furnas
RAL:ew

DR 77-9

March 11, 1977

Francis J. Hesse, Attorney
Farmers & Bankers Building
200 East First St.
Wichita, Kansas 67202

Dear Francis:

Based on the action of the Board of City Commission at their meeting of March 1, 1977 concerning the zoning in the midtown area, I wanted you to be aware of the letter and attachments being forwarded to owners and tenants in the area outlined on the enclosed map.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el
Attachments

re. "RB" attachments

DR-77-9

March 11, 1977

Mr. Mike Gragert
Attorney at Law
1258 North Market
Wichita, Kansas 67214

Dear Mike:

Wanted you to have copies of both sets of material which we are mailing out today.

If you have any questions or comments, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el
Enclosures

DR 77-9

March 11, 1977

Mr. Jerry Cole
1351 North Emporia
Wichita, Kansas 67214

Dear Jerry:

Wanted you to have copies of both sets of material which we are mailing out today.

If you have any questions or comments, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el
Enclosures

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

March 11, 1977

Dear Property Owner or Tenant:

Our records indicate that you have an interest in property located within the area outlined on the attached map. During the March 1, 1977 Meeting of the Board of Wichita City Commissioners, representatives of the Midtown Citizens Association requested that the area outlined be rezoned from existing classifications to the "B" Multiple Family Dwelling district. Before initiating (not approving) the proceedings which could lead to rezoning the area, the Board of City Commissioners would like to know your feelings as a potentially affected property owner. Would you, therefore, please answer the questions on the attached sheet and return it in the enclosed pre-stamped envelope.

To assist you in evaluating the rezoning proposal, the existing zoning districts are identified on the map, and summary of the uses permitted in each district is on the back of this letter. The "B" Multiple Family Dwelling district allows the construction of single family homes, duplexes (two family units), threeplexes (three family units), and fourplexes (four family units), multiple family dwellings, medical office buildings and off-street parking lots. The "B" Multiple Family Dwelling district does not permit the construction of other type offices, commercial or industrial buildings, however, for those of you who might have these types of uses presently existing, your use would be considered a legal nonconforming use should a change be made to "B".

If you have any questions concerning the zoning ordinance as it relates to this request, please call our office, 268-4422 and ask for Mr. Mike Meek or Mr. Lynn Shirkey.

We would appreciate receiving your response by March 25, 1977.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:JHG:el

Enclosures

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits Multiple-family dwellings at a density of 12.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits Multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed building; service stations, all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

Property Address _____ ; or

Legal Description _____

Owner of Property Tenant or Renter

How is the property used? _____

If residential, how many dwelling units? _____

If residential, do you as the owner live
on the property? Yes No

Do you favor rezoning the area to the "B" Multiple Family Dwelling
District? Yes No Undecided

Are there any other comments you wish to make?

EXISTING ZONING

B

LC

C

13TH N.

BROADWAY

AVE.

ST. FRANCIS
ADD.
326 327
310 311
1 5
3 7

VIRGINIA
ADD.
4 293
290
KORNFELT
ADD.
250 249

248 247
1229
216 215
HARVEY'S
STANFORD

2 1

342 343
338 339
ADD.
294 295

294 293
STANCER & HODSON
ADD.
266
FERRELLS 3RD. ADD.
245

248 247
8 WRIGHTS
ADD.
201 199

'S

344 343
336
ADD.
296 295

12TH
2ND.
294 293
EMPORIA
250 249

11TH
50 49
BURLEIGH'S

49 50

344 343
336
FERRELLS
296 295

ST. FRANCIS
ADD.
294 293
250 249

50 49
ADD.

49 50

344 343
336
296 295

ST.
294 293

50 49

10TH

SANTA FE AVE.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

March 11, 1977

Dear Property Owner or Tenant:

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To assist you in evaluating the rezoning proposal, the existing zoning districts are identified on the map, and summary of the uses permitted in each district is on the back of this letter. The "B" Multiple Family Dwelling district allows the construction of single family homes, duplexes (two family units), threeplexes (three family units), and fourplexes (four family units), multiple family dwellings, medical office buildings and off-street parking lots. The "B" Multiple Family Dwelling district does not permit the construction of other type offices, commercial or industrial buildings, however, for those of you who might have these types of uses presently existing, your use would be considered a legal nonconforming use should a change be made to "B" .

If you have any questions concerning the zoning ordinance as it relates to this request, please call our office, 268-4422 and ask for Mr. Mike Meek or Mr. Lynn Shirkey.

We would appreciate receiving your response by March 25, 1977.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:JHG:el

Enclosures

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Permits Multiple-family dwellings at a density of 12.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
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Permits Multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
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Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
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- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
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Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
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- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

Property Address _____ ; or

Legal Description _____

Owner of Property Tenant or Renter

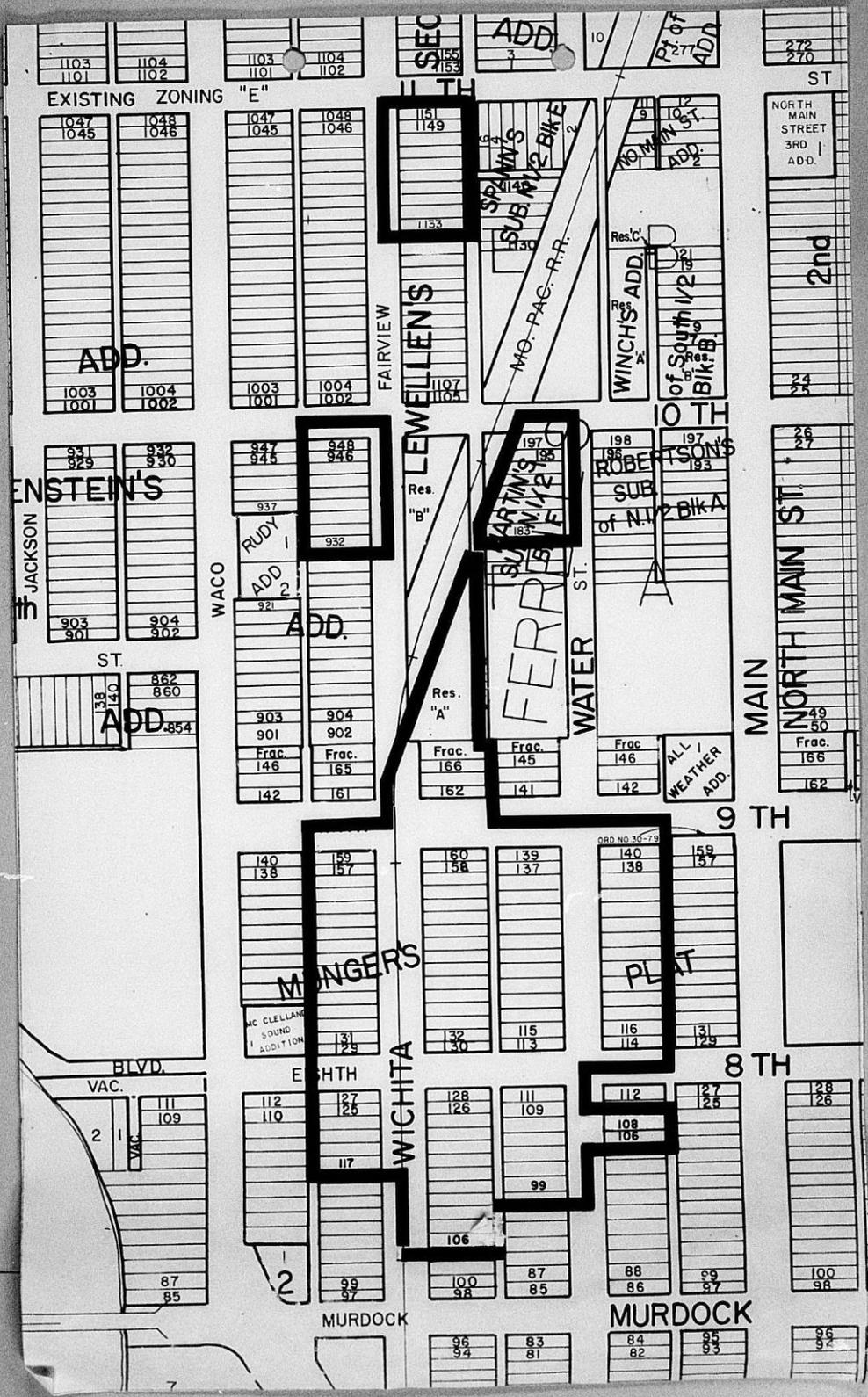
How is the property used? _____

If residential, how many dwelling units? _____

If residential, do you as the owner live
on the property? Yes No

Do you favor rezoning the area to the "B" Multiple Family Dwelling
District? Yes No Undecided

Are there any other comments you wish to make?



EXISTING ZONING "E"

SEC

ADD.

Pt. of ADD.

1103	1104
1101	1102
1047	1048
1045	1046
1003	1004
1001	1002

FAIRVIEW
LEHIGH

SPAWNS
SUB. DIV. 1/2 BIKE
MO. PAC. R.R.

WINCH'S ADD.
of South 1/2
of North 1/2
Bike B.

NORTH MAIN STREET
3RD ADD.
2nd

JACKSON
ENSTEIN'S
931
929
932
930
903
901
904
902

WACO
RUDY
947
945
948
946
937
932
921
903
901
904
902
Frac. 146
Frac. 165
142
161

LEHIGH
Res. "B"
Res. "A"
Frac. 166
Frac. 145
162
141

FERRIS
SUB. DIV. 1/2 BIKE
197
196
198
196
197
195

ROBERTSON'S
SUB. DIV. 1/2 BIKE
Frac. 146
ALL WEATHER ADD.
142

NORTH MAIN ST
26
27
49
50
Frac. 166
162

ST.
138
140
852
860
ADD. 854

MANGERS
MC CLELLAN SOUND ADDITION
140
138
159
157
131
129

WICHITA
160
158
139
137
32
130
115
113

PLAT
140
138
116
114
159
157
131
129

9TH

BLVD.
VAC.
2
1
VAC.
111
109
87
85

8TH
112
110
127
125
117
99
87
106
100
98
99
85

128
126
111
109
99
106
87
85

112
108
106
88
86
89
87

8TH
128
126
100
98

MURDOCK
96
94
83
81
84
82
95
93
96
97

Owner's LIST

St. Francis
Emporia
Topeka

Frank O. Gilliland
1244 N. St Francis
Wichita, KS 67214

Catherine Henthorne
1246 N. St Francis
Wichita, KS 67214

Doyle W. Montgomery
2434 Amidon
Wichita, KS 67204

Earnest E. Kehr
526 N. St Francis
Wichita, KS 67214

Larry B. Schuart
1310 N St Francis
Wichita, KS 67214

Michael R. Clevenger
1314 N. St Francis
Wichita, KS 67214

Bernard H. Kramer
2146 N. Market
Wichita, KS 67214

Mervis F. Cyr
c/o SW National Bank
P.O. Box 1401
Wichita, KS 67201

Leroy B. Mueller
1336 N. St Francis
Wichita, KS 67214

Walter W. Anderson
1340 N. St Francis
Wichita, KS 67214

Geneva Stafford
1344 N. St Francis
Wichita, KS 67214

Alice Heldenbrand
431 N. Erie
Wichita, KS 67214

Verline L. Sykes
100 S. Darlington St
Westchester, PA 19380

Lawrence H. Struble
1110 N. Emporia
Wichita, KS 67214

Board of Park Commissioners
(Buck Slip)

Lilia R. Tocker
1035 N. Emporia
Wichita, KS 67214

Alfred M. Tucker
431 N. Erie
Wichita, KS 67214

Howard Byron Stilts
1141 N. St Francis
Wichita, KS 67214

Rupert G. Woolard
1149 N. St Francis
Wichita, KS 67214

George Hennessy
2735 Rivera
Wichita, KS 67211

Theresa Martin
1130 N. St Francis
Wichita, KS 67214

Belle Reeves
1132 N. St Francis
Wichita, KS 67214

Abraham Serrano, Sr
1601 S. Hydraulic
Wichita, KS 67211

Sarah Estelle Bergen
1154 N. St Francis
Wichita, KS 67214

Church of God Seventh Day
1156 N. St Francis
Wichita, KS 67214

John R. Turpijn
1315 N. Topeka
Wichita, KS 67214

J. E. Catudal
1309 N. Topeka
Wichita, KS 67214

John Taylor, Jr
804 Ramblewood Trail
Edmond, OK 73034

Ralph T. Haney
c/o E.B. Fuller
1204 N. Topeka
Wichita, KS 67214

Walbert Jonker
1212 N. Topeka
Wichita, KS 67214

Youth Alternatives, Inc
1216 N. Topeka
Wichita, KS 67214

Mae Wadley
1552 Laura
Wichita, KS 67211

Dorothy V. Vanderford
1240 N. Topeka
Wichita, KS 67214

Russell Sharp
1244 N. Topeka
Wichita, KS 67214

Joseph C. Kern
1250 N. Topeka
Wichita, KS 67214

Mannie M. Ashley
1246 N. Topeka
Wichita, KS 67214

Walter J. Wattman
1201 N. Topeka
Wichita, KS 67214

Clare Moore
1209 N. Topeka
Wichita, KS 67214

Frank Stubblefield
1539 N. Clarence
Wichita, KS 67203

R. James Mitchell
1227 N. Topeka
Wichita, KS 67214

Don D. Smith
1233 N. Topeka
Wichita, KS 67214

Ernest W. Rice
1235 N. Topeka
Wichita, KS 67214

Darrell D. Craft, Sr
1721 W. 27th North
Wichita, KS 67204

Fernella Fowler
519 S. Walnut
Wichita, KS 67213

Cleo Pearl Mitchell
631 N. Volutsia
Wichita, KS 67211

Frank L. Smith
1001 N. Edwards
Wichita, KS 67203

Mary Ann Parr
1335 N. Topeka
Wichita, KS 67214

St Pauls Methodist Church
1356 N. Broadway
Wichita, KS 67214

Everett O. Lindstrom
555 Circle Lake Dr.
Wichita, KS 67209

Ignacio E. Rosales
1308 N. Topeka
Wichita, KS 67214

G. W. Harvey
1312 N. Topeka
Wichita, KS 67214

Wichita Youth Homes, Inc
1320 N. Topeka
Wichita, KS 67214

Nina R. Bingham
1324 N. Topeka
Wichita, KS 67214

Wayne D. Conrad
1328 N. Topeka
Wichita, KS 67214

John T. Rhoads
1332 N. Topeka
Wichita, KS 67214

Ausie M. Kent
c/o David W. Kent
1336 N. Topeka
Wichita, KS 67214

Walter L. Sharp
2304 Star
Augusta, KS 67010

J.E. Sinclair
1344 N. Topeka
Wichita, KS 67214

Gary C. McKay
2220 Burton
Wichita, KS 67213

Robert G. Patterson
1354 N. Topeka
Wichita, KS 67214

Harold C. Yeager
1356 N. Topeka
Wichita, KS 67214

Albert S. Rosner
1301 N. Emporia
Wichita, KS 67214

C. O. Carroll
1307 N. Emporia
Wichita, KS 67214

Garry L. Porter
1313 N. Emporia
Wichita, KS 67214

Virginia S. Sharp
1323 N. Emporia
Wichita, KS 67214

Wiley Clute
1439 S. Water
Wichita, KS 67213

Gerald W. Bibson
1331 N. Emporia
Wichita, KS 67214

Carl A. Bell
1400 N. St Francis
Wichita, KS 67214

A. Rodman Johnson
1345 N. Emporia
Wichita, KS 67214

M. G. Fullerton
1349 N. Emporia
Wichita, KS 67214

Jerry W. Cole
1351 N. Emporia
Wichita, KS 67214

Elsie Campbell
218 N. Rutan
Wichita, KS 67208

Owner's List WATER & WICHITA

Ward and Oneil Orrell
200 W. Murdock
Wichita, KS 67203

Mt. Olive Church of God
In Christ
219 W. 8th
Wichita, KS 67203

Laverne Lambertz
812 N. Waco
Wichita, KS 67203

Jim Weaver Etux
918 N. Wichita
Wichita, KS 67203

L. Ray Berry
922 N. Wichita
Wichita, KS 67203

Lawrence Adair Jr.
924 N. Wichita
Wichita, KS 67203

Elizabeth Reed et al
2617 E. 8th
Wichita, KS 67214

Tim Turner, Jr.
4743 S. Drexel Blvd.
Chicago, IL

Lena Fields
934 N. Wichita
Wichita, KS 67203

Dan Wendell
1508 S. Main
Wichita, KS 67211

Casie Sheirills
942 N. Wichita
Wichita, KS 67203

MOPAC Railroad
2645 New York Avenue
Wichita, KS 67219

Laverne N. Lambertz
813 N. Waco
Wichita, KS 67203

Urban Renewal Agency
(Buck Slip)

Carl E. Olander, Jr
133 E. Woodlawn Court
Wichita, KS

Muriel C. McAdams
813 N. Water
Wichita, KS 67203

Willie Taborn
1628 E. 11
Wichita, KS 67214

Benjamin C. Hamilton etux
837 N. Water
Wichita, KS 67203

Mollie Anderson
839 N. Water
Wichita, KS 67203

Gary C. Hamilton
1209 Apache
Wichita, KS 67207

Harold Perry
355 N. Waco
Wichita, KS 67203

Richard Cook
909 1/2 N. Water
Wichita, KS 67203

Winnie Landrum
c/o Edward W. Rawlins
734 E. 1st
Newton, KS 67114

Samuel Luinstra etux
1102 Gow
Wichita, KS 67203

E.E. Vliet
831 N. Water
Wichita, KS 67203

Alice Carter
1337 N. Cleveland
Wichita, KS 67214

Clayton Duley
c/o Ida M. Glenn
514 Cleveland
Wichita, KS 67214

Richard A. Turnbull etux
515 N. Handley
Wichita, KS 67213

Fred M. Alley etux
c/o B.J. Watkins
111 S. Hydraulic
Honolulu, HI

O.C. Christy
c/o m. C. Dillard
912 N. Water
Wichita,-KS 67203

Dorothy O'Dell
915 Madison
Wichita, KS 67214

Willa Mae Metrolfe
926 N. Water
Wichita, KS 67203

Lillie Mae Caldwell
930 N. Water
Wichita, KS 67203

Hattie Spencer
c/o Osie Weaver
918 N. Wichita
Wichita, KS 67203

M. C. Dillard
912 N. Water
Wichita, KS 67203

Stephen L. Clark
7837 Pagent Ln
Wichita, KS 67206

Maxine F. Radcliffe
c/o R.F. Mullins
330 R.H. Garvey Building
Wichita, KS 67202

Donald Hartman etux
1144 N. Wichita
Wichita, KS 67203

Industrial Lands Inc.
500 S. Main
Wichita, KS 67202

Occupant - WATER & WICHITA

G. WM. Ray or Occupant
929 North Wichita
Wichita, KS 67203

Robert L. Hamilton or Resident
930 N. Wichita
Wichita, KS 67203

Virginia M. Panhey or Occupant
932 N. Wichita
Wichita, KS 67203

Delores Walker or Occupant
939 N. Wichita
Wichita, KS 67203

J.J. Walker or Occupant
940 N. Wichita
Wichita, KS 67203

Elijah Drain or Occupant
942 N. Wichita
Wichita, KS 67203

Rodney Turner or Occupant
1115 N. Fairview Apt 1
Wichita, KS 67203

Ray D. Holmes or Occupant
1115 N. Fairview Apt 2
Wichita, KS 67203

Occupant
1115 N. Fairview Apt 3
Wichita, KS 67203

Robert Norris or Occupant
1115 North Fairview Apt 4
Wichita, KS 67203

Frances S. Culver or Occupant
1135 N. Fairview
Wichita, KS 67203

Mabel Swinton or Occupant
1137 N Fairview
Wichita, KS 67203

Occupant
1139 N. Fairview
Wichita, KS 67203

Lorn H. Smith or Occupant
1150 N. Fairview
Wichita, KS 67203

Ava C. Holman or Occupant
1154 N. Fairview
Wichita, KS 67203

Dan Gils or Occupant
820 1/2 N. Water
Wichita, KS 67203

Jessee Posey or Occupant
828 N. Water
Wichita, KS 67203

Bertha Morgan or Occupant
830 N. Water
Wichita, KS 67203

David Hughes or Occupant
904 N. Water
Wichita, KS 67203

Cecil Robertson or Occupant
906 N. Water
Wichita, KS 67203

F. Reed or Occupant
907 N. Water
Wichita, KS 67203

Willie Carter or Occupant
909 N. Water
Wichita, KS 67203

Richard Cook or Occupant
909 1/2 N. Water
Wichita, KS 67203

Kizzie Ramsey or Occupant
910 N. Water
Wichita, KS 67203

Mae E. Young or Occupant
924 N. Water
Wichita, KS 67203

Oneda Walker or Occupant
931 N. Water
Wichita, KS 67203

James L. Harding or Occupant
934 N. Water
Wichita, KS 67203

Smauel J. Woods or Occupant
934 1/2 N. Water
Wichita, KS 67203

William D. Crockett or Occupant
935 N. Water
Wichita, KS 67203

Wm. J. Vaughn or Occupant
1005 N. Water
Wichita, KS 67203

Johnnie Pachett or Occupant
1035 N. Water
Wichita, KS 67203

Lucy R. Teal or Occupant
1050 N. Water
Wichita, KS 67203

Roxanne Hawkins or Occupant
1056 N. Water
Wichita, KS 67203

ROSalee Reynolds or Occupant
1058 N. Water
Wichita, KS 67203

Sheila Sharbutt or Occupant
1109 N. Topeka Apt 1
Wichita, KS 67214

Joong H. Lee or Occupant
1109 N. Topeka Apt 2
Wichita, KS 67214
Sherry Andrewyesk or Occupant
1109 N. TOpeka Apt 3
Wichita, KS 67214

Occupant
1109 N. Topeka Apt 4
Wichita, KS 67214

Medhi Chinichian or Occupant
1109 N. Topeka Apt 5
Wichita, KS 67214

Clyde Stephenson or Occupant
1109 N. Topeka Apt 6
Wichita, KS 67214

Raymond Sparks or Occupant
1109 N. Topeka Apt 7
Wichita, KS 67214

Gary G. Giddens or Occupant
1102 N. Topeka
Wichita, KS 67214

Leslie T. Patten or Occupant
1102 N. Topeka
Wichita, KS 67214

Cole Steven or Occupant
1110 N. Topeka
Wichita, KS 67214

Homer Donavon or Occupant
1140-52 N. Topeka
Mercer Apartments #1
Wichita, KS 67214
La Vonna Hedrick or Occupant
1140-52 N. Topeka
Mercer Apartments #2
Wichita, KS 67214

Mrs Vera Kennedy or Occupant
1140 N. Topeka Apt 3
Wichita, KS 67214

Cole Cordner or Occupant
1140 N. Topeka # 4
Wichita, KS 67214

Anthony C. Reed or Occupant
1140 N. Topeka #5
Wichita, KS 67214

Sanford A. Maupin or Occupant
1142 N. Topeka Apt 6
Wichita, KS 67214

Occupant
1142 N. TOpeka # 7
Wichita, KS 67214

Helen Bunting or Occupant
1142 N. Topeka #8
Wichita, KS 67214

Francis Millener or Occupant
1142 N. Topeka #9
Wichita, KS 67203

Patty Goodman or Occupant
1142 N. Topeka
Wichita, KS 67214

Ruby Zehring or Occupant
1148 N. Topeka #11
Wichita, KS 67214

Ethel Nobel or Occupant
1148 N. TOpeka #12
Wichita, KS 67214

Lena Holcomb or Occupant
1148 N. Topeka #13
Wichita, KS 67214
Austin O. Cromer or Occupant
1148 N. TOpeka #14
Wichita, KS 67214

Bruce Barnett or Occupant
1148 N. Topeka #15
Wichita, KS 67214

Gary Young or Occupant
1148 N. Topeka #16
Wichita, KS 67214

Raymond R. Sherwood or Occupant
1148 N. Topeka #17
Wichita, KS 67203

David M. Brewington or Occupant
1148 N. Topeka #18
Wichita, KS 67214

Dorothy J. Autry or Occupant
1148 N. Topeka #19
Wichita, KS 67214

Marie Buchs or Occupant
1142 N. Topeka #20
Wichita, KS 67214

David Grigware or Occupant
1142 N. Topeka #21
Wichita, KS 67214

Byron Myers or Occupant
1142 N. Topeka #22
Wichita, KS 67214

Colin Schmidt or Occupant
1144 N. Topeka #23
Wichita, KS 67214

Occupant
1144 N. Topeka #24
Wichita, KS 67214

Eva Mercer or Occupant
1146 N Topeka #25
Wichita, KS 67214

Gordon Meyring or Occupant
1146 N. Topeka #26
Wichita, KS 67214

Carl Mueschen or Occupant
1148 N. Topeka #27
Wichita, KS 67203

Wm Moser or Occupant
1148 N. Topeka #28
Wichita, KS 67214

Nellie Cole or Occupant
1148 N. Topeka #29
Wichita, KS 67214

Patricia Warren or Occupant
1150 N. Topeka #30
Wichita, KS 67214

Cheryl ENglanD or Occupant
1150 N. Topeka #31
Wichita, KS 67214

Ted Curz or Occupant
1150 N. Topeka #32
Wichita, KS 67214

Russ Burr or Occupant
1152 N. Topeka #33
Wichita, KS 67214

Norman Conrad or Occupant
1152 N. Topeka #34
Wichita, KS 67214

Bud Heskin or Occupant
1156 N. Topeka
Wichita, KS 67214

Betty Cobb or Occupant
1217 N. Topeka #1
Wichita, KS 67214

B. Watson or Occupant
1217 N. Topeka #2
Wichita, KS 67214

Randel Beham or Occupant
1217 N. Topeka #3
Wichita, KS 67214

Harwick Johnson or Occupant
1217 N. Topeka #4
Wichita, KS 67214

Jo & Jack Evans or Occupant
1233 N. Topeka
Wichita, KS 67214

Sedgwick County Alcohol Treatment Center/
1234 N. Topeka
Wichita, KS 67214

Diane Patton or Occupant
1237 N. Topeka
Wichita, KS 67214

L. G. Klauman or Occupant
1239 N. Topeka
Wichita, KS 67214

N.R. Roberts or Occupant
1244 N. Topeka #1
Wichita, KS 67214

Joe Crabtree or Occupant
1244 N. Topeka #2
Wichita, KS 67214

Carol Jay or Occupant
1244 N. Topeka #3
Wichita, KS 67214

Philiss Hernandez or Occupant
1244 N. Topeka #4
Wichita, KS 67214

Alvin Crum or Occupant
1244 N. Topeka #5
Wichita, KS 67214

Verabelle Hein or Occupant
1245 N. Topeka
Wichita, KS 67214

Gertrude J. Hein or Occupant
1247 N. Topeka
Wichita, KS 67214

Inez B. Ausburn or Occupant
1249 N. Topeka
Wichita, KS 67214

Russell L. Squires or Occupant
1251 N. Topeka
Wichita, KS 67214

Randy Edwards or Occupant
1305 N. Topeka #1
Wichita, KS 67214

Danny Hughes or Occupant
1305 N. Topeka #2
Wichita, KS 67214

Betty Smith or Occupant
1305 N. Topeka #4
Wichita, KS 67214

Ollie Freeman or Occupant
1305 N. Topeka #5
Wichita, KS 67214

Occupant
1305 N. Topeka #8
Wichita, KS 67214

James D. Floyd or Occupant
1323 N. Topeka
Wichita, KS 67214

Charles W. Krenning or Occupant
1324 N. Topeka
Wichita, KS 67214

Mary A. Parr or Occupant
1327 N. Topeka #1
Wichita, KS 67214

Roy Stone or Occupant
1327 N. Topeka #2
Wichita, KS 67214

Estella Devin or Occupant
1327 N. Topeka #3
Wichita, KS 67214

Clara Jones or Occupant
1327 N. Topeka #4
Wichita, KS 67214

Robert D. Clark or Occupant
1332 N. Topeka
Wichita, KS 67214

Ronald Joiner or Occupant
1335 N. Topeka #1
Wichita, KS 67214

Myrtle Watts or Occupant
1335 N. Topeka #2
Wichita, KS 67214

Vera Kasting or Occupant
1335 N. Topeka #3
Wichita, KS 67214

Jessie Veaver or Occupant
1335 N. Topeka #4
Wichita, KS 67214

From the Desk of
MICHAEL D. GRAGERT

Dear Bob:

Here are the names & addresses of three couples who moved into the area Midtown is seeking to rezone on Topoka street within the past 6 months & who, therefore, may not appear on your ownership lists. We would like very much for them to be included in your questionnaire mailing:

1. WAYNE & JANET CONRAD
1328 N. TOPEKA
2. Jim & SYLVIA MITCHELL
1227 N. TOPEKA
3. WALTER & BARBARA WATTMAN
1201 N. TOPEKA

added
done

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

March 11, 1977

Dear Property Owner or Tenant:

Our records indicate that you have an interest in property located within the area outlined on the attached map. During the March 1, 1977 Meeting of the Board of Wichita City Commissioners, representatives of the Midtown Citizens Association requested that the area outlined be rezoned from existing classifications to the "RB" Four Family zoning district. Before initiating (not approving) the proceedings which could lead to rezoning the area, the Board of City Commissioners would like to know your feelings as a potentially affected property owner. Would you, therefore, please answer the questions on the attached sheet and return it in the enclosed pre-stamped envelope.

To assist you in evaluating the rezoning proposal, the existing zoning districts are identified on the map, and summary of the uses permitted in each district is on the back of this letter. The "RB" Four Family zoning district allows the construction of single family homes, duplexes (two family units) threeplexes (three family units) and fourplexes (four family units). The "RB" Four Family zoning district does not permit the construction of higher density residential apartment buildings, offices, commercial or industrial building or off-street parking lots, however, for those of you who might have over four dwelling units or offices presently existing, your use would be considered a legal nonconforming use should a change be made to "RB".

If you have any questions concerning the zoning ordinance as it relates to this request, please call our office, 268-4422 and ask for Mr. Mike Meek or Mr. Lynn Shirkey.

We would appreciate receiving your response by March 25, 1977.

Sincerely,



Robert A. Lakin
Director of Planning

RAL:JHG:e1

Enclosures

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits Multiple-family dwellings at a density of 12.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits Multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed building; service stations, all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

Property Address _____; or

Legal Description _____

Owner of Property Tenant or Renter

How is the property used? _____

If residential, how many dwelling units? _____

If residential, do you as the owner live
on the property? Yes No

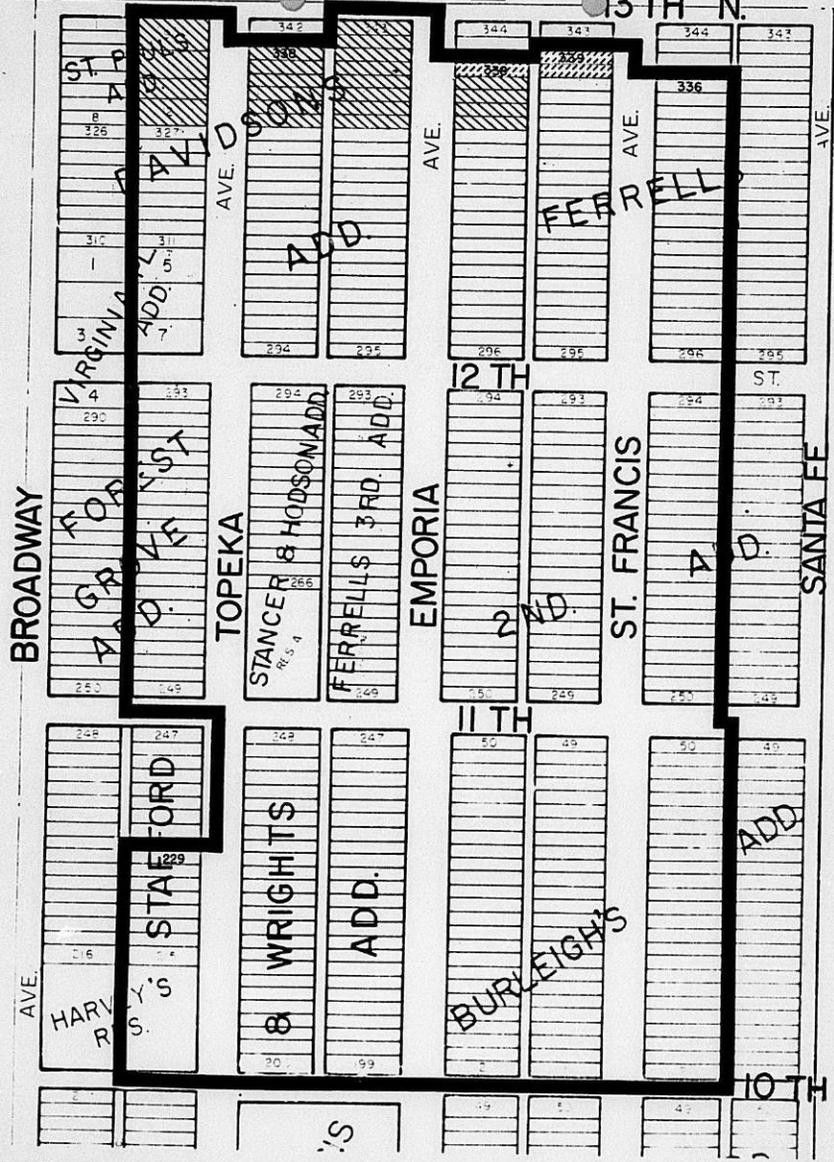
Do you favor rezoning the area to the "RB" Four Family zoning
district? Yes No Undecided

Are there any other comments you wish to make?

EXISTING ZONING

B LC C

13TH N.



Occupant List

119

David W. Kent or Occupant 1336 N. Topeka Wichita, Kansas 67214	Barbara J. Schmitz or Occupant 1156 N. Emporia #11 Wichita, KS 67214
Joseph Shockley or Occupant 1344 N. Topeka Wichita, Kansas 67214	Janet S. Tucker or Occupant 1156 N. Emporia #12 Wichita, KS 67214
Ruth Fogg or Occupant 1100 N. Emporia Wichita, KS 67214	Bernus I. Wahrman or Occupant 1160 N. Emporia #1 Wichita, KS 67214
Marguerite M. Helten or Occupant 1110 N. Emporia Wichita, KS 67214	Esther G. Spicer or Occupant 1160 N. Emporia #2 Wichita, KS 67214
Sedgwick Association of Southern Baptists c/o Dorothy R. Milam 1147 N. Emporia Wichita, KS 67214	Ione Clark or Occupant 1160 N. Emporia #3 Wichita, KS 67214
Chester Weir or Occupant 1156 N. Emporia #1 Wichita, KS 67214	Edith Orr or Occupant 1160 N. Emporia #4 Wichita, KS 67214
Lela B. Marcum or Occupant 1156 N. Emporia #2 Wichita, KS 67214	Irene Kehn or Occupant 1160 N. Emporia #5 Wichita, KS 67214
Richard B. Johnson or Occupant 1156 N. Emporia #3 Wichita, KS 67214	Pam Poer or Occupant 1160 N. Emporia #6 Wichita, KS 67214
Lillian Corbett or Occupant 1156 N. Emporia #4 Wichita, KS 67214	Occupant 1160 N. Emporia #7 Wichita, KS 67214
Eva James or Occupant 1156 N. Emporia #5 Wichita, KS 67214	Lynn W. Wood or Occupant 1160 N. Emporia #8 Wichita, KS 67214
Mary J. Bibee or Occupant 1156 N. Emporia #6 Wichita, KS 67214	Sally Stewart or Occupant 1160 N. Emporia #9 Wichita, KS 67214
Glenn B. Edwards or Occupant 1156 N. Emporia #7 Wichita, KS 67214	Janelle M. Carlson or Occupant 1160 N. Emporia #10 Wichita, KS 67214
Occupant 1156 N. Emporia #8 Wichita, KS 67214	Hazel Meredith or Occupant 1160 N. Emporia #11 Wichita, KS 67214
Robert Thackery or Occupant 1156 N. Emporia #9 Wichita, KS 67214	David L. Van Allen or Occupant 1160 N. Emporia #12 Wichita, KS 67214
Wendy Hulse or Occupant 1156 N. Emporia #10 Wichita, KS 67214	Bessie L. Tracy or Occupant 1202 N. Emporia #2 Wichita, KS 67214

St. Francis
Emporia
Topeka

David W. Kent or Occupant

1336 N. Topeka

Wichita, KS 67214

Richard Squire or Occupant
1202 N. Emporia #5
Wichita, KS 67214
James Davis or Occupant
1202 N. Emporia #6
Wichita, KS 67214

C. May Brown or Occupant
1208 N. Emporia #1
Wichita, KS 67214

Mary Hunt or Occupant
1208 N. Emporia #2
Wichita, KS 67214

Occupant
1208 N. Emporia #3
Wichita, KS 67214

Robert Keeton or Occupant
1208 N. Emporia #4
Wichita, KS 67214

Cecil g. Davidson or Occupant
1208 N. Emporia #5
Wichita, KS 67214

Lloyd L. Barton or Occupant
1208 N. Emporia #6
Wichita, KS 67214

John Sharon or Occupant
1208 N. Emporia (Rear)
Wichita, KS 67214

Eugene Bailey or Occupant
1215 N. Emporia #1
Wichita, KS 67214

Jerry Morris or Occupant
1215 N. Emporia #2
Wichita, KS 67214

Occupant
1215 N. Emporia #3
Wichita, KS 67214

Occupant
1215 N. Emporia #4
Wichita, KS 67214

Occupant
1215 N. Emporia #5
Wichita, KS 67214

Occupant
1215 N. Emporia #6
Wichita, KS 67214

Dick Detwiller or Occupant
1215 N. Emporia #8
Wichita, KS 67214

Kathryn Cash or Occupant
1215 N. Emporia
Wichita, KS 67214

Occupant
1215 N. Emporia #10
Wichita, KS 67214

Cecil Poore or Occupant
1216 N. Emporia #1
Wichita, KS 67214

Len Ragland or Occupant
1216 N. Emporia #2
Wichita, KS 67214

Ocie D. Beckham or Occupant
1221 N. Emporia #1
Wichita, KS 67214

Occupant
1221 N. Emporia #2
Wichita, KS 67214

Steven Linton or Occupant
1221 N. Emporia #3
Wichita, KS 67214

Gregory Hilton or Occupant
1221 N. Emporia #4
Wichita, KS 67214

Leah M. Reeves or Occupant
1222 N. Emporia #1
Wichita, KS 67214

Reinie Shaver or Occupant
1222 N. Emporia #2
Wichita, KS 67214

Nadine Roberts or Occupant
1222 N. Emporia #3
Wichita, KS 67214

Ronald Spurgeon or Occupant
1222 N. Emporia #4
Wichita, KS 67214

Norma V. Summers or Occupant
1314 N. Emporia #1
Wichita, KS 67214

Daisy Bales or Occupant
1314 N. Emporia #2
Wichita, KS 67214

Fred Smith or Occupant
1314 N. Emporia (Upstairs)
Wichita, KS 67214

Wayne Reno or Occupant
1339 N. Emporia
Wichita, KS 67214

Diana Troutman or occupant
1349 N. Emporia
Wichita, KS 67214

Rodney D. Clements or Occupant
1349 1/2 N. Emporia
Wichita, KS 67214

Raymond T. Alder or Occupant
1355 N. Emporia
Wichita, KS 67214

Robert J. Ross or Occupant
1357 N. Emporia
Wichita, KS 67214

David R. Walker or Occupant
1359 N. Emporia #1
Wichita, KS 67214

D. HERN or Occupant
1359 N. Emporia #3
Wichita, KS 67214

P. Weyman or Occupant
1359 N. Emporia #4
Wichita, KS 67214

Mahamad Ziglari or Occupant
1359 N. Emporia
Wichita, KS 67214

Blake Sawyer or Occupant
1359 N. Emporia (Basement)
Wichita, KS 67214

Ralph Smith or Occupant
1123 N. St Francis
Wichita, KS 67214

Ed K Hogeboom or Occupant
1130 1/2 N. St Francis
Wichita, KS 67214

Nina Story or Occupant
1132 N. St Francis
Wichita, KS 67214

Roy L. Robertson or Occupant
1141 N. St Francis
Wichita, KS 67214

Anthony J. Seranno or Occupant
1148 N. St Francis #1
Wichita, KS 67214

Occupant
1148 N. St Francis #2
Wichita, KS 67214

Occupant
1150 N. St Francis #1
Wichita, KS 67214

Occupant
1150 N. St Francis #2
Wichita, KS 67214

Eliz R. Hensley
1219 N. St Francis
Wichita, KS 67214

Dorothy A. Summers or Occupant 1222 N. Emporia #5 Wichita, KS 67214	Harold Caldwell or Occupant 1240 N. Emporia #2 Wichita, KS 67214
Lucy B. Cahill or occupant 1222 N. Emporia #6 Wichita, KS 67214	Jana Rambo or Occupant 1240 N. Emporia #3 Wichita, KS 67214
Jessie Kennedy or Occupant 1222 N. Emporia #7 Wichita, KS 67214	Pamela Miller or Occupant 1248 N. Emporia Wichita, KS 67214
Mabel Harrell or Occupant 1224 N. Emporia #1 Wichita, KS 67214	Irene W. Quick or Occupant 1248 N. Emporia #2 Wichita, KS 67214
John B. Hunt, or Occupant 1224 N. Emporia #2 Wichita, KS 67214	Patricia Lewis or Occupant 1248 N. Emporia #3 Wichita, KS 67214
Occupant 1224 N. Emporia #3 Wichita, KS 67214	Norman Dennis or Occupant 1248 N. Emporia #4 Wichita, KS 67214
Frank M. Dreiling or Occupant 1224 N. Emporia #4 Wichita, KS 67214	Carla Dennis or Occupant 1250 N. Emporia Wichita, KS 67214
Wells or Occupant 1224 N. Emporia #4 Wichita, KS 67214	George D. Luginbill or Occupant 1306 N. Emporia #1 Wichita, KS 67214
Dorothy Summer or Occupant 1230 N. Emporia Wichita, KS 67214	James E. Reed or Occupant 1304 N. Emporia Wichita, KS 67214
Clara A. Carlson or Occupant 1234 N. Emporia #1 Wichita, KS 67214	Ray Ellis or Occupant 1306 N. Emporia #2 Wichita, KS 67214
Essie H. Exum or Occupant 1234 N. Emporia # 2 Wichita, KS 67214	William W. Judd or Occupant 1306 N. Emporia #3 Wichita, KS 67214
Occupant 1234 N. Emporia #3 Wichita, KS 67214	Donald R. Essery or Occupant 1306 N. Emporia #4 Wichita, KS 67214
Harold McCarney or Occupant 1237 N. Emporia Wichita, KS 67214	Calvin O Carroll or Occupant 1307 N. Emporia Wichita, KS 67214
Robert L. Gilbert or Occupant 1240 N. Emporia #1 Wichita, KS 67214	Richard E. Rutledge, Jr. or Occupant 1309 N. Emporia Wichita, KS 67214

Cleo C. Smith Or Occupant
1229 N. St Francis
Wichita, KS 67214

Richard Martinez or Occupant
1236 N. St. Francis
Wichita, KS 67214

John h. Hoefler or Occupant
1237 N. St Francis
Wichita, KS 67214

Leota L. Lipp or Occupant
1240 N. St Francis
Wichita, KS 67214

James C. Pray or Occupant
1253 N. St Francis
Wichita, KS 67214

Emma V. Bishop or occupant
1301 N. St Francis
Wichita, KS 67214

Robert Garrison or Occupant
1301 1/2 N. St Francis
Wichita, KS 67214

Eddie O. Sterling or Occupant
1306 N. St Francis
Wichita, KS 67214

Cloyd O. Duff or Occupant
1310 N. St Francis
Wichita, KS 67214

Eva R. Burris or Occupant
1311 N. St Francis
Wichita, KS 67214

Louis Stroot or Occupant
1314 N. St Francis
Wichita, KS 67214

Eric L. Mohr or Occupant
1315 N. St Francis
Wichita, KS 67214

Occupant
1318 N. St Francis #1
Wichita, Ks 67214

Occupant
1318 N. St Francis #2
Wichita, KS 67214

Occupant
1318 N. St Francis #3
Wichita, KS 67214

Florenzio Sandoval or Occupant
1318 N. St Francis #4
Wichita, KS 67214

John Martinez or Occupant
1321 N. St Francis
Wichita, KS 67214

Francis Roberts or Occupant
1348 N. St Francis #1
Wichita, KS 67214

Able Martinez or Occupant
1348 N. St Francis #2
Wichita, KS 67214

Aaron Redford or Occupant
1353 N. St Francis
Wichita, KS 67214

Chris Cave or Occupant
1357 N. St Francis
Wichita, KS 67214

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE March

TO Robert A. Lakin, Director of Planning

FROM E. H. Denton, City Manager

SUBJECT Down-Zoning in Midtown Area



On March 1, 1977, the City Commission heard a request from the Midtown Citizens Association that City staff conduct a study of the Midtown area to determine which properties should be involuntarily changed from "LC" and "B" to "RB" zoning.

Considerable opposition to any plan of involuntary down-zoning was expressed by Mr. Raymond Massey, a Midtown resident and Mr. Francis Hesse, Attorney for St. Francis Hospital.

The Commission then authorized the City Manager to conduct a survey of the owners of properties in Midtown to determine their opinions as to the proposed rezoning.

Please accept responsibility for the conduct of such a survey through a mailed questionnaire which will reflect as a minimum the location and zoning of each property, its owner, whether or not it is owner occupied, and the owner's opinion as to down-zoning.

Please plan on returning the report on the results of the questionnaire to the City Commission at its meeting of March 22, 1977. This report should also include an estimate of costs to the City should the Midtown proposal be approved. The presentation should include maps of the area reflecting the current zoning and proposed changes.

At the City Commission meeting of March 22, 1977, we will determine whether or not the Commission desires to go ahead with hearings on the matter before the CPO.

E. H. Denton
E. H. Denton
City Manager

EHD/sw

cc: David Furnas, Citizen Participation Coordinator

eff.

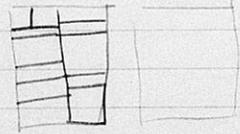
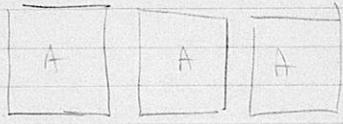
JL

make boundary map of
change area on zone map.

boundary on aerial

ownership map

- out blocks of whole area w/ zone
regulate is "A", "B"



plus
ownership
map on
overlays
w 2nd zone

plus 3rd of ownership w/ owner-occupied
4th " w/ 1/4 on zone also
assessed

B

672 100-2197
67207 UP

152

1

Key #	Legal	Street Address	owner	owner's Mailing Address
1313	S 78' E 1/2 Harvey Res. Stafford & Wrights Add	Topoka 1103	W. W. Nester	1103 N. Topoka 67204
1314	N 70' S 148' E 1/2 Harvey's Res. Staff & Wrights	1109	Charles A. Loop	70 Mid. Ws. Federal 230 S. Market 67202
1315	N 50' E 150' Harvey Res	1113	J. W. Johnson	1113 N. Topoka 67214
1317	L 215' S 104' L 217' Stafford & Wrights	1117	R. A. Devore	824 N. Market, Freehold, N.J. 07728
1318	N 144' L 217, Lots 219-221	"	"	360 N. Terminal Dr.
1319	L 223, 225, 227, 229	1101	"	"
1320	L 251, 253	1145	Sec. of Housing & Urban Development	Washington D.C.
1321	L 235, 237	1151	Metropolitan Life Ins Co.	Safeway Stores, Inc. K.C. Mo.
1322	L 239, 241, 243, 245, 247 ex. W 40'	?	Safeway Stores Inc.	"
1322-0001	W 40'	?	"	"
T 1323	L 200, 202	1102	John J. DeThompson	408 N. Topoka 67214
T 1324	L 204, 206	1108	"	3108 N. Topoka 67214
1325	L 208, 210, 212		OK St. Francis Hosp.	929 N. St. Francis 67214
1326	L 214, 216		OK " "	"
1327	L 218, 220		OK " "	"
1328	L 222, 224		OK " "	"
1329	L 226, 228		Eva Mercer Gilham	(William L. Gottle Jr.) 1142 N. Topoka 67214
1330	L 230, 232, 234, 236, 238, 240	1144, 1146, 1148 1150, 1152	" "	"
1331	L 242, 244	1154	Fletcher Ward	1154 N. Topoka 67214
1332	246, 248	1156	Elmer L. Richardson	Belle Plaine, Ks. 67003
1333	L 199, 201; S 18' L 203	Emporia 1103	OK St. Francis Hosp.	909 N. St. Francis 67214
1334	N 7' L 203 - All 205, 207, 209, 211	1117	OK " "	"
1335	Lots 213, 215, 217, 219	1125	OK " "	"
1336	L 221, 223	1127	Petronilla Steiner	1127 N. Emporia 67214
1337	L 225, 227	1135	Thomas A. Blossom	1135 N. Emporia 67214 230 N. Market 67202
1338	L 229-231	1137	Ranard Glenn Ziegler	1137 N. Emporia 67214
1339	L 233, 235	1141	Vern R. Kanady	420 N. Illinois, Oxford, Ks. % John T. Rhoads 67119
1340	L 237, 239	1147	Home Mission Bd. of So. Baptist Conve.	161 Spring St. NW Atlanta, Ga. 30303
1341	L 241, 243, 245, 247	1155	"	"
	↓ Ferrells 3rd Addn			
1342	L 249, 251	1201	WALTER & BARBARA WATKINS William & Jones	1201 N. Emporia 67214
1343	L 253, 255	1205	E. R. Houser	1205 N. Emporia 67214
T 1344	L 257, 259, 261, 263	1215	Urban Renewal ERA Inc.	455 N. Main 2nd Floor 530 E. 13th St. 67201
T 1345	L 265, 267	1221	Ken Properties Wlyne Kakestrom	Ronald L. Smith 6001 Center Ln 67208 5925 Danbury 67220

Key #	Legal	Street Address	Owner	Owner's Mailing Address
1346	Ferrell's 3rd Lot 269, 271	Emporia 1227	✓ Dick Hoffmann Press E.R.A. Inc. X	530 E. 13th 67214 1235 N. Emporia
1347	L 273, 275, 1/2 L 277	1235	✓ Chester D. Payton	% Union Nat'l Bk 67214
1348	N 1/2 L 277, all 279, 281	1241	✓ Earl E. Yust X	1241 N. Emporia 67214
1349	L 283, 285 & S 8' L 287	1245	✓ Eugenie Bengston	1245 N. Emporia 67214
1350	N 17' L 287, all L 289	1247	✓ Paul R. Lueker X	1247 N. Emporia 67214
1351	L 291, 293	1251	✓ A.S. Glidewell X	1251 N. Emporia 67214
↓ Ferrell's 2nd Addn.				
1076	L 259, 252, 1/2 L 254	Emporia 1202	✓ John Mac Pherson	319 S. Oliver 67218
T 1077	N 1/2 L 254, all L 256, 258	1208	✓ JUDY McCREA X	1208 N. Emporia 67214
1078	L 260, 262, S 5' L 264	1214	✓ Willa Hawkins X	1214 N. Emporia 67214
1079	N 20' L 264, all L 266	1222	✓ Roy L. Vickery	2342 S. Main 67215
1080	L 268, 270, S 15' L 272	1224	✓ John W. Steele X Marilyn Berger X?	1632 W. Lynn 67212
1081	N 10' Lot 272 - all L 274, 1/2 L 276	1230	✓ Ernest R. Lawrence Zoe Hilker X D	1228 N. Emporia 67214
1082	N 1/2 L 276, all L 278	1234		"
1083	L 280, 282	1240	✓ Richard E. Wilkinson X	1247 N. Emporia 67214
1084	L 284, 286	1244	" X D	1244
1085	L 288 & S 20' L 290	1248	✓ Cady Franklin X	% Keth Pendergraft 5914 E. Zimmery 67218
1086	N 5' Lot 290, all L 292, 294	1250	✓ Lawrence E. Smith	1302 N. Emporia 67214
1087	L 296, 298	1302	✓ " X	1016 N. St. Francis 67214
T 1088	L 300 & S 5' Lot 302	1304	✓ Rice Rental Properties James E. Reed	1304 N. Emporia 67214
T 1089	N 20' L 302, all L 304	1306	✓ James Rich Loretta Lighty	1306 N. Emporia 67214 1738 N. Emporia
1090	L 306, 308, 310	1314	✓ Charles T. Summers X	1314 N. Emporia 67214
1091	L 312, 314	1316	✓ A.J. Pauler X	Esther M. Pauler 67214 1316 N. Emporia
1092	L 316, 318	1318	✓ John Ivan Babich X	1318 N. Emporia 67214
1093	L 320, 322	1322	✓ Paul Babich X	1318 N. Emporia 67214
1094	L 324, 326	1338	✓ Mary E. Newman X	1338 N. Emporia 67214
1095	L 328 & L 330 Exc. - -	1342	✓ Raymond J. Pardo	1342 N. Emporia 67214
1096	of L 330, all L 332, 334	1346	✓ Linda Sue Sorrell X	1346 " 67214
1097	L 336, 338	1350	✓ Randall J. Kust	1350 N. Emporia 67214
1098	L 340, 342, 344 - Exc E 40'	1356	✓ J.B. Bright	% Jesus O. Arce 838 N. Perry 67203
X 1099	E 40' L 340, 342		✓ Russell T. Mason	1337 K St. Lincoln Nebraska 68508

1100

Dr. Joseph
Glacia

Dr. Jerry Marshon

2 houses S of Paulin
on Topoka

Dr.

1102 / 1104 N. Topoka

Suliman Sadig

1333 N ST.

Francis

1217 N. St. Francis

IMPORTANT MESSAGE

FOR Mr. Laker

DATE 7/11 TIME 1:30 A.M. P.M.

WHILE YOU WERE AWAY

Don Voorhes

OF _____

PHONE No. 265 2613

TELEPHONED	<input checked="" type="checkbox"/> PLEASE CALL	
CALLED TO SEE YOU	WILL CALL AGAIN	
WANTS TO SEE YOU	RETURNED YOUR CALL	

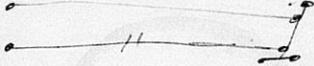
MESSAGE

Call for summer notes
mail out list

ML

SIGNED et

Wrights Paradox Clinic



2
2

Key #	Legal	Street Address	Owner	Owner's Mailing Address
1101	E 90' L 249, 251, S 15' L 253	1205 ^{St Francis}	J. Milton Bowers	67214 1205 N. St. Francis
X-1102	W 50' L 249, 251 + S 15' W 50' L 253		Edgar E. Wilkison	67214 1244 N. Emporia
1103	N 10' L 253, all L 255	1209	J.A. Rowley	67214 1209 N. St. Francis
1104	L 257, 259	1211	Albert Pfannenstiel	67214 1211 N. St. Francis
1105	L 261, 263	1215	Albert Pfannenstiel	"
1106	L 265, 267	1219	John B. Shepherd Chas. S. Farni	1133 W. 29th S. 421 Pathe 67217
1107	L 269, 271	1227	Richard H. Jansen	1227 N. St. Francis 67214
1108	L 273, S 1/2 L 275	1229	Earl W. Anderson	1755 Good Park Ridge, Ill. 60068
1108-001	L 275 exc S 1/2, all Lot 277	1237	M.E. Northcutt	3807 Shimmer
X-1109	L 279, 281		Randall B. Macy	96 Mercury Mts. Box 131, Tulsa, OK 74011
1110	L 283, 285	1249	Laure Underhill	1249 N. St. Francis 67214
1111	L 287, 289	1251	James C. Pray	1253 N. St. Francis 67214
1112	L 291, 293	1253	Ray Long	1253 N. St. Francis 67214
1113	L 295, 297	1301	Emma V. Wolf Bishop	1301 N. St. Francis 67214
1114	L 299, 301	1305	Charles A. Guenther	1109 W. 29th So. 67217
1115	L 303, 305	1311	Margaret A. McDonald	1311 N. St. Francis 67214
1116	L 307, 309	1315	Kenneth R. Danel	1402 N. Glendale 67214
1117	L 311, 313	1317	Marie Farnik	424 S. Elizabeth 67213
1118	L 315, 317	1321	Acme Oil Corp.	67209 6235 W. Kellogg
1119	L 319, 321	1333	Babe Louise Rose	10116 W. 11th 67212
1120	L 323, 325	1337	Laddie E. Svoboda	1337 N. St. Francis 67214
1121	L 327, 329	1345	Hesse Rocha	Julia G. Rocha 1345 N. St. Francis 67214
1122	L 331, 333, 335	1353	Veterans Affairs	Wash. D.C. 20420
1123	L 337, 339	1357	Ella M. Richey	1321 N. High 67203
X-1124	L 341, 343		LYNDEE D. FAYLOR	1713 N. St. Clara
1125	L 250, 252	1202	Allice D. Beggs	1202 N. St. Francis 67214
1126	L 254, 256 exc E 6'	1204	Rudolfo Balders, Guern	1204 N. St. Francis 67214
1127	L 258, 260 exc E 6'	1212	Edward R. Stuart	1212 N. St. Francis 67214
1128	E 6' L 250-260 (exc)		City of Wichita	455 N. Main Bucks 192002
1129	L 262 & S 15' L 264	1214	M. Fred M. Tocker	1035 N. Emporia 67214
X-5 1130	N 10' L 264 + all L 266		F & W Wholesale Supply, Inc.	1245 N. Santa Fe 67214
1131	L 268, 270	1218	Lilia R. Tocker	1035 N. Emporia 67214
1132	L 272, 274	1228	F & W Wholesale Supply	1245 N. Santa Fe 67214
1132-001	L 276-278	1236	Clara Lint	208 N. Broadway 67202

Key #	Legal	Street Address	Owner	Owner's Mailing Address
T 1133	L 280, 282, exc E 6'	Ferrill's 2nd St. Francis 1240	Alfred Tocker Leota L. Lipp D	1240
1134	L 284 + 5 1/2 L 286, exc E 6'	1244	Frank O. Gilliland X	1244 N. St. Francis 67214
1135	N 1/2 L 286, all L 288 ^{max} E 6'	1246	Catherine Hawthorne	1246 67214
1136	L 290 + 5 10' L 292, exc E 6'	1248	Doyle W. Montgomery?	2434 Amidon 67204
1137	N 15' L 292, all L 294, exc E 6'	1250	Ernest E. Kehr	526 N. St. Francis 67214
X 1138	L 296, 298, 300, 302	612 E 12th	Larry B. Schuart	1310 N. St. Francis 67214
X 1138-000A	L 304, 306	1310	Bernice J. Tyler Church	Wagoner, Okla.
1138-0001	L 308, 310 exc E 6'	1314	Michael R. Clevenger	1314 N. St. Francis 67214
1138-001A	L 312, 314, 316 L 316 ^{exc} E 6'	1318	Bernard H. Kramer	2146 N. Market 67214 % S W Nat'l Bank P.O. Box 1401 67204
1138-001B	N 19' L 316, all L 318, 320 ^{exc} E 6'	1320	Mervis F. Cyr	
1139	E 6' L (ann.) 280-320		City of Wichita D	
1140	L 322-324	1336	Leroy B. Mueller	1336 N. St. Francis 67214
1141	L 326, 328	1340	Walter W. Anderson	1340 " " "
1142	L 330, 332	1344	Geneva Stafford	1344 " " "
1143	L 334, 336	1348	Alice Heldenbrand X	431 N. Erie 67214
X 1144	L 338, 340	1356	Frank Laughlin	339 Laura 67211
X 1145	L 342, 344	1360	" " D	" "
1146	W 8' L (odd) 249-255 & W 6' (odd) ²⁵⁷⁻²⁵⁹		City of Wichita D	
	Burleigh's Add	Emporia		
1167	L 2, 4	Emporia 1100 ↓	Verline L. Sykes X	100 S. Darlington St. 19200 westchester PA
1168	L 6, 8, 10 + 5 10' L 12	1108	St. Francis Hosp. X D	
1169	N 15' L 12, all L 14	1110	Lawrence H. Struble	1110 N. Emporia 67214
1170	L 16, 18	1120	St. Francis Hosp. D	
1171	L 20, 22	1126	Bd. of Park Comm.	455 N. Main Buck 51P
1172	L 24, 26	1130	" " D	
X 1173	L 28, 30, 32	1134	" " D	
1174	L 34, 36	1140	Bd. of Park Comm. Aurelia I. Lammon's D	Mid Ks Fed 67202 230 S. Market
1175	L 38, 40, 42	1146	Bd. of Park Comm. D	
1176	L 44, 46, 48, 50	OK 1160	Thelma Hennessey X	2735 Riverside 67211
1177	E 90' L 1, 3, 5	OK 1103 ↓ St. Francis	Alfred T. Tocker D	1035 N. Emporia 67214
X 1178	W 50' L 1, 3, 5, 5 1/2 L 7	OK	St. Francis Hosp. X D	
1178-0001	N 10' L 7, all L 9, 5 10' L 11	OK 409	St. Francis Hosp. X D	

Key #	Legal	Street Address	Owner	Owners Mailing Address
	Burleigh's Add	St. Francis		
1179	N15' 6" L11, all L13, 35' L15	1115 OK	Lilia R. Tacker D	1035 N. Emporia
X 1180	N20' L15, all L17	1123 OK	Alfred M. Tacker D	421 N. Erie
1181	L 19, 21	1125 OK	Alfred T. Tacker D	
1182	L 23, 25	1131 OK	" " D	
1183	L 27, 29	1133 OK	" " D	
1184	L 31, 33	1135 OK	" " D	
1185	L 35, 37	1141	Howard Byron Stiltz	1141 N. St. Francis 67214
1186	L 39, 41	1149	Rupert Gene Woolard	1149 N. St. Francis 67214
1187	L 43, 45, 47, 49	1155	George Hennessy	2735 Rivera 67211
X-1188	E 46' L 2 & E 46' S 11 1/4' L 4		St. Francis Hosp. D	
1189	W 94' L 2, W 94' OS 11 1/4' L 4	1102	Alfred T. Tacker D	
1190	N 13 1/2' L 4, all L 6	1104	Lilia R. Tacker D	
1191	L 8, 5 1/2 L 10	1108	St. Francis Hosp. D	
1192	N 1/2 L 10, all L 12	1112	St. " X D	
1193	L 14, 16	1120	Lilia R. Tacker D	
1194	L 18, 20	1124	Alfred M. Tacker D	
1195	L 22, 24	1126	St. Francis Hosp. D	
✓ 1196	L 26, 28	1130	Theresa Martin Virginia J. Ernest	1130 N. St. Francis 67214 Belle Reeves, 1152 " " OK La. City, OKLa.
1197	L 30, 32, 34	1132	Belle Reeves	
1198	L 36, 38	1146	St. Francis Hosp. D	
1199	L 40, 42	1148	Abraham Serrano, Sr.	4815 S. Madison 67214
1200	L 44, 46	1154	Sarah Estelle Bergen	1154 N. St. Francis 67214
1201	L 48, 50	1156	Church of God Seventh Day	1156 N. St. Francis 67214
	Virginia Place	Topoka		
1356	L 5	1315	John R. Turpjin X	1315 N. Topoka 67214
1357	L 6	1309	J. E. Catudal X	1309 N. Topoka 67214
1358	L 7	1305	John Taylor, Jr.	804 Ramblewood Tr. Edmond, OK. 73024

OK

Key #	Legal	Street Address	owner	Owner's Mailing Address
	Stancer Hodson Add.	Topeka		
1366	S150' Res A	1204	Ralph T. Haney	96 E.P. Fuller 67214 1204 N. Topeka 67214
1367	N50' Res A i S 1/2 L266	1212	Walbert Jonker Youth Alternatives, Inc.	(212 N. Topeka 1216 N. Topeka 67214
1360	N 1/2 L266, all L288, 270 i S 1/4 L272	1216	Emilio P. Fuller	1216 N. Topeka
1361	N 3/4 L272, all L274, S 1/2 L276	1234	Mae Wadley X Dorothy V. Vanderford M. Eugene Fortline	1552 Laura 67211 1240 Topeka 67214 1834 Jeanette
1362	N 1/2 L276, all L278, 280, 282	1240		67214
1363	L 284, 286 L 288	1244	Russell Sharp Joseph C. Kern	1244 N. Topeka 1250 N. Topeka 67214
1364	L 288, 290	1246	Mannie M. Ashley	1246 N. Topeka 67214
1365	L 292, 294	1250	Joseph C. Kern D X	1250 N. Topeka
	Forest Grove Addn.	Topeka		
T 1375	L 249, 251, 253	1201	Walter J. Wattma Wittman C. S.	67214 1201 N. Topeka
1376	L 255, 257, 259	1209	F. Clare Moor X	67214 1209 N Topeka 67203
1377	L 261, 263, 265	1217	Frank R. Stubblefield R. James Mitchell	1539 N. Clarence 1227 N. Topeka
T 1378	L 267, 269, 271	1227	Paul D. Ulrich X	130 N. Main St 969 N. Wellbuck 67214 1233 N. Topeka
1379	L 273, 275	1233	Don D. Smith X	67214
1380	L 277, 279, 281, 283	1235	Ernest W. Rice	1235 N. Topeka 3052 Jeanette 67204
1381	L 285, 287	1237	Darrell D. Craft, Sr.	1721 W. 27th St North 67213
1382	L 289, S 1/2 16.44' L291	1245	Jeanell Hurd Fernella Fooster X	519 S. Walnut 67211
1383	N 8.56' L 291, all L293	1249	Cleo Pearl Mitchell	631 S. Volutsia 67211
	C.L. Davdsons Add	Topeka		
1388	E116' of L 311, 313, S10' L315	1323	Frank L. Smith	67203 1001 N. Edwards
1389	E116' of N15' L 315 and L317-319	1327	Mary Ann Parr	67214 1335 N. Topeka
1390	L 321, 323	1335	" " " D	" " "
1391	L 325, 327	1337	St. Pauls Methodist Ch.	67214 1356 N. Broadway
X 1392	L 294, 296	402-404-406 408 East 12th	Everett O. Lindstrom X	555 Circle Lake Dr Wichita, Kan. 67209
1393	L 298, 300	1308	Ignacio E. Rosales	67214 1308 N Topeka
1394	L 302, 304	1312	G. W. Harvey	67214 1312 N. Topeka
1395	L 306, 308	1320	Wichita Youth Homes Inc ming R. Bingham	67214 1320 N Topeka
1396	L 310, 312	1324	Thomson B. Cannon Wayne B. Cannon	67214 1324 N. Topeka
T 1397	L 314, 316	1328	Wayne B. Cannon Eloyd E. Carr X	United Springs 1328 N. 755 N. Main 67214
1398	L 318, 320	1332	John T. Rhoads X	67214 420 N. Illinois Oxford KS 67119

Key #	Legal	Street Address	Owner	Owner's Mailing Address
	Davidson's Addn.	↓ Topeka		
1399	Lots 322, 324	1336	Ausie M. Kent X	67214 % David W. Kent 1336 N. Topeka
1400	L 326, 515' L 328	1340	Walter L. Sharp	2304 Star Augusta, Ks 67000
1401	N 10' L 328, all L 330, S 5' L 332	1344	J.E. Sinclair	1344 N. Topeka 67214
1402	N 20' L 332, all L 334	1348	Gary C. McKay	2220 Burton 67213
1403	L 336, 338	1354	Robert G. Patterson X	67214 1354 N. Topeka
1404	L 340, 342	1356	Harold C. Yeager	67214 1356 N. Topeka
1405	L 295, 297	Emporia ↓ 1301	Albert S. Rosner X	67214 1301 N. Emporia
1405-000A	L 99, 301, 517 1/2' L 303	1301	C.O. Carroll	67214 1307 N. Emporia
1406	N 7 1/2' L 303, all L 305, 307, 309, and 311 1/2' L 303	1313	Garry L. Porter X	67214 1313 N. Emporia
1407	N 7 1/2' L 311, all L 313, 315	1323	Virginia Stanley Sharp X	67214 1323 N. Emporia
X-13 408 X-13 408-1	S 4' L 323 L 317, 319, 321		Wiley Clute Gerald W. Gibson X	67213 1439 S. Weber 1321 N. Emporia 67214
1409	N 21' L 323, all L 325, 5/2' L 327	1339	Carl A. Bell	67214 1400 N. St. Francis
1410	N 1/2' L 327, all L 329, 5/2' L 331	1345	A. Radman Johnson	67214 1345 N. Emporia
1411	N 1/2' L 331, all L 333, 335	1349	Monti G. Fullerton Jerry W. Cole X	67214 1349 N. Emporia
1412	L 337, 339	1351	Glen B. Fretzer	67214 1351 N. Emporia
1413	L 341, 343	1359	Weste Campbell Ruth Brekes 1313 Morgantown Av 67212	67208 218 N. Putnam 310 W 11th
	St. Paul's Addn.	Topeka		
8654	L 9	1301	St. Paul's Methodist Ch. D	
8655	L 10, 11	1301	" " X D	
8657	L 12	1339	" " X D	

67214
 1321 N. Emporia
 3374 339
 3374 339
 3374 339
 3374 339

6491
 x 92,895 ✓
 x 81,599 ✓
 x 89,320 ✓
 x 175,000 ✓
 x 156,060 ✓
 176,400 ✓
 175,000 ✓
 156,060 ✓
 175,840 ✓
 84,920 ✓
 77,050 ✓
87,500 ✓
3,102,144

4
1,527,144

$\frac{625}{x280}$ 578
 $\frac{x270}{}$

$\frac{630}{x280}$

$\frac{6280}{x280}$

$\frac{58.285}{550}$
 $\frac{32.85}{440}$
 $\frac{22}{25}$

69,446
 14,500
 83,946

$\frac{162.2}{96.4}$
 $\frac{2(258.6)}{129.3}$

100
229000
14500

$\frac{134}{25}$
670
 $\frac{268}{3350}$
 $\frac{x9}{30150}$

$\frac{132.5}{25}$
 $\frac{6125}{2650}$
 $\frac{32625}{x10}$
326250

30,150
 32,025
 6,671
 69,446

$\frac{129.3}{25}$
 $\frac{6465}{2586}$
 $\frac{3,232.5}{3,438.1}$
6,670.6

168.3
 $\frac{91.71}{37.5}$
 $\frac{458.55}{641.97}$
 $\frac{275.13}{3438.125}$

$\frac{87}{96.42}$
 $\frac{218.342}{91.71}$

Wichita Street Even lots from 100' N of Murdoch
to V Section line

(45)

Key No	Legal Descr	Street Address	Owner	Owner Mailing Address
A00617	Even L 106-122 <small>Wichita St Managers Only Tract</small>	812 N Wichita	X Orrell, Ward + O'Neil	200 W Murdoch Insurance 67203
A00621	Even L 124-128	219 W 8th	Mt Olive of Church of God in Christ	219 W. 8th 67203
A00623	L 130-132	218 W 8th	Lavennet Pambrecht X	812 N Waco 67203 67203
A00624	L 134 Wichita	918 N Wichita	Jim Weaver X et ux	918 N. Wichita
A00625	L 136 Wichita	920 N. Wichita	Harold Perry et ux X	355 N. Waco 203
A00626	L 138	922	L Perry, Beatty X	922 N Wichita 203
A00627	L 140	924	Lawrence Adair Jr. X	924 N Wichita 203
A00628	L 144	926	Harold Perry X	355 N Waco 203
A00629	L 146	928	D " X	" 203
A00630	148	930	Elizabeth X Reed et al	2617 E. 8th 214
A00631	150	932	Tim Turner X	4743 S. Dupel Blvd. Chicago Ill.
A00632	152	934	Lena Fields X	934 N. Wichita 203
A00633	154	934	Dan Wandell X ?	1508 S. Main 67211
A00634	156	934	Lena Fields	934 N. Wichita 203
A00635	158	940	E E Vliet et ux	622 N Main 214
A00636	160	942	Case Sherrells X	942 N. Wichita 203
A00637?	162-166 + Tract		Missouri Pacific RR X Utility Roll	2645 New York Avenue 67218

Odd lots Wichita Street from 100' N of Murdock
to 1/4 Section R12

Key #	Legal	Street Address	Owner	Owner Mailing Address
A00670	L97-111	300 W Murdock	Milton A. Zelinhoff	300 W Murdock
A00671	113	821 N Wichita	Milton A. Zelinhoff	
A00672	115	823	Milton A. Zelinhoff	
A00673	117-119	825	Barbara N. Lambertz	812 N. Waco 203
A00675	121-127		Do Wayne & Samuel Administration	
A00678	129	678	Urban Renewal Agency	City of Wichita Buck Slip
A00679	131	903	D II	Samuel Administration Waco 203
A00680	133-135	911	D II	
A00681	137-139	915	D II	
A00682	141	919	D II	
A00683	143-145	923	D II	
A00684	147-149	925	D II	
00685	151		WM Ray	
A00686	153-155	937	Carl E. X. Olander Jr.	133 Woodlawn Cst. 67218
687	E 1/2 Clara Walker		D II	
A00687	W 1/2 157-159	939	D II	
A00688	161 + N 15' of Waco 9th	1001	George Fay Signs and	1016 W Waco 203
A00689	163-165	1005	Wanda K. Ray c/o George Fay Signs	
A00690	Tract 42 1/2	1011	D II	

Key	Legal	Street Add	Owner	Owner Mailing Address
SE 1/4 S17-27-1E Odd to Water (H ₂ O) Street from 100' N of Muskogee North				
(OK)				
A00585	L93 & S10' of Water st L95 Mustang Orig	809 Water	Thomas Hopkinson Post #4 American Region	816 N. Water
A00586	N20' L95 + S20' L97	811 Water	Charles W Young c/o Harold C. et al Gardner	" "
A00586 001	N10' L97 + L99	813	Muriel C. McDonald X	813. N Water 203
A00587	L101-103	825	Wille Taborn	1628 E 11 th 214
A00588	105-107	837	Benjamin C. et al Hamilton	837 N H ₂ O 203
A00589	E99' of L 109-111	839	Mallie Anderson	839 N Water 203
A00589-1	W35' of L 109-111		Gary C. Hamilton X	1209 Apache 07
A00590	L 113-111S-1117 1119		Harold Perry et al	355 N Water 203
A00591	121-123		Richard et al Cook	909 1/2 Water 203
A00592	125-127	917	Winnie Landrum c/o Edward W. Rowland 724 E. 1st Newton Ks 67244 (67111)	
A00593	129-131	929	Samuel L. et al Linnsta	1102 Gow
A00594	133-135	931	E.E. Vliet X	133 + 135
A00595	137-139	935	Alice Carter	1337 N. Cleveland 67214
A00596	141	1001	James C. N Graham et al	1430 N Woodland
A00597	143-145	1005	William J. N Vaughn	1005 N. Water 67203
A00598	Fract. dot 32' wide lying N of L145	1007	James C. Graham et al	1430 N. Woodland

Even lots Water Street from 100' N. of
 S&A 517-27-1E Murdock north to next 1/4 section

Key #	Legal	Street Address	Owner	Owner Mailing Address
A00539	NK ₂ L 90 & <small>1/2 of all L 92 Municipal Ord. 1022</small>	816 N Water	Thomas Hopkins Past # 4 American Legion	816 N. H ₂ O 203
A00540	L 94 & S ¹ / ₂ L 96	818	D 11	
A00541	N 15' L 96 + L 98	820	Frederick ²¹⁰⁷ Heating & Plumbing Inc	824 N 815 ¹ / ₂ Main 67223
A00542	L 100 + 102	824	D 11	11
A00543	104	826	D 11	11
A00544	106	828	11-13/76 Willie Tabour	1628 E. 11 th 67214
A00545	108	830	Clayton Duley	da Mo Glenn 514 Cleveland 214
A00546	110-112		Conrad Wald Const. Inc	840 W. Main 214
A00547	114	902	Bennet + Luinstra	722 N Main 214
A00548	116	940	E. Vliet etax	622 N Main 214
A00549	118	906	Fred M Alley etax	B J Watkins 111 S. Hydraulic, Honolulu, HI
A00550	120	908	Bennet + Luinstra X	1102 N Gow 03
A00551	122	910	D 11 X	722 N. Main
A00552	124	912	OC Christy	MC Dillard 912 N. Water
A00553	L 126 + S ¹ / ₂ 128	924	Dorothy O'Dell	915 Madison
A00554	N ¹ / ₂ L 128 & L 130	926	William Metcalfe	926 N Water
A00555	132, 134 S ³ / ₄ L 136	930 N Water	Lillie Mae Caldwell	930 N Water

A00556	N 27' L 136 52' L 138	934	Samuel Hattie? Spencer of	40 Ozie Weaver 918 N. Wichita 203
A00557	W 1/2 of N 10' L 138 W 1/2 L 140	936	MC Dillard of	912 N Water 203
A00558	142-144	1000	USD # 259	428 S. 67202 Broadway
A00559	Fract L 32' N of 144 L 146	1014	USD # 259	"

Water Street N NE 1/2 S 17-27-1E

Key	Legal	Street Add	Owner	Owner's Mailing Add.
A-1373		1015	Charles L N Liles	67204 Sol W 42 nd St North
A-1372		1021	" D	"
A-1375		1027	" D	"
A-1376		1029	Evan G. Orloske et al N	4200 Brooks
A-1377		1033	Joseph L Exley et al N	
A-1379		1035	Elmer Millson N	4600 Laura
A-1378			Austin B N Craig et al	56 Stratford Road Wichita 67207
A-1379-A			USD # 259 N East School 910	Richard Holstead BOE
A-1380	1037 Blk F Furnals Add 175-197 Martins Sub. N 1/2 of Blk F Furnals Add A-1380 175-183 out 185-197 in		Kenn Cole + P RY Utility Poll	
A-1374			MGM Mfg 390 Garvey Bldg N 106 S 1/2 Blk E Furnals Add w/ RR	

Water Street (East side) North

Key	Legal	Street Add	Owner	Owners Mailing Address
A01493	L 176 & 5/2 L 178 Water St Robertson Sub in Ferris Add	1046 N Water	Gladya N Stark	
A01494	N 1/2 L 178 & 180	1050	Mary L N Nelson	Glady Stark 1050 N. Water
A01495	L 182 & 5/2 L 184	1054	Joe Kijzell N	1054 N. Water
A-1495- 001	N 1/4 of 184 186, & 51' 188	1056	Odessa N Williams	
A01495 002	N 24' 188 190	1058	Ethel Thomas Etwig N	
A-01496	192 + 1105' of L 194	1062	Osie Winn N	1062 N Water
1497	E 30' L 194		Globe Const Inc N	
A-01499	W 85' L 196 & 198	1066	D Globe Const. Co. Inc	
1498	E 50' L 196 & 198		D II	

Key #	Legal	Street Addr	Owner	Owner Mailing Addr
A01144	902 Wichita St Levellens All	1015	Wanda Loy c/o George Loy signs	1016 N Waco
A01145	904-906	1017	D "	"
A01146	908-910	1025	D "	"
A01147	912-914 + S4'L916	1029	D "	"
A01148	N21'L916 ALL 918	1035	D "	"
A01149	Even 920-948 920-930 out 930-948 ok	1101	Stephen L. Clark 311776	7837 Pageant
A01152	L1002-1004	1103	Hubert C Trapp etux	1121 N Sheridan
A01153	1006-1008	1107	Roger Lee Johnson etux	229 S. Market
A01154	1010-1012	1109	R. C Hancock	
A01155	1014-1016	1115	Pitt E. Bode 113177	1518 W. Blake
A01156	1018-1020	1123	Leonard Clemans etux	
A01157	1022	1133	Garland P McMurrian etux	
A01158	1024+ S10' of 1026	1135	Chester A. Rawson	Sedgwick Ks
A01159	N15' of 1026 1028	1137	Walter A. Kinsey etux	1143 Fairview
A01160	1030-1032	1139	Marion Wood etux	22675- Hydraulic
A01161	1034-1036	1143	Walter A. Kinsey etux	
A01162	1038-40-42	1145	Thomas J. George Henry etux	George F Edwards etux 1149 N. Fairview

Even Lots Wichita St

Key	Legal	Street Add.	Owner	Owner Mailing Add.
A01163	1044-46-48	1159	Pamelia A. N Henderson	1159 Fairview
Odd Lots Wichita Street				
A 1288	Res A Lewellens 2 Addition		KC + P of Railroad	
A 1315	Res B Lewellens Addition		Red Bull Washery 311/16	235 W. 10th
A1281	1105-1123 Lewellens 2 rd Add		MAXINE F of Radcliffe	40 RF Mullins 330 RH Garvey 67202 Bldg
A01282	1125-1127	1132	Madame F. Radcliffe 40 Richard Mullins 330 Garvey	
A01283	1129-1131	1134	D	" X "
A01284	1133-1135 Im	1140	D	" X "
A01285	1137-1139	1144	Donald D of Hartman et ux	1144 Fairview 67203
A01286	1141-1145 + 55' of 1147	1150	Industrial Lands Inc.	500 S. Main 67202
A01287	1149-1151 N20' L 1147		Richard A of Turnbull et ux	515 N Hambley 67213

Centers

occupant

240

(27)

929 N Wichita - Ray G Wm

930 " Robert L Hamilton
932 " Virginia M Pankey
939 " Delores Walker
940 " J J Walker
942 " Elizah Drain

67203

N 1115 N Fairview - Apts

1. Rodney Turner
2. Ray D. Holmes
3. Occupant
4. Robert Norris

67203

N 1135 Frances S. Culver

N 1137 Mabel Swinton

N 1139 ?

WO ~~1141 Donald D Hartman~~

~~1144 George F Edwards~~

N 1150 Lorn H. Smith

N 1154 Ava C Holman

67203

820 1/2 N Water

828

830

904

906

907

909

909 1/2

910

~~912~~

924

931

Dan Ceils

Jesse Posey

Bertha Morgan

David Hughes

Cecil Robertson

F. Reed

Willie Carter

Richard Cook

Kizzie Ramsey

~~912~~

Mae E Young

Omeda Walker

67203

67203

934 N.	Water	James L. Harding MM Mcduff
934 1/2	"	Samuel J. Woods
935	"	William D. Crockett
N/1005	"	Wm J. Vaughan
N/1035	"	Johnie Puckett
ok 1050	"	Lucy R. Tealy
ok 1054	"	Joe K. K. K.
ok 1056	"	Roxanne Hawkins
ok 1058	"	Rosalee Reynolds
ok 1062		

Occupants

213
27
240

67214

1109 N. Topeka - Apartments

Not in phone book

- 1. Sheila Sharbatt or ~~Current~~ Occupant
- 2. Joong H. Lee " " "
- 3. Sherry AndrewyesK " "
- 4. Vacant " "
- 5. Medhi Chinichian " "
- 6. Clyde Stephenson " "
- 7. Raymond Sparks " "

1102 N. Topeka -

- Gary G. Giddens or ~~current~~ occupant
- Leslee T. Patten " "

1110 N. Topeka -

Cole Steven

1140-52 - Mercer Apartments

Apt. #1. Homer Donavan

#2. La Vonna Hedrick

1140

- 3 Mrs. Vera Kennedy
- 4. Cole Cordner
- 5. Anthony C Reed

1142

- 6 ~~#~~ Sanford A. Maupin
- 7. Vacant
- 8. Helen Bunting
- 9. Francis Millener
- 10. Patty Goodman -

1148

- 11. Ruby Zehring
- 12. Ethel Nobel
- 13 Leng Holcomb
- 14. Austin O. Cromer
- 15. Bruce Barnett
- 16. Gary Young
- 17. Raymond R. Sherwood
- 18. David M. Brewington
- 19. Dorothy J. Astry

11, Topeka

- 1142 - Apartments
20. Marie Buchs
21. ~~S~~ David Grigware
22. Byron Myers

- 1144 - Apartments
23. Colin Schmidt
24. Vacant

- 1146 - Apartments
25. Eva Mercer
26. Gordon Meyring

- 1148 - Apartments
27. Carl Mueschen
28. Wm. Mosier
29. Nellie Cole

- 1150 - Apartments
30. ~~Patricia~~ Patricia Worren
31. Cheryl England
32. Ted Curz

- 1152 - Apartment
33. Russ Burr
34. Norman Conrad

1156 Bud Heskin

~~1201 Walter & Barbara Wattman~~

~~1210 Youth Alternatives House, Inc.~~

- 1217 - Apartments
1. Betty Cobb
2. B. Watson
3. Randel Beham

~~1227 Jim & Sylvia Mitchell~~

1233 Jo & Jack Evans

1234 Sedgwick County Alcohol Treatment Center

1237 Diane Patton

1239 L.G. Klauman

~~1240 Corum M. Vanderford~~

67214

Topeka

1244 - Apartments

1. N. R. Roberts
2. Joe Crabtree
3. Carol Jay
4. Philliss Hernandez
5. Alvin Crum

1245 Verobelle Hein

1247 Gertrude J. Hein

1249 Inez B. Ausburn

1251 Russell L. Squires

1305 Taylor Apartments

1. Randy Edwards
2. Danny Hughes
4. Betty Smith
5. Ollie Freeman
8. Vacant

1323 James D. Floyd

1324 Charles W. Krenning

1327 ~~---~~ Parr Apartments

1. Mary A. Parr (Duplicate)
2. Roy Stone
3. Estelle Devin
4. Clara Jones

~~1328 Wayne + Janet Conrad~~

1332 Robert D. Clark

1335 Parr Apartments

1. Ronald Joiner
2. Myrtle Watts
3. Vera Kasting
4. Jessie Weaver

- ?
1. Richard Hamer
 2. Paul Strong
 3. Vacant
 4. Jan Elving

1336 David W. Kent

67214

Topeka

1344 Joseph Shockley

Emporia

1100 Ruth Fogg

1110 Apartments

1. (duplicate)

2. Marguerite M. Helten

1147 Sedgwick ~~St.~~ Association of Southern Baptists % Dorothy R. Milam

1156 - Apartments

1. Chester Weir

2. Lela B. Marcum

3. Richard B. Johnson

4. Lillian Corbett

5. Eva James

6. Mary J. Bibee

7. Glenn B. Edwards

8. Vacant

9. Robert Thackery

10. Wendy Hulse

11. Barbara J. Schmitz

12. Janet S. Tucker

1160 - Apartments

1. Bernus I. Wahrman

2. Esther G. Spicer

3. Ione Clark

4. ~~Edith~~ Edith Orr

5. Irene Keehn

6. Pam Poer

7. Vacant

8. Lynn W. Wood

9. Sally Stewart

10. Janelle M. Carlson

11. Hazel Meredith

12. David L. Van Allen

67214

Emporia

1202 Apartments

2. Bessie L. Tracy
3. D. R. Kerr
4. Ralph Williams
5. Richard Squire
6. James Davis

1208 Apartments

1. C. May Brown
2. Mary Hunt
3. Vacant
4. Robert Keeton
5. Cecil G. Davidson
6. Lloyd L. Barton

6/21/4

rears. John Sharon

1215 - Apartments

1. Eugene Bailey
2. Jerry Morris
4. Vacant
5. "
6. "
8. Dick Detwiler
9. Kathryn Cash
10. Vacant

1216 - Apartment

1. Cecil Poore
2. Len Ragland

1221 - Rakestraw Apartments

1. Ocie D. Beckham
2. Vacant
3. Steven Linton
4. Gregory Hilton

Emporia

1222 - Apartments

1. Leah M. Reeves
2. Reine Shaver
3. Nadine Roberts
4. Ronald Spurgeon
5. Dorothy A. Summers
6. Lucy B. Cahill
7. Jessie Kennedy

1224 - Apartments

1. Mabel Harrell
2. John B. Hunt
3. Vacant
4. Frank M. Dreiling
5. Wells

1230 Dorothy Summer

1234 - Apartments

1. Clara A. Carlson
2. Essie H. Exum
3. Vacant

1237 Harold McCarney

1240 - Apartments

1. Robert L. Gilbert
2. Harold Caldwell
3. Jana Rambo

1248 - Apartments

1. Pamela Miller
2. Irene W. Quick
3. Patricia Lewis
4. Norman Dennis

1250 Carla Dennis

67214

Emporia 1304 James E. Read

1306 - Apartments

1. George D. Luginbill
2. Ray Ellis
3. William W. Judd
4. Donald R. Essery

1307 Calvin O Carroll

1309 Richard E. Rutledge, Jr.

1314 - Apartments

1. Norma V. Summers
2. Daisy Bales

Upper Fred Smith

1339 Wayne Reno

1349 Diana Troutman

1349½ Rodney D. Clements

~~1351 Jerry W. Cole~~

1355 Raymond T. Alder

1357 Robert J. Ross

1359 - Apartments

1. David R. Walker
3. D. Hern
4. P. Weyman
5. Mahamad Zigliari

Bsmt, Blake Sawyer

67214

St. Francis

- 1123 Ralph Smith
1130½ Ed K. Hogeboom
1132 Nina Story
1141 Ray L. Robertson
1148 - Apartments
1. Anthony J. Serrano
2. Vacant
1150 - Apartments
1. Vacant
2. "
1219 E/12 R. Hensley
1229 Cleo C. Smith
1236 Richard Martinez
1237 John H. Hoefler
1240 Ceata L. Lipp
1253 James C. Pray
1301 Emma V. Bishop
1301½ Robert Garrison
1306 Eddie O. Sterling
1310 Cloyd O. Duff
1311 Eva R. Burris
1314 Louis Stroot
1315 Eric L. Mohr
1318 - Apartments
1. Vacant
2. "
3. "
4. Florenzio Sandoval
1321 John S. Martinez
1348 - Apartments
1. Francis Roberts
2. Able Martinez
1353 Aaron Redford
1357 Chris Cave

- Stafford's Wright's Add ✓
- Forest Grove Add ✓
- Virginia Place ✓
- St. Paul's Add ✓
- C.L. Davidsons Add.
- Stancer Hodson Add ✓
- Ferrell's 2nd Add
- Ferrell's 3rd Add
- Burleigh's Add.
- Munger's Original Township
- Lewellen's Add'n.
- " 2nd Add'n.
- Martin's Sub N 1/2 B1K F Ferrell's Add'n.
- Robertson's " " B1K A " "

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