

DR 77-12 - Zoning Policy on West
Central from Caddy Lane to Maize
Road.

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Adopted policy as recommnded</i>	<u>3-31-77</u>
B.C.C./B-CO-C. <i>Adopted policy as recommnded</i>	<u>4-26-77</u>

See case Z-1988

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 5, 1977

TO Zoning Policy Statement File
FROM Jack H. Galbraith, Chief Planner
SUBJECT Zoning along Central Avenue from Caddy Lane
west to Maize Road.

On March 31, 1977, the Metropolitan Area Planning Commission, at the request of the Board of Wichita City Commissioners and in association with a zoning change request (Z-1888), considered the establishment of a zoning policy on Central Avenue from Caddy Lane west to Maize Road. After discussing the alternatives available, the Planning Commission adopted a policy of not looking with favor on zone changes on the north side of Central from Caddy Lane west to existing "LC" zoning, and on the south side of Central from one-half block west of Caddy Lane west to the existing "LC" zoning.

The existing "LC" zoning to the west is a reference to the 600 foot squares of "LC" light commercial zoning previously established on each corner of mile line intersections.

JHG
Jack H. Galbraith
Chief Planner

JHG:RLY:rme

*Placed in NAPC manuals
on 4/7/77.
Approved by BCC on 4/26/77
See case 1888*

March 24, 1977.

Wichita Sedgwick County Metropolitan Area Planning Commission
Jack H. Galbraith, Chief Planner

DR 77-12 - Zoning Policy on West Central
Request from City Commission to establish a zoning
policy on Central from Caddy Lane west to Maize Road

On March 15, 1977, as a result of consideration of a request for the "BB" Office District on the southwest corner of Central and Caddy Lane, the Board of City Commissioners voted to return the case to the MAPC for reconsideration. The City Commission also requested that the MAPC consider establishing a zoning policy on west Central from Caddy Lane west to Maize Road.

ZONING:

Both the north and south sides of Central between Caddy Lane and Maize Road are zoned the "AA" Single Family District with the exception of 600 foot squares of "LC" Light Commercial zoning at the intersection of Central and Maize Road. This policy of establishing "LC" at mile line intersections was formally abandoned by the MAPC on May 16, 1963, and the "LC" Light Commercial District is now established when the need for it can be justified. Only one zone change request has been filed in this area of Central in recent years, a request for the "LC" Light Commercial District at the southwest corner of Central and Crestline which was denied by the Board of City Commissioners May 18, 1976, after a recommendation of denial by the MAPC (Z-1792).

LAND USE:

All of the land uses in the area under consideration would be permitted in the "AA" Single Family District with twelve single family residences, a church, and a telephone company substation, developed on the south side of Central with ten single family houses and Peterson Elementary School developed on the north side. It should be noted that even those areas presently zoned "LC" at the Maize Road intersection are either undeveloped or developed with single family residences and the telephone substation.

The area east of Caddy Lane to Tyler Road is a mixture of commercial offices, and medium density apartment uses. The northwest corner of Central and Tyler is the site of the County Extension Service and the 4-H building and grounds, while the southeast corner of Central and Caddy Lane is occupied by a fire station.

Wichita Sedgwick County Metropolitan Area Planning Commission
March 24, 1977
Page 2

RECOMMENDATION:

Due to existing zoning and residential land use in this area, it is recommended that the Planning Commission adopt a policy of not looking with favor on zone changes on the north side of Central from Caddy Lane west to the existing "LC" zoning, and on the south side of Central from 1/2 block west of Caddy Lane west to the existing "LC" zoning.

Consideration of this matter has been placed on your agenda for March 31, 1977, along with Zone Case Z-1888 which was returned for a policy statement.

Jack H. Galbraith, Chief Planner

JHG:ew