

DR 77-19 - Revision of Waco Zoning
Policy - From Murdock to 13th St.
North.

ACTION

COMMITTEE	DATE
<i>Approved as amended</i>	<i>8-18-77</i>
B.C.C./B. CO. C. <i>Approved a policy change</i>	<i>9-13-77</i>

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

REQUEST FOR REVISION OF ZONING POLICY

CASE NO. DR 77-19

CONSIDERED BY MAPC: 8-18-77

REQUEST FOR: Revision of Existing Zoning Policy on Waco from Murdock to 13th Street North

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

Requested by Board of City Commissioners at regular meeting of August 2, 1977.

03-45 Exut
46 proposed
47 MAPC

GENERAL LOCATION:

Both sides of Waco from Murdock to 13th Street North.

LAND USE:

Single family, multiple family, scattered commercial and office uses.

PLANNING COMMISSION RECOMMENDATION:

That the existing zoning policy on Waco be revised as suggested by the staff and amended by the M.A.P.C. (see attached minutes of August 18, 1977):

1. The east side of Waco, between Murdock and Tenth Street be looked with favor for the "BB" Office District and the "LC" Light Commercial District.
2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.
3. The east and west sides of Waco, between 10th and 13th Street North retain the existing zoning classifications.

Motion carried by a vote of 6 in favor (Bayouth, Bell, Goebel, Greider, Hennessy and Savina) and 4 opposed (Barrier, Kamen, May and Taylor).

Donnell m
ES-10-12-BB
WS 10-11-Exs
10-13-Exut

CPO RECOMMENDATION:

CPO Area Council "I" approved the 2nd and 3rd recommendations in the staff report but would prefer to see the "BB" Office District and "LC" Light Commercial District confined to the area south of Murdock.

ACTION:

1. Concur in the recommendation of the Metropolitan Area Planning Commission and adopt the zoning policies as recommended; or
2. Take such action as the City Commission desires.

Excerpt from minutes of the Planning Commission of 8-18-77

24. Case No. DR 77-19 - Consideration of revision of existing zoning policy on Waco from Murdock to 13th Street North.

GALBRAITH showed slides of the subject area and reviewed the following memorandum of 8-9-77 which had been sent to the Planning Commission:

"On August 2, 1977 during the consideration of a request for the "BB" Office District on the west side of Waco in an area between Murdock and Back Bay Boulevard (Z-1944), the Board of City Commissioners discussed possible revisions to the existing zoning policy on Waco. It was the action of the City Commission to approve that zone change request and to instruct the staff to initiate procedures to amend the present policy to restrict nonresidential uses on Waco north of the application area in Z-1944.

The current zoning policy on Waco, which was approved by the Planning Commission on May 10, 1973 and by the Board of City Commissioners on May 29, 1973, contains the following recommendations:

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.
2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.
3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged.

NOTE: On August 9, 1973, the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street.

However, during the approximate four year period since those policies were established, several major changes have occurred in the general area which could affect the current policies:

- 1) Growth of a viable neighborhood association in the area: Four years ago the Midtown Citizens Association was just beginning and over the past few years has shown success in reversing the deteriorating housing trends in the Midtown area. Numerous structures have been remodeled and the preservation of the housing stock has aided in maintaining the residential character of the neighborhood.
- 2) New residential development in the area: New apartment units have been constructed on both the northeast and southeast corners of 8th and Waco (some on "C" zoning) and other units have been constructed on the Park Plaza site at Central and Waco. The restoration of the Steinberg house at the southwest corner of 10th and Waco has also helped to combat deteriorating trends in the area. In contrast, no new commercial development has occurred in the area even though undeveloped office and commercial tracts exist on Waco at this time.
- 3) Abandonment of the Inner Loop Project: It was assumed four years ago that the proposed construction of the Inner Loop with an interchange at Waco would spur the demand for nonresidential uses in the Waco area and was part of the rationale for a policy favoring the "BB" Office District. However, on August 13, 1976 the Board of City Commissioners directed staff to discontinue work on the proposed Inner Loop. On July 11, 1977 the Technical Advisory Committee on Transportation Planning recommended that the Inner Loop project be formally deleted from the Transportation

Plan, and on August 1, 1977 the Coordinating Committee for Transportation Planning concurred in that recommendation. It is anticipated that the Planning Commission will hold a public hearing in the near future for purpose of recommending to the Board of City Commissioners as to whether the Inner Loop should be deleted from the Plan.

4) Governmental actions and policies in the area: Since the establishment of the current policies on Waco the Urban Renewal Agency has been quite active with low cost home restoration loan programs and acquisition of nonresidential development in the area.

The area of Waco from Murdock to 13th is a section approximately 3/4 of a mile in length, which was originally developed for single family homes from the mid-1880's through about 1910, followed by limited duplex, multi-family, business and commercial development. While structural condition and maintenance of the homes vary, only a small number would appear to fall into the dilapidated classification. A small number of scattered undeveloped lots exist, most of them between Murdock and 9th Street.

The west side of Waco from Murdock to 10th Street contains primarily larger single family homes, with some large older apartment buildings and boarding houses and a church. A service station exists at the northwest corner of Central and Waco, an office building to the north of that, and two law office structures are developed at the northwest corner of 9th and Waco. The aforementioned Steinberg House located at the southwest corner of 10th and Waco has been remodeled on the exterior and has been sold as a residential structure.

On the east side of Waco from Murdock to 10th more business and commercial development exists. A printing office is located at the southeast corner of 9th Street, with an animal hospital, self service laundry, and a sign company to the north. The southeast corner of Waco and 10th contains a bar, liquor store, and a small commercial center with general neighborhood commercial services. The remaining property on the east side of Waco between Murdock and 10th is developed with single family houses and duplexes, with some scattered vacant lots. New apartment development exists at both the northeast and southeast corners of 8th and Waco and a land development office is located in a converted residential structure between Murdock and 8th. Although the current policy favors the "C" Commercial District on the east side of Waco, the only land use which exists at this time which requires "C" zoning is the sign company between 9th and 10th. The existing land use and recent residential development on "C" zoning would make it appear that a less intensive classification than the "C" Commercial District would be most appropriate for the area. The outdoor storage associated with "C" Commercial activities is incompatible with the residential development on the west side of Waco.

North of 10th Street, the character of the neighborhood again becomes predominantly residential. The house at the northwest corner of 11th and Waco contains some legal nonconforming uses (offices, florist, beauty shop), however, the only other nonresidential uses occur at the intersection of 13th with a restaurant and offices on the southwest corner and a refrigeration repair service on the southeast corner.

Based on the general residential character of the area, the major changes in the area since the Waco zoning policy was established, and the desires of the City Commission as expressed in conjunction with Z-1944, it would appear that the existing zoning policies should be modified.

Recommendation

It is recommended that the Planning and City Commissions adopt the following zoning policies on Waco from Murdock north to 13th Street North:

- 1) The east side of Waco, between Murdock and Tenth Street be looked with favor for the "BB" Office District and the "LC" Light Commercial District.
- 2) The west side of Waco, between Murdock and 13th Street North retain the existing zoning classifications (including the "BB" District as approved in Z-1944).
- 3) The east side of Waco, between 10th and 13th Street North, retain the existing zoning classification.

Consideration of this matter is scheduled for your agenda on August 18, 1977. If there are any questions prior to that meeting, please call."

GALBRAITH stated that CPO Area Council "L" approved the 2nd and 3rd recommendations in the staff report, but would prefer to see the "BB" Office district and "LC" Light Commercial district confined to the area south of Murdock.

Considerable discussion followed regarding the retaining of "BB" and "LC" on the east side of Waco between Murdock and 10th.

MAY stated she was concerned because there had been a real attempt by the neighborhood to save the street and it had worked so well that there are now apartments on some commercial zoned lots. She said she felt it would be a real tragedy for the Commission to work against the neighborhood.

BELL commented that zoning wasn't like a disease, the land uses had developed the way they were even though the policy said some other kind of zoning.

GALBRAITH stated that the City Commission had asked that the policy be reviewed by the Planning Commission and amended to restrict nonresidential uses on Waco north of the "BB" Office zoning approved in Z-1944.

Additional discussion followed particularly regarding the "BB" Office zoning on the west side of Waco and the "LC" and "C" zoning on the east.

TAYLOR remarked that it seemed that the recommended policy as offered by the staff did present a reasonable compromise.

MOTION: That the Planning Commission recommend to the City Commission that the following zoning policy on Waco from Murdock north to 13th Street North be adopted:

1. The east side of Waco, between Murdock and Tenth Street be looked with favor for the "BB" Office District and the "LC" Light Commercial District.
2. The west side of Waco, between Murdock and 13th Street North retain the existing zoning classifications (including the "BB" District as approved in Z-1944).
3. The east side of Waco, between 10th and 13th Street North retain the existing zoning classifications.

Taylor moved, Savina seconded

AMENDMENTS TO THE MOTION: That item #1 be retained as recommended. That items #2 and #3 be amended as follows:

2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.

3. The east and west sides of Waco, between 10th and 13th Street North retain the existing zoning classifications.

Bayouth moved, Bell seconded.

VOTE ON THE AMENDMENTS TO THE MOTION: Motion carried by a vote of 6 in favor (Bayouth, Bell, Goebel, Greider, Hennessy and Savina) and 4 opposed (Barrier, Kamen, May and Taylor)

VOTE ON THE MOTION AS AMENDED: Motion carried by a vote of 6 in favor (Bayouth, Bell, Goebel, Greider, Hennessy and Savina) and 4 opposed (Barrier, Kamen, May and Taylor)

MAPC #15
9-13-77



THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE September 13, 1977

TO E. H. Denton, City Manager
FROM Gail Williams, CPO Administrative Aide

SUBJECT DR 77-19 Revision of Existing
Zoning Policy on Waco from Murdock
to 13th Street North

At its September 12, 1977, meeting, CPO Council "L" reiterated its recommended policy for the above captioned item, that:

1. The east side of Waco, between Murdock and 10th Street, be looked with favor for the "BB" Office District from Murdock to the south end of Midtown Apartments, with the balance to the north to be "B" Multiple Family.
2. The west side of Waco, between Murdock and 13th Street North retain the existing zoning classifications (including the "BB" District as approved in Z-1944 on August 2, 1977).
3. The east side of Waco, between 10th and 13th Street North retain the existing zoning classifications.

Council "L" pointed out that this recommended policy evolved as a compromise agreement between area residents and the recent applicant for the change to office zoning for property on Waco near Back Bay Boulevard. The City Commission approved that zone change request and instructed staff to initiate procedures to amend the present policy to restrict nonresidential uses on Waco north of the application area.

It is with concern that Council "L" noted the recommendation of the MAPC which, in effect, permits a more permissive zoning policy than the existing zoning classifications, and thus contravenes the intent and purpose for seeking the review in the first place.

Gail Williams
Gail Williams
CPO Administrative Aide

GH:sm
Noted:

David L. Furnas
David Furnas
Citizen Participation Coordinator

Revisit language.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR REVISION OF ZONING POLICY

CASE NO. DR 77-19

CONSIDERED BY MAPC: 8-18-77

REQUEST FOR: Revision of Existing Zoning Policy on Waco from Murdock
to 13th Street North

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

Requested by Board of City Commissioners at regular meeting
of August 2, 1977.

GENERAL LOCATION:

Both sides of Waco from Murdock to 13th Street North.

LAND USE:

Single family, multiple family, scattered commercial and
office uses.

PLANNING COMMISSION RECOMMENDATION:

That the existing zoning policy on Waco be revised as suggested
by the staff and amended by the M.A.P.C. (see attached minutes
of August 18, 1977):

1. The east side of Waco, between Murdock and Tenth
Street be looked with favor for the "BB" Office
District and the "LC" Light Commercial District.
2. The west side of Waco, between the existing "LC"
north of Murdock to Tenth Street, be looked on
with favor for either "B" Multiple Family or
"BB" Office.
3. The east and west sides of Waco, between 10th
and 13th Street North retain the existing zoning
classifications.

Motion carried by a vote of 6 in favor (Bayouth, Bell,
Goebel, Greider, Hennessy and Savina) and 4 opposed
(Barrier, Kamen, May and Taylor).

CPO RECOMMENDATION:

CPO Area Council "L" approved the 2nd and 3rd recommendations
in the staff report but would prefer to see the "BB" Office
District and "LC" Light Commercial District confined to the
area south of Murdock.

ACTION:

1. Concur in the recommendation of the Metropolitan Area
Planning Commission and adopt the zoning policies as
recommended; or
2. Take such action as the City Commission desires.

Excerpt from minutes of the Planning Commission of 8-18-77

24. Case No. DR 77-19 - Consideration of revision of existing zoning policy on Waco from Murdock to 13th Street North.

GALBRAITH showed slides of the subject area and reviewed the following memorandum of 8-9-77 which had been sent to the Planning Commission:

"On August 2, 1977 during the consideration of a request for the "BB" Office District on the west side of Waco in an area between Murdock and Back Bay Boulevard (Z-1944), the Board of City Commissioners discussed possible revisions to the existing zoning policy on Waco. It was the action of the City Commission to approve that zone change request and to instruct the staff to initiate procedures to amend the present policy to restrict nonresidential uses on Waco north of the application area in Z-1944.

The current zoning policy on Waco, which was approved by the Planning Commission on May 10, 1973 and by the Board of City Commissioners on May 29, 1973, contains the following recommendations:

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.
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3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged.

NOTE: On August 9, 1973, the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street.

However, during the approximate four year period since those policies were established, several major changes have occurred in the general area which could affect the current policies:

1) Growth of a viable neighborhood association in the area: Four years ago the Midtown Citizens Association was just beginning and over the past few years has shown success in reversing the deteriorating housing trends in the Midtown area. Numerous structures have been remodeled and the preservation of the housing stock has aided in maintaining the residential character of the neighborhood.

2) New residential development in the area: New apartment units have been constructed on both the northeast and southeast corners of 8th and Waco (some on "C" zoning) and other units have been constructed on the Park Plaza site at Central and Waco. The restoration of the Steinberg house at the southwest corner of 10th and Waco has also helped to combat deteriorating trends in the area. In contrast, no new commercial development has occurred in the area even though undeveloped office and commercial tracts exist on Waco at this time.

3) Abandonment of the Inner Loop Project: It was assumed four years ago that the proposed construction of the Inner Loop with an interchange at Waco would spur the demand for nonresidential uses in the Waco area and was part of the rationale for a policy favoring the "BB" Office District. However, on August 13, 1976 the Board of City Commissioners directed staff to discontinue work on the proposed Inner Loop. On July 11, 1977 the Technical Advisory Committee on Transportation Planning recommended that the Inner Loop project be formally deleted from the Transportation

Plan, and on August 1, 1977 the Coordinating Committee for Transportation Planning concurred in that recommendation. It is anticipated that the Planning Commission will hold a public hearing in the near future for purpose of recommending to the Board of City Commissioners as to whether the Inner Loop should be deleted from the Plan.

4) Governmental actions and policies in the area: Since the establishment of the current policies on Waco the Urban Renewal Agency has been quite active with low cost home restoration loan programs and acquisition of nonresidential development in the area.

The area of Waco from Murdock to 13th is a section approximately 3/4 of a mile in length, which was originally developed for single family homes from the mid-1880's through about 1910, followed by limited duplex, multi-family, business and commercial development. While structural condition and maintenance of the homes vary, only a small number would appear to fall into the dilapidated classification. A small number of scattered undeveloped lots exist, most of them between Murdock and 9th Street.

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North of 10th Street, the character of the neighborhood again becomes predominantly residential. The house at the northwest corner of 11th and Waco contains some legal nonconforming uses (offices, florist, beauty shop), however, the only other nonresidential uses occur at the intersection of 13th with a restaurant and offices on the southwest corner and a refrigeration repair service on the southeast corner.

Based on the general residential character of the area, the major changes in the area since the Waco zoning policy was established, and the desires of the City Commission as expressed in conjunction with Z-1944, it would appear that the existing zoning policies should be modified.

Recommendation

It is recommended that the Planning and City Commissions adopt the following zoning policies on Waco from Murdock north to 13th Street North:

- 1) The east side of Waco, between Murdock and Tenth Street be looked with favor for the "BB" Office District and the "LC" Light Commercial District.
- 2) The west side of Waco, between Murdock and 13th Street North retain the existing zoning classifications (including the "BB" District as approved in Z-1944).
- 3) The east side of Waco, between 10th and 13th Street North, retain the existing zoning classification.

Consideration of this matter is scheduled for your agenda on August 18, 1977. If there are any questions prior to that meeting, please call."

GALBRAITH stated that CPO Area Council "I" approved the 2nd and 3rd recommendations in the staff report, but would prefer to see the "BB" Office district and "LC" Light Commercial district confined to the area south of Murdock.

Considerable discussion followed regarding the retaining of "BB" and "LC" on the east side of Waco between Murdock and 10th.

MAY stated she was concerned because there had been a real attempt by the neighborhood to save the street and it had worked so well that there are now apartments on some commercial zoned lots. She said she felt it would be a real tragedy for the Commission to work against the neighborhood.

BELL commented that zoning wasn't like a disease, the land uses had developed the way they were even though the policy said some other kind of zoning.

GALBRAITH stated that the City Commission had asked that the policy be reviewed by the Planning Commission and amended to restrict nonresidential uses on Waco north of the "BB" Office zoning approved in Z-1944.

Additional discussion followed particularly regarding the "BB" Office zoning on the west side of Waco and the "LC" and "C" zoning on the east.

TAYLOR remarked that it seemed that the recommended policy as offered by the staff did present a reasonable compromise.

MOTION: That the Planning Commission recommend to the City Commission that the following zoning policy on Waco from Murdock north to 13th Street North be adopted:

1. The east side of Waco, between Murdock and Tenth Street be looked with favor for the "BB" Office District and the "LC" Light Commercial District.
2. The west side of Waco, between Murdock and 13th Street North retain the existing zoning classifications (including the "BB" District as approved in Z-1944).
3. The east side of Waco, between 10th and 13th Street North retain the existing zoning classifications.

Taylor moved, Savina seconded

AMENDMENTS TO THE MOTION: That item #1 be retained as recommended. That items #2 and #3 be amended as follows:

2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.

3. The east and west sides of Waco, between 10th and 13th Street North retain the existing zoning classifications.

Bayouth moved, Bell seconded.

VOTE ON THE AMENDMENTS TO THE MOTION: Motion carried by a vote of 6 in favor (Bayouth, Bell, Goebel, Greider, Hennessy and Savina) and 4 opposed (Barrier, Kamen, May and Taylor)

VOTE ON THE MOTION AS AMENDED: Motion carried by a vote of 6 in favor (Bayouth, Bell, Goebel, Greider, Hennessy and Savina) and 4 opposed (Barrier, Kamen, May and Taylor)

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE August 17, 1977



TO Jack Galbraith, Chief Planner, Current Plans
FROM Gail Williams, CPO Administrative Aide

SUBJECT DR 77-19 Revision of Existing
Zoning Policy on Waco from Murdock
to 13th Street North

At their August 15, 1977, meeting, CPO Council Area "L" discussed the recommendations set forth in DR 77-19. The Council approved of the second and third recommendations to retain existing zoning classifications on the west side of Waco, between Murdock and 13th, and the east side of Waco, between 10th and 13th Street North.

However, the Council would prefer to see the "BB" Office District and "LC" Light Commercial District confined to the area south of Murdock. Therefore, Council "L" suggested that the east side of Waco, between Murdock and Tenth, be looked with favor for the "B" Multiple Family District.

Would you please inform the MAPC of this suggestion at their August 18, 1977, meeting.

Your assistance in this matter will be appreciated.

Gail Williams
Gail Williams
CPO Administrative Aide

GW:sm

Noted:

David L. Furnas
David Furnas
Citizen Participation Coordinator

August 19, 1977

Gail Williams, CPO Administrative Aide

Jack H. Galbraith, Chief Planner

DR 77-19 Revision of Existing Zoning Policy
on Waco from Murdock to 13th Street North

The Planning Commission at its meeting on August 18, 1977, considered the above captioned item concerning the policy on Waco. The action of the CPO Council which differed slightly from the Planning Department's recommendation was called to the attention of the Planning Commission, however, after considering both our recommendation and that of the CPO Council, the Planning Commission made the following recommendation:

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for the "BB" Office District and the "LC" Light Commercial District.
2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office District.
3. The east and west sides of Waco, between 10th and 13th Street North retain the existing zoning classifications.

This recommendation of the Planning Commission will be forwarded to the City Commission for consideration at their regular meeting on September 13, 1977.

If there are any questions, please call.

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Don Rutledge, 1428 Park Place, 67214
Mike Gragert, 1258 N. Market, 67214

August 11, 1977

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

Re: DR 77-19 - Revision of Existing
Zoning Policy on Waco from
Murdock to 13th Street North

Dear Mr. Rutledge:

Attached is a copy of a Metropolitan Area Planning Department staff report recommending certain changes in the existing zoning policy on Waco from Murdock to 13th Street North. Because of your organization's continuing interest in the area, we wanted you to be aware of the proposed modifications. It is my understanding that the Area "L" Citizen Participation Organization will consider this item on August 15, 1977 and the Metropolitan Area Planning Commission will hold a public hearing on the matter at their regular meeting of August 18, 1977.

Should you have questions or desire additional information regarding this matter, please do not hesitate to call.

Sincerely,

Mike Meek
Senior Planner

MM:el

Attachment

WICHITA-SEDGWICK COUNTY

DATE

August 9, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM Jack H. Galbraith, Chief Planner
SUBJECT DR 77-19 Revision of Existing Zoning Policy on Waco from
Murdock to 13th Street North.

On August 2, 1977 during the consideration of a request for the "BB" Office District on the west side of Waco in an area between Murdock and Back Bay Boulevard (Z-1944), the Board of City Commissioners discussed possible revisions to the existing zoning policy on Waco. It was the action of the City Commission to approve that zone change request and to instruct the staff to initiate procedures to amend the present policy to restrict nonresidential uses on Waco north of the application area in Z-1944.

The current zoning policy on Waco, which was approved by the Planning Commission on May 10, 1973 and by the Board of City Commissioners on May 29, 1973, contains the following recommendations:

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.
2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.
3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged.

NOTE: On August 9, 1973, the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street.

However, during the approximate four year period since those policies were established, several major changes have occurred in the general area which could affect the current policies:

1) Growth of a viable neighborhood association in the area: Four years ago the Midtown Citizens Association was just beginning and over the past few years have shown success in reversing the deteriorating housing trends in the Midtown area. Numerous structures have been remodeled and the preservation of the housing stock has aided in maintaining the residential character of the neighborhood.

2) New residential development in the area: New apartment units have been constructed on both the northeast and southeast corners of 8th and Waco (some on "C" zoning) and other units have been constructed on the Park Plaza site at Central and Waco. The restoration of the Steinberg house at the southwest corner of 10th and Waco has also helped to combat deteriorating trends in the area. In contrast, no new commercial development has occurred in the area even though undeveloped office and commercial tracts exist on Waco at this time.

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Metropolitan Area Planning
Commission
August 9, 1977
Page 3

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On the east side of Waco from Murdock to 10th more business and commercial development exists. A printing office is located at the southeast corner of 9th Street, with an animal hospital, self service laundry, and a sign company to the north. The southeast corner of Waco and 10th contains a bar, liquor store, and a small commercial center with general neighborhood commercial services. The remaining property on the east side of Waco between Murdock and 10th is developed with single family houses and duplexes, with some scattered vacant lots. New apartment development exists at both the northeast and southeast corners of 8th and Waco and a land development office is located in a converted residential structure between Murdock and 8th. Although the current policy favors the "C" Commercial District on the east side of Waco, the only land use which exists at this time which requires "C" zoning is the sign company between 9th and 10th. The existing land use and recent residential development on "C" zoning would make it appear that a less intensive classification than the "C" Commercial District would be most appropriate for the area. The outdoor storage associated with "C" Commercial activities is incompatible with the residential development on the west side of Waco.

North of 10th Street, the character of the neighborhood again becomes predominantly residential. The house at the northwest corner of 11th and Waco contains some legal nonconforming uses (offices, florist, beauty shop), however, the only other nonresidential uses occur at the intersection of 13th with a restaurant and offices on the southwest corner and a refrigeration repair service on the southeast corner.

Based on the general residential character of the area, the major changes in the area since the Waco zoning policy was established, and the desires of the City Commission as expressed in conjunction with Z-1944, it would appear that the existing zoning policies should be modified.

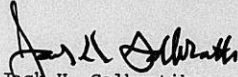
Recommendation

It is recommended that the Planning and City Commissions adopt the following zoning policies on Waco from Murdock north to 13th Street North:

Metropolitan Area Planning
Commission
August 9, 1977
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- 1) The east side of Waco, between Murdock and Tenth Street be looked with favor for the "BB" Office District and the "LC" Light Commercial District.
- 2) The west side of Waco, between Murdock and 13th Street North retain the existing zoning classifications (including the "BB" District as approved in Z-1944).
- 3) The east side of Waco, between 10th and 13th Street North retain the existing zoning classifications.

Consideration of this matter is scheduled for your agenda on August 18, 1977. If there are any questions prior to that meeting, please call.


Jack H. Galbrath
Chief Planner

JHG:MM:rme

cc: David Furnas, Citizen Participation Coordinator

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

DR 77-19 Revision of Existing Zoning Policy on Waco from Murdock to 13th Street North.

On August 2, 1977, during the consideration of a request for the "BB" Office District on the west side of Waco in an area between Murdock and Back Bay Boulevard (Z-1944), the Board of City Commissioners discussed possible revisions to the existing zoning policy on Waco. It was the action of the City Commission to approve that zone change request and to instruct the staff to initiate procedures to amend the present policy to restrict non residential uses on Waco north of the application area in Z-1944.

The current zoning policy on Waco, which was approved by the Planning Commission on May 10, 1973 and by the Board of City Commissioners on May 29, 1973, contains the following recommendations:

- LINE (B)
1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.
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 3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged.

NOTE: On August 9, 1973, the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street.

However, during the approximate four year period since those policies were established, several major changes have occurred in the general area which could affect the current policies:

1) Growth of a viable neighborhood association in the area: Four years ago the Midtown Citizens Association was just beginning and over the past few years have shown success in reversing the deteriorating housing trends in the Midtown area. Numerous structures have been remodeled and the preservation of the housing stock has aided in *maintaining* preserving the residential character of the neighborhood.

2) New residential development in the area: New apartment units have been constructed on both the northeast and southeast corners of 8th and Waco (some on "C" zoning) and other units have been constructed on the Park Plaza site at Central and Waco. The restoration of the Steinberg

house at the southwest corner of 10th and Waco has also helped to combat deteriorating trends in the area. In contrast, no new commercial development has occurred in the area even though undeveloped office and commercial tracts exist on Waco at this time.

3) Abandonment of the Inner Loop Project: It ^{was} ~~was~~ assumed four years ago that the proposed construction of the Inner Loop with an interchange at Waco would spur the demand for nonresidential uses in the Waco area and was part of the rationale for a policy favoring the "BB" Office District. However, on August 13, 1976 the Board of City Commissioners directed staff to discontinue work on the proposed Inner Loop. On July 11, 1977 the technical Advisory Committee on Transportation Planning recommended that the Inner Loop project be formally deleted from the Transportation Plan and on August 1, 1977 the Coordinating Committee for Transportation Planning concurred in that recommendation. It is anticipated that the Planning Commission will hold a public hearing in the near future for purpose of recommending to the Board of City Commissioners as to whether the Inner Loop should be deleted from the Plan.

4) Governmental actions and policies in the area: Since the establishment of the current policies on Waco the Urban Renewal Agency has been quite active ~~(1976)~~ low cost home restoration loan programs and acquisition of non residential development in the area. ~~The rezoning of the four corners of 11th and Waco from "LC" to "B" and subsequent affirmation by the Kansas Supreme Court has also strengthened the case for the residential character of the Waco area.~~

The area of Waco from Murdock to 13th is a section approximately 3/4 of a mile in length, which was originally developed for single family homes from the mid-1880's through about 1910, followed by limited duplex, multi-family, business and commercial development. While structural condition and maintenance of the homes vary, only a small number would appear to fall into the dilapidated classification. A small number of scattered undeveloped lots exist, most of them between Murdock and 9th Street

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Based on the general residential character of the area, the major changes in the area since the Waco zoning policy was established, and the desires of the City Commission as expressed in conjunction with Z-1944, it would appear that the existing zoning policies should be modified.

Recommendation

It is recommended that the Planning and City Commissions adopt the following zoning policies on Waco from Murdock north to 13th Street North:

- 1) The east side of Waco, between Murdock and Tenth Street be looked with favor for the "BB" Office District and the "LC" Light Commercial District.
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JHB

cc David Furman

TENTH

JACKSON

WACO

NINTH

EIGHTH

MURDOCK

H H H H H H H H H H
& R H H H H H H

George
of
RUDY
ADD
L & S

Alex
Apt
P
CH

Apt
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M

WICHITA-SEDGWICK COUNTY

DATE

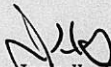
METROPOLITAN AREA PLANNING DEPARTMENT

August 3, 1977

TO Mike Meek, Senior Planner
FROM Jack H. Galbraith, Chief Planner
SUBJECT Z-1944 - "B" to "BB" - West side of Waco, in an
area between Back Bay Blvd. and Murdock.

In considering the above captioned case on August 2, 1977, the City Commission in approving the case, instructed the Staff to institute a policy of restricting non-residential uses north of the application area. Since the present policy favors either the "B" Multiple Family District, or the "BB" Office District on the west side of Waco from this application area, north to 10th Street, it is that area which the City Commission desires to permit only residential uses.

Please set up a DR file and prepare an amendment to the Waco Policy and review both sides of the street in this area. Update land use and try to schedule for Planning Commission meeting in September.


Jack H. Galbraith
Chief Planner

JHG:el

WICHITA-SEDGWICK COUNTY

DATE


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WICHITA-SEDGWICK COUNTY

RE: AGENDA ITEM NO. 26
DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 9, 1977

TO Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM Jack H. Galbraith, Chief Planner
SUBJECT DR 77-19 Revision of Existing Zoning Policy on Waco from
Murdock to 13th Street North.

03
06
07

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Recommendation

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Metropolitan Area Planning
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"B"

CPO "L"
agreed

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Chief Planner

JHG:MM:rme

cc: David Furnas, Citizen Participation Coordinator

Bazorth Bell

No 1 remain on

No 2 number to 10

*No 4 - West side of Waco
"B" or "BB"*

*6-4 Kan
Gunn
Brew
Taylor*

*Taylor - 6-4 -
Gunn -*

WICHITA-SEDGWICK COUNTY

RE AGENDA ITEM NO. 26
DATE

August 9, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO Wichita-Sedgwick County Metropolitan Area Planning Commission
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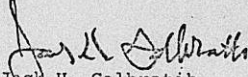
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