

DR 77-21 - Review of existing zoning policy - Central to 2nd; Cleveland to I-35.

# ACTION

DATE

COMMITTEE

M.A.P.C. Approved 12-8-77

B.C.C./B.C.O.C. Retain the existing Zoning Policy 1-3-78

WICHITA-SEDGWICK COUNTY

DATE

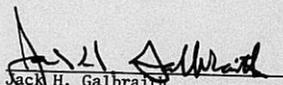
**METROPOLITAN AREA PLANNING DEPARTMENT**

January 5, 1978

TO Zoning Policy Statement File  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT DR-77-21 Review of existing zoning policy -  
Central to 2nd; Cleveland to I-135

On January 3, 1978, the Board of City Commissioners reviewed the existing zoning policy in the above referenced area. After considering the staff report and the recommendation of approval by the Metropolitan Area Planning Commission, it was the action of the City Commission:

that the MAPC and Board of City Commissioners  
retain the existing policy of favoring the "C"  
Commercial District in the area between Cleveland,  
Central, I-135, and Second Street.

  
Jack H. Galbraith  
Chief Planner

JHG:MM:bbc

WICHITA-SEDGWICK COUNTY

DATE  
December 16, 1977

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO E. H. Denton, City Manager  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DR 77-21 - Review of Existing Zoning Policy  
Central to 2nd, Cleveland to I-135

The Metropolitan Area Planning Commission, at their regular meeting of December 8, 1977, reviewed the existing policy of favoring the "C" Commercial District in the general area of Central to 2nd and from Cleveland to the Canal Route (I-135). This review was undertaken at the request of the Board of City Commissioners and the attached staff report was supplied to the M.A.P.C.

During the discussion on the staff presentation, some concern was expressed by members of the Commission as to the possible effects of the zoning policy on the Washington Elementary School at the southwest corner of Central and Hydraulic. It was noted that present enrollment at the school is 292 students with a building capacity of approximately 400 students. This enrollment level has remained rather constant over the past few years even with the removal of residential structures in the area as outlined in the staff report. The official position of the School Board on rezoning applications has been one of supplying facilities where the students are, or that if student populations increase or decrease in a given area for whatever reason, facilities will be adjusted accordingly. The principal of the school had contacted the staff and stated his concern over the fact that the ten block study area represented approximately 10% of the 105 block school attendance area, however, over half the residential units in the study area are contained in the forty-five fourplexes north of 3rd Street which are under one ownership, and would not appear to be affected by the zoning policy.

It was the action of the Metropolitan Area Planning Commission to recommend:

That the M.A.P.C. and Board of City Commissioners retain the existing zoning policy of favoring the "C" Commercial District in the area between Cleveland, Central, I-135 and Second Street. Savina moved, Hennessy seconded, and it carried by a vote of 6 in favor (Bayouth, Greider, Hennessy, May, Savina and Taylor) and none opposed. Bell, Barrier, Cole and Hartstein were absent.

*Paul*  
*3-2*

Page Two  
E. H. Denton, City Manager  
December 16, 1977

Consideration of this matter should be scheduled for the  
Board of City Commission meeting of January 3, 1978.



Robert A. Lakin  
Director of Planning

RAL:MM:el

Attachment

CITIZEN PARTICIPATION

December 8, 1977

Jack Galbraith, Chief Planner, Current Plans, MAPD

Mary Pitman, CPO Administrative Aide

Zoning Policy: DR 77-21 (Central  
to 2nd, Cleveland to I-135)

At their meeting on December 6, 1977, CPO Neighborhood Council Area "K" considered the policy of favoring "C" Commercial zoning in the captioned location.

As you may know, CPO Council "K" is seriously concerned about the shortage of low-to-moderate income housing in the city; and also about the deteriorating impact of commercial zoning upon residential areas. For this reason, Council "K" voted 3-2 to recommend against a policy of favoring "C" Commercial zoning in the area from Central to 2nd, between Cleveland and I-135.

Please supply this recommendation against the suggested policy to the MAPC when they are considering this matter this afternoon.

MP

Mary Pitman  
CPO Administrative Aide

MP:sm

Noted:

  
\_\_\_\_\_  
David Furnas  
Citizen Participation Coordinator

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

November 23, 1977

TO Metropolitan Area Planning Commission  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DR 77-21 - Review of Existing Zoning Policy -  
Central to 2nd, Cleveland to I-135

On July 19, 1977 the Board of City Commissioners considered a request from the "B" Multiple Family District to the "C" Commercial District on the west side of New York in an area south of Third Street (Z-1926). The Metropolitan Area Planning Commission had recommended approval of the request on June 23, 1977, and it was the action of the City Commission to concur in that approval subject to replatting, however, the City Commission also requested that the staff and Planning Commission review the existing policy of favoring "C" zoning in the general area of Central to 2nd and from Cleveland to the canal route (I-135).

Zoning History in the Area

With the establishment of zoning in Wichita in 1922, the study area was zoned the "B" Multiple Family District with the exception of a 200 foot depth north of Second Street, which was established as the "C" Commercial District at that time. On September 12, 1929, the Planning Commission extended the "C" Commercial District on the south side of Central in a mass rezoning case adjacent to Central.

The zone change history in the area most recently has been rather haphazard with changes from "B" to "C" approved on the west side of Kansas between 2nd and 3rd (Z-0976-1969); on the east side of Cleveland between 2nd and 3rd (Z-1315-1971); and approval of a Board of Zoning Appeals variance to reduce the front yard setback for European Motors at the southeast corner of 2nd and Mathewson (1968). Requests for "C" zoning were denied at the southeast corner of 3rd and Mathewson (Z-0999-1968) and on the east side of Mathewson between 2nd and 3rd (Z-1372-1972).

On August 9, 1973, while considering a request for "C" zoning at the southeast corner of 3rd and New York, the MAPC recommended approval and adopted the policy of looking with favor on "C" zoning between 2nd and Central, Cleveland and the canal route (I-135). On November 27, 1973, the City Commission approved that case (Z-1553) but did not concur in the policy. The City Commission stated their preference to decide each case on its own merits. Since MAPC adoption of the policy, "C" zoning has been approved twice on the west side of Hydraulic between 2nd and Central (Z-1558-1973), (Z-1586-1974), yet was denied on the west side of Mathewson between 2nd and 3rd (Z-1662-1974) and another BZA variance request

(BZA 22-74-1974) to expand European Motors was also denied.

On December 30, 1975, during a review of all MAPC and City Commission zoning policies, it was the action of the Board of City Commissioners to approve the MAPC policy of looking with favor on the "C" District in the area. The only request considered in the area since that date was the aforementioned Z-1926 approved by the Board of City Commissioners in July, on the west side of New York, which led to the City Commission request for a review of the existing zoning policy.

#### Land Use and Ownership Patterns

The net land area (excluding streets and alleys) covered by the existing zoning policy is approximately 36.18 acres, of which 25.35 acres are zoned the "B" Multiple Family District, 10.76 acres are zoned the "C" Commercial District, and .07 acres are zoned the "E" Light Industrial District. This calculates to be approximately 70% "B", 30% "C", and the "E" zoning so small as to be less than one percent.

Of the 25.35 acres zoned "B", 23.44 acres (92.5%) are developed residentially including the school, whereas 1.91 acres (7.5%) are undeveloped. Of the 10.76 acres zoned "C", 5.56 acres (52%) are developed commercially, 3.27 acres (30%) are undeveloped, and 1.93 acres (18%) are developed with residential uses. A total of seventeen residential structures, a church, and a portion of a schoolyard remain in that portion of the study area which is zoned the "C" Commercial District. The small tract of "E" Light Industrial zoning is undeveloped.

In these areas zoned "C", seventeen residential structures have been removed in the last ten years and seventeen remain. In those areas zoned "B" Multiple Family, thirteen residential structures have been removed in the past ten years, whereas 154 residential structures remain, or approximately 7.7% of the residential structures existing ten years ago are now gone. It should be noted, however, that 45 of the remaining residential structures are fourplexes under one ownership located between 3rd Street, Mathewson Lane, Cleveland, and Pennsylvania.

The existing policy of favoring the "C" Commercial District in the area bounded by I-135, Cleveland, 2nd, and Central really only applies to those portions of the area which are zoned "B" inasmuch as the remainder of the area is already zoned "C" or "E".

One indicator of the stability and character of a residential neighborhood is the number of resident homeowners as opposed to absentee landlords. If one excludes the 45 fourplexes under one ownership north of 3rd Street, there are 109 residential structures remaining in the "B" Multiple Family District, of which 46 (42%) are occupied by resident owners and 63 (58%) are non-resident owners, according to real estate records maintained by the Sedgwick County Clerk. Although many of the existing structures are in a deteriorated condition, others are well maintained. It appears that many of the residential structures which have been removed were in a deteriorated condition. The study area also represents the only remaining "B" zoning between Kellogg, Central, and St. Francis west of Hydraulic and between Douglas, Central, and I-135 east of Hydraulic. Although many residential structures remain in those "E" Light Industrial areas, the trend over the past few years has been one of commercial and industrial redevelopment in the area. This has been especially true for the smaller business having a metropolitan or larger service area. In the "E" zoned area between Cleveland, 2nd Street, Douglas, and Hydraulic, approximately 51% of the residential structures have been removed in the last ten years and numerous office, warehousing, and manufacturing uses have been established.

The zoning policy statements of the MAPC and City Commission are intended to provide a general guide for consideration of future zone change requests and also to give insight to potential homebuyers, investors, and lenders in the area. Modification of, or special exception to, existing policies should only occur when substantive changes in the character of the area necessitate a re-evaluation. In this particular case, there are factors both for and against retention of the existing zoning policy statement of favoring the "C" Commercial District. Those factors favoring the existing policy are:

- 1) The policy has been in existence for a number of years and substantial investments may have been made by individuals in reliance on that policy.
- 2) The proximity to the canal route makes this area a natural location for warehousing/wholesaling activities permitted in the "C" zone.
- 3) The deterioration of the existing housing stock and a majority of absentee landlords of those residential structures lessens the feasibility of creating a viable residential neighborhood.

4) The surrounding zoning and general character of the adjacent areas is commercial or industrial in nature. The redevelopment of the large "E" Light Industrial areas surrounding the study area with commercial and industrial uses has brought large amounts of truck traffic in the area and generally rendered it unsuitable as a residential neighborhood.

5) Small businesses are provided an opportunity to buy up deteriorated residential structures and redevelop at much lower cost than is required on property already zoned "E" or located in an industrial park.

6) There are other areas near the core (south of Kellogg, near West High, Park Plaza, Midtown) still largely residential which are being saved and improved to provide inner city housing.

Those factors favoring modification of the existing policy are:

1) The study area provides low cost housing opportunities which are needed in Wichita. Even though deteriorating, the residential structures meet a need to provide single family residences at an affordable price to large low income families whose needs can't really be accommodated with new construction because of the cost. Large sections of Wichita contain housing similar to that in the study area and policies which do not favor retention of the housing stock may deny low income residents of options other than public housing.

2) The retention and development of residential neighborhoods near the core area is supportive of redevelopment of the downtown area.

3) The large amount of land which is currently zoned "E" Light Industrial and "C" Commercial in the area not yet developed as such should provide sufficient opportunity for commercial redevelopment.

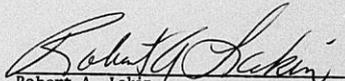
4) The existing policy discourages lenders and homeowners from improving or expanding residential development in the area and creates a self fulfilling premise that the area is so deteriorated that it can't be restored.

5) Washington Elementary School at Central and Hydraulic could be altered or rendered obsolete if the residential structures are removed.

Page Five  
November 23, 1977  
MAPC

RECOMMENDATION

Many of the factors, both pro and con, involved in the re-evaluation of the current zoning policy in the study area are social and economic policy issues which go far beyond a physical land use question. Both the MAPC and City Commission may wish to give greater weight to those factors than to purely land use determinants in reevaluating the present zoning policy. However, from a land use standpoint, the present policy of favoring the "C" Commercial District appears to be appropriate. The combination of a deteriorating neighborhood surrounded by "C" and "E" zoning and land uses, proximity to major access corridors, and the fact that the policy has been used by the MAPC for four years, would favor the retention of the existing policy. The provision of low cost housing should be prefaced by a desire to provide quality low cost housing in an environment conducive to residential living, and there are other older sections of Wichita which offer better prospects for retention of the housing stock than the study area. The "C" Commercial District is more appropriate than the "E" Light Industrial District because the "C" zone permits residential redevelopment in addition to the commercial uses. It is, therefore, recommended that the MAPC and Board of City Commissioners retain the existing zoning policy of favoring the "C" Commercial District in the area between Cleveland, Central, I-135, and Second Street.

  
Robert A. Lakin  
Director of Planning

RAL:MM:bbc

December 16, 1977

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 77-21 - Review of Existing Zoning Policy  
Central to 2nd, Cleveland to I-135

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During the discussion on the staff presentation, some concern was expressed by members of the Commission as to the possible effects of the zoning policy on the Washington Elementary School at the southwest corner of Central and Hydraulic. It was noted that present enrollment at the school is 292 students with a building capacity of approximately 400 students. This enrollment level has remained rather constant over the past few years even with the removal of residential structures in the area as outlined in the staff report. The official position of the School Board on rezoning applications has been one of supplying facilities where the students are, or that if student populations increase or decrease in a given area for whatever reason, facilities will be adjusted accordingly. The principal of the school had contacted the staff and stated his concern over the fact that the ten block study area represented approximately 10% of the 105 block school attendance area, however, over half the residential units in the study area are contained in the forty-five fourplexes north of 3rd Street which are under one ownership, and would not appear to be affected by the zoning policy.

It was the action of the Metropolitan Area Planning Commission to recommend:

That the M.A.P.C. and Board of City Commissioners retain the existing zoning policy of favoring the "C" Commercial District in the area between Cleveland, Central, I-135 and Second Street. Savina moved, Hennessy seconded, and it carried by a vote of 6 in favor (Bayouth, Greider, Hennessy, May, Savina and Taylor) and none opposed. Bell, Barrier, Cole and Hartstein were absent.

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E. H. Denton, City Manager  
December 16, 1977

Consideration of this matter should be scheduled for the  
Board of City Commission meeting of January 3, 1978.

Robert A. Lakin  
Director of Planning

RAL:MM:el  
Attachment

WICHITA-SEDGWICK COUNTY

RE: AGENDA ITEM NO. 26

DATE November 23, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DR 77-21 - Review of Existing Zoning Policy -  
Central to 2nd, Cleveland to I-135

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61  
80

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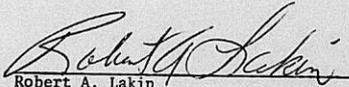
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MAPC

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Robert A. Lakin  
Director of Planning

RAL:MM:bbc

WICHITA-SEDGWICK COUNTY

RE: AGENDA

ITEM NO. 26

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November 23, 1977

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November 23, 1977  
MAPC

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In these areas zoned "C", seventeen residential structures have been removed in the last ten years and seventeen remain. In those areas zoned "B" Multiple Family, thirteen residential structures have been removed in the past ten years, whereas 154 residential structures remain, or approximately 7.7% of the residential structures existing ten years ago are now gone. It should be noted, however, that 45 of the remaining residential structures are fourplexes under one ownership located between 3rd Street, Mathewson Lane, Cleveland, and Pennsylvania.

The existing policy of favoring the "C" Commercial District in the area bounded by I-135, Cleveland, 2nd, and Central really only applies to those portions of the area which are zoned "B" inasmuch as the remainder of the area is already zoned "C" or "E".

One indicator of the stability and character of a residential neighborhood is the number of resident homeowners as opposed to absentee landlords. If one excludes the 45 fourplexes under one ownership north of 3rd Street, there are 109 residential structures remaining in the "B" Multiple Family District, of which 46 (42%) are occupied by resident owners and 63 (58%) are non-resident owners, according to real estate records maintained by the Sedgwick County Clerk. Although many of the existing structures are in a deteriorated condition, others are well maintained. It appears that many of the residential structures which have been removed were in a deteriorated condition. The study area also represents the only remaining "B" zoning between Kellogg, Central, and St. Francis west of Hydraulic and between Douglas, Central, and I-135 east of Hydraulic. Although many residential structures remain in those "E" Light Industrial areas, the trend over the past few years has been one of commercial and industrial redevelopment in the area. This has been especially true for the smaller business having a metropolitan or larger service area. In the "E" zoned area between Cleveland, 2nd Street, Douglas, and Hydraulic, approximately 51% of the residential structures have been removed in the last ten years and numerous office, warehousing, and manufacturing uses have been established.

The zoning policy statements of the MAPC and City Commission are intended to provide a general guide for consideration of future zone change requests and also to give insight to potential homebuyers, investors, and lenders in the area. Modification of, or special exception to, existing policies should only occur when substantive changes in the character of the area necessitate a re-evaluation. In this particular case, there are factors both for and against retention of the existing zoning policy statement of favoring the "C" Commercial District. Those factors favoring the existing policy are:

- 1) The policy has been in existence for a number of years and substantial investments may have been made by individuals in reliance on that policy.
- 2) The proximity to the canal route makes this area a natural location for warehousing/wholesaling activities permitted in the "C" zone.
- 3) The deterioration of the existing housing stock and a majority of absentee landlords of those residential structures lessens the feasibility of creating a viable residential neighborhood.

4) The surrounding zoning and general character of the adjacent areas is commercial or industrial in nature. The redevelopment of the large "E" Light Industrial areas surrounding the study area with commercial and industrial uses has brought large amounts of truck traffic in the area and generally rendered it unsuitable as a residential neighborhood.

5) Small businesses are provided an opportunity to buy up deteriorated residential structures and redevelop at much lower cost than is required on property already zoned "E" or located in an industrial park.

6) There are other areas near the core (south of Kellogg, near West High, Park Plaza, Midtown) still largely residential which are being saved and improved to provide inner city housing.

Those factors favoring modification of the existing policy are:

1) The study area provides low cost housing opportunities which are needed in Wichita. Even though deteriorating, the residential structures meet a need to provide single family residences at an affordable price to large low income families whose needs can't really be accommodated with new construction because of the cost. Large sections of Wichita contain housing similar to that in the study area and policies which do not favor retention of the housing stock may deny low income residents of options other than public housing.

2) The retention and development of residential neighborhoods near the core area is supportive of redevelopment of the downtown area.

3) The large amount of land which is currently zoned "E" Light Industrial and "C" Commercial in the area not yet developed as such should provide sufficient opportunity for commercial redevelopment.

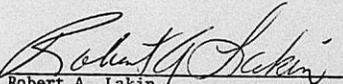
4) The existing policy discourages lenders and homeowners from improving or expanding residential development in the area and creates a self fulfilling premise that the area is so deteriorated that it can't be restored.

5) Washington Elementary School at Central and Hydraulic could be altered or rendered obsolete if the residential structures are removed.

Page Five  
November 23, 1977  
MAPC

RECOMMENDATION

Many of the factors, both pro and con, involved in the re-evaluation of the current zoning policy in the study area are social and economic policy issues which go far beyond a physical land use question. Both the MAPC and City Commission may wish to give greater weight to those factors than to purely land use determinants in reevaluating the present zoning policy. However, from a land use standpoint, the present policy of favoring the "C" Commercial District appears to be appropriate. The combination of a deteriorating neighborhood surrounded by "C" and "E" zoning and land uses, proximity to major access corridors, and the fact that the policy has been used by the MAPC for four years, would favor the retention of the existing policy. The provision of low cost housing should be prefaced by a desire to provide quality low cost housing in an environment conducive to residential living, and there are other older sections of Wichita which offer better prospects for retention of the housing stock than the study area. The "C" Commercial District is more appropriate than the "E" Light Industrial District because the "C" zone permits residential redevelopment in addition to the commercial uses. It is, therefore, recommended that the MAPC and Board of City Commissioners retain the existing zoning policy of favoring the "C" Commercial District in the area between Cleveland, Central, I-135, and Second Street.

  
Robert A. Lakin  
Director of Planning

RAL:MM:bbc

CITIZEN PARTICIPATION

December 8, 1977

Jack Galbraith, Chief Planner, Current Plans, MAPD

Mary Pitman, CPO Administrative Aide

Zoning Policy: DR 77-21 (Central  
to 2nd, Cleveland to I-135)

At their meeting on December 6, 1977, CPO Neighborhood Council Area "K" considered the policy of favoring "C" Commercial zoning in the captioned location.

As you may know, CPO Council "K" is seriously concerned about the shortage of low-to-moderate income housing in the city; and also about the deteriorating impact of commercial zoning upon residential areas. For this reason, Council "K" voted 3-2 to recommend against a policy of favoring "C" Commercial zoning in the area from Central to 2nd, between Cleveland and I-135.

Please supply this recommendation against the suggested policy to the MAPC when they are considering this matter this afternoon.

MP

Mary Pitman  
CPO Administrative Aide

MP:sm

Noted:

  
\_\_\_\_\_  
David Furnas  
Citizen Participation Coordinator



1942  
~~3,000~~  
 4422  
 July  
 125      28,600  
 X  
 465  
 450  
 380  
 480  
 450  
 340  
 320,625  
 3500  
 324,125  
 70  
 X 50  
 125      28,600  
 X 130  
 225  
 370  
 90,625  
 119,225

36,834.5 units      1,576,150

R	B	C
3,000	324,125	119,225
	313,600	113,400
	350,500	37,800
	116,100	147,200
	1,104,325	51,200
83,050 - vacant		468,825
1,021,275 - developed residential		

12x50 x 125      26,900  
 12x50      1,000  
 17,800 residential  
 6,250 residential  
 94,050  
 6,250  
 26,900  
 37,800  
 26,900  
 58,100  
 142,300  
 242,475 developed commercial  
 42,845 residential  
 51,423,300 vacant  
 5.56  
 1.9  
 3.2  
 10.7

Total site	36.18	3425	70%
"B"	25.35	1813	←
"C"	10.76	2741	← 20%
"E"		<del>0.07</del> 8870	
	36.18		

B  
 1.9 65  
 23.44  
 3.4  
 undeveloped

45 Grubbs Temples  
 54 west of Hydraulic  
 55

154

300  
 22  
 26  
 109

m  
 ^

63  
 40

25 25  
 25

58.77  
 12.22  
 70.99





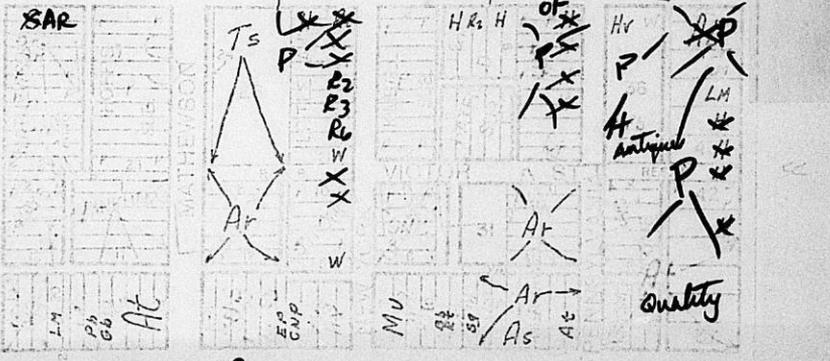
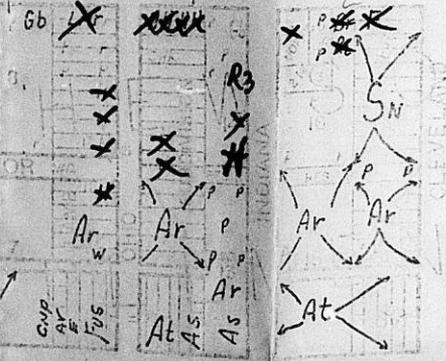
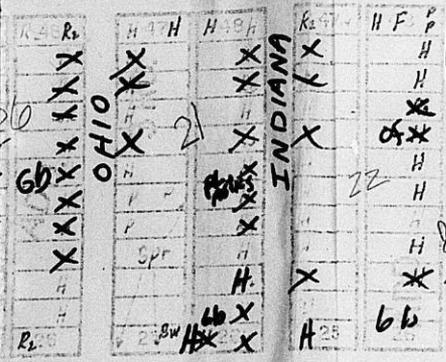
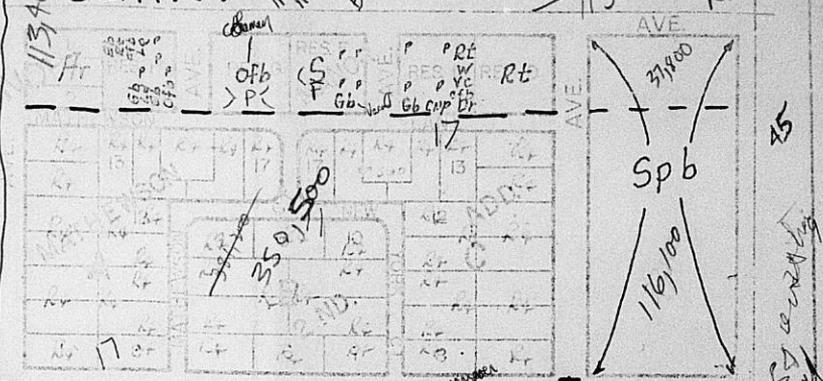
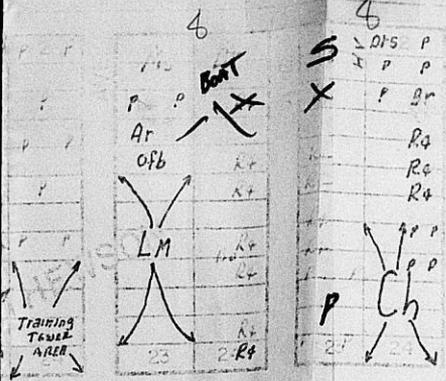
1967

# CENTRAL

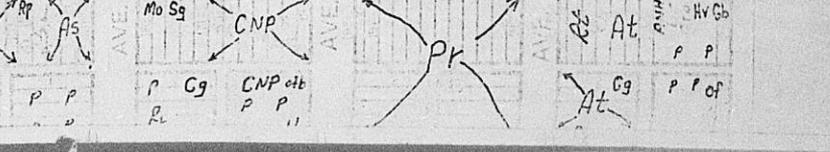
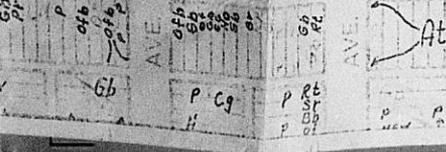
Multistage  
Mumps  
B 9259

1730nd  
144  
-29

20.1%  
Removed



# Douglas



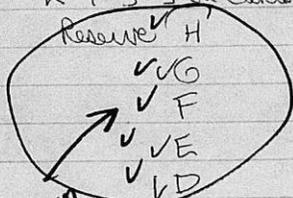
45  
50  
298  
-153  
51.3%  
Removed





Mathewson Manor Addition B-8724 Large unplatted tract

h 1-3-5 on Cleveland



21-275 IE — B8951  
NE 1/4  
Wichita

Cleveland  
Mathewson  
New York  
Pennsylvania  
Hydraulic  
Ks.

Mathewson Manor 2<sup>nd</sup> Addition

Blk A	✓
B2227 L 1-17	✓
Blk B	✓
L 1-10	✓
Blk C	✓
L 1-17	✓

~~3~~

Mathewson 4<sup>th</sup> Addition

✓ L 25-47 Cleveland (odd)  
 ✓ L 26-48 Mathewson (even)  
 ✓ 25-47 " (odd)  
 ✓ L 25-41 New York (odd)  
 ✓ 26-48 " (even)

~~New York 3<sup>rd</sup> Addition~~ L 26-48 Pennsylvania (even)  
 ✓ 25-47 " (odd)  
 CL 26, 28, 36-48 Hydraulic

B-13309 ✓  
 B-13314 ✓  
 New York 3<sup>rd</sup> Addition  
 Seiber Addition

✓ Lots 32-55 on Hydraulic Part of Bakers Addition C 85  
 ✓ L 1-10 Perry's 2<sup>nd</sup> Add. (on Kansas) C8283  
 ✓ Continental 2<sup>nd</sup> Addition C36607  
 ✓ L 143~~4~~ Owsley Place Add C-116  
 ✓ L 25-34 Bakers 2<sup>nd</sup> Add C 109  
 ✓ L 1-18 Bakers Add  
 ✓ 25-26-27 " " " " " " " "  
 ✓ 28-29 " " " " " " " "  
 ✓ Spring Addition C38394  
 34<sup>th</sup> St

✓ McCampbell's Addition 2-40 on Hydraulic C/✓  
 1-43 on Kansas

~~XXXXXXXXXX~~

SS47

6/27/68 MAPC app  
9-3-68 BCC app  
9-10-68 BCC app  
app 6/16/73 MAPC  
7/21/73 BCC

SE 3rd + Matheson  
B to C  
B to LC east mt + near Nojedin

(2)

app 8-9-73 MAPC  
app 2/25/73 BCC

A+C B+C  
1558

BZA 25-68

(3)

10-24-73 MAPC app  
11/14/74 " demg  
app 9/19/77 MAPC  
" 9/28/77 BCC

1662

B to C Matheson  
west mt 2nd 3rd

22 #

B to C  
East Cleveland det 2+3

15-76

~~XXXXXXXXXX~~  
(6) 1372 B to C ES Matheson det 2+3

3/23/72 MAPC demg  
4/16/72 BCC Nelson  
5/11/72 MAPC demg  
5/23/74 BCC demg

125

app -26  
A-11-68 MRK  
3-18-74 BCC

(4) 1586

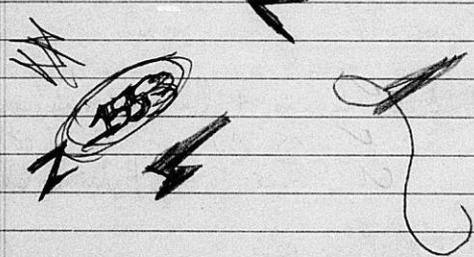
- NE corner  
3rd Hydraulic

B to C 12/13/73 MAPC app  
1/2/74 BCC app

5/9/74 MAPC app  
5/28/74 BCC

0976 B to C ws Ko det 2+3

(1)



22  
R 123 10 17 12

Blk 1 Highlands North  
9th & Oliver

SE corner 3rd + NY  
8-9-73 MAPC app  
4/12/73 BCC app  
9/25/73 BCC app  
10/11/73 MAPC app  
10/30/73 BCC app  
11/27/73 BCC app

## Zoning Cases In Area

- ① Z-0976 "B" to "C" West side of Kansas between 2<sup>nd</sup> & 3<sup>rd</sup>  
4-11-68 MAPC approve  
3-18-69 BCC approve
- ② Z-0999 "~~B~~" to "C" southeast corner of 3<sup>rd</sup> and Matheuson  
6/27/68 MAPC deny 75% of property owners in protest  
9/13/68 BCC deny Redeveloped with MF (triplex)  
9/10/68 BCC deny
- ③ BZA 25-68 Request for variance of required 20'  
10-1-68 setback to 0' for European Car Company  
BZA approve southeast corner 2<sup>nd</sup> and Matheuson
- ④ Z-1315 "B" to "C" East side of Cleveland between 2<sup>nd</sup> + 3<sup>rd</sup>  
9/9/71 MAPC approve  
9/28/71 BCC approve
- ⑤ Z-1372 "B" to "C" East side of Matheuson between 2<sup>nd</sup> and 3<sup>rd</sup>  
3/23/72 MAPC deny significant owner opposition  
4/18/72 BCC return  
5/11/72 MAPC deny  
5/22/72 BCC deny
- ⑥ Z-1553 "B" to "C" southeast corner of 3<sup>rd</sup> and New York  
\*8/9/73 MAPC approve  
8/28/73 BCC defer 4 who  
9/25/73 BCC return to MAPC  
10/11/73 MAPC approve  
10/30/73 BCC defer 4 who  
X 11/27/73 BCC Appr.

\* MAPC adopts policy of looking with favor on "C" zoning in the area between 2<sup>nd</sup> and Central, Cleveland and Canal due to determination of area, mixed land uses, railroad tracks, commercial character of general area and other zoning in area, large no. of absentee landlords

X BCC approves case but did not concur in policy, wishing to decide each case on own merits.

⑦ 2-1558 "B+C" to "C" West side of Hydraulic  
between 2<sup>nd</sup> and 3<sup>rd</sup>

8-9-73 MAPC Approve

8-28-73 BCC defer 4 wks

9-25-73 BCC Approve

⑧ 2-1586 "B" to "C" Northeast corner 3<sup>rd</sup> and Hydraulic

12/13/73 MAPC Approve

1/2/74 BCC Approve

5/9/74 MAPC Approve added 20x35 tract formerly owned by township

5/28/74 BCC Approve

⑨ BZA 22-74 Request by European Car Inc.

9-24-74 requests variance to reduced required by setback from 20 feet to 0 feet on property

BZA denied zoned "C".

⑩ 2-1662 "B" to "C" West side Matheson between 2<sup>nd</sup>  
and 3<sup>rd</sup>

10/24/74 MAPC ~~most~~ vote

11/12/74 BCC ~~most~~ vote

11/19/74 BCC deny

12/30/75 BCC approves policy

Pro C

adopted policy  
deterioration of homes  
general character of area  
surrounding zoning  
absentee landlords  
chief cause of C zoning  
potential buyers have  
relied on ~~policy~~

and ~~more~~  
traffic

~~Pro B~~

low cost housing  
residential area close to downtown  
some residential redevelopment <sup>proposed by</sup> ~~city~~  
large amounts of "E" zoned  
land in the area

B09307-1	N70 WSD Room H	---	
09305	M09	---	General Enterprises Inc.
09305-1	M10	---	Gerold Maloney 520 S Mead
09305-2	M11	---	"
B08951	duplatted tract	140 K03	USD #259

122 Residentially developed legal descriptions  
 16 undeveloped legal descriptions  
 29 commercially developed legal descriptions  
 1 school

122  
 61 owner occupied  
 61 rental

B 09274 Blk A Ls 16 Math Manor 2<sup>ND</sup> 142 JA

Graham Invest Co

75	17	142 K02
76	Blk B L1	K03
77	L2 of W 116'	K04
77-1	2 ur 116'	K05
278	3 ex	K06
278-1	Remain. L1	K07
279	4	K08
280	5	K09
281	6	K10
282	7	K11
283	L8 E 116'	K12
283-1	W 116' L5 & 9	K13
284	E 116' L9	K14
285	10	L02
286	Blk C L1	L03
297	w 1/2 2+3	L04
288	E 1/2 2+3	L05
289	w 1/2 4+5	L06
290	E 1/2 4+5	L07
291	6	L08
292	7	L09
293	8	L10
294	9	L11
295	10	L12
296	11	L13
297	12	L14
298	13	M02
299	14	M03
300	15	M04
301	16	M05
302	17	M06
303	Reserve D	M07
304	E	M08
306	G	M12
307	Hex N to USD	M13

Keith Kogelman  
 715 Quincey  
 Gilbert Clarke  
 156 Crestway  
 General Enterprises Inc

JOE BING  
 240 N. Oak

C	17	78	Mc Campbell	Add 161	MOS	Sanna A Berger X	422 Hydraulic
	18	20	M10			"	X
	19	22	M12			Orval H Matthews	X
	20	24	M14			418 N Hydraulic	X
	21	26	N03			"	X
	22	26, 30	N05			Dwight Krehbiel	
	23	32, 34	N07			125 S Feeding	
	24	36, 38	N09			General Sales Corp	
	25	40	N11			Saurin E. Anderson X	
						412 Hydraulic	X
						Colbert Bradsholt	
						2603 E Glenn	
						Rufiana A Reithner X	
						408 N Hyd.	
COG 283	1		Penny's	Add 211	B05	HJ Crawford X	
8284	2		211	B06		1715 3rd	
8285	3			B07		Kenneth F Currie X	
8286	4			B08		1721 E 3rd	
8287	5			B09		Sam Eldridge	
8288	6			B10		355 N Ka	
8289	7			B11		Fred Donaldson X	
8290	8			B12		351 N Ka	
8291	9			B13		Wyatt W Shipp X	
8292	10			B14		397 N Ka	
						Everett G Bourne	
						1345 Murray	
						Hubert Alexander X	
						339 Ka	
						RE Daffron X	
						335 N Ka	
						Margaret Mooney	
						Harold Spencer	
						2603 Anderson	
<del>C 36607</del>	<del>11-15</del>	<del>Continental</del>	<del>2nd</del>	<del>Add 354</del>	<del>N03</del>	<del>Continental Oil</del>	
<del>C 38394</del>	<del>Springs Addition</del>	<del>366</del>	<del>212</del>	<del>Fred J Barry</del>	<del>1319 E Douglas</del>		
<del>B09259</del>	<del>BKA 21</del>	<del>Matheson</del>	<del>Mane 2nd</del>	<del>142</del>	<del>I12</del>	<del>Gordon Inwert C</del>	<del>211 Broadway</del>
<del>60</del>	<del>w/2 2+3</del>	<del>142</del>	<del>I13</del>	<del>"</del>	<del>"</del>		
<del>61</del>	<del>E 1/2 2+3</del>	<del>I14</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>62</del>	<del>w/2 4+5</del>	<del>J02</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>63</del>	<del>E 1/2 4+5</del>	<del>J03</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>64</del>	<del>6</del>	<del>J04</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>65</del>	<del>7</del>	<del>J05</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>66</del>	<del>8</del>	<del>J06</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>67</del>	<del>9</del>	<del>J07</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>68</del>	<del>10</del>	<del>J08</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>69</del>	<del>11</del>	<del>J09</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>70</del>	<del>12</del>	<del>J10</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>71</del>	<del>13</del>	<del>J11</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>72</del>	<del>14</del>	<del>J12</del>	<del>"</del>	<del>"</del>	<del>"</del>		
<del>73</del>	<del>15</del>	<del>J13</del>	<del>"</del>	<del>"</del>	<del>"</del>		



Pennsylvania		Mathewsons		Admission
594	31	P 11	? Clyde Busby	
B 02595	33	P 12	LD Ovington 216 N Main	
596	35	P 13	Clarence A. Suter 311 N Hydraulic	
597	37	P 14	Amory Horvath 328 N Penn	X
598	39	103 A02	Francis Nella Jennings 332 N Pennsylvania	X
599	41	A03	Clarence W. Fell, Sr. 342 N Penn	X
600	43	A04	? N Bankford 346 N Penn.	X
601	45	A05	James B. Flether 352 Penn	
602	47	A06	Mary E. Jackson 1737 Allegheny	
Hydraulic		Mathewsons		Admission
<del>B 02615-1</del>	<del>28</del>	<del>103</del>	<del>B07</del>	<del>Clarence Fisher X 1690 E 2nd</del>
<del>B 02615</del>	<del>26</del>	<del>103</del>	<del>B06</del>	<del>W.M. Crowell 4125 E. Homing</del>
02620	36		B10D	Clarence Lieber X 311 N Hydraulic
621	38		B11	Floyd A. Beaver X 325 N Hydraulic
622	40		B12	Robert H. Hill X 339 N Hydraulic
623	42		B13	Floyd Harvill 621 S. Millwood
624	44		B14	General Sales Corp
625	46		C03	Marie Copeland X 355 N Hydraulic
626	48		C04	Mustang Inc 1520 E Douglas
<del>B13309</del>	<del>New York 3rd Add.</del>	<del>161</del>	<del>H10</del>	<del>Consolidated Realty 2311 Amida</del>
<del>B 13319</del>	<del>Fisher Addition</del>	<del>161</del>	<del>F09</del>	<del>Clarence Fisher X 311 N Hydraulic</del>
<del>B 08731</del>	<del>R 1+3 Cleveland Ave</del>	<del>Mathewson</del>	<del>Manga</del>	<del>---</del>
<del>08731-1</del>	<del>5</del>	<del>"</del>	<del>"</del>	<del>138 M02 Dave Pachus 133 M05 721 Central</del>
C 98	32, 33, 34		Bakers	Admission 162 209 - City of Wick
<del>99</del>	35, 36		"	L11 - Lawrence Gittich 110 Pennese
100	37, 38		"	? Ralph Buchman
101	39, 40 w/1/2		162 M03	Martin H. Redbeck X 340 N Hydraulic
102	5 1/2 40, 41		M05 D	"
103	42, 43, 44		M08	Jose Jackson X 334 Hydraulic
104	45, 46		M10	George Callison 1725 N Clarence
105	47, 48		M12	Homer H. Wilson 322 N Hydraulic
106	49, 50		M14	Shuman Corp 415 N Center
<del>107</del>	<del>51, 52</del>		<del>N04</del>	<del>Donald Shaw 1602 1702 E 2nd Station</del>
<del>108</del>	<del>53, 54, 55</del>		<del>N06</del>	<del>"</del>

## New York Mathewson's A<sup>1</sup> Addition

<del>B02521</del>	<del>26</del>	<del>102 K02</del>	<del>Ferdinand K. Grogg 4009 E 22<sup>nd</sup></del>
<del>02521A</del>	<del>28</del>	K03	"
<del>2521</del>	<del>30</del>	<del>K04</del>	<del>Wesley G. Wink 300 Callahan</del>
S22	32	K05	? Vera + Stephens
S23	34	K06	Bob Lopp 753 Woodrow
S24	36 53' 438	K08	Guy Alstrup 4802 Vista
S25	38 + 55' 40	K09	Jim Albertson 961 N Belmont
S26	N45' 40	K10	Refugia Magdalena X 339 New York
S27	42	K11	Annabelle H. Gittich 110 N Parsons
S28	44	K12	George A. Buchanan 1061 Market
S29	46	K13	Donald Carmichael 135 N Main
S30	48	K14	? Paul J. Baumhofer
<del>B02543</del>	<del>25 + 27</del>	<del>M02</del>	<del>Geo Kastens 1602 E 22<sup>nd</sup> Furniture Finishing Co</del>
<del>S45</del>	<del>29 + 5 1/2 31</del>	M03	"
S47	N 1/2 31	M04	Sara A. Robertson X 312 New York
S48	33	M05	Maurice F. Bolpenn X 320 New York
S49	35	M06	D " X
S50	37	M07	D " X
S51	39	M08	Queen Newport X 339 N NY
S52	41	M09	Dorothy Marie Gattis 3507 E Clark
Pennsylvania			
<del>B02568</del>	<del>26</del>	<del>N11</del>	<del>Elvie McCoil X 303 Pennsylvania</del>
<del>S69</del>	<del>28</del>	<del>N12</del>	<del>E Geo Kastens 1602 E 22<sup>nd</sup></del>
<del>S70</del>	<del>30</del>	<del>N13</del>	<del>Michael Wherrett X 211 N Pennsylv</del>
S71	32	N14	George Bennett Bishop 300 W Douglas
S72	34 + 5 1/2 36	O02	Dorothy Swirion X 391 Penn
S73	N 1/2 36 + 38	03	D " X
S74	40	04	D " X
S75	42	05	D " X
S76	44	06	Irvin S. Niswam 2444 S. Bedford
S77	46	07	353 Doroth Swirion X 321 Pennsylvania
S78	48	08	Rick J. Tucker X 357 Pennsylvania
<del>B02591</del>	<del>25</del>	<del>P08</del>	<del>Emily B. Schwartz</del>
<del>S92</del>	<del>27</del>	<del>P09</del>	<del>Gladys J. Wozel X 360 Penn</del>
<del>S93</del>	<del>29</del>	<del>P10</del>	<del>Lawrence Synder 135 N Main</del>

on Cleveland Mathewson's 4 <sup>th</sup>				Addition
<del>B02448</del>	<del>25 + 58'</del>	<del>Lot 27</del>	<del>102 E02</del>	<del>James G. Hunt 1926 E 1<sup>st</sup></del>
449	N42 W 27	306	E03	Frank Fughlin 339 E Laura
450	Lot 29		E04	Frank Fughlin
451	31		E05	"
<del>452</del>	<del>33</del>		<del>E06</del>	<del>"</del>
453	35	326	E07	Wes Dryden jr
454	37 + 39	330	E08	Harry Wayne Bentley X
456	41	344	E09	James O Stewart
457	43	346	E10	Charles O Gaemder X 346 Mathewson
458	45		E11	Francis Nease 101 S Main
459	47		E12	D Harvey Nease 101 S Main
on Mathewson Mathewson's 4 <sup>th</sup>				Addition
<del>B02473</del>	<del>L 26 - 28 + 52'</del>	<del>L 30</del>	<del>102 F13</del>	<del>James A. Coley X 1414 E 2<sup>nd</sup> W</del>
474	L 30 ex 52'		F14	Amos Lusk 2305 Market
475	32		G03	"
476	34		G04	"
477	36	327	G06	"
478	38		G07	Joe A Summers 329 Mathewson
479	40		G08	Clavin F. List 502 E 33 <sup>rd</sup> N.
480	42		G09	Floyd L Southland X 343 Mathewson
481	44		G10	George J. Watson X 347 Mathewson
482	46		G11	Zelpha Davis Song X 355 N Mathewson
483	48		G12	Ralph D. Hamilton 1202 Perry
<del>B02496</del>	<del>25</del>		<del>H13</del>	<del>Frank K. Ferry 4009 E 22<sup>nd</sup></del>
<del>497</del>	<del>27</del>		<del>H14</del>	<del>"</del>
<del>498</del>	<del>29</del>		<del>I02</del>	<del>"</del>
499	31		I04	Burtin Baschko 6902 E Orme
500	33		05	Edwin B. Kaelbach 226 N Ko
501	35		06	"
502	37		07	W. H. Swan X 330 N Mathewson
503	39		I08	Milda Forshage X 336 N Mathewson
504	41		I09	Rubin Nickfield 2640 Pette
505	43		I10	Raymond Sullivan 978 Chipper
506	45		I11	Griffin J. Fry CO 211 N Perry
507	47		I12	Charles H. Brecken 1827 S Pinecrest

B-02448 300 N Cleveland

C-00116 301 N Kansas

C-36607

344 hundred blocks

Mathewson

New York

Pennsylvania

Hydraklia

Kansas

→ 14, 15, 16, 17, 18, ← on Central  
2<sup>nd</sup>  
3<sup>rd</sup>

9-51  
10-49

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

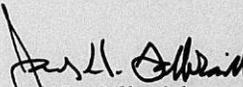
July 22, 1977

TO Mike Meek, Senior Planner  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT Z-1926 - "B" to "C" - West side of New York Ave.,  
in an area south of Third St.

In the consideration of the above captioned case at last Tuesday's City Commission meeting, there was again considerable discussion concerning zoning to classifications *that* would encourage the removal of homes to develop commercial. I presented the information on the number of homes removed in the last 10 years. Although the zoning was approved subject to replatting, Peters and Donnell voted against the motion.

They further instructed that the staff and Planning Commission review the policy of favoring "C" zoning in the general area of Central to 2nd and from Cleveland to the canal route.

Please begin to review the area and draft a statement for my review and Lakin's approval. Try to schedule for the MAPC meeting of August 18, 1977. Discuss with me next week.

  
Jack H. Galbraith  
Chief Planner

JHG:el  
cc: Robert A. Lakin, Director of Planning