

DR 78-6 Seneca Street Zoning
Policy Study

MAP D 3-30-78

Approved as recommended

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved as recommended* 3-30-78

B.C.C./B.C.C.C. *Approved as recommended* 4-18-78

PAWNEE AVENUE ZONING POLICY STUDY

On April 4, 1978, the City Commission, in response to a request by the Area "C" Citizen Participation Organization Council, directed that the Metropolitan Area Planning Commission and staff develop ~~and~~ recommendations for zoning policies on Pawnee west of the Arkansas River. The following information is supplied pursuant to that ~~and~~ direction.

Pawnee is a four lane arterial providing east west traffic flow in the southern portion of the City. Primary traffic generators that utilize Pawnee are the Pawnee Pessna Plant at Woodlawn, major industrial users between Meiduin and West Street, and the ~~numerous~~ ^{numerous} fast food generators in the vicinity of Pawnee and Seeca. Within the study area from the Arkansas River west to West Street, the major traffic generators are Westway Shopping Center and commercial concentration around Pawnee and Seeca as well as the aforementioned industrial users between Meiduin and West Streets. No street or intersection improvement projects are ~~contained~~ ^{located} which are located in the study area and ~~are~~ ^{are} contained within the 1978-1983 City of Wichita Capital Improvements Program.

The study area has been divided into various segments and a descriptive narrative has been developed for each, together with a suggested zoning policy. Staff has reviewed, in the field, the extent of new development and the conditions of existing uses.

Arkansas River West to Seneca

~~Heading~~ From McCain Boulevard west to the existing Commercial development at Pawnee and Seneca the area is developed with single family residences, four on the north side of Pawnee and six on the south side. Although this is an area of high traffic loads the existing housing is well maintained and with the exception of one house, the residential units side rather than front on Pawnee. The commercial concentrations extend from Seneca to a point approximately 450' east on the north side of Pawnee and approximately 300' east of Seneca on the south side. The commercial uses consist of service stations, a car wash, three restaurants and a small neighborhood shopping center on the north side of Pawnee. The change of the single family units to more intensive development could create some problems in the vicinity of the Pawnee Osage intersection which is often congested at the present time. A non mountable median exists from McCain Boulevard west to Osage and the stacking distance for east bound traffic on Pawnee to turn north onto McCain often extends west of Osage thus blocking left turn movements onto Pawnee. The two block distance of residential development between McCain and the commercial development at Seneca allows some "breathing room" for transitions and lane changes without the two intersections of Pawnee and Seneca and Pawnee and McCain hampering the operation of each other. However, if the strip commercial is extended east to McCain, will further interruptions in the traffic flow, the traffic carrying capacity of both intersections could be undermined. No recent zone change activity has occurred in this section of Pawnee.

It is therefore recommended that the Planning Commission and Board of City Commissioners look

with favor on retention of existing zoning classifications on both the north and south sides of Purnee between the Arkansas River (McLain Boulevard) and Seneca.

Seneca ^{West} to Meridian

north side of Purnee

The north side of Purnee from Seneca west to the Grace Baptist Church is zoned "LC" Light Commercial and contains strip commercial type uses including restaurants, a car wash, cloth sales and an auto repair. A portion of the Grace Baptist Church is zoned "B" Multiple Family. * From that point west ~~to~~

to St. Clair Ave. the zoning is "AA" Single Family with single family residences developed to side in Purnee for the most part.

Immediately west of the Grace Baptist Church is a small pocket of single family houses fronting on Purnee and developed on large tracts.*

A row of duplexes ("RB" Four Family) zoned lots at the northwest corner of St. Clair ^{and Purnee} buffers the ~~LC~~ Single Family zoning and development from the "LC" Light Commercial zoning to the west. The "LC" zoning at the northeast corner of Meridian and Purnee is largely undeveloped although a drive in restaurant and tire-battery accessory store are located on the eastern portion of the site. Recent zone change activity includes the approval of "LC" on ~~the~~ portion of the Grace church site subject to a lot split but the zone change never was published because of a failure to comply with conditions (Z-1587, 1973). The only other case was a request for the "BB" Office District on a tract in an area west of the church which was denied for "BB" ~~and~~ approved for the "RS" General Residence District, however, ~~that~~ ^{approval} ~~remains~~ remains an open case because of a failure to plat (Z-1844, 1976).

* This section of Pawnee is the northern edge of the Glenn Village Urban Renewal project where substandard structures in the old Branta Park 2nd addition were removed and new single family residences were constructed. This is one of the few urban renewal projects which employed single family rather than "apartment" units. The project was planned to strip out "with commercial uses."

south side of Pawnee

The south side of Pawnee west of Seneca is located on the Westway Shopping Center site and is developed with an auto glass repair, Quick Print, and ~~four~~ four fast food restaurants. From Eligabeth west to St. Clair the zoning and development is "AA" Single Family with the exception of a lot of the southeast corner of St. Clair and Pawnee which is zoned the "A" Two Family District yet developed with a single family structure. From St. Clair west to the existing "LC" is zoned "B" Multiple Family (yet undeveloped) with the "LC" at the southeast corner of Pawnee and Meridian developed with a grocery store, small commercial center, auto parts store, and restaurant. There has been no recent zone change activity in this portion of Seneca.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on retention of the existing zoning classifications on both the north and south sides of Pawnee between Seneca and Meridian with the exception that the area immediately west of Grace Baptist Church Addition and east of lot 4, Hazenroff Acres be favored for low density residential classifications (A Two Family, R 5 General Residence).

Meridian west to West Street

north side of ~~Meridian~~ Pawnee

The north side of Pawnee between Meridian and West Street is entirely zoned the "E" Light

Industrial District and developed with a large discount center now used as a flea market, a farm equipment sales, Sears truck service, Safeway ~~meat~~ meat processing plant, and several manufacturing operations. No recent zone change activity has occurred in the area.

South side of Pounce

From Meridun west to Custer the south side of Pounce is ~~developed~~ ^{developed} with a mixture of "AA" Single Family, "LC" Light Commercial, and "C" Commercial Districts. This area is part of the old Orienta Park Addition which was once proposed for an urban renewal project that didn't materialize. A small commercial center is developed at the southwest corner ^{of Meridun and Pounce} with an aircraft parts manufacturing concern and two small machine shops located to the west of that. From Custer west to West Street the south side of Pounce is zoned "E" Light Industrial and developed with wholesaling and industrial type uses including the Pop Shoppe plant, a trucking operation, grocery supply, an airport, and a roofing company. Recent zone change history involves the approval of the "C" Commercial District at the southeast (Z-1723, 1975) and southwest (Z-1589, 1973) corners of Richmond and Pounce as well as at the southeast corner of Custer and Pounce (Z-1957, 1977). The "E" Light Industrial District was approved at the southwest corner of Custer and Pounce (Z-1422, 1972) and a request for the "F" Heavy Industrial District at the southeast corner of West Street and Pounce was denied (Z-2010, 1978).

* (a comparison project to the Glenn Village project successfully redeveloped east of Meridun)

It is recommended that the Planning Commission and Board of City Commissioners look with favor on retention of the existing zoning classifications on both the north and south sides of Ponce between Meridian and West Streets with the exception that the "C" Commercial District be favored on the south side of Ponce between ~~Meridian~~ and Custer provided that access is to the major street (Ponce) rather than to the residential street to the south (Atlanta).

Item 5

April 10, 1978

E. H. Denton, City Manager
Robert A. Lakin, Director of Planning

4-1 approved

DR 78-6 Seneca Street Zoning Policy

On December 20, 1977, the Board of City Commissioners returned to the Metropolitan Area Planning Commission a request for a change to the "LC" Light Commercial District on the east side of Seneca in an area north of Jewell Street (Z-1955) in order that a zoning policy study could be prepared for consideration of establishing appropriate zoning policies adjacent to Seneca from McLean Boulevard South to 55th Street South.

Attached is a copy of the land use study and zoning policy recommendations which were prepared by the Metropolitan Area Planning Department staff. On Thursday, March 30, 1978, the Metropolitan Area Planning Commission considered the study and approved the policy recommendations by staff as follows:

1. McLean to Texas on both the east and west sides of Seneca -- Look with favor on the "C" Commercial District (except on those properties already zoned the "E" Light Industrial District).
2. Texas to Maple on both the east and west sides of Seneca -- Look with favor on the "R-6" General Residence District (except on those properties already zoned the "C" Commercial District).
3. Maple to Munnell on both the east and west sides of Seneca -- Look with favor on the "R-6" General Residence District (except on those properties already zoned "LC" or "C").
4. Munnell to Harry on both the east and west sides of Seneca -- Look with favor on the "LC" Light Commercial District (except on those properties already zoned "C", "E", or "F").
5. Harry to Pawnee, west side -- Look with favor on the "BB" Office District from Dora north to a point 200 feet south of Esthner Avenue and favor the "LC" Light Commercial District in the other portions of this area.
6. Harry to Pawnee, east side -- Look with favor on the "BB" Office District (except on those properties already zoned "LC" or "C").
7. Pawnee to 31st Street South, west side of Seneca -- Look with favor on the "BB" Office District (except on those properties already zoned "LC").

8. Pawnee to 31st Street South, east side of Seneca -- Look with favor on the "LC" Light Commercial District.
9. 31st Street South to Patterson Street, west side of Seneca -- Look with favor on the "LC" Light Commercial District.*
10. Patterson Street south to I-235, west side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A", and "R-5").*
11. 31st Street South to I-235, east side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A", and "R-5"), except on those properties already zoned "LC".
12. I-235 to MacArthur Road -- Look with favor on the "LC" Light Commercial District (except on those properties already zoned "C").
13. MacArthur to a point approximately 1800 feet south of the centerline of MacArthur Road, west side of Seneca -- Not look with favor on additional strip Light Commercial unless a Commercial Community Unit Plan is filed. Look with favor on the "R-5" General Residence District if accompanied by a residential C.U.P.
14. A point approximately 1800 feet south of the centerline of MacArthur Road to 44th Street South (as extended from the west), west side of Seneca -- Look with favor on the "LC" Light Commercial District.
15. 44th Street South (as extended from west) to 45th Street South, west side of Seneca -- Look with favor on the "A" Two Family District.
16. 45th Street South to 47th Street South, west side of Seneca -- Look with favor on the "LC" Light Commercial District.
17. MacArthur to 41st Street South, east side of Seneca -- Look with favor on retention of existing classifications.
18. 41st Street South to 43rd Street South, east side of Seneca -- Look with favor on "R-5" General Residence District (except on those properties already zoned "LC").
19. 43rd Street South to 47th Street South, east side of Seneca -- Look with favor on retention of existing zoning classifications.
20. 47th Street South to 55th Street South, east and west sides of Seneca -- Not look with favor on requests for nonresidential classifications, and look with favor on residential categories not exceeding the permitted density of the "A" Two Family District.

*Buffering existing Light Commercial with the "BB" Office District would be desirable.

It should be noted that the recommendations as contained in the study are intended to provide a guide to the Planning and City Commissions in consideration of future zone change requests on Seneca. Those sites which are currently zoned a more intensive district than that recommended for the respective segment of Seneca will continue to be so zoned and will be unaffected by these policy recommendations. It is not intended to initiate changes of existing zoning except at the owner's request and the proposed zoning policies will only apply to those intervening lots which may be involved in future zone change requests. As with other recent zoning policies which have been established on major streets, requests for expansion of existing businesses will be considered on their own merits.

Attached are copies of the zoning policy study, the recommendations of Citizen Participation Organization Councils "O", "B", and "C", correspondence to Mr. Fischer and to Mr. Vaughn, and the excerpt of the MAPC minutes of March 30, 1978 (which also includes discussion of CPO recommendations).

Although the MAPC concurred in recommendation #6 of favoring the "BB" Office District on the east side of Seneca in an area between Harry and Pawnee, it was also their action to approve the requested "LC" Light Commercial zoning in E-1955 which is located within the said area. In so doing, individual Commissioners stated that the application had been filed in reliance on a previous zoning policy of favoring "LC" and that the specific location and configuration of the ownerships involved were different from other portions of this segment of the east side of Seneca.

Recommendation:

It is recommended that the Board of City Commissioners adopt the zoning policy recommendations on Seneca as approved by the Metropolitan Area Planning Commission.

Robert A. Lakin
Director of Planning

RAL:MM:jm

Attachments

1. Seneca Street Zoning Policy Study
2. Excerpt from MAPC minutes of March 30, 1978
3. Recommendations of CPO Councils "O", "B", and "C".
4. A January 24, 1978 letter to Mr. Cecil Fisher summarizing the results of our meeting with him.
5. A March 15, 1978 letter from Mr. Artie Vaughn, attorney for the applicants, questioning whether the City Commission did request a zoning policy study.
6. A March 21, 1978 letter to Mr. Vaughn in reply to his letter.

WICHITA-SEDGWICK COUNTY

DATE

April 10, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 78-6 Seneca Street Zoning Policy

On December 20, 1977, the Board of City Commissioners returned to the Metropolitan Area Planning Commission a request for a change to the "LC" Light Commercial District on the east side of Seneca in an area north of Jewell Street (Z-1955) in order that a zoning policy study could be prepared for consideration of establishing appropriate zoning policies adjacent to Seneca from McLean Boulevard South to 55th Street South.

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*Buffering existing Light Commercial with the "BB" Office District would be desirable.

It should be noted that the recommendations as contained in the study are intended to provide a guide to the Planning and City Commissions in consideration of future zone change requests on Seneca. Those sites which are currently zoned a more intensive district than that recommended for the respective segment of Seneca will continue to be so zoned and will be unaffected by these policy recommendations. It is not intended to initiate changes of existing zoning except at the owner's request and the proposed zoning policies will only apply to those intervening lots which may be involved in future zone change requests. As with other recent zoning policies which have been established on major streets, requests for expansion of existing businesses will be considered on their own merits.

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Although the MAPC concurred in recommendation #6 of favoring the "BB" Office District on the east side of Seneca in an area between Harry and Pawnee, it was also their action to approve the requested "LC" Light Commercial zoning in Z-1955 which is located within the said area. In so doing, individual Commissioners stated that the application had been filed in reliance on a previous zoning policy of favoring "LC" and that the specific location and configuration of the ownerships involved were different from other portions of this segment of the east side of Seneca.

Recommendation:

It is recommended that the Board of City Commissioners adopt the zoning policy recommendations on Seneca as approved by the Metropolitan Area Planning Commission.


Robert A. Lakin
Director of Planning

RAL:MM:jm

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THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 28, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT Proposed Zoning Policy for Seneca
Street; Action by Area "C" Council

At a special meeting of CPO Area "C" Council on March 23, the Council viewed slides of the existing zoning and proposed policy, and asked Mike Meek and Robert Young questions about lot depths, maintaining neighborhoods, traffic, drainage, specific properties, and policies on other arterials. After discussing the proposed policy with the South Seneca Area Task Force, the Council voted 6-0 in favor of each of the following recommendations:

McLean to Pawnee - concur with proposed policy

Pawnee to 31st - commend the MAPD on proposed policy for west side of the street; recommend that the east side be the same, i.e., "Look with favor on the "BB" Office District (except those properties already zoned "LC")

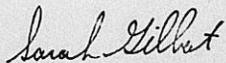
31st to MacArthur - concur with proposed policy

MacArthur to 47th - request a moratorium on zoning changes until such time as Seneca is able to accommodate increased traffic and the accessory systems are improved.

47th to 55th - concur with proposed policy.

Please advise the MAPC of the Council's recommendations when the proposed policy is considered on March 30.

Thank you.


Sarah Gilbert
CPO Administrative Aide

SG:rh

NOTED:


David Purdas
CPO Coordinator

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 27, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Bill Morris, CPO Administrative Aide

SUBJECT Proposed Zoning Policy For Seneca
Street

On March 20, 1978, CPO Council "B" considered the captioned subject. The Council asked that the Planning Department address the lack of recommended depths for zoning along Seneca and resubmit optional proposals for the street.

As a result of Zone Case Z-1955 the Council has become concerned about the depth of commercial zoning that will be allowed on Seneca. The Council is also concerned about additional light commercial uses on Seneca as it relates to increased traffic volumes.

Please provide this information to MAPC when the case is considered.

Bill Morris

Bill Morris
CPO Administrative Aide

BM:rh

NOTED:

David L. Furnas
David Furnas
CPO Coordinator

*In depth not to adversely impact the
integrity of residential
neighborhood.*



THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE March 28, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT Proposed Zoning Policy for Seneca
Street; Action by Area "O" CPO Council

At the March 16 meeting of CPO Area "O" Council, the members recommended that the proposed policy as pertaining to Area "O" (McLean to Orient) be adopted providing the property owners involved do not object.

Please advise the MAPC of the Council's recommendation when the proposed policy is considered on March 30.

Thank you.

Sarah Gilbert
Sarah Gilbert
CPO Administrative Aide

SG:rh

NOTED

David Furnas
David Furnas
CPO Coordinator

March 7, 1978

PROPOSED ZONING POLICY FOR SENECA STREET

On December 20, 1977, the Board of City Commissioners returned to the Metropolitan Area Planning Commission a request for a change to the "LC" Light Commercial District on the east side of Seneca in an area north of Jewell Street (Z-1955) in order that a zoning policy study could be prepared for consideration of establishing appropriate zoning policies adjacent to Seneca from McLean Boulevard south to 55th Street South.

Seneca Street is a major north-south arterial, located to the west of the core area. The street provides primary access from the core area of Wichita to the City of Haysville, as well as providing access to Friends University, the Mid-America All Indian Center, Wichita Art Museum, and Sims Park. In contrast to other major arterials which have been the subject of recent zoning policy studies (Hillside, Oliver, Central, etc.), Seneca Street is a commercial street with very few pockets of residential development which are part of a stable neighborhood. The zoning problem is not so much one of preserving a viable neighborhood, but rather one of limiting the traffic generation potential in some segments of Seneca so as to avoid overloading the street and impacting its traffic carrying capacity. Community shopping centers are located at Seneca and Pawnee (Westway) and Seneca and 31st Street South (Seneca Square).

Seneca is an arterial from McLean Boulevard south to the city limits at 55th Street South. The pavement width varies from a high of 70 feet adjacent to U. S. 54, to a low of 26 feet in the area south of 47th Street South, with an average width of 48 feet. Street improvements within the City of Wichita are designed, if possible, to provide a service level of "C" (average wait of one red signal indication at intersection) over a projected twenty year period. The Division of Traffic Engineering estimates that a 48 foot paved street has a service level "C" capacity of 15,500 vehicles per day assuming 50% green time on traffic signals. The traffic counts on Seneca are depicted by Table I:

TABLE I
SENECA STREET TRAFFIC COUNTS

	1970	1972	1974	1976
South of McLean	5864	5905	10868	10231
North of 2nd	13802	9971	11309	10314
South of 2nd	9196	10626	10743	10009
North of Douglas	10511	10924	10901	9915
South of Douglas	14592	12882	12680	14362
North of Maple	8945	12466	13669	13266
South of Maple	8075	15595	12239	14947
North of Kellogg	9082	15633	17412	19968
South of Kellogg	12147	19700	19689	23841
North of McCormick	12147	18655	18042	24911
South of McCormick	10231	18791	19462	19766
North of Harry	8955	17195	18399	21355
South of Harry	11284	18092	19359	22762
North of Pawnee	10408	16851	17053	21690
South of Pawnee	10025	18341	18429	23944
North of 31st	7710	15667	16718	19145
South of 31st	5554	15014	15815	19262
North of I-235	NA	13867	15572	16169
South of I-235	NA	14861	15203	28693
North of MacArthur	3880	14720	14948	18164
South of MacArthur	3673	12621	12068	15571
North of 47th	2958	8619	9166	9537
South of 47th	NA	8317	8487	8166
North of 55th	NA	6269	6363	3755
South of 55th	NA	6983	7121	4348

As may be seen, the highest traffic loads on Seneca are adjacent to the U. S. 54 interchange, the I-235 interchange, and the intersection of Pawnee and Seneca. The high traffic counts in the Pawnee area are attributable to the large number of fast food restaurants in the area, and it is expected that the 1978 counts will be much higher in that seven (7) additional fast food restaurants have been developed in the Pawnee/Seneca area since the 1976 counts were taken.

Table II depicts accident counts at major Seneca intersections:

TABLE II
1977 SENECA INTERSECTION ACCIDENT RATES

<u>Intersection</u>	<u>Rank in City</u>	<u>Number Accidents</u>
31st St. South	7	40
McLean Blvd.	21	32
McCormick	22	32
MacArthur Road	34	27
Harry	57	21
Maple	72	19
Pawnee	74	19
Douglas Ave.	179	9
Central	181	9
47th St. South	264	7
55th St. South	383	4

Table II shows that the major intersection problem on Seneca is at 31st Street South, which is reflected by the Seneca Improvement projects contained in the 1978-83 City of Wichita Capital Improvements Program. These projects are:

1978	MS150A	Right-of-way for Seneca and 31st Street South intersection.
1979	TE24	Traffic signal and pavement marking improvements at 31st and Seneca.
1979	MS150	Widening, channelization and reconstruction of the intersection at 31st and Seneca.

- 1980 MS49 Widening and reconstruction of Seneca Street, MacArthur Road to 47th Street South.
- 1980 TE25 Seneca and MacArthur Road traffic signals (full upgrade).
- 1981 MS50 Continuation of MS49.
- 1981 TE25 Traffic signals.

The study area has been divided into various segments and a descriptive narrative has been developed for each, together with a suggested zoning policy. Staff has reviewed, in the field, the extent of new development and the conditions of existing uses.

Seneca Street - McLean South to Maple

West Side of Seneca

The west side of Seneca between McLean Boulevard and Maple Street contains a mixture of residential, commercial, and industrial uses and a variety of zoning districts ("B" Multiple Family, "LC" Light Commercial, "C" Commercial, "E" Light Industrial). Although several residential structures remain in the area, many are located on commercial or industrial zoned land and there appears to be little opportunity to retain a residential character. However, from Texas Avenue south to the commercial uses at Maple, there is a pocket of Allison Junior High School and some residential uses which could be retained and can be considered an extension of the residential area existing south of Maple to U.S. 54. Recent zone change activity in the area includes the denial of the "E" Light Industrial District at the northwest corner of 1st and Seneca (Z-1626, 1974) and the approval of the "C" Commercial District at the southeast corner of 1st and Seneca (Z-1448, 1972).

East Side of Seneca

The east side of Seneca between McLean Boulevard and Maple Street has developed much the same as the west side of the street, with a mixture of uses and zoning districts. Again, it would be difficult to retain much of the residential housing because a considerable portion is developed on commercial or industrial zoned land. From Texas Avenue south to the commercial activities on Maple, the only development is Seneca Park and a church which should be retained as residential both to reflect the existing as well as to compliment the residential area on the west side of the street.

Recommendation:

McLean to Texas on both the east and west sides of Seneca -- Look with favor on the "C" Commercial District (except on those properties already zoned the "E" Light Industrial District).

Texas to Maple on both the east and west sides of Seneca -- Look with favor on the "R-6" General Residence District (except on those properties already zoned the "C" Commercial District).

Seneca Street - Maple South to Harry

West Side of Seneca

The development from Maple south to U.S. 54 on the west side of Maple is dominated by the Masonic Home Complex at the southwest corner of Maple and Seneca, with a duplex and single family residence located to the south of the Masonic Home. From U.S. 54 south to Harry, there is a mixture of residential, commercial and industrial uses with legal nonconforming commercial uses located on residentially zoned property and residential uses located on commercially zoned property. South of Munnell this section of Seneca becomes so commercially oriented that preservation of the residential uses is doubtful. No recent zone change activity has occurred in this area.

East Side of Seneca

The east side of Seneca from Maple south to Mentor is developed with light commercial uses, although the zoning is both "LC" Light Commercial and "C" Commercial. From Mentor south to U.S. 54 there is a pocket of residential structures which is part of the residential neighborhood close to Friends University, which is dominated by student housing. From Munnell south to Harry, the land use is a mixture of residential, commercial, and industrial uses including restaurants, bars, the Sedgwick County yard, and general business uses. Preservation of the scattered residential uses is doubtful because a majority are located on property already zoned "LC" Light Commercial. The only recent zone change history in the area is approval of a request for "C" Commercial District on the east side of Seneca between Figg and Dooley which has been developed with a wholesale leather goods business; however, it should be noted that at the time of approval of that application, the Board of City Commissioners stressed that approval should not be construed as generally favoring "C" zoning in this segment of Seneca (Z-1774, 1976).

Recommendation:

Maple to Munnell on both the east and west sides of Seneca -- Look with favor on the "R-6" General Residence District (except on those properties already zoned "LC" or "C").

Munnell to Harry on both the east and west sides of Seneca -- Look with favor on the "LC" Light Commercial District (except on those properties already zoned "C", "E", or "F").

Seneca Street - Harry to Pawnee

West Side of Seneca

The west side of Seneca from Harry south to Pawnee is zoned and developed with light commercial uses, with the exception of the Aley Park site between Dora and Esthner, and a portion of the block north of Esthner which is still zoned the "RB" Four Family District, and developed with single family houses. It should be noted that a recent zone change to the "LC" Light Commercial District was approved in the block north of Esthner in 1977 (Z-1946), as well as other changes to "LC" and "BB" in this segment of Seneca (Z-1341, 1971; Z-1390, 1972).

East Side of Seneca

The east side of Seneca between Harry and Pawnee is zoned and developed with "LC" Light Commercial uses in the block south of Harry and in the block north of Pawnee. With the exception of those areas, the east side is developed with single family residences, apartments, three scattered offices, a church, a non-conforming use gas station, and a wholesale auto parts supply house on "C" Commercial zoning at the southeast corner of Merton and Seneca.

This section of Seneca marks the beginning of a two mile stretch of some of the heaviest traffic in Wichita. As previously noted, the west side of the street is already stripped out with commercial uses and the pavement width from Esthner to Harry is a substandard 40 feet, which decreases the carrying capacity of the street. The primary reason the street continues to function is that the east side of the street is not commercial in this area, and the west side of the street south of Westway Shopping Center has yet to go commercial. If both of these sections are permitted to strip out with commercial uses, then Seneca's role as a major arterial to carry large volumes of traffic will be seriously compromised. Although it is unreasonable to assume that the east side of Seneca between Harry and Pawnee will remain single family residential, the establishment of a policy of favoring a less intensive district than the "LC" Light Commercial should help to preserve the capacity of the street.

Recent zone change activity in the area has tended to favor the establishment of the "BB" Office District by the denial of "LC" and approval of "BB" between Jewell and Lydia (Z-1104, 1969), as well as the approval of the "BB" Office District at two other locations (Z-1349, 1972; Z-1689, 1975).

As previously noted, a request for the "LC" Light Commercial District on the east side of Seneca in an area north of Jewell was deferred by the City Commission for completion of this study.

Recent studies on trip generator rates of different land uses by the Institute of Traffic Engineers indicate that office buildings are "medium" generators of traffic, with an average peak hour load

of 2.3 trips per 1,000 feet of gross floor area, whereas many of the uses permitted in the requested "LC" Light Commercial District, such as drive-in banks, restaurants, and theatres, are listed as "high" traffic generators, ranging from 6.7 peak hour trips per 1,000 feet of gross floor for a Community Shopping Center to 73.0 trips per 1,000 feet of gross floor area for fast-food restaurants. The peak hour generation rate for single family residential is 0.91 per unit and for multi-family is 0.85 peak hour trips per unit. Peak hour figures are normally 10% of the average daily rate. The complete development of this section of Seneca with "LC" uses could require major public investment on Seneca beyond that currently projected in the 1978-83 City of Wichita Capital Improvement Program.

Recommendation:

Harry to Pawnee, west side -- Look with favor on the "BB" Office District from Dora north to a point 200 feet south of Esthner Avenue and favor the "LC" Light Commercial District in the other portions of this area.

Harry to Pawnee, east side -- Look with favor on the "BB" Office District (except on those properties already zoned "LC" or "C").

Seneca Street - Pawnee to 31st Street South

West Side of Seneca

This section of Seneca is the other portion of the street that is highly impacted by traffic at this time. The east side of the street is stripped out with commercial uses and the west side contains two community shopping centers, Westway at the southwest corner of Pawnee, and Seneca Square at the northwest corner of 31st Street South and Seneca. However, the west side of Seneca is still primarily developed with residential uses and a few offices from Crawford south to 30th Street South. The strip commercial zoning of this segment of Seneca would not only seriously impede the traffic carrying capacity of the street, but could also impact the residential neighborhood to the west.

Recent zone change history on the west side of Seneca would favor the "BB" Office District, with two cases approved for "BB" after denial of "LC" Light Commercial zoning (Z-1166, 1970; Z-1672, 1975), and one case approved for "BB" as requested by the applicant (Z-1468, 1973).

East Side of Seneca

The east side of Seneca from Pawnee to 31st Street South has been completely stripped with the "LC" Light Commercial District except for a small concentration of the "BB" Office District south of Barbara Street. This area contains the largest concentration of fast-food restaurants in Wichita which, as previously noted, have higher traffic generation rates than virtually any other general use.

Recent zone change history in this area includes the approval of four different requests for the "LC" Light Commercial District (Z-1377, 1972; Z-1789, 1975; Z-1805, 1976; Z-1836, 1976).

Recommendation:

Pawnee to 31st Street South, west side of Seneca -- Look with favor on the "BB" Office District (except on those properties already zoned "LC").

Pawnee to 31st Street South, east side of Seneca -- Look with favor on the "LC" Light Commercial District.

31st Street South to MacArthur Road

West Side of Seneca

The southwest corner of 31st Street South and Seneca is developed with a service station and a small commercial center. South of the center is an ice cream store and south of the store to 32nd Street is another commercial structure containing a beauty shop, a bar, and an office. This area from 31st Street South to 32nd Street South is zoned the "LC" Light Commercial District. The area from 32nd Street south to the I-235 Bypass is developed with single family homes, with the exception of a battery shop located north of Patterson Street, and a National Guard Armory north of the Bypass. The entire area is zoned "AA" except where the battery shop is located north of Patterson. This battery shop is located on property zoned "LC" Light Commercial.

The area immediately south of the Bypass is developed for commercial purposes, including mobile home sales, a service station, and a commercial structure containing a restaurant, a beauty shop and a bar. The area south of the commercial structure is mostly vacant, with a utility substation existing on the northwest corner of MacArthur and Seneca. This entire area south of the Bypass to MacArthur is zoned the "LC" Light Commercial District, with the exception of 75 feet of frontage located approximately 160 feet south of Carey Street, which is zoned the "C" Commercial District.

Recent zoning history indicates that a request was made to change the existing "LC" zoning to the "E" Light Industrial District on the large vacant area north of the utility substation (Z-1900). The request was verbally amended to change the "LC" to the "C" Commercial District during the public hearing. The requested change was denied by MAPC and the Wichita Board of City Commissioners on June 21, 1977. Another recent zoning case (Z-1963) requesting a change from the existing "AA" Single Family Residential District to "LC" Light Commercial on the southwest corner of Patterson and Seneca led to the establishment of a zoning policy for the segment of Seneca between 31st Street South and the I-235 Bypass. The zoning change request to "LC" was denied on December 13, 1977, and the Board of Wichita City Commissioners established a policy of looking with favor on Light Commercial zoning along the west side

of Seneca from 32nd Street South to Patterson and encouraging the retention of low density Residential Districts ("AA", "A", and "R-5") south of Patterson on the west side, and south of "LC" Light Commercial existing on lot No. 1 of Cumley's Subdivision on the east side of Seneca south to the Bypass. The established policy furthermore indicated that buffering the existing "LC" Light Commercial Districts with the "BB" Office District would be desirable.

East Side of Seneca

The southeast corner of Seneca and 31st Street South is developed with a service station and a small commercial "L" shaped center. The development is located on property zoned "LC" Light Commercial. The remainder of the block from 31st to 33rd Street South is developed with single family residential structures except for a cleaning establishment on the northeast corner of 33rd and Seneca. The single family structure adjoining the commercial development on the north contains a beauty shop. The area from 33rd Street South to 35th Street South is also developed with single family residential structures. A school exists south of 35th to the I-235 Bypass. The entire area from I-235 north to the "LC" zoned property at 31st Street South is zoned the "AA" Single Family District. The cleaners at 33rd Street is a legal nonconforming use.

The area immediately south of the Bypass is developed with a private club, liquor store, mobile home park, office building, and a carpet and furniture cleaning establishment. The area south of the carpet and furniture cleaners is developed with several single family residential structures and a bar and auto repair business at the northeast corner of MacArthur Road and Seneca. The area from the Bypass south to MacArthur Road is zoned "C" Commercial where the private club exists, the "G" Mobile Home District south of the private club and the "LC" Light Commercial District from the mobile home park to MacArthur Road, except for one 100 foot wide residential lot (Lot 3, Thompson Acres Addition) which is zoned "AA" Single Family residential.

Recommendation:

31st Street South to Patterson Street, west side of Seneca -- Look with favor on the "LC" Light Commercial District.*

Patterson Street south to I-235, west side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A", and "R-5").*

31st Street South to I-235, east side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A", and "R-5"), except on those properties already zoned "LC".

I-235 to MacArthur Road -- Look with favor on the "LC" Light Commercial District (except on those properties already zoned "C").

*Buffering existing Light Commercial with the "BB" Office District would be desirable.

MacArthur Road to 47th Street South

West Side of Seneca

The southwest corner of MacArthur Road and Seneca is developed with a service station on the typical 600 foot square "LC" Light Commercial District on major intersections. From the service station south, approximately one quarter mile is undeveloped and is in agricultural use and zoned "AA" Single Family. At what would be approximately 41st Street South as extended from the east, is a nonconforming liquor store on the north side of a private access road to South Lake Village Apartments, and a nonconforming furniture store exists on the south side of the access road, both on "AA" Single Family zoning. South of the furniture store there is approximately 400 feet of undeveloped frontage, half of which is zoned "AA" Single Family and half is zoned "LC" Light Commercial, which adjoins a drive-in restaurant and a beauty shop on the north side of Vilm Street. The area from Vilm Street to 44th Street South is developed with a mixture of commercial uses, including a lumber yard and an animal hospital. The area from the north side of Vilm Street to 44th Street is zoned the "LC" Light Commercial District except for 100 feet of frontage between 43rd and 44th Street, which is zoned the "AA" Single Family District. On the south side of 44th Street is a large single family tract zoned "AA" Single Family. The area south of the large single family tract is developed with two single family residential structures in the "AA" Single Family District, and one residential structure in an "A" Two Family District north of 45th Street South. The area from 45th Street South to 47th Street South is developed with a small commercial center on the southwest corner of 45th and Seneca, a mobile home park adjoining the commercial center on the south, and single family residential structures from the mobile home park south to 47th Street South. The area from 45th to 47th is zoned the "LC" Light Commercial category except for a 40 foot wide strip zoned "AA" Single Family existing 600 feet north of the centerline of 47th Street South.

Recent zoning history reveals that several zoning change requests for higher density residential development have been approved on large tracts west of Seneca, in the vicinity of Elizabeth Avenue, and 43rd Street. The site of Southlake Village Apartments was approved for a change from "AA" Single Family to the "R-6" Multi-Family District, and the area west of Dodge Avenue from one half block north of Vilm Street to 44th Street South was approved in two separate zoning change requests for "R-5" Multi-Family District. The latest approval occurred on April 26, 1977. Along Seneca, a request to change the existing "AA" Single Family category to "RB" Four Family and "LC" Light Commercial on a portion of the undeveloped property south of the furniture store and north of 42nd Street was approved subject to platting by the Board of City Commissioners on October 11, 1977. Another request in the same general area to change the "AA" Single Family District to the "C" Commercial District was deferred by MAPC to allow time for the filing of a CUP on the property.

An earlier zoning case resulted in the Board of Wichita City Commissioners approving, on December 30, 1975, a change from the "AA" Single Family District to the "LC" Light Commercial District for the property located at the southwest corner of 42nd Street South and Seneca.

East Side of Seneca

The southeast corner of Seneca and MacArthur Road is developed as the City Service gas plant, on a 40 acre site, zoned the "F" Heavy Industrial District. Between the Gas Service property, and 41st Street South is a commercial structure used for furniture storage on property zoned "LC" Light Commercial. The area from 41st Street South to 43rd Street South is developed with single family residential structures on property zoned the "AA" Single Family District, except at the northeast corner of 43rd and Seneca. The property on this corner is zoned "LC" Light Commercial. The block between 43rd Street South and 44th Street South is developed with mobile homes and zoned "LC" Light Commercial. The area from 43rd Street South to one half block north of Meikle is developed with single family homes and churches on the southeast corner of Seneca and 44th Street South, and Seneca and 45th Street South. The area from one half block north of Meikle to 47th Street South is zoned the "LC" Light Commercial District and is developed primarily with commercial uses.

Recommendation:

MacArthur to a point approximately 1800 feet south of the centerline of MacArthur Road, west side of Seneca -- Not look with favor on additional strip Light Commercial unless a Commercial Community Unit Plan is filed. Look with favor on the "R-5" General Residence District if accompanied by a residential C.U.P.

A point approximately 1800 feet south of the centerline of MacArthur Road to 44th Street South (as extended from the west), west side of Seneca -- Look with favor on the "LC" Light Commercial District.

44th Street South (as extended from west) to 45th Street South, west side of Seneca -- Look with favor on the "A" Two Family District.

45th Street South to 47th Street South, west side of Seneca -- Look with favor on the "LC" Light Commercial District.

MacArthur to 41st Street South, east side of Seneca -- Look with favor on retention of existing classifications.

41st Street South to 43rd Street South, east side of Seneca -- Look with favor on "R-5" General Residence District (except on those properties already zoned "LC").

43rd Street South to 47th Street South, east side of Seneca -- Look with favor on retention of existing zoning classifications.

47th Street South to 55th Street South

West Side of Seneca

The southwest corner of 47th Street South and Seneca is vacant and zoned the "LC" Light Commercial District for 600 feet south of the centerline of 47th Street South. Single family residential development exists in the "AA" Single Family District from the existing "LC" Light Commercial District south to the southwest corner of 48th Street South. A nonconforming furniture repair store exists in "AA" Single Family zoning south of the house on the 48th Street corner. From the furniture repair store to the north line of Verne Roberts Addition is vacant land and zoned "AA" Single Family. A nursery and a single family home exists on property zoned "LC" Light Commercial from the north line of Verne Roberts Addition to 50th Street South. From 50th Street South to 55th Street South is zoned the "AA" Single Family District and developed with scattered single family homes.

Zoning history indicates that a request was approved by the Board of City Commissioners on October 12, 1971 to change a 600 foot by 600 foot district of "LC" Light Commercial zoning then existing on the northwest corner of Seneca and 55th Street South to the "AA" Single Family District. More recently, a request was made to change the zoning of the undeveloped area between the south line of Hillman's Addition and the north line of Verne Roberts Addition from its existing "AA" Single Family classification to the "LC" Light Commercial district, along Seneca to a depth of approximately 370 feet and the "G" Mobile Home District extending another 1,250 feet west of the requested "LC". It was the action of the Planning Commission to recommend that the request be denied. At the request of the applicant, the Board of Wichita City Commissioners, on December 7, 1976, referred the case back to the Planning Commission to allow the applicant time to develop alternatives for reconsideration. To date, the applicant has not presented alternative proposals to the Planning Commission.

East Side of Seneca

The southeast corner of Seneca and 47th Street South is developed with a service station, auto repair garage, and a liquor store. Single family homes extend south of the commercial development. The commercial development and most of the single family homes are on 600 feet of "LC" Light Commercial zoning extending south of 47th Street South. A 400 foot area south of the "LC" zoned corner contains one single family home and is zoned the "AA" Single Family District. A mobile home park adjoins the "AA" Single Family District on the south and east, and is zoned the "G" Mobile Home District, and is platted as the Pines Addition. The area from the mobile home park in the Pines Addition south to Sunrise is vacant and zoned "AA" Single Family. The area from Sunrise Street south to 55th Street South is zoned "AA" Single Family, and developed with single family homes except for the area between Hazel and 52nd Street which is zoned the "G" Mobile

Home District, and developed with mobile homes, and the undeveloped 600 foot area north of 55th Street South which is zoned "LC" Light Commercial. There is also a vacant lot at the northeast corner of Sunrise and Seneca, which is being used to park church buses.

Past zoning history indicates that the Board of Wichita City Commissioners approved a request on October 12, 1971, to change a portion of the 600 foot square of "LC" Light Commercial zoning at the northeast corner of 55th Street South and Seneca back to the "AA" Single family category to accommodate a single family home existing on the property.

Recommendation:

47th Street South to 55th Street South, east and west sides of Seneca -- Not look with favor on requests for nonresidential classifications, and look with favor on residential categories not exceeding the permitted density of the "A" Two Family District

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE March 28, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT Proposed Zoning Policy for Seneca
Street; Action by Area "C" Council

At a special meeting of CPO Area "C" Council on March 23, the Council viewed slides of the existing zoning and proposed policy, and asked Mike Meek and Robert Young questions about lot depths, maintaining neighborhoods, traffic, drainage, specific properties, and policies on other arterials. After discussing the proposed policy with the South Seneca Area Task Force, the Council voted 6-0 in favor of each of the following recommendations:

McLean to Pawnee - concur with proposed policy

Pawnee to 31st - commend the MAPD on proposed policy for west side of the street; recommend that the east side be the same, i.e., "Look with favor on the "BB" Office District (except those properties already zoned "LC")

31st to MacArthur - concur with proposed policy

MacArthur to 47th - request a moratorium on zoning changes until such time as Seneca is able to accommodate increased traffic and the accessory systems are improved.

47th to 55th - concur with proposed policy.

Please advise the MAPC of the Council's recommendations when the proposed policy is considered on March 30.

Thank you.


Sarah Gilbert
CPO Administrative Aide

SG:rh

NOTED:


David Rydas
CPO Coordinator

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THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 27, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD
FROM Bill Morris, CPO Administrative Aide

SUBJECT Proposed Zoning Policy For Seneca Street

On March 20, 1978, CPO Council "B" considered the captioned subject. The Council asked that the Planning Department address the lack of recommended depths for zoning along Seneca and resubmit optional proposals for the street.

As a result of Zone Case Z-1955 the Council has become concerned about the depth of commercial zoning that will be allowed on Seneca. The Council is also concerned about additional light commercial uses on Seneca as it relates to increased traffic volumes.

Please provide this information to MAPC when the case is considered.

Bill Morris
Bill Morris
CPO Administrative Aide

BM:rh

NOTED:

David L. Furnas
David Furnas
CPO Coordinator



THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE March 28, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT Proposed Zoning Policy for Seneca
Street; Action by Area "O" CPO Council

At the March 16 meeting of CPO Area "O" Council, the members recommended that the proposed policy as pertaining to Area "O" (McLean to Orient) be adopted providing the property owners involved do not object.

Please advise the MAPC of the Council's recommendation when the proposed policy is considered on March 30.

Thank you.



Sarah Gilbert
CPO Administrative Aide

SG:rh

NOTED



David Furnas
CPO Coordinator

EXCERPT FROM THE PLANNING COMMISSION MINUTES OF MARCH 30, 1978:

14. Case No. DR-78-6 - Seneca Street Zoning Policy Study.

MIKE MEEK, Senior Planner, stated that approximately two months ago, in considering a zone change on Seneca, the staff was directed by the City Commission to prepare a zoning policy study for future zone change requests on Seneca. It was prepared on the basis of existing land use, existing zoning, recent zone change history and policy indications by both the Planning and City Commissions, and also toward limiting traffic generation potential on Seneca. He recommended that zoning policies be established on Seneca as follows:

1. McLean to Texas on both the east and west sides of Seneca -- Look with favor on the "C" Commercial District (except on those properties already zoned the "E" Light Industrial District).

MEEK commented that there was quite a bit of residential in the area, but most was already zoned "C" or "E". The staff was suggesting the "C" Commercial District, not proposing to change any zoning, merely providing a guideline for the City Commission.

2. Texas to Maple on both the east and west sides of Seneca-- Look with favor on the "R-6" General Residence District (except on those properties already zoned the "C" Commercial District).

MEEK stated that from Texas Avenue the character of the area changes in that it is residential in character to the south of U.S. 54 Highway excluding Maple Street. He said the staff suggested that the "R-6" General Residence District be the most intensive zoning approved. The staff was trying to preserve the residential neighborhood in that small portion of Seneca.

3. Maple to Munnell on both the east and west sides of Seneca -- Look with favor on the "R-6" General Residence District (except on those properties already zoned "LC" or "C").

4. Munnell to Harry on both the east and west sides of Seneca -- Look with favor on the "LC" Light Commercial District (except on those properties already zoned "C", "E" or "F").

MEEK stated that this area is developed with light commercial uses and recommended that the "LC" Light Commercial District be approved in the area.

COLE commented that when a zoning change comes before the Commission and the citizens protest, whether it is our policy or not, the citizen should be heard because they were not present at the policy hearing.

5. Harry to Pawnee, west side -- Look with favor on the "BB" Office District from Dora north to a point 200 feet south of Esthner Avenue and favor the "LC" Light Commercial District in the other portions of this area.
6. Harry to Pawnee, east side -- Look with favor on the "BB" Office District (except on those properties already zoned "LC" or "C").
7. Pawnee to 31st Street South, west side of Seneca -- Look with favor on the "BB" Office District (except on those properties already zoned "LC").
8. Pawnee to 31st Street South, east side of Seneca -- Look with favor on the "LC" Light Commercial District.

COLE asked for the definition of generation of traffic. MEEK explained that it was a count of trips made in and out of places, expressed in trips per 1,000 square feet of development in commercial and office uses and by trips per unit in residential development.

9. 31st Street South to Patterson Street, west side of Seneca -- Look with favor on the "LC" Light Commercial District.

10. Patterson Street south to I-235, west side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A", and "R-5").
11. 31st Street South to I-235, east side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A", and "R-5"), except on those properties already zoned "LC".
12. I-235 to MacArthur Road -- Look with favor on the "LC" Light Commercial District (except on those properties already zoned "C").
MEEK stated that from 31st Street South to I-235, the Commission adopted a policy approximately a year ago and that existing policy has merely been duplicated in this study.
13. MacArthur to a point approximately 1800 feet south of the centerline of MacArthur Road, west side of Seneca -- Not look with favor on additional strip Light Commercial unless a Commercial Community Unit Plan is filed. Look with favor on the "R-5" General Residence District if accompanied by a residential C.U.P.
14. A point approximately 1800 feet south of the centerline of MacArthur Road to 44th Street South (as extended from the west), west side of Seneca -- Look with favor on the "LC" Light Commercial District.
15. 44th Street South (as extended from west) to 45th Street South, west side of Seneca -- Look with favor on the "A" Two Family District.
16. 45th Street South to 47th Street South, west side of Seneca-- Look with favor on the "LC" Light Commercial District.
17. MacArthur to 41st Street South, east side of Seneca -- Look with favor on retention of existing classifications.
18. 41st Street South to 43rd Street South, east side of Seneca -- Look with favor on "R-5" General Residence District (except on those properties already zoned "LC").
19. 43rd Street South to 47th Street South, east side of Seneca -- Look with favor on retention of existing zoning classifications.
20. 47th Street South to 55th Street South, east and west sides of Seneca -- Not look with favor on requests for nonresidential classification, and look with favor on residential categories not exceeding the permitted density of the "A" Two Family District.

MEEK stated that CPO Council Area "0" recommended that the proposed policy as pertaining to McLean to Orient be adopted provided the property owners involved do not object.

CPO Council Area "B" asked that the Planning Department address the lack of recommended depths for zoning along Seneca and resubmit optional proposals for the street.

CPO Council Area "C" voted 6-0 in favor of proposed policy on McLean to Pawnee; Pawnee to 31st, they commended the MAPD on proposed policy for the west side of the street and recommended that the east side be the same (to look with favor on the "BB" Office District except those properties already zoned "LC"); 31st to MacArthur, concurred with proposed policy; MacArthur to 47th, the Council requested a moratorium on zoning changes until such time as Seneca is able to accommodate increased traffic and the accessory systems are improved; 47th to 55th, they concurred with proposed policy.

MEEK continued that two of the CPO Councils have suggested that the staff establish on the policy study definite depths in different portions of the street, analyze existing ownerships and lot sizes. The staff felt that these zoning recommendations are general policy guidelines; and neither the staff nor the Commission is changing zoning or down zoning. It would be difficult to anticipate when people come in for future uses, what type of use they have, what they will need and how much depth. The

staff feels that if certain depths are established, people will be coming in with unusual circumstances, expanding their present businesses, and that would violate those depths with every zone change application made and ultimately render the entire policy invalid. MEEK noted that future zone change requests would involve public hearings with CPO input and the staff felt that a general policy statement should not be the place for exact standards which would be arbitrary at best. He further stated that he could understand the CPO's concerns that very deep intrusions of "LC" into adjacent neighborhoods might be possible without specific depths, however, a number of policies currently exist on major streets and this problem has simply not occurred. He again stated that it was the staff's opinion that exacting policy standards, i.e., depths could not stand the test of time and the entire policy would become invalid as exceptions are made.

HENNESSY asked if CPO was looking for establishing a policy on depths. MEEK stated yes, i.e., establishing appropriate depths along lot lines.

ARTIE Vaughn, attorney, was interested in the next case (Z-1955) and had several comments about the policy study. He objected to the policy study being adopted since it was not requested by the City Commission.

CHAIRMAN TAYLOR stated that the item that is before the Commission was quite clear. They have had reviews on arterials recently but not on Seneca at this extent. She said that it would be in order for this Commission to consider a policy at any time. The question was academic as to the fact of whether there was a formal recommendation. She felt the Commission should consider the recommendation before them and if Mr. Vaughn had specific comments on that section of Seneca at this time, he may do so.

MEEK suggested that the Commission could defer action on the recommendation on the east side of Seneca between Pawnee and Harry until the zone case in which Mr. Vaughn had an interest was heard.

CHAIRMAN Taylor ruled that the policy recommendation between Harry and Pawnee on the east side of Seneca be deferred.

SUSAN CHACON, CPO Council "C" representative, stated that on March 23, 1978, there was a joint meeting with CPO, South Seneca Area Task Force and MAPD staff and the policy study was discussed. She said the zoning policy about depths that they were asking for was that they would like to include buffers to land use behind the frontage property. CHACON mentioned the moratorium on zone changes that the Council was asking for between MacArthur Road and 47th. The 1977 traffic count for north of MacArthur is 18,184, south of MacArthur is 15,840; north of 57th Street, 12,263, south of 47th, 14,601. She said that east of MacArthur is closed because of construction and when that is opened up, that intersection will have a lot more traffic. Right now from MacArthur to 47th Street, Seneca is the highest traveled two lane arterial in the City of Wichita. They did not feel more commercial development would help their traffic problem.

CHAIRMAN TAYLOR pointed out the staff's explanation on depth, and stated that it would be impossible because of the variance of requests. Each request would have to be considered as represented.

SAVINA did not think it was possible to set depths. He also felt that if a moratorium was put on zoning, Seneca would stay two lanes forever. Instead of improving an area, such a moratorium would leave it as a cow pasture for years.

CHAIRMAN TAYLOR recommended using the memorandum furnished by the staff to the Commission as a guide to take action on the policy study with the deletion of number 6.

COLE suggested taking action all at once and MAY wanted to deal separately with number 13.

BARRIER stated that she did not consider this as a policy. A policy, in her estimation, has a broad base plan that is much more comprehensive in nature, and felt the staff had done an excellent job as a long range plan. She felt it was regrettable that the Commission continue to allow strip zoning when in this whole area of Seneca there are two large shopping centers which have not deterred strip zoning. The Commission seems to follow both policies.

CHAIRMAN TAYLOR stated that this does follow a pattern of previously adopted policy statements and Seneca does have commercial development to such an extent that there are very few residential areas that are still viable and they must deal with what they have and see that more extension and heavy commercial is not allowed.

HENNESSY stated that because of high density intentions in the area there was a need for expansion of light commercial development.

MOTION: That the Planning Commission recommend to the City Commission that zoning policy recommendations 1 through 5, 7 and 12 and 14 through 20 be approved. Cole moved, May seconded and it carried with a vote of 6 in favor (Cole, May, Taylor, Barrier, Hennessy and Savina) and 2 opposed (Bayouth and Greider). Bell and Jones were absent.

-
13. MacArthur to a point approximately 1800 feet south of the centerline of MacArthur Road, west side of Seneca -- not look with favor on additional strip Light Commercial unless a Commercial Community Unit Plan is filed. Look with favor on the "R-5" General Residence District if accompanied by a residential C.U.P.

MAY stated that looking at the east side of Seneca, there were presently homes there. The decision was to allow the possibility of it going "R-5" General Residence District. She was concerned about the section to the north and west of that. There was a possibility of developing it. She saw no reason to allow the entire area to go commercial. She said this is the heaviest traveled arterial in the city.

MEEK stated that several months ago, when Mr. Davis came in with a request for "C" Commercial zoning and residential storage warehouses, it was the action of this Commission to refer him back for a C.U.P. and that is why that recommendation for a C.U.P. was made in that location.

BAYOUTH said that he would not recommend residential near the City Service gas pumping site. He said that was primarily the reason for not developing is the gas site.

MAY said that she was speaking in support of "R-5" General Residence District.

HENNESSY asked who owned the property and was it under one ownership. MEEK said that Mel Davis and family owned the property.

COLE felt that on this two lane segment of Seneca at the rush hour one could not get off the street without a hazard. Until the street is improved and able to take more traffic and whatever the Commission does on policy, he would look with skepticism on doing anything that would increase the traffic flow there.

SUSAN CHACON, CPO Council Area "C" representative, added that a lot of the traffic was not taken from Haysville. There is a big difference between the traffic counts at 55th Street and 47th Street and MacArthur. If all of the traffic was coming from Haysville there should be a large number of traffic counts at 55th Street also.

HENNESSY stated that if Haysville was not to the south of 55th Street, you would not have the number of vehicles traveling that road daily.

MOTION: That the Planning Commission recommend to the City Commission that this study be approved subject to staff recommendation. Hennessy moved, Bayouth seconded.

SUBSTITUTE MOTION: That the Planning Commission recommend to the City Commission to look with favor on the existing zoning until the street is improved to four lanes. Cole moved, May seconded and it failed by a vote of 2 in favor (Cole and May) and 6 opposed, Taylor, Greider, Barrier, Bayouth, Savina and Hennessy). Bell and Jones were absent.

SHERYL KINDER, chairperson with South Seneca Area Task Force, stated that they did not want the commercial zoning because the improvement of Seneca has been put off so much. They can hardly get across the street now. To think that Seneca would be widened because of the commercial zoning is not true.

VOTE ON ORIGINAL MOTION: It carried with a vote of 5 in favor (Hennessy, Bayouth, Taylor, Barrier, and Savina) and 3 opposed (Cole, Greider and May). Bell and Jones were absent.

After consideration of Z-1955, the Commission then returned to recommendation #6 of the policy study (DR 78-6).

6. Harry to Pawnee, east side -- Look with favor on the "BB" Office District (except on those properties already zoned "LC").

MOTION: That the Planning Commission recommend to the City Commission that this policy study be approved subject to staff's recommendation. Hennessy moved, May seconded.

BARRIER suggested taking the area from Harry to Pawnee and reexamine it and break it down into areas, one for "BB" and one for "LC". She felt that in such an area as this, across from the last zoning case (Z-1955) reviewed, that there is so much light commercial that she did not blame the people for wanting to get out, so she would like to look at the remaining part of the area, that some office zoning would be appropriate from Harry to Pawnee.

SAVINA asked that the Chairman make a ruling that the Commission either vote or listen to Mrs. Barrier talk.

CHAIRMAN TAYLOR stated that the Chair ruled by allowing Mrs. Barrier to continue. She felt that Mrs. Barrier has a point.

MEEK commented that the situation would be the same on most of Seneca with the exception of the portion across from Aley Park. It faces light commercial development all along Seneca.

SUBSTITUTE MOTION: Cole moved, Hennessy seconded, that the discussion cease and the original motion to approve staff recommendation be voted on. It carried with a vote of 7 in favor (Cole, Hennessy, May, Barrier, Taylor, Savina and Greider) and 1 opposed (Bayouth).

VOTE ON ORIGINAL MOTION: It carried with a vote of 6 in favor (Hennessy, May, Taylor, Barrier, Cole and Savina) and 2 opposed (Bayouth and Greider). Bell and Jones were absent.

HENNESSY noted that although the Commission had voted to approve Z-1955 for "LC" in this area, it was his feeling that the applicant had relied on a previous zoning policy of favoring "LC", however, in the future, the present policy would be applicable.

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 28, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT Proposed Zoning Policy for Seneca
Street; Action by Area "O" CPO Council

At the March 16 meeting of CPO Area "O" Council, the members recommended that the proposed policy as pertaining to Area "O" (McLean to Orient) be adopted providing the property owners involved do not object.

Please advise the MAPC of the Council's recommendation when the proposed policy is considered on March 30.

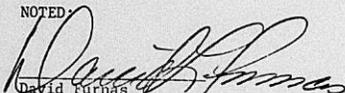
Thank you.



Sarah Gilbert
CPO Administrative Aide

SG:rh

NOTED:



David Furnas
CPO Coordinator

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 27, 1978

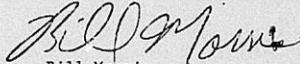
TO Jack Galbraith, Chief Planner, Current Plans, MAPD
FROM Bill Morris, CPO Administrative Aide

SUBJECT Proposed Zoning Policy For Seneca
Street

On March 20, 1978, CPO Council "B" considered the captioned subject. The Council asked that the Planning Department address the lack of recommended depths for zoning along Seneca and resubmit optional proposals for the street.

As a result of Zone Case Z-1955 the Council has become concerned about the depth of commercial zoning that will be allowed on Seneca. The Council is also concerned about additional light commercial uses on Seneca as it relates to increased traffic volumes.

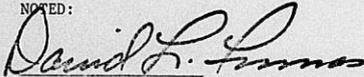
Please provide this information to MAPC when the case is considered.



Bill Morris
CPO Administrative Aide

BM:rh

NOTED:



David Furnas
CPO Coordinator



David's ?
Adam ?

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 27, 1978



TO Jack Galbraith, Chief Planner, Current Plans, MAPD
FROM Bill Morris, CPO Administrative Aide

SUBJECT Z-1955 (East Side of Seneca, in an Area North of Jewell)

On March 20, 1978, CPO Council "B" considered the captioned case. The Council voted 4-1 to recommend approval of the requested zone change with the stipulation that the zoning be granted only for the front 250 feet adjacent to Seneca Street.

Council "B" believes that commercial zoning along Seneca should be contained in areas immediately adjacent to Seneca Street and not allowed to penetrate into nearby residential neighborhoods.

Please provide this information to MAPC when the case is considered.

A handwritten signature in cursive script that reads "Bill Morris".

Bill Morris
CPO Administrative Aide

BM:rh

NOTED:

A handwritten signature in cursive script that reads "David L. Furnas".

David Furnas
CPO Coordinator

Repe from other cities — ?

Lo Parsons — Chairman —

Resolution from LHA —

26 of the folder endorsed —

Bill Adams — Hayquill Pl. Comm.

Joint Bd —

See Co. Planning Dept., Adm. Bd.

Wanda Fuller —

Ch. Land use study committee

WICHITA-SEDGWICK COUNTY

DATE

March 24, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 78-6 Seneca Street Zoning Policy

On December 20, 1977, the Board of City Commissioners returned to the Metropolitan Area Planning Commission a request for a change to the "LC" Light Commercial District on the east side of Seneca in an area north of Jewell Street (Z-1955) in order that a zoning policy study could be prepared for consideration of establishing appropriate zoning policies adjacent to Seneca from McLean Boulevard South to 55th Street South.

The MAPD staff has prepared a zoning policy study which is attached for your reference. The recommendations as contained in this study are intended to provide a guide to the Planning and City Commissions in consideration of future zone change requests on Seneca. Those sites which are currently zoned a more intensive district than that recommended for the respective segment of Seneca will continue to be so zoned and will be unaffected by these policy recommendations. It is not intended to initiate changes of existing zoning except at the owner's request and the proposed zoning policies will only apply to those intervening lots which may be involved in future zone change requests. As with other recent zoning policies which have been established on major streets, requests for expansion of existing businesses will be considered on their own merits. It is recommended that zoning policies be established on Seneca as follows:

1. McLean to Texas on both the east and west sides of Seneca -- Look with favor on the "C" Commercial District (except on those properties already zoned the "E" Light Industrial District).
2. Texas to Maple on both the east and west sides of Seneca -- Look with favor on the "R-6" General Residence District (except on those properties already zoned the "C" Commercial District).
3. Maple to Munnell on both the east and west sides of Seneca -- Look with favor on the "R-6" General Residence District (except on those properties already zoned "LC" or "C").
4. Munnell to Harry on both the east and west sides of Seneca -- Look with favor on the "LC" Light Commercial District (except on those properties already zoned "C", "E", or "F").
5. Harry to Pawnee, west side -- Look with favor on the "BB" Office District from Dora north to a point 200 feet south of Esthner Avenue and favor the "LC" Light Commercial District in the other portions of this area.

6. Harry to Pawnee, east side -- Look with favor on the "BB" Office District (except on those properties already zoned "LC" or "C").
7. Pawnee to 31st Street South, west side of Seneca -- Look with favor on the "BB" Office District (except on those properties already zoned "LC").
8. Pawnee to 31st Street South, east side of Seneca -- Look with favor on the "LC" Light Commercial District.
9. 31st Street South to Patterson Street, west side of Seneca -- Look with favor on the "LC" Light Commercial District.*
10. Patterson Street south to I-235, west side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A", and "R-5").*
11. 31st Street South to I-235, east side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A", and "R-5"), except on those properties already zoned "LC".
12. I-235 to MacArthur Road -- Look with favor on the "LC" Light Commercial District (except on those properties already zoned "C").
13. MacArthur to a point approximately 1800 feet south of the centerline of MacArthur Road, west side of Seneca -- Not look with favor on additional strip Light Commercial unless a Commercial Community Unit Plan is filed. Look with favor on the "R-5" General Residence District if accompanied by a residential C.U.P.
14. A point approximately 1800 feet south of the centerline of MacArthur Road to 44th Street South (as extended from the west), west side of Seneca -- Look with favor on the "LC" Light Commercial District.
15. 44th Street South (as extended from west) to 45th Street South, west side of Seneca -- Look with favor on the "A" Two Family District.
16. 45th Street South to 47th Street South, west side of Seneca -- Look with favor on the "LC" Light Commercial District.
17. MacArthur to 41st Street South, east side of Seneca -- Look with favor on retention of existing classifications.

*Buffering existing Light Commercial with the "BB" Office District would be desirable.

18. 41st Street South to 43rd Street South, east side of Seneca -- Look with favor on "R-5" General Residence District (except on those properties already zoned "LC").
19. 43rd Street South to 47th Street South, east side of Seneca -- Look with favor on retention of existing zoning classifications.
20. 47th Street South to 55th Street South, east and west sides of Seneca -- Not look with favor on requests for nonresidential classifications, and look with favor on residential categories not exceeding the permitted density of the "A" Two Family District.

Consideration of this matter has been placed on your agenda for March 30, 1978, along with zone case Z-1955 which was returned for a policy statement.



Robert A. Lakin
Director of Planning

March 16, 1978

David Furnas, CPO Coordinator
Jack H. Galbraith, Chief Planner

MAPD staff available for CPO Area C Council Meeting on
March 23, 1978

This is to advise that Mr. Mike Meek and Mr. Robert Young of the
MAPD staff will be available for a presentation of the proposed
zoning policy for Seneca Street on Thursday, March 23, 1978, to
the CPO Area "C" Council.

Jack H. Galbraith
Chief Planner

JHG:RLY:et

cc:
Sara Gilbert, CPO Administrative Aide
Ray Trail

CITY OF WICHITA		CP Request for Staff Assistance
Date: March 10, 1978	Aide: Sarah Gilbert	
Council Area: "C"	Date Needed: March 16	

Plan

To: City Manager, Ray Trail, Executive Secretary

From: Citizen Participation Coordinator, Sarah Gilbert, CPO Administrative Aide

Subject: MAPD Staff Presentation on Proposed Zoning Policy for Seneca Street

The First Vice Chairperson of CPO Area "C" Council has called a special meeting to review the above policy on Thursday, March 23, at 8:30 p.m. in Room A-10, South High School.

I am requesting a presentation by Planning Department staff to assist the Council in their consideration.

The Agenda for this special meeting will be mailed on March 16. I would appreciate a response prior to that date.

Thank you.



Sarah Gilbert
 Sarah Gilbert
 CPO Administrative Aide

NOTED:
 CP Coordinator *David Furness*

SG:rh

City Manager's Action

Assigned To: Robert A. Lakin, Director of Planning

Respond By (Date): March 16, 1978

Comments:

- Attend CPO Council ___ Meeting
- Respond directly to CPO Staff. Copy to City Manager's Office.
- Research and reply to City Manager's Office.
- Prepare reply for City Manager's Signature.
- Other: _____

Ray Trail
 for City Manager

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

March 7, 1978

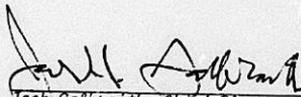
TO *Dave Furnas, Citizen Participation Organization*
FROM *Jack Galbraith, Chief Planner, Current Plans Division*
SUBJECT *DR78-6 Seneca Street Zoning Policy Study*

The Board of City Commissioners, at their regular meeting of December 20, 1977, considered a request for the "LC" Light Commercial District on the east side of Seneca, in an area south of Jewell (Z-1955). It was their action to return the case to the Planning Commission, and instructed that a study and zoning policy recommendations be prepared for South Seneca.

We have now completed the study which is attached for your information, and have scheduled consideration of the zone change request and policy study at the March 30, 1978 meeting of the Metropolitan Area Planning Commission.

We are currently preparing a series of slides for use with the proposed zoning policy recommendations, and such should be available in time for use by the C.P.O. aides in presentation to neighborhood councils.

If you have any questions or problems regarding this matter, please do not hesitate to call.


Jack Galbraith, Chief Planner
Current Plans Division

JG:MM:bbc
Enclosure

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

March 9, 1978

FM

TO Gary Pierce, Graphics Supervisor
FROM Mike Meek, Senior Planner
SUBJECT Zoning policy studies on Seneca and Oliver

We have prepared zoning policy studies on Seneca and Oliver which have been scheduled before the MAPC on March 30 and April 13, respectively. It will be necessary to have slides of the entire length of these streets prepared for those meetings. Inasmuch as this will require considerable time for either Bob or Karen when she returns, this is to give you advance notice.

The map slides on Oliver have already been shot and I am preparing maps for the Seneca study. It would be impossible to have slides of each individual structure, but panoramic views of entire blocks would be desirable.

Please let me know when you are ready to shoot the slides, and I will get with you.

Mike Meek

Mike Meek, Senior Planner

MM:bbc

cc: Jack Galbraith

PROPOSED ZONING POLICY FOR SENECA STREET

On December 20, 1977, the Board of City Commissioners returned to the Metropolitan Area Planning Commission a request for a change to the "LC" Light Commercial District on the east side of Seneca in an area north of Jewell Street (Z-1955) in order that a zoning policy study be prepared for consideration of establishing appropriate zoning policies adjacent to Seneca from McLean Boulevard south to 55th Street South.

Seneca Street is a major north-south arterial, located to the west of the core area. The street provides primary access from Wichita to the City of Haysville, as well as providing access to Friends University, the Mid-America Ali Indian Center, Wichita Art Museum, and Sims Park. In contrast to other major arterials which have been the subject of recent zoning policy studies (Hillside, Oliver, etc.), Seneca Street is a commercial street with very few pockets of residential development which are part of a stable neighborhood. The zoning problem is not so much one of preserving a viable neighborhood, but rather one of limiting the traffic generation potential in some segments of Seneca so as to avoid overloading the street and impacting its traffic carrying capacity. Community shopping centers are located at Seneca and Pawnee (Westway) and Seneca and 31st Street South (Seneca Square).

Seneca is an arterial from McLean Boulevard south to the city limits at 55th Street South. The pavement width varies from a high of 70 feet adjacent to U. S. 54, to a low of 26 feet in the area south of 47th Street South, with an average width of 48 feet. Street improvements within the City of Wichita are designed, if possible, to provide a service level of "C" (average wait of one red signal indication at intersection) over a projected twenty year period. The Division of Traffic Engineering estimates that a 48 foot paved street has a service level "C" capacity of 15,500 vehicles per day assuming 50% green time on traffic signals. The traffic counts on Seneca are depicted by Table I:

TABLE I
SENECA STREET TRAFFIC COUNTS

	<u>1970</u>	<u>1972</u>	<u>1974</u>	<u>1976</u>
South of McLean	5864	5905	10868	10231
North of 2nd	13802	9971	11309	10314
South of 2nd	9196	10626	10743	10009
North of Douglas	10511	10924	10901	9915
South of Douglas	14592	12882	12680	14362
North of Maple	8945	12466	13669	13266
South of Maple	8075	15595	12239	14947
North of Kellogg	9082	15633	17412	19968
South of Kellogg	12147	19700	19689	23841
North of McCormick	12147	18655	18042	24911
South of McCormick	10231	18791	19462	19766
North of Harry	8955	17195	18399	21355
South of Harry	11284	18092	19359	22762
North of Pawnee	10408	16851	17053	21690
South of Pawnee	10025	18341	18429	23944
North of 31st	7710	15667	16718	19145
South of 31st	5554	15014	15815	19262
North of I-235	NA	13867	15572	16169
South of I-235	NA	14861	15203	28693
North of MacArthur	3880	14720	14948	18164
South of MacArthur	3673	12621	12068	15571
North of 47th	2958	8619	9166	9537
South of 47th	NA	8317	8487	8166
North of 55th	NA	6269	6363	3755
South of 55th	NA	6983	7121	4348

As may be seen, the highest traffic loads on Seneca are adjacent to the U. S. 54 interchange, the I-235 interchange, and the intersection of Pawnee and Seneca. The high traffic counts in the Pawnee area are attributable to the large number of fast food restaurants in the area, and it is expected that the 1978 counts will be much higher in that seven (7) additional fast food restaurants have been developed in the Pawnee/Seneca area since the 1976 counts were taken.

Table II depicts accident counts at major Seneca intersections:

TABLE II
1977 SENECA INTERSECTION ACCIDENT RATES

Intersection	Rank in City	Number Accidents
31st St. South	7	40
McLean Blvd.	21	32
McCormick	22	32
MacArthur Road	34	27
Harry	57	21
Maple	72	19
Pawnee	74	19
Douglas Ave.	179	19
Central	181	9
47th St. South	264	7
55th S. South	383	4

Table II shows that the major intersection problem on Seneca is at 31st Street South, which is reflected by the Seneca Improvement projects contained in the 1978-83 City of Wichita Capital Improvements Program. These projects are:

- 1978 MS150A Right-of-way for Seneca and 31st Street South intersection.
- 1979 TE24 Traffic signal and pavement marking improvements at 31st and Seneca.
- 1979 MS150 Widening, channelization and reconstruction of the intersection at 31st and Seneca.

- 1980 MS49 Widening and reconstruction of Seneca Street,
MacArthur Road to 47th Street South.
- 1980 TE25 Seneca and MacArthur Road traffic signals
(full upgrade).
- 1981 MS50 Continuation of MS49.
- 1981 TE25 Traffic signals.

The study area has been divided into various segments and a descriptive narrative has been developed for each, together with a suggested zoning policy. Staff has reviewed, in the field, the extent of new development and the conditions of existing uses.

Seneca Street - McLean South to Maple

West Side of Seneca

The west side of Seneca between McLean Boulevard and Maple Street contains a mixture of residential, commercial, and industrial uses and a variety of zoning districts ("B" Multiple Family, "IC" Light Commercial, "C" Commercial, "E" Light Industrial). Although several residential structures remain in the area, many are located on commercial or industrial zoned land and there appears to be little opportunity to retain a residential character. However, from Texas Avenue south to the commercial uses at Maple, there is a pocket of Allison Junior High School and some residential uses which could be retained and can be considered an extension of the residential area existing south of Maple to U.S. 54. Recent zone change activity in the area includes the denial of the "E" Light Industrial District at the northwest corner of 1st and Seneca (Z-1626, 1974) and the approval of the "C" Commercial District at the southeast corner of 1st and Seneca (Z-1448, 1972).

East Side of Seneca

The east side of Seneca between McLean Boulevard and Maple Street has developed much the same as the west side of the street, with a mixture of uses and zoning districts. Again, it would be difficult to retain much of the residential housing because a considerable portion is developed on commercial or industrial zoned land. From Texas Avenue south to the commercial activities on Maple, the only development is Seneca Park and a church which should be retained as residential both to reflect the existing as well as to compliment the residential area on the west side of the street.

It is recommended that the Planning Commission and the Board of City Commissioners look with favor on the "C" Commercial District (excluding those properties already zoned "E") on both the east and west sides of Seneca from Maple north to McLean Boulevard with the exception that the "R-6" General Residence District be favored from Texas Avenue south to the existing "C" Commercial zoning at the Maple intersection on both the east and west sides of Seneca.

Seneca Street - Maple South to Harry

West Side of Seneca

The development from Maple south to U.S. 54 on the west side of Maple is dominated by the Masonic Home Complex at the southwest corner of Maple and Seneca, with a duplex and single family residence located to the south of the Masonic Home. From U.S. 54 south to Harry, there is a mixture of residential, commercial and industrial uses with legal nonconforming commercial uses located on residentially zoned property and residential uses located on commercially zoned property. South of U.S. 54 this section of Seneca becomes so commercially oriented that preservation of the residential uses is doubtful. No recent zone change activity has occurred in this area.

East Side of Seneca

The east side of Seneca from Maple south to Mentor is developed with light commercial uses, although the zoning is both "LC" Light Commercial and "C" Commercial. From Mentor south to U.S. 54 there is a pocket of residential structures which is part of the residential neighborhood close to Friends University, which is dominated by student housing. From U.S. 54 south to Harry, the land use is a mixture of residential, commercial, and industrial uses including restaurants, bars, the Sedgwick County yard, and general business uses. Preservation of the scattered residential uses is doubtful because a majority are located on property already zoned "LC" Light Commercial. The only recent zone change history in the area is approval of a request for "C" Commercial District on the east side of Seneca between Figg and Dooley which has been developed with a wholesale leather goods business; however, it should be noted that at the time of approval of that application, the Board of City Commissioners stressed that approval should not be construed as generally favoring "C" zoning in this segment of Seneca (Z-1774, 1976).

It is recommended that the Planning Commission and the Board of City Commissioners look with favor on the "LC" Light Commercial District (except on property already zoned a more intensive district) for both the east and west sides of Seneca from Harry north to U.S. 54 and from Mentor north to Maple on the east side of Seneca; and look with favor on the "R-6" General Residence District on the west side of Seneca from U.S. 54 north to Maple and from U.S. 54 north to Mentor on the east side of Seneca.

Seneca Street - Harry to Pawnee

West Side of Seneca

The west side of Seneca from Harry south to Pawnee is zoned and developed with light commercial uses, with the exception of the Aley Park site between Dora and Esthner, and a portion of the block north of Esthner which is still zoned the "RB" Four Family District, and developed with single family houses. It should be noted that a recent zone change to the "LC" Light Commercial District was approved in the block north of Esthner in 1977 (Z-1946), as well as other changes to "LC" and "BB" in this segment of Seneca (Z-1341, 1971; Z-1390, 1972).

East Side of Seneca

The east side of Seneca between Harry and Pawnee is zoned and developed with "LC" Light Commercial uses in the block south of Harry and in the block north of Pawnee. With the exception of those areas, the east side is developed with single family residences, apartments, three scattered offices, a church, a non-conforming use gas station, and a wholesale auto parts supply house on "C" Commercial zoning at the southeast corner of Merton and Seneca.

This section of Seneca marks the beginning of a two mile stretch of some of the heaviest traffic in Wichita. As previously noted, the west side of the street is already stripped out with commercial uses and the pavement width from Esthner to Harry is a substandard 40 feet, which decreases the carrying capacity of the street. The primary reason the street continues to function is that the east side of the street is not commercial in this area, and the west side of the street south of Westway Shopping Center has yet to go commercial. If both of these sections are permitted to strip out with commercial uses, then Seneca's role as a major arterial to carry large volumes of traffic will be seriously compromised. Although it is unreasonable to assume that the east side of Seneca between Harry and Pawnee will remain single family residential, the establishment of a policy of favoring a less intensive district than the "LC" Light Commercial should help to preserve the capacity of the street.

Recent zone change activity in the area has tended to favor the establishment of the "BB" Office District by the denial of "LC" and approval of "BB" between Jewell and Lydia (Z-1104, 1969), as well as the approval of the "BB" Office District at two other locations (Z-1349, 1972; Z-1689, 1975).

Recent studies on trip generator rates of different land uses by the Institute of Traffic Engineers indicate that office buildings are "medium" generators of traffic, with an average peak hour load of 2.3 trips per 1,000 feet of gross floor area, whereas many of the uses permitted in the requested "LC" Light Commercial District, such as drive-in banks, restaurants, and theatres, are listed as

"high" traffic generators, ranging from 6.7 peak hour trips per 1,000 feet of gross floor for a Community Shopping Center to 73.0 trips per 1,000 feet of gross floor area for fast-food restaurants. The peak hour generation rate for single family residential is 0.91 per unit and for multi-family is 0.85 peak hour trips per unit. Peak hour figures are normally 10% of the average daily rate. The complete development of this section of Seneca with "LC" uses could require major public investment on Seneca beyond that currently projected in the 1978-83 City of Wichita Capital Improvement Program.

It is recommended that the Planning Commission and the Board of City Commissioners look with favor on the "LC" Light Commercial District on the west side of Seneca with the exception of Aley Park between Dora and Esthner; and look with favor on the "BB" Office District from the south line of the existing "C" Commercial District at the southeast corner of Merton Court and Seneca south to the north line of the existing "LC" Light Commercial District zoning at the northeast corner of Pawnee and Seneca on the east side of Seneca with retention of the existing classifications of other segments on the east side of Seneca in the block north of Pawnee and the commercial area south of Harry.

Seneca Street - Pawnee to 31st Street South

West Side of Seneca

This section of Seneca is the other portion of the street that is highly impacted by traffic at this time. The east side of the street is stripped out with commercial uses and the west side contains two community shopping centers, Westway at the southwest corner of Pawnee, and Seneca Square at the northwest corner of 31st Street South and Seneca. However, the west side of Seneca is still primarily developed with residential uses and a few offices from Crawford south to 30th Street South. The strip commercial zoning of this segment of Seneca would not only seriously impede the traffic carrying capacity of the street, but could also impact the residential neighborhood to the west.

Recent zone change history on the west side of Seneca would favor the "BB" Office District, with two cases approved for "BB" after denial of "LC" Light Commercial zoning (Z-1166, 1970; Z-1672, 1975), and one case approved for "BB" as requested by the applicant (Z-1468, 1973).

East Side of Seneca

The east side of Seneca from Pawnee to 31st Street South has been completely stripped with the "LC" Light Commercial District except for a small concentration of the "BB" Office District south of Barbara Street. This area contains the largest concentration of fast-food restaurants in Wichita which, as previously noted, have higher traffic generation rates than virtually any other general use.

Recent zone change history in this area includes the approval of four different requests for the "LC" Light Commercial District (Z-1377, 1972; Z-1789, 1976; Z-1805, 1976; Z-1836, 1976).

It is recommended at the Planning Commission and the Board of City Commissioners look with favor on the "BB" Office District for the west side of Seneca from Crawford to 30th Street South and favor the "LC" Light Commercial District in the block south of Pawnee and the block north of 31st Street South; also that the "LC" Light Commercial District be favored for the east side of Seneca from Pawnee to 31st Street South.

31st Street South to MacArthur Road

West Side of Seneca

The southwest corner of 31st Street South and Seneca is developed with a service station and a small commercial center. South of the center is an ice cream store and south of the store to 32nd Street is another commercial structure containing a beauty shop, a bar, and an office. This area from 31st Street South to 32nd Street South is zoned the "LC" Light Commercial District. The area from 32nd Street south to the I-235 Bypass is developed with single family homes, with the exception of a battery shop located north of Patterson Street, and a National Guard Armory north of the Bypass. The entire area is zoned "AA" except where the battery shop is located north of Patterson. This battery shop is located on property zoned "LC" Light Commercial.

The area immediately south of the Bypass is developed for commercial purposes, including mobile home sales, a service station, and a commercial structure containing a restaurant, a beauty shop and a bar. The area south of the commercial structure is mostly vacant, with a utility substation existing on the northwest corner of MacArthur and Seneca. This entire area south of the Bypass to MacArthur is zoned the "LC" Light Commercial District, with the exception of 75 feet of frontage located approximately 160 feet south of Carey Street, which is zoned the "C" Commercial District.

Recent zoning history indicates that a request was made to change the existing "LC" zoning to the "E" Light Industrial District on the large vacant area north of the utility substation (Z-1900). The request was verbally amended to change the "LC" to the "C" Commercial District during the public hearing. The requested change was denied by MAPC and the Wichita Board of City Commissioners on June 21, 1977. Another recent zoning case (Z-1963) requesting a change from the existing "AA" Single Family Residential District to "LC" Light Commercial on the southwest corner of Patterson and Seneca led to the establishment of a zoning policy for the segment of Seneca between 31st Street South and the I-235 Bypass. The zoning change request to "LC" was denied on December 13, 1977, and the Board of Wichita City Commissioners established a policy of looking with favor on Light Commercial zoning along the west side of Seneca from 32nd Street South to Patterson and encouraging the retention of low density Residential Districts ("AA", "A", and "R-5") south of Patterson on the west side, and south of "LC" Light Commercial existing lot No. 1 of Cumley's Subdivision on

the east side of Seneca south to the Bypass. The established policy furthermore indicated that buffering the existing "LC" Light Commercial Districts with the "BB" Office District would be desirable.

East Side of Seneca

The southeast corner of Seneca and 31st Street South is developed with a service station and a small commercial "L" shaped center. The development is located on property zoned "LC" Light Commercial. The remainder of the block from 31st to 33rd Street South is developed with single family residential structures except for a cleaning establishment on the northeast corner of 33rd and Seneca. The single family structure adjoining the commercial development on the north contains a beauty shop. The area from 33rd Street South to 35th Street South is also developed with single family residential structures. A school exists south of 35th to the I-235 Bypass. The entire area from I-235 north to the "LC" zoned property at 31st Street South is zoned the "AA" Single Family District. The cleaners at 33rd Street is a legal nonconforming use.

The area immediately south of the Bypass is developed with a private club, liquor store, mobile home park, office building, and a rug and furniture cleaning establishment. The area south of the rug and furniture cleaners is developed with several single family residential structures and a bar and auto repair business at the northeast corner of MacArthur Road and Seneca. The area from the Bypass south to MacArthur Road is zoned "C" Commercial where the private club exists, the "G" Mobile Home District south of the private club and the "LC" Light Commercial District from the mobile home park to MacArthur Road, except for one 100 foot wide residential lot (Lot 3, Thompson Acres Addition) which is zoned "AA" Single Family residential.

On the basis of recent zoning history and the development pattern now being established, it is recommended that the Planning Commission and the Board of City Commissioners continue to follow the zoning policy recently established for the area between 31st Street South and the Bypass, whereby "LC" Light Commercial zoning will be looked upon with favor from 31st Street South to Patterson Street on the west side of Seneca, and that the retention of low density residential classifications ("AA", "A", and "R-5") will be encouraged south of Patterson to the Bypass on the west side of Seneca, and south of Lot 1 of Cumley's Addition on the East side of Seneca to the Bypass; provided, however, that buffering the Light Commercial District with an adjacent "BB" Office District would be desirable. It is further recommended that zoning districts now existing between the I-235 Bypass and MacArthur Road be retained except that requests for the "LC" Light Commercial District be looked upon with favor for Lot 3 of Thompson Acres Subdivision on the east side of Seneca.

MacArthur Road to 47th Street South

West Side of Seneca

The southwest corner of MacArthur Road and Seneca is developed with a service station on the typical 600 foot square "LC" Light Commercial District on major intersections. From the service station south, approximately one quarter mile is undeveloped and is agricultural use and zoned "AA" Single Family. At what would be approximately 41st Street South as extended from the east, is a nonconforming liquor store on the north side of a private access road to South Lake Village Apartments, and a nonconforming furniture store exists on the south side of the access road, both on "AA" Single Family zoning. South of the furniture store there is approximately 400 feet of undeveloped frontage, half of which is zoned "AA" Single Family and half is zoned "LC" Light Commercial, which adjoins a drive-in restaurant and a beauty shop on the north side of Vilm Street. The area from Vilm Street to 44th Street South is developed with a mixture of commercial uses, including a lumber yard and an animal hospital. The area from the north side of Vilm Street to 44th Street is zoned the "LC" Light Commercial District except for 100 feet of frontage between 43rd and 44th Street, which is zoned the "AA" Single Family District. On the south side of 44th Street is ~~an undeveloped lot~~ zoned "AA" Single Family, ~~which appears to be associated with the animal hospital to the north.~~ ^{is a large undeveloped lot} The area south of the ~~undeveloped lot~~ ^{undeveloped lot} is developed with two single family residential structures in the "AA" Single Family District, and one residential structure in an "A" Two Family District north of 45th Street South. The area from 45th Street South to 47th Street South is developed with a small commercial center on the southwest corner of 45th and Seneca, a mobile home park adjoining the commercial center on the south, and single family residential structures from the mobile home park south to 47th Street South. The area from 45th to 47th is zoned the "LC" Light Commercial category except for a 40 foot wide strip zoned "AA" Single Family existing 600 feet north of the centerline of 47th Street South.

Recent zoning history reveals that several zoning change requests for higher density residential development have been approved on large tracts west of Seneca, in the vicinity of Elizabeth Avenue ^{and 43rd Street}. The site of Southlake Village Apartments was approved for a change from "AA" Single Family to the "R-6" Multi-Family District, and the area west of Dodge Avenue from one half block north of Vilm Street to 44th Street South was approved in two separate zoning change requests for "R-5" Multi-Family District. The latest approval occurred on April 26, 1977. Along Seneca, a request to change the existing "AA" Single Family category to "RB" Four Family and "LC" Light Commercial on a portion of the undeveloped property south of the furniture store and north of 42nd Street was approved subject to platting by the Board of City Commissioners on October 11, 1977.

* Another request in the same general area to change the "AA" Single Family District to the "C" Commercial District was deferred by MAPC to allow time for the filing of a CUP on the property.

An earlier zoning case resulted in the Board of Wichita City Commissioners approving, on December 30, 1975, a change from the "AA" Single Family District to the "LC" Light Commercial District for the property located at the southwest corner of 42nd Street South and Seneca.

East Side of Seneca

The southeast corner of Seneca and MacArthur Road is developed as the City Service gas plant, on a 40 acre site, zoned the "F" Heavy Industrial District. Between the Gas Service property, and 41st Street South is a commercial structure used for furniture storage on property zoned "LC" Light Commercial. The area from 41st Street South to 43rd Street South is developed with single family residential structures on property zoned the "AA" Single Family District, except at the northeast corner of 43rd and Seneca. The property on this corner is zoned "LC" Light Commercial. ^{developed with single family homes} The block between 43rd Street South and 44th Street South is ~~undeveloped~~ and zoned "LC" Light Commercial. The area from 43rd Street South to one half block north of Meikle is developed with single family homes and churches on the southeast corner of Seneca and 44th Street South, and Seneca and 45th Street South. The area from one half block north of Meikle to 47th Street South is zoned the "LC" Light Commercial District and is developed primarily with commercial uses.

It is recommended that the Metropolitan Area Planning Commission and the Board of Wichita City Commissioners establish a policy of looking with favor on requests for higher density residential categories (up to and including "R-5"), along the west side of Seneca from the existing "LC" District at MacArthur Road to the existing commercial structure north of the Southlake Village access road; and from Robert Street to 45th Street South; and on the east side of Seneca from 41st Street to the existing "LC" north of 43rd Street; and from 44th Street to the existing "LC" Light Commercial north of Meikle Street. It is further recommended that the remaining areas retain their existing zoning district categories, with the exception that any forthcoming requests for the "BB" Office District on the southwest corner of 44th Street and Seneca be favored as a buffer for the existing single family homes on the north side of Roberts Street from the "LC" District existing north of 44th Street, and the further exception that a commercial zoning district classification be looked upon with favor for the area upon which commercial establishments exist north of the Southlake Village access road south to the existing "LC" Light Commercial District north of Vilm Street.

47th Street South to 55th Street South

West Side of Seneca

The southwest corner of 47th Street South and Seneca is vacant and zoned the "LC" Light Commercial District for 600 feet south of the centerline of 47th Street South. Single family residential development exists in the "AA" Single Family District from the existing "LC" Light Commercial District south to the southwest corner of 48th Street South. A nonconforming furniture repair store exists in "AA" Single Family zoning south of the house on the 48th Street corner. From the furniture repair store to the north line of Verne Roberts Addition is vacant land and zoned "AA" Single Family. A nursery and a single family home exists on property zoned "LC" Light Commercial from the north line of Verne Roberts Addition to 50th Street South. From 50th Street South to 55th Street South is zoned the "AA" Single Family District and developed with scattered single family homes.

Zoning history indicates that a request was approved by the Board of City Commissioners on October 12, 1971 to change a 600 foot by 600 foot district of "LC" Light Commercial zoning then existing on the northwest corner of Seneca and 55th Street South to the "AA" Single Family District. More recently, a request was made to change the zoning of the undeveloped area between the south line of Hillman's Addition and the north line of Verne Roberts Addition from its existing "AA" Single Family classification to the "LC" Light Commercial district, along Seneca to a depth of approximately 370 feet and the "G" Mobile Home District extending another 1,250 feet west of the requested "LC". It was the action of the Planning Commission to recommend that the request be denied. At the request of the applicant, the Board of Wichita City Commissioners, on December 7, 1976, referred the case back to the Planning Commission to allow the applicant time to develop alternatives for reconsideration. To date, the applicant has not presented alternative proposals to the Planning Commission.

East Side of Seneca

The southeast corner of Seneca and 47th Street South is developed with a service station, auto repair garage, and a liquor store. Single family homes extend south of the commercial development. The commercial development and most of the single family homes are on 600 feet of "LC" Light Commercial zoning extending south of 47th Street South. A 400 foot area south of the "LC" zoned corner contains one single family home and is zoned the "AA" Single Family District. A mobile home park adjoins the "AA" Single Family District on the south and east, and is zoned the "G" Mobile Home District, and is platted as the Pines Addition. The area from the mobile home park in the Pines Addition south to 55th Street South is zoned "AA" Single Family, and development with single family homes except for the area between Hazel and 52nd Street which is zoned the "G" Mobile Home District, and

*
* Sunrise is vacant and zoned "AA" single family. The area from Sunrise street south to

developed with mobile homes and the undeveloped 600 foot area north of 55th Street South which is zoned "LC" Light Commercial. There is also a vacant lot at the northeast corner of Sunrise and Seneca, which is being used to park ~~school~~ ^{street} buses.

Past zoning history indicates that the Board of Wichita City Commissioners approved a request on October 12, 1971, to change a portion of the 600 foot square of "LC" Light Commercial zoning at the northeast corner of 55th Street South and Seneca back to the "AA" Single family category to accommodate a single family home existing on the property.

On the basis of existing development and the past zoning history in the area, it is recommended that the Planning Commission and the Board of Wichita City Commissioners establish a policy of not looking with favor on requests to change zoning to nonresidential and that favorable consideration of zoning change requests be limited to residential categories not exceeding the permitted density of the "A" Two Family District.

WICHITA-SEDGWICK COUNTY

DATE

December 21, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert L. Young, Principal Planner

FROM Jack H. Galbraith, Chief Planner

SUBJECT Zoning Policy on Seneca

At yesterday's City Commission meeting, their action was to refer zoning case Z-1955 back to the Planning Commission for a Policy Study on Seneca.

Lakin recommends a brief report setting out whether we favor "LC", "BB", and the areas we believe residential should be retained. Please pull the proposed zoning maps on Seneca from the River to the South City Limit Line and write a brief report and recommendation.

Try to have completed by January 20. See me on this early next week.


Jack H. Galbraith
Chief Planner

JHG:el

