

DR 78-14 Pawnee Avenue Zoning  
Policy Study (from Arkansas  
River west)

# ACTION

DATE

COMMITTEE

M.A.P.C. *Referred to Sub 20 6-22-78*  
MAPC *Approved as amended 7-20-78*  
B.C.C./B *CO. C.A. approved as recommended 7-15-78*  
*4-0 (Cassidy, Foster, Donnell)*

Map No. \_\_\_\_\_  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
(ZONING & CONDITIONAL USE)

DR- 78-14  
SCZ- \_\_\_\_\_  
CU- \_\_\_\_\_  
Filed 4-17-78

APPLICATION DATA: From \_\_\_\_\_ to \_\_\_\_\_

1. Applicant: \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_
2. Agent: \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_
3. General Location: \_\_\_\_\_  
Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
West \_\_\_\_\_ North \_\_\_\_\_
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: \_\_\_\_\_
6. Area (is) (is not) platted.

PROCEDURE DATA:

1. Zoning Committee \_\_\_\_\_ by \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
2. MAPC Meeting:

<u>Date</u>	<u>Action</u>
_____	_____
_____	_____
_____	_____

3. Governing Body (Bd. City Commissioners - Bd. County Commissioners)

<u>Date</u>	<u>Action</u>	<u>Resolution</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOTES:

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PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

✓ WICHITA-SEDGWICK COUNTY

DATE

*meels*

**METROPOLITAN AREA PLANNING DEPARTMENT**

July 27, 1978

TO Eugene H. Denton, City Manager  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DR 78-14 Pawnee Avenue Zoning Policy Study  
(from Arkansas River west)

*01-36  
38*

*Pawnee  
45*

On April 4, 1978, the Board of City Commissioners, after a request by the Area "C" Citizen Participation Organization, directed that the Metropolitan Area Planning Commission and staff develop zoning policy recommendations for Pawnee Avenue from the Arkansas River west to West Street.

The study was completed and conveyed to the Citizen Participation Organization Coordinator on June 2, 1978. After a one month deferral in order to permit adequate C.P.O. review of the proposed policy, the Metropolitan Area Planning Commission, on July 20, 1978, recommended approval of the following zoning policies on Pawnee from the Arkansas River west to West Street.

1. Look with favor on retention of existing zoning classifications on both the north and south sides of Pawnee between the Arkansas River (McLean Boulevard) and Seneca.
2. Look with favor on retention of 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 west to and including Lot 4, Haycraft Acres, on the north side of Pawnee be favored for low density residential classifications ("A" Two-Family; R-5 General Residence).
3. Look with favor on the retention of the existing zoning classifications on both the north and south sides of Pawnee between Meridian and West Streets with the exception that the "C" Commercial District be favored on the south side of Pawnee between Meridian and Custer for a depth of one block provided that access is to the major street (Pawnee) rather than to the residential street to the south (Atlanta).

Attached for your reference are a copy of the zoning policy study, as well as correspondence from C.P.O. Area Councils "C" and "B", who both unanimously recommended approval of the proposed zoning policy. Our staff is currently updating Administrative Policy #19 (Zoning Policies)

Page Two  
July 27, 1978  
Eugene H. Denton  
Re: DR 78-14

which was approved by the Board of City Commissioners on July 11, 1978. With your concurrence, I will include whatever policies are adopted by the City Commission on Pawnee into the updated version of Administrative Policy #19.

It should be noted that the recommendations as contained in the study are intended to provide a guide to the Planning and City Commissioners in consideration of future zone change requests on this segment of Pawnee. It is not intended to initiate changes of existing zoning except at the owners request and requests for expansion of existing businesses will be considered on their own merits.

Consideration of this matter should be scheduled before the Board of City Commissioners at their regular meeting of August 15, 1978.

  
Robert A. Lakin  
Director of Planning

RAL:MM:bbc  
Attachments

#### 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 recommendations for zoning policies on Pawnee west of the Arkansas River. The following information is supplied pursuant to that 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 Cessna Plant at Woodlawn, major industrial users between Meridian and West Street, and the Westway Shopping Center, and numerous fast food generators in the vicinity of Pawnee and Seneca. 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 Seneca as well as the aforementioned industrial users between Meridian and West Streets. No street or intersection improvement projects which are located in the study area are contained within the 1978-1983 City of Wichita Capital Improvement 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

From McLean 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 430 feet east on the north side of Pawnee and approximately 270 feet 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 McLean Boulevard west to Osage and the stacking distance for east bound traffic on Pawnee to turn north onto McLean often extends west of Osage, thus blocking left turn movements onto Pawnee. The two block distance of residential development between McLean 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 McLean hampering the operation of each other. However, if the strip commercial is extended east to McLean, with further interruptions to the traffic flow, the traffic carrying capacity of both intersections could be jeopardized. No recent zone change activity has occurred in this section of Pawnee.

It is therefore recommended that the Planning Commission and The Board of City Commissioners look with favor on retention of existing zoning classifications on both the north and south sides of Pawnee between the Arkansas River (McLean Boulevard) and Seneca.

Seneca West To Meridian - North Side of Pawnee

The north side of Pawnee 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. Immediately west of the Grace Baptist Church is a small pocket of single family houses fronting on Pawnee and developed on large tracts. From that point west to St Clair Avenue the zoning is "AA" Single Family with single family residences developed to side-in Pawnee for the most part. A row of fourplex ("RB" Four Family) zoned lots developed as single family, at the northwest corner of St Clair and Pawnee buffers the Single Family zoning and development from the "LC" Light Commercial zoning to the west. The "LC" zoning at the north east corner of Meridian and Pawnee 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 Baptist Church site subject to a lot split. 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 "R-5" General Residence District, however, that case is now closed because of a failure to plat (Z-1844, 1976).

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 fast food restaurants. From Elizabeth west to St. Clair the zoning and development is "AA" Single

Family with the exception of a lot at the southeast corner of St. Clair and Pawnee which is zoned the "A" Two Family District, yet developed with a single family structure. This section of Pawnee is the northern edge of the Glenn Village Urban Renewal project where substandard structures in the old Orient Park 2nd Addition were removed and new single family residences were constructed. This is one of the few Urban Renewal projects which emphasized single family rather than commercial, industrial or multi family development. This large public expenditure could be jeopardized if Pawnee were permitted to "strip-out" with commercial uses. 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 the 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, Haycraft Acres be favored for low density residential classifications ("A" Two Family; "R-5" General Residence).

Meridian West To West Street North Side of Pawnee

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THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE June 27, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Bill Morris, CPO Administrative Aide

SUBJECT DR 78-14 Pawnee Avenue Zoning  
Policy Study

On June 26, 1978, CPO Council "B" considered the captioned zoning policy.  
The Council voted 5-0 to recommend approval of the proposed zoning policy.

*Bill Morris*  
Bill Morris  
CPO Administrative Aide

EM:rh

NOTED

*David Furnas*  
David Furnas  
CPO Coordinator



**THE CITY OF WICHITA**  
**OFFICE OF CITIZEN PARTICIPATION**

**DATE** June 21, 1978

**TO** Jack Galbraith, Chief Planner, Current Plans, MAPD  
**FROM** Sarah Gilbert, CPO Administrative Aide

**SUBJECT** DR 78-14 Pawnee Avenue Zoning  
Policy Study (From Arkansas River  
West)

At the June 19 meeting of CPO Area "C" Council, the Council voted 6-0 to recommend approval of the above policy study.

Please advise the MAPC of the Council's recommendation when the case is considered in July.

*Sarah Gilbert*  
Sarah Gilbert  
CPO Administrative Aide

SG:rh

NOTED:

*David Furnas*  
David Furnas  
CPO Coordinator



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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 430 feet east on the north side of Pawnee and approximately 270 feet 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 McLean Boulevard west to Osage and the stacking distance for east bound traffic on Pawnee to turn north onto McLean often extends west of Osage, thus blocking left turn movements onto Pawnee. The two block distance of residential development between McLean 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 McLean hampering the operation of each other. However, if the strip commercial is extended east to McLean, with further interruptions to the traffic flow, the traffic carrying capacity of both intersections could be jeopardized. No recent zone change activity has occurred in this section of Pawnee.

It is therefore recommended that the Planning Commission and the Board of City Commissioners look with favor on retention of existing zoning classifications on both the north and south sides of Pawnee between the Arkansas River (McLean Boulevard) and Seneca.

Seneca West To Meridian - North Side of Pawnee

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It is recommended that the Planning Commission and the 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 west to and including Lot 4 Haycraft Acres on the north side of Pawnee be favored for low density residential classifications ("A" Two Family; "R-5" General Residence).

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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 Meridian and West Streets with the exception that the "C" Commercial District be favored on the south side of Pawnee between Meridian and Custer for a depth of one block provided that access is to the major street (Pawnee) rather than to the residential street to the south (Atlanta).

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

July 27, 1978

**TO** Eugene H. Denton, City Manager  
**FROM** Robert A. Lakin, Director of Planning  
**SUBJECT** DR 78-14 Pawnee Avenue Zoning Policy Study  
(from Arkansas River west)

On April 4, 1978, the Board of City Commissioners, after a request by the Area "C" Citizen Participation Organization, directed that the Metropolitan Area Planning Commission and staff develop zoning policy recommendations for Pawnee Avenue from the Arkansas River west to West Street.

The study was completed and conveyed to the Citizen Participation Organization Coordinator on June 2, 1978. After a one month deferral in order to permit adequate C.P.O. review of the proposed policy, the Metropolitan Area Planning Commission, on July 20, 1978, recommended approval of the following zoning policies on Pawnee from the Arkansas River west to West Street.

1. Look with favor on retention of existing zoning classifications on both the north and south sides of Pawnee between the Arkansas River (McLean Boulevard) and Seneca.
2. Look with favor on retention of 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 west to and including Lot 4, Haycraft Acres, on the north side of Pawnee be favored for low density residential classifications ("A" Two-Family; R-5 General Residence).
3. Look with favor on the retention of the existing zoning classifications on both the north and south sides of Pawnee between Meridian and West Streets with the exception that the "C" Commercial District be favored on the south side of Pawnee between Meridian and Custer for a depth of one block provided that access is to the major street (Pawnee) rather than to the residential street to the south (Atlanta).

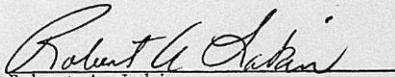
Attached for your reference are a copy of the zoning policy study, as well as correspondence from C.P.O. Area Councils "C" and "B", who both unanimously recommended approval of the proposed zoning policy. Our staff is currently updating Administrative Policy #19 (Zoning Policies)

Page Two  
July 27, 1978  
Eugene H. Denton  
Re: DR 78-14

which was approved by the Board of City Commissioners on July 11, 1978. With your concurrence, I will include whatever policies are adopted by the City Commission on Pawnee into the updated version of Administrative Policy #19.

It should be noted that the recommendations as contained in the study are intended to provide a guide to the Planning and City Commissioners in consideration of future zone change requests on this segment of Pawnee. It is not intended to initiate changes of existing zoning except at the owners request and requests for expansion of existing businesses will be considered on their own merits.

Consideration of this matter should be scheduled before the Board of City Commissioners at their regular meeting of August 15, 1978.



Robert A. Lakin  
Director of Planning

RAL:MM:bbc  
Attachments

#### 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 recommendations for zoning policies on Pawnee west of the Arkansas River. The following information is supplied pursuant to that 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 Cessna Plant at Woodlawn, major industrial users between Meridian and West Street, and the Westway Shopping Center, and numerous fast food generators in the vicinity of Pawnee and Seneca. 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 Seneca as well as the aforementioned industrial users between Meridian and West Streets. No street or intersection improvement projects which are located in the study area are contained within the 1978-1983 City of Wichita Capital Improvement 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

From McLean 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 430 feet east on the north side of Pawnee and approximately 270 feet 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 McLean Boulevard west to Osage and the stacking distance for east bound traffic on Pawnee to turn north onto McLean often extends west of Osage, thus blocking left turn movements onto Pawnee. The two block distance of residential development between McLean 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 McLean hampering the operation of each other. However, if the strip commercial is extended east to McLean, with further interruptions to the traffic flow, the traffic carrying capacity of both intersections could be jeopardized. No recent zone change activity has occurred in this section of Pawnee.

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**THE CITY OF WICHITA**  
**OFFICE OF CITIZEN PARTICIPATION**

**DATE June 27, 1978**

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

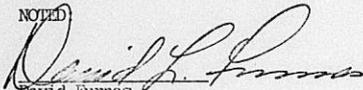
**SUBJECT** DR 78-14 Pawnee Avenue Zoning  
Policy Study

On June 26, 1978, CPO Council "E" considered the captioned zoning policy.  
The Council voted 5-0 to recommend approval of the proposed zoning policy.

  
Bill Morris  
CPO Administrative Aide

BM:rh

NOTED

  
David Furnas  
CPO Coordinator



THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE June 21, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT DR 78-14 Pawnee Avenue Zoning  
Policy Study (From Arkansas River  
West)

At the June 19 meeting of CPO Area "C" Council, the Council voted 6-0 to recommend approval of the above policy study.

Please advise the MAPC of the Council's recommendation when the case is considered in July.

*Sarah Gilbert*  
Sarah Gilbert  
CPO Administrative Aide

SG:rh

NOTED:

*David Furnas*  
David Furnas  
CPO Coordinator



WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT** June 13, 1978

TO Metropolitan Area Planning Commission  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DR 78-14 Pawnee Avenue Zoning Policy Study (from Arkansas River west).

On April 4, 1978, the Board of City Commissioners, after a request by the Area "C" Citizen Participation Organization, directed that the Metropolitan Area Planning Commission and staff develop zoning policy recommendations for Pawnee Avenue from the Arkansas River west to West Street.

We have now completed the study which is attached for your information. The study recommends that the Planning Commission and the Board of City Commissioners:

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Consideration of this matter has been placed on your agenda for June 22, 1978.

  
Robert A. Lakin, Director of Planning

RAL:MRR:vn  
Attachment

#### PAWNEE AVENUE ZONING POLICY STUDY

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**THE CITY OF WICHITA**  
OFFICE OF CITIZEN PARTICIPATION

DATE June 19, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

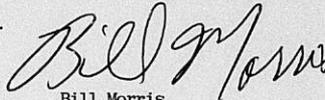
FROM Bill Morris, CPO Administrative Aide

SUBJECT DR 78-14 Pawnee Avenue Zoning Policy  
Study

As we discussed, CPO Council "B" will not have a recommendation on the captioned subject for the June 22 meeting of MAPC.

Consequently, it is requested that MAPC defer action on the item until July 20 in order to allow Area "B" time to formulate a recommendation.

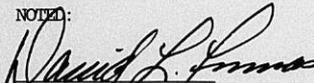
Thank you for your assistance.



Bill Morris  
CPO Administrative Aide

EM:rh

NOTED:



David Furnas  
CPO Coordinator



June 13, 1978

Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

DR 78-14 Pawnee Avenue Zoning Policy Study (from Arkansas River west).

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Consideration of this matter has been placed on your agenda for June 22, 1978.

Robert A. Lakin, Director of Planning

RAL:MRM:vn  
Attachment

June 2, 1978

David Furnas, Coordinator, Citizen Participation Organization

Robert A. Lakin, Director of Planning

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3. Look with favor on the retention of the existing zoning classifications on both the north and south sides of Pawnee between Meridian and West Streets with the exception that the "C" Commercial District be favored on the south side of Pawnee between Meridian and Custer for a depth of one block provided that access is to the major street (Pawnee) rather than to the residential street to the south (Atlanta).

It should be noted that the recommendations as contained in the study are intended to provide a guide to the Planning and City Commissioners in consideration of future zone change requests on this segment of Pawnee. It is not intended to initiate changes of existing zoning except at the owners request and requests for expansion of existing businesses will be considered on their own merits.

We have tentatively scheduled this item for consideration by the MAPC at their regular meeting of June 22, 1978. Please let us know if this date conflicts with CPO consideration of the proposed policies.

---

Robert A. Lakin, Director of Planning

RAL:MRM:vn  
Attachment

ROUTE 5

*Sneels*

(PLEASE CIRCLE DESTINATION)

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

For: *Jack Halbraith* For your information For your comments

MESSAGE: *Sneels: See me Monday May 1st on this with maps.*

Signed 000-013

Date *JHQ*

CITY MANAGER

April 5, 1978

Robert A. Lakin, Director of Planning

Robert G. Finch, Deputy City Manager

Zoning Policy for Pawnee,  
West of the River

On April 4, 1978, the City Commission concurred in the recommendation of CPO Council "C" and requested that the Metropolitan Area Planning Commission and staff develop and submit at a later date a zoning policy for Pawnee West of the River.

Please initiate this item within your department's work program for return to the City Commission at a later date.

Robert G. Finch  
Deputy City Manager

RGF/tsw

cc: David Furnas, Citizen Participation Coordinator



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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 recommendations for zoning policies on Pawnee west of the Arkansas River. The following information is supplied pursuant to that 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 Cessna Plant at Woodlawn, major industrial users between Meridian and West Street, and the Westway Shopping Center, and numerous fast food generators in the vicinity of Pawnee and Seneca. 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 Seneca as well as the aforementioned industrial users between Meridian and West Streets. No street or intersection improvement projects which are located in the study area are contained within the 1978-1983 City of Wichita Capital Improvement 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

From McLean Boulevard west to the existing Commercial development at Pawnee and Seneca the area is developed with single family residences,

OUTLINE FOR WOMENS TASK FORCE

- Nos. 1 & 2: Concerns and problem statements:
- a) particular problems of women and chemicals, i.e., alcohol, prescription drugs, illicit drugs;
  - b) particular societal problems-role expectations, the medical; other professions in terms of chemical abuse by women;
  - c) degree of problem in Sedgwick County;
  - d) problems of particular groups of women:
    - youth-highschool
    - college students
    - minority women
    - women with children
    - women at home
    - older women
    - women in the work force
    - divorced women
    - married women
    - widowed women
    - single women
    - women in poverty
    - affluent women
- (differences:similarities)
- No. 3: Needs statements for prevention and treatment: priorities - examination of women now in treatment, facilities available, support services available.
- No. 4: Recommendations for change - areas of concerns, how change can be best effected (within society, the family, agencies, medical and psychological professions, neighborhood).
- No. 5: Summary session and report outline.

✓

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~~<sup>430</sup> feet east on the north side of Pawnee and approximately ~~300~~<sup>320</sup> feet 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 medial exists from McLean Boulevard west to Osage, and the stacking distance for east bound traffic on Pawnee to turn north onto McLean often extends west of Osage, thus blocking left turn movements onto Pawnee. The two block distance of residential development between McLean 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 McLean hampering the operation of each other. However, if the strip commercial is extended east to McLean, with further interruptions to the traffic flow, the traffic carrying capacity of both intersections could be ~~permanently~~<sup>permanently</sup>. No recent zone change activity has occurred in this section of Pawnee.

Page  
A

It is therefore recommended that the Planning Commission and the Board of City Commissioners look with favor on retention of existing zoning classifications on both the north and south sides of Pawnee between the Arkansas River (McLean Boulevard) and Seneca.

Seneca West To Meridian - North Side of Pawnee

*Make sure this is with the next page.*

OUTLINE FOR WOMENS TASK FORCE

Nos. 1 & 2:

Concerns and problem statements:

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  - women at home
  - older women
  - women in the work force
  - divorced women
  - married women
  - widowed women
  - single women
  - women in poverty
  - affluent women

(differences:similarities)

No. 3:

Needs statements for prevention and treatment: priorities - examination of women now in treatment, facilities available, support services available.

No. 4:

Recommendations for change - areas of concerns, how change can be best effected (within society, the family, agencies, medical and psychological professions, neighborhood).

No. 5:

Summary session and report outline.

✓

The north side of Pawnee 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. Immediately west of the Grace Baptist Church is a small pocket of single family houses fronting on Pawnee and developed on large tracts. From that point west to St. Clair Avenue the zoning is "AA" Single Family with single family residences developed to side-in Pawnee for the most part. A row of fourplex ("RB" Four Family) <sup>developed as auto family</sup> zoned lots at the northwest corner of St Clair and Pawnee buffers the Single Family zoning and development from the "LC" Light Commercial zoning to the west. The "LC" zoning at the north <sup>east</sup> ~~west~~ corner of Meridian and Pawnee 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 Baptist Church site subject to a lot split, ~~but the zone change never was published because of a failure to comply with conditions (Z-1507, 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 "R-5" General Residence District, however, that <sup>case is</sup> ~~approval~~ <sup>now closed</sup> ~~normal open case~~ because of a failure to plat (Z-1844, 1976).

#### 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 fast food restaurants. From Elizabeth west to St. Clair the zoning and development is "AA" Single Family with the exception of a lot at the southeast corner of St. Clair and Pawnee which is zoned the "A" Two Family District, yet

OUTLINE FOR WOMENS TASK FORCE

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- No. 5: Summary session and report outline.

✓

developed with a single family structure. This section of Pawnee is the northern edge of the Glenn Village Urban Renewal project where substandard structures in the old Orient Park 2nd Addition were removed and new single family residences were constructed. This is one of the few Urban Renewal projects which emphasized single family rather than commercial, industrial or multi family development. This large public expenditure could be jeopardized if Pawnee were permitted to "strip-out" with commercial uses. 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~~ activity in this portion of Seneca.

It is recommended that the Planning Commission and the 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 <sup>west to and including</sup> ~~and east of~~ Lot 4, Haycraft <sup>on the north side of Pawnee</sup> Acres ~~be~~ favored for low density residential classifications ("A" Two Family; "R-5" General Residence).

*leave space here*  
Meridian West To West Street North Side of 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 processing plant, and several manufacturing operations. No recent zone change activity has occurred in the area.

OUTLINE FOR WOMENS TASK FORCE

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- No. 3:           Needs statements for prevention and treatment: priorities - examination of women now in treatment, facilities available, support services available.
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- No. 5:           Summary session and report outline.

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South Side Of Pawnee

From Meridian west to Custer the south side of Pawnee is zoned with a mixture of "AA" Single Family, "LC" Light Commercial, and "C" Commercial Districts. This area is part of the old Orient Park Addition, which was once proposed for an urban renewal project (a companion project to the Glenn Village project successfully redeveloped east of Meridian), that didn't materialize. A small commercial center is developed at the southwest corner of Meridian and Pawnee 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 Pawnee 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-1569, 1973) corners of Richmond and Pawnee as well as at the southeast corner of Custer and Pawnee (Z-1957, 1977). The "E" Light Industrial District was approved at the southwest corner of Custer and Pawnee (Z-1422, 1972) and a request for the "F" Heavy Industrial District at the southeast corner of West Street and Pawnee was denied (Z-2010, 1978).

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 Meridian and West Streets with the exception that the "C" Commercial District be favored on the south side of Pawnee

OUTLINE FOR WOMENS TASK FORCE

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  - women in poverty
  - affluent women

(differences:similarities)

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No. 4: Recommendations for change - areas of concerns, how change can be best effected (within society, the family, agencies, medical and psychological professions, neighborhood).

No. 5: Summary session and report outline.





STATUS OF COMMISSION REQUESTS FOR STAFF REPORTS  
MAY 1, 1978

REPORT  
NO. 19

ITEM	COMMISSIONER(S) REQUESTING	DEPARTMENT(S) ASSIGNED	TARGET DATE	COMMENTS
(1) Reassignment of Personnel in Times of "Crisis"	Commissioner Porter	Public Works	May 8, 1978	
(2) Proposed Drainage Policy	Commission	Planning, Public Works	May 16, 1978	
(3) Expansion of LHA into County	Commission	Administration, Community Development	NLT May 17, 1978	
(4) Joint City-County Computer Operations	Commission	Administration	May 19, 1978	Status Report Due
(5) 10% MSE Set Aside for CIP	Commissioner Porter	City Manager	May 23, 1978	
(6) Chipper Trucks	Commissioner Donnell	Park	May 24, 1978	
(7) Centralized Environmental Assessment Agency	Commission	Administration	May 29, 1978	
(8) Consolidation of C.I.D. and Fire Inspections	Commission	City Manager, Administration	May 30, 1978	
(9) Letter to LKM Concerning Proportional Voting	Commission	League of Kansas Municipalities	May 30, 1978	
(10) Retirement Systems Question/Answer Brochures	Commission	Administration	May 30, 1978	
(11) Zoning Policy for Pawnee West of River	Commission, CPO "C"	Planning	May 30, 1978	
(12) Proposals for Development Along Little Arkansas River	Commissioner Donnell	URA	May 30, 1978	
(13) Formulation of an Energy Crisis Plan	Commissioner Donnell	Economic Development	May 1978	

## STATUS OF COMMISSION REQUESTS FOR STAFF REPORTS

MAY 1, 1978

ITEM	COMMISSIONER(S) REQUESTING	DEPARTMENT(S) ASSIGNED	TARGET DATE	COMMENTS
(14) Report on Minority Business Development in Home Insulation Program	Commission	Economic Development	May 1978	
(15) Report on Filing of Financial Statements by Elected and Appointed Officials	Commission	City Manager	May 1978	
(16) Exclusion of Certain URA Employees from City Life Insurance Plan	Commissioner Donnell	Group Life Insurance Board of Trustees	June 1, 1978	
(17) Consolidation of City Engineering Services	Commission	Administration	June 6, 1978	
(18) New Zoning Ordinance	Commission	Planning	June 20, 1978	Information presentation will be made to the City Commission May 2; MAPC hearings May 8, 10, 11, 12; tentative date for City Commission hearing is June 20, 1978
(19) Bicycle Committee Review of Bicycle Ordinance	Commission	Administration, Public Works, Police	June 20, 1978	
(20) NLC Dues and Related Expenditures	Commissioner Porter	Administration	June 1978	
(21) Further Report on Industrial Annexation	Commission	City Manager	July 6, 1978	
(22) Home Utility Rates	Commission	Economic Development	August 15, 1978	
(23) Proposal to Require Escrow of Rentals from Substandard Housing	Commission	Economic Development	April 1979	Task Force deadline extended one year by City Commission

from: NR Date: 5/10

admin. adv. plans cur. plans social graphics

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remarks: Get my DR file  
and begin the study.  
Try and do it quickly, let  
meeting in June?

**THE CITY OF WICHITA**

**OFFICE OF**

**CITY MANAGER**

**DATE** April 5, 1978

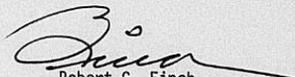
**TO** Robert A. Lakin, Director of Planning

**FROM** Robert G. Finch, Deputy City Manager

**SUBJECT** Zoning Policy for Pawnee,  
West of the River

On April 4, 1978, the City Commission concurred in the recommendation of CPO Council "C" and requested that the Metropolitan Area Planning Commission and staff develop and submit at a later date a zoning policy for Pawnee west of the River.

Please initiate this item within your department's work program for return to the City Commission at a later date.

  
Robert G. Finch  
Deputy City Manager

RGF/tsw

cc: David Furnas, Citizen Participation Coordinator

*4/6/78 Council B also updates the  
time.*



THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE March 24, 1978



TO E. H. Denton, City Manager

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT Zoning Policy Request

During the discussion of the proposed zoning policy for Seneca Street at the special meeting of CPO Area "C" Council on March 23, the Council discussed the difficulties of such a policy when the frontage property has already been developed. To avoid a similar situation in the future, the Council voted unanimously to request that the Board of City Commissioners direct the Metropolitan Area Planning Department to develop a proposed zoning policy for Pawnee, west of the River.

Please place the Council's request on the City Commission agenda as soon as possible. As the Council members may wish to address the Commission on the item, please inform me of the date it will be considered.

Thank you.

*Sarah Gilbert*  
Sarah Gilbert  
CPO Administrative Aide

SG:sm

cc: Robert Lakin, Director of Planning ✓  
Hal Krehbiel, MAPD

Noted:

*David L. Furnas*  
David Furnas  
Citizen Participation Coordinator