

DR 59-28

Maps Revised & Filed 12-3-59  
MAPC Deferred 12-17-59

Maps referred all general policies to Chairman & E. Chairman; Subdivision & Vacation policies to S/W Committee; & all zoning policies to Zoning Comm.

Closed

June 25, 1963

Metropolitan Area Planning Commission

Robert A. Lakin, Assistant Planning Director

Policy Committee

We have searched the minutes from October, 1960, to the present and extracted all forms of policy statements made by the Commission during this period. These are set forth on the attached addendum to the policy books.

The Chairman has requested that we remind you to return your policy books with your comments or notations. As you will remember, the Commission decided to refer all general policies to the Chairman and Vice Chairman for review; all subdivision and vacation policies to the Subdivision Committee and all zoning policies to the Zoning Committee. As soon as we have your comments on both the policy book and the addendum, we will compile the material and forward it to the appropriate committee.

Robert A. Lakin  
Assistant Planning Director

RAL:mn

Attachment

ADDENDUM - POLICIES AND PROCEDURES

GENERAL

1. Deferrals.

- a. Deferrals (on Planning Commission agenda items) may be granted by the Chairman in consultation with the Secretary; provided, however, that the request for such deferral shall be in the hands of the Secretary at least 7 days prior to the meeting at which the matter is to be heard and that if, within the discretion of the Chairman and Secretary, such deferral is granted, then the person seeking the deferral should then reimburse the Metropolitan Area Planning Department for the cost of mailing such notice of deferral and notice of new hearing date.
- b. The Planning Commission has made it a point that the policy concerning deferrals of applications be made part of notices mailed to adjoining property owners, and a part of the application.

2. Deferred Cases.

- a. The Planning Department is authorized to send a letter to the applicants (and/or their agent) in any deferred case (zoning, conditional use, subdivision, vacation, or other) advising that appropriate action must be initiated within 30 days or the case will be placed before the Planning Commission for final disposition.

Note: This applies to cases deferred by the Planning Commission for the applicant to fulfill some requirement or request made by the Planning Commission of the applicant.

- b. All deferrals for the purpose of an applicant fulfilling some requirement or request of the Planning Commission shall be for a maximum period of 60 days; and that if steps have not been taken in that time to initiate appropriate action, the case shall be placed before the Planning Commission for final disposition.

ADDENDUM - POLICIES AND PROCEDURES

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- b. The Planning Commission has made it a point that the policy concerning deferrals of applications be made part of notices mailed to adjoining property owners, and a part of the application.

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Note: This applies to cases deferred by the Planning Commission for the applicant to fulfill some requirement or request made by the Planning Commission of the applicant.

- b. All deferrals for the purpose of an applicant fulfilling some requirement or request of the Planning Commission shall be for a maximum period of 60 days; and that if steps have not been taken in that time to initiate appropriate action, the case shall be placed before the Planning Commission for final disposition.

- c. The Chairman, Vice Chairman and Secretary of the Planning Commission shall be designated as Planning Commission members of a Committee to meet with the Chairman of the Urban Renewal Agency to discuss and resolve problems of mutual interest.
3. Tracy Street.  
It shall be the policy of the Planning Commission that Tracy Street be considered as the alternative for a north-south half section line road for Section 26, Township 27 South, Range 1 West.
4. McLean Boulevard.  
It shall be the policy of the Planning Commission that McLean from Amidon to 21st Street be not considered necessary as an arterial street or a river boulevard as part of the Master Plan for Thorofares.
5. Asphalt Plant.  
In consideration of capital improvement, the Planning Commission has established a policy of recommending to the governing bodies that they continue the purchasing of asphalt from private sources.
6. Development Standards - Area (Inferred).  
The Planning Commission has inferred that they accept the Area Development Standarus Report as a guide in the preparation of future plans and ordinances.
7. Development Standards - Area.  
It shall be the policy of the Planning Commission that parking should be allowed on one side of residential streets if paved to 26 foot widths; that the city should consider the use of the Chesney Bill, (Chap. 12-62, et seq. 1957 Supp. G.S. of Kansas) to partially finance construction of arterial streets through special assessments to entire subdivisions.

8. Zoning Committee.  
The Zoning Committee is authorized and instructed by the Planning Commission to hold such public hearings before their committee as is necessary to resolve the matter of zoning which occurs by reason of extension of the three-mile limit and that they further be instructed to submit their findings and recommendations after such hearing to the Planning Commission, and that the staff be instructed to send notices of such hearings to interested property owners.
9. Urban Renewal Liaison Committee.  
The Planning Commission has established a policy that the Chairman, Vice Chairman and a member of the staff be appointed as an Urban Renewal Liaison Committee for consulting and cooperating with the Urban Renewal Agency in activities related to planning and urban renewal.
10. Hearings and Discussions.  
The Planning Commission has established the following procedure in hearing and discussing cases before the Commission:  

The Commission to hear pro presentations, then con presentations (with no questions by the Commissioners); then a rebuttal from each side, after which the Commission would question either side in respect to its statements.
11. Minutes.  
The Planning Commission has made it clear that in preparing the minutes, the name of the Planning Commissioner be used to identify remarks made by them; that the minutes reflect the names of the persons making a motion and its second; and if the vote on any motion is not unanimous, the minutes shall indicate the vote of each member.

APPENDUM - POLICIES AND PROCEDURES

ZONING -

Hoover Street.

It shall be the policy of the Planning Commission to look with favor on applications for Light Industrial for property generally located between U.S. 54 and K-42; and between the Flood Control Structure and the Municipal Airport (generally that property on both sides of Hoover from U.S. 54 and K-42.)

Broadway.

It shall be the policy of the Planning Commission to look with favor on applications for Light Commercial to Commercial on the east side of Broadway between McArthur Road and K-235 to a depth of 600 feet.

13th Street.

It shall be the policy of the Planning Commission to look with disfavor on applications for Light Commercial on 13th Street between Hydraulic and Hillside; however, the Commission shall look with favor on applications for "B" or "BB" when the applicant agrees to develop the property in accordance with the standards set forth in the "Lot and Parcel Development Standards". All requests for additional depth of existing "LC" shall be deferred until the Commission has had an opportunity to review "Lot and Parcel Development Standards". (Note: The Board of City Commissioners have also adopted this item as policy.)

Harry Street.

It shall be the policy of the Planning Commission to look with favor on applications for Light Commercial, Commercial, or Light Industrial where applicable on Harry between Broadway and Washington to a general depth of 250 feet and further that any request for an additional 50 feet be zoned "B" Multiple-Family for use as parking in conjunction with the Commercial, will be looked on with favor.

Tracy Street.

It shall be the policy of the Planning Commission to look with favor upon any application for "LC" Light Commercial zoning between Tracy Street on the east, University on the south and the Flood Control Structure on the west; if and when the application is submitted.

West Street.

It shall be the policy of the Planning Commission to look with favor on zone change applications for "LC" Light Commercial zoning in the area of Douglas to Elm Street as extended from the west segment of West Street, when such applications are submitted by the owners of the property concerned; such "LC" Light Commercial zoning not to extend over 300 feet in depth except as the need for extra depth is shown and proved by the applicant.

Secondary Sewage Disposal Plant.

It shall be the policy of the Planning Commission to look with favor on Industrial zoning applications in the general area of the Sewage Disposal Plant located at 55th Street South and the Arkansas River.

Washington.

It shall be the policy of the Planning Commission to look with favor on Light Industrial zoning from the existing "E" zoned area to the west line of Washington Street between 13th and 17th Streets.

Park Place.

It shall be the policy of the Planning Commission to look with favor on any application for "E" Light Industrial zoning for the area between Park Place and Wellington Place in the block south of 29th Street. Any such zoning should be considered with appropriate buffering.

MacArthur Road.

It shall be the policy of the Planning Commission to look with favor on all requests for Commercial zoning between Broadway and I-35W right of way along the south side of MacArthur Road.

U.S. 54 - West.

It shall be the policy of the Planning Commission to look with favor toward Light Industrial zoning in the area located south of U.S. 54, east of West Street, north of Atchison Topeka and Santa Fe Trailroad and west of Sheridan, subject to:

- a. Private enterprise following through with plans for development;
- b. The removal of existing residences;
- c. Application for necessary street vacations;
- d. Application for necessary subdivision platting and replatting; and
- e. Establishment of the necessary setbacks along U.S. 54.

Kellogg.

It shall be the policy of the Planning Commission to look with favor on granting "LC" Light Commercial zoning on Kellogg between Hallside and Holyoke, provided adequate depth is applied for to encourage reasonable and modern commercial development.

Major Streets.

Where "LC" Light Commercial zoning district exists along a major street, it shall be the policy of the Planning Commission to look with favor on deepening the district to provide for: modern-type development, better building placement, adequate parking, and adequate ingress and egress.

"R" District Zoning.

It shall be the policy of the Planning Commission to use "R" District zoning for flood plains, flight patterns, and inside the Haysville three-mile ring area.

Unplatted Land.

It shall be the general policy of the Planning Commission that it will request the applicants to subdivide unplatted land before making its recommendation on any request for a change in zoning.

Rescinded Policy.

"Commercial areas will be established in centers. It is contrary to the Planning Commission policy to strip zone for commercial and industrial use along major thoroughfares. Strip zoning creates conditions which are incompatible to traffic facilities which are designed to carry large volumes of traffic. Light Commercial zoning shall be applied as follows:

a. Light Commercial zoning in centers are normally considered at the intersection of section lines. The quantity of such zoning is 24 acres (1,000,000 square feet) per section. Approximately 6 acres on each corner. The areas should be more or less square in dimension.

b. In accordance with the policy of approximately 24 acres of "IC" per section of land, it would be reasonable to concentrate such an area in one location if:

1. The remaining 3 corners were physically located or used so as to preclude their use for such purpose.
2. The remaining 3 or more owners would coordinate their efforts in one single site on one corner and restrict the remaining corners from such use."

ADDENDUM - POLICIES AND PROCEDURES

SUBDIVISION

In plat involving land subject to flooding, no lot shall be platted in said flood plain unless said lot(s) can be raised so that any construction thereon shall be at such an elevation equal to the flood of record plus three feet. This requirement shall be contained in either the written text of the plat or set forth in restrictive covenants running with the land filed separately from the plat. (Note: Both methods of the recording have been used.)

ADDENDUM - POLICIES AND PROCEDURES

ANNEXATION -

Page 41 of the Policy and Procedure pamphlet should be deleted and this page inserted.

The Planning Commission has recommended to the City Commission that it follow the annexation policy as contained in "One Wichita - Growth Program for the 1960's", with specific recommendations as follows:

- adopt the 1961-1966 Capital Improvement Program as the policy for providing public facilities, particularly in the annexable area.
- bring all of the annexable portion of the urban area into the city in the shortest time legally possible, preferably by the end of 1964 (as shown on map opposite page 35 in the "One Wichita" report).
- continue the policy of providing public services in newly annexed areas as rapidly as possible in succeeding capital improvement programs.
- initiate negotiations for redistribution of tax revenues to maintain the total tax levy at the current level, and seek legislation to permit the City to utilize additional sources of revenues.
- initiate revision of Wichita's building codes immediately to make adequate provision for industrial operations.
- adopt an amendment to the City Zoning Ordinance to permit the County Zoning classification of land to be changed to the most nearly comparable City zoning classification upon annexation and public hearing.
- request a special population census to be conducted by the U.S. Bureau of the Census upon completion of the annexation program.
- support the County program for complete re-evaluation of property assessments.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

OFFICE OF METROPOLITAN PLANNING      DATE: NOVEMBER 18, 1959

TO:      LELAND R. EDMONDS, SENIOR PLANNER

FROM:     ROBERT A. LAKIN, PLANNER II

SUBJECT:   REPORT ON PLANNING  
             COMMISSION POLICIES

ATTACHED HERETO IS A LISTING OF ALL PLANNING COMMISSION POLICIES, BOTH STATED AND INFERRED, FROM FEBRUARY 1951 TO NOVEMBER 1959. THIS LISTING WAS COMPILED FROM A READING OF THE PLANNING COMMISSION MINUTES AND THE "POLICY AND PROCEDURE" OF THE CITY PLANNING COMMISSION. THE POLICIES LISTED ARE THOSE ITEMS WHICH WERE SPECIFICALLY IDENTIFIED AS POLICY, EITHER AS A PART OF A MOTION, A STATEMENT BY THE CHAIRMAN OF THE PLANNING COMMISSION, OR A PART OF THE "POLICIES AND PROCEDURES" OF THE CITY PLANNING COMMISSION REFERRED TO ABOVE.

PART II OF THE LISTING IS COMPOSED OF ITEMS ON WHICH THE PLANNING COMMISSION AND THE METROPOLITAN AREA PLANNING COMMISSION HAVE ACTED IN SUCH A MANNER THAT SUCH ACTION COULD BE CONSIDERED AS POLICY BY INFERENCE. BY INFERRED POLICY, I MEAN THOSE ACTIONS WHICH ONE CAN CONSIDER TO BE PRACTICES AND APPROACHES TO PROBLEMS ACCEPTED BY THE PLANNING COMMISSION AS GUIDE POSTS TO FUTURE ACTION.

INCLUDED IN PART III IS A LISTING OF THOSE ACTIONS TAKEN BY THE PLANNING COMMISSION WHEREBY THEY HAVE RECOMMENDED TO THE BOARD OF CITY COMMISSIONERS AND/OR THE BOARD OF COUNTY COMMISSIONERS THAT SUCH BOARD ESTABLISH CERTAIN POLICY.

THROUGHOUT THE REPORT THE INITIALS "CPC" AND "MAPC" ARE USED. IN EACH INSTANCE, THESE REFER TO THE PLANNING COMMISSION ORGANIZED ON THE DATE ON WHICH THE PARTICULAR POLICY STATEMENT WAS ADOPTED; THE CITY PLANNING COMMISSION AND THE METROPOLITAN AREA PLANNING COMMISSION RESPECTIVELY.

PAGE 2 - REPORT ON PLANNING COMMISSION POLICIES

YOUR ATTENTION IS ALSO CALLED TO SECTION 7 OF THE JOINT RESOLUTION IN THE ORDINANCE BY WHICH THE METROPOLITAN AREA PLANNING COMMISSION WAS CREATED. THIS SECTION STATES THAT:

"ALL PLANNING AND ZONING ACTIONS OF EVERY KIND OR CHARACTER HERETOFORE TAKEN BY THE WICHITA CITY PLANNING COMMISSION OR THE SEDGWICK COUNTY PLANNING COMMISSION SHALL BE CONTINUED IN FULL FORCE AND EFFECT AND SHALL IN NO WISE BE AFFECTED BY THIS JOINT RESOLUTION AND ORDINANCE EXCEPT THAT THE ADMINISTRATION AND SUPERVISION OF PLANNING AND ZONING ACTIVITIES SHALL BE TRANSFERRED AS OF MARCH 3, 1958, TO THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION. ALL PETITIONS FOR ZONING CHANGE, PETITIONS FOR VACATION OF STREETS, ALLEYS AND OTHER PUBLIC WAYS, REQUESTS FOR CHANGES IN STREET NAMES, REQUESTS FOR APPROVAL OF PLATS AND DEDICATIONS AND ALL OTHER MATTERS PENDING BEFORE THE WICHITA CITY PLANNING COMMISSION OR THE SEDGWICK COUNTY PLANNING COMMISSION UPON THE EFFECTIVE DATE OF THIS ORDINANCE SHALL CONTINUE TO BE PROCESSED BY THE RESPECTIVE COMMISSIONS BEFORE WHICH SUCH APPLICATIONS MAY BE PENDING UNTIL SUCH MATTERS ARE CONCLUDED OR UNTIL APRIL 1, 1958, WHICHEVER EVENT MAY BE SOONER. ANY UNCOMPLETED AND UNCLOSED MATTER SHALL, ON APRIL 1, 1958, BE TRANSFERRED TO AND BECOME THE RESPONSIBILITY OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION AND ITS PLANNING DEPARTMENT. ALL RECORDS, FILES, MINUTES, MAPS, PLATS AND OTHER PROPERTY OF THE WICHITA CITY PLANNING COMMISSION AND OF THE SEDGWICK COUNTY PLANNING COMMISSION SHALL BE TRANSFERRED TO THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION ON MARCH 1, 1958, SUBJECT ONLY TO THE PROVISIONS OF THIS SECTION."

*Robert A. Lakin*  
ROBERT A. LAKIN  
PLANNER II

RAL:BR  
ATTACHMENT

PLANNING COMMISSION  
POLICY STATEMENTS

FEBRUARY 1951 - NOVEMBER 1959

PART I - FORMALLY ADOPTED STATEMENTS OF POLICY

A. GENERAL

1. THE PLANNING COMMISSION SHALL ACCEPT ONLY PROPER APPLICATIONS OR LETTERS CONCERNING MATTERS WHICH CANNOT BE HANDLED BY APPLICATIONS.

(JANUARY 1951 - CPC)

NOTE: THE MINUTES INDICATE THAT THIS ACTION WAS TAKEN DUE TO THE FACT THAT THE PLANNING COMMISSION WAS BEING DELUGED BY REQUESTS FOR INFORMAL OPINIONS ON ZONING AND OTHER MATTERS ON WHICH THE PLANNING COMMISSION DID NOT HAVE ADEQUATE TIME OR INFORMATION TO SUPPLY THE ANSWERS.

2. WHEN A VOTE OF THE PLANNING COMMISSION IS OTHER THAN UNANIMOUS, THE MINUTES SHALL SET FORTH THE NAMES OF THOSE VOTING IN THE MINORITY AND/OR THOSE WHO ABSTAINED.

(JULY 1957 - CPC)

3. IN THE PREPARATION OF MINUTES WHEN ONE OR MORE MEMBERS OF THE PLANNING COMMISSION ABSTAINS FROM VOTING, AND THE REMAINDER ARE UNANIMOUS, THE MINUTES SHOULD BE WRITTEN "MOTION CARRIED UNANIMOUSLY AS TO THOSE VOTING. \_\_\_\_\_ ABSTAINED FROM VOTING."

(NOVEMBER 1959 - MAPC)

4. IN THE PROCESS OF PLANNING A CITY, CERTAIN REGULATORY DEVICES MUST BE USED TO IMPLEMENT SUCH PLANNING. PRIMARILY, SUCH DEVICES ARE IN THE FIELD OF CONTROL OVER LAND PLANNING AND IN ZONING. IN NUMEROUS CASES THERE IS A BASIC CONFLICT BETWEEN THE DESIRES OF THE INDIVIDUAL AS TO THE USE OF HIS PROPERTY, AND THE PUBLIC INTEREST AND WELFARE AS AFFECTED BY SUCH. HOWEVER, BE IT THE DECLARED POLICY OF THE PLANNING COMMISSION TO GIVE THE INDIVIDUAL THE FULLEST FREEDOM OF USE OF PROPERTY COMMENSURATE WITH PROTECTION OF THE PUBLIC INTEREST AND TO AVOID ALL REGULATIONS WHERE THE PUBLIC INTEREST IS NOT CLEARLY SERVED.

(APRIL 1953 - CPC)

5. THE CHAIRMAN OF THE PLANNING COMMISSION SHALL HAVE A TERM OF ONE YEAR AND SHALL NOT SUCCEED HIMSELF.

(APRIL 1953 - CPC)

6. EACH MEMBER OF THE PLANNING COMMISSION SHOULD DISQUALIFY HIMSELF FROM PARTICIPATION IN ANY MATTER IN WHICH HE HAS AN INTEREST.

(APRIL 1954 - CPC)

7. THE DELIBERATIONS OF THE PLANNING COMMISSION AND ALL ITS SUBCOMMITTEES SHALL BE OPEN AT ALL TIMES TO THE PRESS AND CIVIC GROUPS AND SUCH GROUPS SHALL BE INVITED TO ATTEND THESE MEETINGS.

(SEPTEMBER 1957 - CPC)

8. ALL PERSONS HAVE A RIGHT TO VOICE THEIR OPINIONS ON ANY MATTER COMING BEFORE THE PLANNING COMMISSION EVEN THOUGH THEY ARE NOT DIRECTLY INVOLVED IN OR DIRECTLY AFFECTED BY SUCH MATTER.

(NOVEMBER 1959 - MAPC)

9. MAJOR TRAFFIC STREET LANES SHOULD UNDER NORMAL CONDITIONS BE 12 FOOT LANES. IN THOSE INSTANCES WHERE UNUSUAL CONDITIONS EXIST, SOME DISCRETION SHOULD BE USED AND 11 FOOT LANES MAY BE MORE APPROPRIATE.

(AUGUST 1956 - CPC)

10. ALL DECISIONS RELATIVE TO SUBDIVISIONS SHALL BE DISCUSSED IN PUBLIC SESSION. (TAKEN FROM THE OPERATION AND PROCEDURE SHEETS - CPC)

11. THE CONSIDERATION OF ZONING AND OTHER MATTERS MAY BE CONSIDERED IN PUBLIC SESSION. ZONING MATTERS SHALL BE HEARD IN THE FOLLOWING MANNER:

- A. REMARKS TO BE READ BY THE CHAIRMAN OF THE ZONING COMMITTEE.
- B. A STAFF MEMBER TO INDICATE THE GENERAL LOCATION AND ADDITIONAL BASIC INFORMATION ON THE MATTER.
- C. THE PLANNING COMMISSION CHAIRMAN TO OPEN THE DISCUSSION FOR REMARKS FROM PROponents AND THEN OPPONENTS.
- D. THE ZONING COMMITTEE CHAIRMAN TO READ THE COMMITTEE RECOMMENDATION AND THE PLANNING COMMISSION TO THEN MAKE A DECISION.

(PARTS A THROUGH D WAIVED WITHOUT OFFICIAL ACTION SINCE ABOUT JUNE, 1958 - MAPC)

12. THE PLANNING STAFF SHALL PRESENT "FINDINGS OF FACT" TO THE METROPOLITAN AREA PLANNING COMMISSION IN LIEU OF "STAFF RECOMMENDATIONS". THE PROPER PRESENTATION OF ANY STAFF RECOMMENDATION SHALL BE IN SUBCOMMITTEE MEETINGS. THE PLANNING STAFF SHALL NOT MAKE RECOMMENDATIONS IN WRITING, EITHER TO A SUBCOMMITTEE OR TO THE METROPOLITAN AREA PLANNING COMMISSION.

(APRIL 1958 - MAPC)

13. SPECIAL PERMITS FOR DRILLING OIL WELLS IN RESIDENTIAL DISTRICTS, IF RECOMMENDED, SHALL INCLUDE THE FOLLOWING CONDITIONS:

A. UNIFORM HEIGHT OF STORAGE TANKS.

B. THE AREA SHALL BE PLEASINGLY AND ADEQUATELY LANDSCAPED TO PROVIDE FOR MAXIMUM OBSCURITY, BASICALLY WITH EVERGREEN TREES SUCH AS JUNIPERS, ARBORVITAE, AND PINES AND ALL SUCH LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. THE TREES SELECTED SHALL BE OF REASONABLE HEIGHT - A MINIMUM OF THREE (3) FEET.

C. DRIVEWAY ENTRANCES TO THE ENCLOSURE SHALL, WHEREVER PRACTICAL, BE ON A SIDE LEAST EXPOSED TO PUBLIC VIEW.

(APRIL 1957 - CPC)

14. WHEN MISCELLANEOUS REQUESTS AND PETITIONS SHALL COME BEFORE THE COMMISSION, EITHER UPON THE INITIATION OF AN INDIVIDUAL OR BY REFERENCE FROM THE GOVERNING BODY, THE COMMISSION SHALL BE GUIDED BY THE PRINCIPLES SET FORTH IN THE "COMPREHENSIVE PLAN", THE "ZONING ORDINANCE (OR RESOLUTION)" AND THE "SUBDIVISION RULES

AND REGULATIONS". ALL SUCH MATTERS SHALL BE HANDLED WITH AS MUCH DISPATCH AS POSSIBLE. ALL INTERESTED PARTIES SHALL BE NOTIFIED OF THE MATTER UNDER CONSIDERATION IN ORDER THAT THEY MAY EXPRESS THEIR VIEWS. (TAKEN FROM OPERATION AND PROCEDURE SHEETS - CPC)

15. ALL FORMAL PETITIONS AND REQUESTS BEFORE THE COMMISSION REQUIRING FURTHER ACTION BY ANY GOVERNING BODY SHALL BE IN THE FORM OF A LETTER OF RECOMMENDATION. (TAKEN FROM OPERATION AND PROCEDURE SHEETS - CPC)
16. THE FOLLOWING REPORTS WERE ADOPTED BY THE PLANNING COMMISSION:
  - A. PATTERN FOR THOROFARES, ARTERIAL AND MAJOR STREET SYSTEMS, 1975. (OCTOBER, 1955 - CPC)
  - B. PUBLIC BUILDINGS - ADMINISTRATIVE AND CULTURAL CENTERS. (OCTOBER 1955 - CPC)
  - C. MASTER PLAN, PATTERN FOR FIRE STATIONS, 1956. (JULY 1956 - CPC)
  - D. NEIGHBORHOOD SELECTION AND ANALYSIS IN THE WICHITA METROPOLITAN AREA. (OCTOBER 1956 - CPC)
  - E. BURNS & McDONALD STORM SEWER REPORT. (SEPTEMBER 1952 - CPC)
  - F. THE PLANNING COMMISSION "ACCEPTED AND APPROVED" THE SKETCH PLAN FOR LAND USE AS SUBMITTED TO THE CITY COMMISSION BY PACIFIC PLANNING AND RESEARCH, CONSULTANTS. (APRIL 1958 - MAPC)

B. METROPOLITAN AREA PLANNING COMMISSION MEETING AND ORGANIZATION

1. MEETING DATES FOR THE METROPOLITAN AREA PLANNING COMMISSION SHALL BE THE FIRST AND THIRD THURSDAYS OF EACH MONTH, AT 2 P.M.  
(APRIL 1958 - MAPC)
2. THE CHAIRMAN OF THE METROPOLITAN AREA PLANNING COMMISSION IS AUTHORIZED TO CALL A THIRD MONTHLY MEETING WHENEVER THE PLANNING STAFF IS PREPARED TO PRESENT REPORTS WHICH REQUIRE MAJOR POLICY DECISIONS. SUCH SPECIAL CALL SHALL BE AT LEAST FIVE DAYS IN ADVANCE OF SUCH MEETING.  
(MARCH AND APRIL 1958 - MAPC)
3. THE COMMITTEES OF THE METROPOLITAN AREA PLANNING COMMISSION SHALL BE CONSTITUTED AS FOLLOWS:
  - A. THE CHAIRMAN AND VICE-CHAIRMAN SHALL NOT BE MEMBERS OF ANY COMMITTEE OF THE ENTIRE METROPOLITAN AREA PLANNING COMMISSION.
  - B. THE LONG RANGE COMMITTEE SHALL BE A COMMITTEE OF THE ENTIRE METROPOLITAN AREA PLANNING COMMISSION.
  - C. THE ZONING COMMITTEE SHALL BE COMPRISED OF THREE MEMBERS (ONE A CITY APPOINTEE AND ONE A COUNTY APPOINTEE) APPOINTED BY THE CHAIRMAN OF THE METROPOLITAN AREA PLANNING COMMISSION. IT SHALL BE THE FUNCTION OF THE ZONING COMMITTEE TO VIEW PROPERTIES AND MAKE A REPORT TO THE COMMISSION OF THE FACTORS TO BE CONSIDERED IN REGARD TO A PROPOSED CHANGE OF ZONING.
  - D. THE SUBDIVISION COMMITTEE SHALL BE COMPRISED OF THREE MEMBERS APPOINTED BY THE CHAIRMAN OF THE METROPOLITAN AREA PLANNING COMMISSION. ONE A CITY APPOINTEE AND ONE A COUNTY APPOINTEE.  
(MARCH, APRIL AND JUNE 1959 - MAPC)

C. ZONING

1. IT IS THE POLICY TO PROTECT ESTABLISHED SCHOOL DISTRICTS AND TO STABILIZE CONDITIONS IN THE COMMUNITY OR NEIGHBORHOODS, AS WELL AS CREATE ZONING WHICH WILL CONTINUE TO RENDER EXISTING SCHOOL FACILITIES OF SERVICE TO THE COMMUNITY.  
(DECEMBER 1955 - CPC)
2. ZONING WILL BE CONSIDERED ON A GENERAL AREA BASIS. IT IS CONTRARY TO THE PLANNING COMMISSION'S POLICIES TO CREATE SPOT ZONING OF ANY CLASSIFICATION.  
(DECEMBER 1955 - CPC)
3. TWO FAMILY AND APARTMENT ZONING WILL BE USED MAINLY AS BUFFER AREA TO LIGHT COMMERCIAL CENTERS.  
(DECEMBER 1955 - CPC)
4. LARGE CONCENTRATIONS OF APARTMENT ZONING WILL BE DIRECTED TOWARD THE CENTRAL AREA OF THE CITY. SUCH CONCENTRATION ON THE PERIPHERY OF THE CITY TENDS TO OVERBURDEN MUNICIPAL SERVICE, AS WELL AS TRAFFIC FACILITIES.  
(DECEMBER 1955 - CPC)
5. IT IS NECESSARY TO ENCOURAGE STABILITY IN OLDER AREAS AND PREVENT ENCROACHMENT OF DISSIMILAR USES WHICH WOULD TEND TO MORE READILY RENDER THE AREAS AS UNDESIRABLE. IT IS, HOWEVER, NECESSARY TO ANTICIPATE

CHANGING CONDITIONS AND PERMIT, TO A MINOR DEGREE, MORE FLEXIBILITY OF USAGE WITHIN THESE SAME GENERAL TYPES OF CLASSIFICATIONS, SUCH AS RESIDENTIAL, COMMERCIAL AND INDUSTRIAL.

(DECEMBER 1955 - CPC)

6. ADDITIONAL COMMERCIAL ZONING ("LC" AND LESS RESTRICTIVE) SHALL NOT BE GRANTED WHEN THERE IS EXISTING ZONING OF SUCH TYPE WHICH IS NOT BEING USED. ALL VACANT COMMERCIAL ZONING SHOULD BE PERIODICALLY REVIEWED.

(JUNE 1953 - CPC)

7. COMMERCIAL AREAS WILL BE ESTABLISHED IN CENTERS. IT IS CONTRARY TO THE PLANNING COMMISSION'S POLICY TO STRIP ZONE FOR COMMERCIAL AND INDUSTRIAL USE ALONG MAJOR THOROFARES. STRIP ZONING CREATES CONDITIONS WHICH ARE INCOMPATIBLE TO TRAFFIC FACILITIES WHICH ARE DESIGNED TO CARRY LARGE VOLUMES OF TRAFFIC. LIGHT COMMERCIAL ZONING SHALL BE APPLIED AS FOLLOWS:

- A. LIGHT COMMERCIAL ZONING IN CENTERS ARE NORMALLY CONSIDERED AT THE INTERSECTION OF SECTION LINES. THE QUANTITY OF SUCH ZONING IS 24 ACRES (ONE MILLION SQUARE FEET) PER SECTION - APPROXIMATELY 6 ACRES ON EACH CORNER. THE AREAS SHOULD BE MORE OR LESS SQUARE IN DIMENSION.
- B. IN ACCORDANCE WITH THE POLICY OF APPROXIMATELY 24 ACRES OF "LC" PER SECTION OF LAND, IT WOULD BE REASONABLE TO CONCENTRATE SUCH AN AREA IN ONE LOCATION IF:

1. THE REMAINING THREE CORNERS WERE PHYSICALLY LOCATED OR USED AS TO PRECLUDE THEIR USE FOR SUCH PURPOSE.
2. THE REMAINING THREE OR MORE OWNERS WOULD COORDINATE THEIR EFFORTS IN ONE SINGLE SITE ON ONE CORNER AND RESTRICT THE REMAINING CORNERS FROM SUCH USE. (DECEMBER 1955 - CPC)

8. IN THOSE INSTANCES WHERE THE "LC" ZONING REQUEST FOR A MAJOR SHOPPING CENTER EXCEEDS THE POLICY CONDITIONS, THEN THE FOLLOWING CRITERIA SHOULD GENERALLY ACT AS A BASIS OF REVIEW:

- A. THE AREA SHOULD BE IN ONE PARCEL WITHOUT BEING BISECTED BY ONE OR MORE PUBLIC WAYS.
- B. THE AREA SHOULD BE UNDER ONE OWNERSHIP, OR BY INDIVIDUALS ACTING JOINTLY AS THOUGH THE ENTIRE AREA WERE UNDER ONE OWNERSHIP, IN ORDER THAT COORDINATED DESIGN AND EXECUTION MAY BE ACCOMPLISHED.
- C. THE AREA SHOULD BE APPROXIMATELY 3 MILES OR MORE FROM ANOTHER SUCH CENTER; HOWEVER, AREAS WHICH HAVE PREVIOUSLY BEEN ZONED WITHOUT PERFORMANCE REQUIREMENTS MAY ALTER SUCH DISTANCE CRITERIA.
- D. ADEQUATE TRAFFIC ARTERIES SHOULD BE AVAILABLE TO SERVE THE PROPOSED CENTER.
- E. SURROUNDING PROPERTY NOT SEPARATED BY MAJOR TRAFFIC ARTERIES SHOULD BE UNDER THE CONTROL OF THE APPLICANT.
- F. SERVICE ROADS SHOULD GENERALLY BE PROVIDED IN ORDER TO ASSIST IN CONTROLLING TRAFFIC.
- G. MAXIMUM LAND COVERAGE SHOULD NOT EXCEED APPROXIMATELY 1/3 BUILDING AND 2/3 OPEN AREA.
- H. THE MINIMUM RATIO OF PARKING SPACE TO BUILDING FLOOR AREA SHOULD BE 3 SPACES FOR EACH 250 SQUARE FEET OF FLOOR AREA.

- I. MAJOR SHOPPING CENTERS AS REFERRED TO ARE NORMALLY THOSE COMPRISING OVER 150,000 SQUARE FEET OF BUILDING AREA.
- J. UNDER LEGISLATIVE CONDITIONS FOR SUCH ZONING CHANGE, IT IS ASSUMED THAT THE CITY COMMISSION WILL REQUIRE THE APPLICANT TO AGREE THAT THE SITE PLANS AS FINALLY DRAWN WILL BE HARMONIOUS WITHIN THE DEVELOPMENT ITSELF. IN ORDER TO ASSURE THAT THE PETITIONER'S INTENT RELATIVE TO THE HARMONY IS CARRIED OUT, IT SHOULD BE REQUIRED THAT THE FINAL SITE PLANS AND PERSPECTIVES BE SUBMITTED FOR REVIEW PRIOR TO THE APPLICATION FOR A BUILDING PERMIT. (TAKEN FROM OPERATION AND PROCEDURE SHEETS - CPC)
9. "C" COMMERCIAL AND INDUSTRIAL DISTRICTS NEED INDIVIDUAL SPECIAL STUDIES AND ARE TO BE USED SPARINGLY IN THE COMMUNITY TO FIT WITH THE GENERAL PLAN OF COMMUNITY DEVELOPMENT AND SERVICES. IT IS NECESSARY TO CONSIDER THE ACCOMPANYING EFFECT OF SUCH CLASSIFICATIONS AS NOISE, ODOR, TRAFFIC GENERATION, ETC. (DECEMBER 1955 - CPC)
10. IN OLDER COMMERCIAL AREAS, IT IS DESIRABLE TO ENCOURAGE THE USE OF ADJOINING PROPERTY FOR PARKING PURPOSES. SUCH ENCOURAGEMENT TO FIT THE PRESENT DAY NEEDS OF COMMERCIAL ACTIVITY SHOULD HELP TO CONSOLIDATE THESE OLDER AREAS, AND IN THIS WAY PREVENT THE STRINGING OUT AND DETERIORATION OF MANY OF THE OLDER DISTRICTS. (DECEMBER 1955 - CPC)
11. ALLEYS SHALL BE REQUIRED AS A NORMAL PRACTICE AROUND COMMERCIAL AREAS. (DECEMBER 1955 - CPC)

12. IT IS RECOMMENDED THAT THE BUILDING INSPECTOR INFORM THE BOARD OF CITY COMMISSIONERS WHEN THE AREA DEVELOPS SO THAT THE BOARD OF CITY COMMISSIONERS MAY ORDER IN PAVING ON THE SUBJECT ALLEY.  
(AUGUST 1957 - CPC)

13. IT IS THE POLICY OF THE PLANNING COMMISSION CONTINUALLY TO REVIEW THE ZONING ORDINANCE (AND RESOLUTION) SO THAT IT MAY BE CURRENT WITH THE CHANGING NEEDS OF THE COMMUNITY.  
(DECEMBER 1955 - CPC)

14. IT IS THE POLICY OF THE PLANNING COMMISSION TO REVIEW THE ZONING OF THE MUNICIPALITY PERIODICALLY, AND ON ITS OWN INITIATIVE, FERRET OUT INCONSISTENCIES AND INEQUITIES WHICH MAY HAVE DEVELOPED AND TO TAKE APPROPRIATE STEPS TO INITIATE CORRECTIVE MEASURES FOR THOSE INCONSISTENCIES AND INEQUITIES.  
(DECEMBER 1955 - CPC)

15. APPLICATIONS FOR "LC" ZONING SHALL BE LOOKED ON WITH FAVOR FOR AREAS LOCATED ON KELLOGG BETWEEN VOLUTSIA AND HILLSIDE.

- A. IT IS RECOGNIZED THAT KELLOGG FROM THE RIVER TO THE EAST CITY LIMITS NO LONGER SERVES AS AN ARTERIAL.
- B. THE EXISTING DEVELOPMENT ALONG THE ROUTE EFFECTIVELY PRECLUDES ANY DEVELOPMENT OF THE FACILITY AS A CONTROLLED ACCESS ARTERIAL; INASMUCH AS THE PURCHASE OF DEVELOPED LAND AND ACCESS RIGHTS TO THE NEARLY 28,000 FRONT FEET OF COMMERCIAL ZONING WOULD BE PROHIBITIVE.

- C. IT SHOULD BE RECOGNIZED THAT THE FUTURE EAST-WEST ARTERIAL MUST OF NECESSITY BE A NEW ROUTE, LOCATED NEAR BUT SEPARATE FROM THE EXISTING KELLOGG FACILITY.
- D. KELLOGG SHALL BE ACCEPTED AS ONLY A MAJOR STREET IN THE FUTURE AND SHOULD BE ACCORDED ZONING TREATMENT CONFORMING TO THE TREATMENT ACCORDED OTHER MAJOR CITY STREETS.
- E. ULTIMATELY KELLOGG MUST BE ACCEPTED AS A COMMERCIAL MAJOR STREET; THIS CONCLUSION BEING DICTATED BY THE PAST ACTIONS ESTABLISHING COMMERCIAL ZONING FOR MORE THAN 50% OF THE TOTAL FRONTAGE.
- F. IF THE BALANCE OF KELLOGG IS STRIP ZONED FOR COMMERCIAL PURPOSES AT THIS TIME, THE TRAFFIC CARRYING CAPACITY OF THE FACILITY WILL BE PROGRESSIVELY REDUCED AS SUCH ZONING IS USED FOR COMMERCIAL DEVELOPMENT.  
(FEBRUARY 1959 - MAPC)

16. IN ALL REQUESTS FOR ZONING CHANGES, NOTICES OF THE HEARING BEFORE THE PLANNING COMMISSION SHALL BE MAILED AT LEAST FOUR DAYS BEFORE THE MEETING AT WHICH THE CHANGE IS TO BE CONSIDERED, TO ALL PROPERTY OWNERS OWNING PROPERTY AS SHOWN ON THE "CERTIFICATE OF OWNERSHIP" LIST FILED WITH THE APPLICATION FOR ZONING CHANGE. SUCH NOTICE SHALL SET FORTH THE TIME AND PLACE, AND CHARACTER OF THE PROPOSED MEETING.  
(TAKEN FROM OPERATION AND PROCEDURE SHEETS - CPC)

17. CHANGES IN COMMUNITY UNIT PLANS SHALL FIRST BE CONSIDERED BY BOTH THE SUBDIVISION COMMITTEE AND THE ZONING COMMITTEE BEFORE BEING SUBMITTED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ACTION. THE SUB-COMMITTEES SHALL SUBMIT THEIR RECOMMENDATIONS TO THE METROPOLITAN AREA PLANNING COMMISSION.  
(JULY 1959 - MAPC)

D. SUBDIVISIONS

1. SUBDIVISION RULES CONSTITUTE STATEMENT OF POLICY.
2. SUBDIVISIONS ARE FIRST TO BE REVIEWED BY THE PLATS COMMITTEE. THE PLATS COMMITTEE WILL PASS ON ALL PRELIMINARY PLATS AND FINAL PLATS, AND ONLY IN CASES WHERE PRELIMINARY PLATS INVOLVE DEVIATION FROM PLANNING COMMISSION POLICY OR REGULATIONS WILL IT BE NECESSARY THAT THE PRELIMINARY PLATS BE CONSIDERED BY THE FULL PLANNING COMMISSION. (TAKEN FROM OPERATION AND PROCEDURE SHEETS - CPC)
3. PLATS SHALL BE SUBMITTED BY THE DEVELOPER OR HIS AGENT FROM TEN DAYS TO TWO WEEKS PRIOR TO THE SUBDIVISION COMMITTEE.  
(NOVEMBER 1957 - CPC)
4. ALL PLATS, BOTH PRELIMINARY AND FINAL, AT THE TIME OF SUBMISSION TO THE PLANNING STAFF SHALL INCLUDE THE NAME OF THE OWNER, THE NAME OF THE LICENSED ENGINEER (IN KANSAS) RESPONSIBLE FOR THE ENGINEERING, AND THE NAME OF THE LAND PLANNER, IF THERE BE ONE.  
(MARCH 1953 - CPC)
5. THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION SHALL MEET WITH THE UTILITY ADVISORY COMMITTEE (REPRESENTATIVES WITH VARIOUS UTILITIES, CITY AND COUNTY DEPARTMENTS) TO DISCUSS AND DISPOSE OF PLATS, VACATIONS, DEDICATIONS AND OTHER MATTERS IN WHICH THEY HAVE AN INTEREST, AND THE COMMITTEE SHALL HEED THE RECOMMENDATIONS OF THE ADVISORY COMMITTEE. (APRIL 1958 - MAPC)

6. THE PLANNING DEPARTMENT SHALL ADVISE THE ENGINEER INVOLVED IN THE PLATTING OF CHANGES IN PRELIMINARY PLATS UNLESS OTHERWISE REQUESTED BY THE DEVELOPER IN WRITING.

(NOVEMBER 1952 - CPC)

7. PLATS IN "AA" AND "A" ZONED AREAS SHOULD BE PLATTED WITH LOTS AT LEAST 7,500 SQUARE FEET IN AREA - 6,000 SQUARE FEET WILL BE ALLOWED IN EXCEPTIONAL CASES.

(APRIL 1953 - CPC)

8. FINAL TRACING OF PLATS MAY BE SUBMITTED WHEN SUCH TRACING IS MADE BY PHOTOGRAPHIC TECHNIQUES.

(JUNE 1959 - MAPC)

9. DRAINAGE IMPROVEMENTS ON ALL EXCEPT MAJOR DRAINAGE CHANNELS ARE TO BE DONE AT THE EXPENSE OF THE DEVELOPERS, AT THE TIME OF PLATTING. THIS IS TO INCLUDE THE STRAIGHTENING OF DRAINAGE CHANNELS AND THE ROUGH GRADING OF STREETS.

(APRIL 1953 - CPC)

10. DEVELOPERS OF SUBDIVISIONS SHALL BE REQUIRED TO INSTALL PAVING AND SEWER AT THE COST OF THE DEVELOPER IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THE SUBDIVISION RULES AND REGULATIONS.

(JUNE 1954 - CPC)

11. DEVELOPERS SHALL BE REQUIRED TO FILE A SURETY BOND TO INSURE CONSTRUCTION OF SERVICE ROADS WITHIN TWO YEARS OF FILING OF THE PLAT, OR ACTUAL CONSTRUCTION OF SUCH ROADS SHALL BE ACCOMPLISHED PRIOR TO THE RECORDING OF THE PLAT, ALL AS IS PROVIDED IN SECTION 15, OF THE SUBDIVISION RULES AND REGULATIONS.  
(MAY 1956 - CPC)

12. SERVICE ROADS:

- A. GEORGE WASHINGTON BOULEVARD SHOULD HAVE 20 FOOT SERVICE ROADS ON EACH SIDE.  
(SEPTEMBER 1952 - CPC)
- B. EAST KELLOGG SHOULD HAVE SERVICE ROADS IN THE AREA EAST OF WOODLAWN BOULEVARD AND ROCK ROAD.  
(JANUARY 1954 - CPC)

13. THE "SUBDIVISION RULES AND REGULATIONS" SHALL BE DISTRIBUTED FREE TO ANY PARTY INTERESTED IN SUBMITTING A PLAT TO THE COMMISSION. (TAKEN FROM OPERATION AND PROCEDURE SHEETS - CPC)

E. VACATIONS

I. FEES FOR VACATION ACTIONS ARE ESTABLISHED AS FOLLOWS:

- A. \$25 FOR VACATION OF ALL OR ANY PORTION OF EASEMENTS.  
(JULY 1956 - CPC)
- B. \$50 FOR VACATIONS OF ALL OR ANY PORTION OF AN ALLEY, STREET OR OTHER PUBLIC RIGHT-OF-WAY.  
(JULY 1956 - CPC)

2. VACATIONS OF EASEMENTS IN PLANEVIEW SUBDIVISIONS

1 AND 2 SHALL BE ACCOMPLISHED IN THE FOLLOWING MANNER:

- A. A SURVEY CERTIFIED BY A LICENSED CIVIL ENGINEER SHOWING THE LOCATION OF EACH AND EVERY UTILITY INSTALLATION SHALL BE SUBMITTED AS A REQUIREMENT OF ANY PROPERTY OWNER MAKING A REQUEST FOR THE VACATION OF ANY EASEMENT IN THE SAID ADDITION.
- B. AFTER THE ORIGINAL SUBMISSION BY THE CIVIL ENGINEER OF THE SURVEY SHOWING THE LOCATION OF EXISTING UTILITIES, THE VARIOUS UTILITY COMPANIES HAVING SUCH LINES LOCATED WITHIN THE PLAT SHALL HAVE A PERIOD OF THIRTY (30) DAYS IN WHICH TO REPORT AS TO THE CORRECTNESS OF THE LOCATION OF THE SURVEY AS INDICATED BY THE CIVIL ENGINEER.
- C. AFTER SUCH SUBMISSION, SHOULD THE UTILITY COMPANIES QUESTION THE VALIDITY OR THE CORRECTNESS OF THE SURVEY, IT SHALL BE THE RESPONSIBILITY OF THE CIVIL ENGINEER TO PROVE TO THE SATISFACTION OF THE UTILITY COMPANIES THE CORRECTNESS OF HIS SURVEY.
- D. SHOULD THE SURVEY PROVE TO BE IN ERROR, THEN IT SHALL BE THE RESPONSIBILITY OF SAID ENGINEER TO SUBMIT A CORRECTED SURVEY SHOWING THE TRUE LOCATION OF THE UTILITIES AND REIMBURSE THE UTILITIES FOR ANY EXPENSE CAUSED BY THE ERROR AND THE SUBSEQUENT INVESTIGATION OF UTILITY LOCATIONS.
- E. AFTER IT HAS BEEN DEFINITELY ESTABLISHED THAT THE SAID SURVEY IS CORRECT IN EVERY DETAIL, IT SHALL THEN BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO CAUSE HIS CIVIL ENGINEER TO SUBMIT A LEGAL DESCRIPTION, DEFINING THE REQUIRED EASEMENTS TO PROTECT FULLY THE EXISTING AND ANY CONTEMPLATED FUTURE UTILITIES AND SUCH LEGAL DESCRIPTION SHALL BE SUBMITTED FOR APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF WICHITA AND TO OTHER UTILITY COMPANIES CONCERNED. VACATION OF ANY EASEMENT OR PORTION THEREOF, SHALL BE DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SEDGWICK COUNTY.

- F. THE PROPERTY OWNER MAY ELECT TO PAY TO THE CITY OR A UTILITY COMPANY THE COST OF RE-ROUTING THE SERVICES INVOLVED (SEWER, WATER, GAS, TELEPHONE, ELECTRIC, ETC.) PROVIDED THAT THE CITY OR UTILITY IS WILLING THAT SUCH SERVICES BE RE-ROUTED. THE PROPERTY OWNER SHALL FURNISH ANY ALTERNATE EASEMENTS NECESSARY FOR SUCH CHANGE IN LOCATION. WHENEVER THE RE-ROUTING IS COMPLETED AND THE CITY OR UTILITY COMPENSATED FOR THE MOVE AND THE ALTERNATE EASEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SEDGWICK COUNTY, THEN THE METROPOLITAN AREA PLANNING COMMISSION WILL RECOMMEND TO THE BOARD OF CITY COMMISSIONERS THAT THE ORIGINAL EASEMENT OR PORTION THEREOF BE VACATED.
- G. ANY COST INVOLVED, SUCH AS REQUIRED FOR RECORDING OR PREPARING OF THE VACATING ORDINANCE AND PUBLICATION, SHALL BE AT THE EXPENSE OF THE PROPERTY OWNER.
- H. THE PROCEDURE OUTLINED IN THE ABOVE POLICY IS INTENDED TO PROTECT FULLY THE RIGHTS OF THE CITY OF WICHITA, THE PROPERTY OWNERS AND UTILITIES. IT IS THE INTENTION OF THE CITY AND THE UTILITY COMPANIES TO RETAIN ONLY SUCH EASEMENTS AS MAY BE NECESSARY TO PROTECT EXISTING FACILITIES OR TO PROVIDE FOR PLANNED FUTURE UTILITIES.  
(FEBRUARY 1959 - MAPC)

F. STREET NAMES

- I. A. SECTION LINE ROAD STREETS SHALL BE DESIGNATED AS ROADS.
- B. SERVICE ROADS SHALL BE DESIGNATED AS DRIVES.
- C. CUL-DE-SACS AND DEAD END STREETS SHALL BE DESIGNATED AS COURTS AND SHALL BEAR THE NAME OF THE STREET FROM WHICH THEY EMANATE.
- D. STREETS IN NEWLY PLATTED AREAS SHALL BE NAMED IN CONFORMITY WITH EXISTING STREETS AND ADJACENT PLATTED AREAS.
- E. IN NAMING CURVILINEAR STREETS, EACH SEGMENT OF THAT STREET SHALL BEAR THE NAME OF THE STREET IN ADJACENT PLATTED AREAS WITH WHICH IT IS MOST NEARLY IN ALIGNMENT. THE POINT AT WHICH THE STREET NAME CHANGES FROM ONE NAME TO ANOTHER SHALL BE AT THE CENTER OF THE CURVE OR AT SUCH OTHER APPROPRIATE LOCATION AS MAY BE DETERMINED BY THE REAL ESTATE CLERK.

F. IN THOSE INSTANCES IN WHICH A STREET EMANATES FROM AN EXISTING STREET AND IS COMPLETE WITHIN A SHORT DISTANCE AND IS NOT LIKELY TO INCLUDE ANY EXTENSION IN ANY DIRECTION AT ANY FUTURE DATE, A UNIQUE NAME SHOULD BE ASSIGNED AND IT SHOULD BE DESIGNATED AS A LANE, PLACE OR WAY.  
(FEBRUARY 1957 - CPC)

2. THE SUBDIVISION COMMITTEE IS AUTHORIZED TO INITIATE PROPOSALS FOR STREET NAME CHANGES, INCLUDING THE SENDING OF NOTICES. THE COMMITTEE SHALL SUBMIT A RECOMMENDATION TO THE PLANNING COMMISSION SO THAT THE PLANNING COMMISSION NEED HEAR THE MATTER ONLY ONCE AND ON ITS MERITS.

(FEBRUARY 1959 - MAPC)

3. STREETS LYING ADJACENT TO AND PARALLELING INTERSTATE ROUTES SHALL BE GIVEN A COMMON NAME THROUGHOUT THE ENTIRE ROUTE REGARDLESS OF THE DIRECTION IN WHICH THE SERVICE ROAD OR ACCESS STREET RUNS.

(MARCH 1959 - MAPC)

G. ANNEXATION

1. ANNEXATIONS WILL GENERALLY BE RECOMMENDED WHEN AN AREA IS GENERALLY UNDEVELOPED OR BASICALLY RESIDENTIAL IN USE, PROVIDING THE FOLLOWING CRITERIA ARE AVAILABLE:

- A. SEWER SERVICES ARE AVAILABLE, OR WILL BE AVAILABLE IN THE FORESEEABLE FUTURE.
- B. THERE IS A NEED FOR PUBLIC IMPROVEMENTS AND NO METHOD OTHER THAN ANNEXATION WILL ENABLE THEM TO BE BUILT.
- C. WHEN THE AREA IS IMMEDIATELY ADJACENT TO THE CITY AND FAILURE TO ANNEX WILL CARRY DEVELOPMENT BEYOND.

D. ALL SCHOOL PROBLEMS SHALL BE CAREFULLY STUDIED WITH THE COUNTY AND SCHOOL AUTHORITIES AND EVERY ATTEMPT MADE TO AVOID ANY SERIOUS DISRUPTION OF A SCHOOL DISTRICT.

IN CONSIDERATION OF THOSE AREAS ALREADY DEVELOPED INDUSTRIALLY, NO ANNEXATION SHOULD BE RECOMMENDED UNTIL THE ENTIRE PROBLEM OF THE AFFECT OF ANNEXATION ON INDUSTRY IN THE AREA HAS BEEN THOROUGHLY INVESTIGATED. PREMATURE ANNEXATION WITHOUT CONSIDERATION OF ALL FACTORS MIGHT AFFECT THE PAYROLLS NECESSARY TO THE LIFE BLOOD OF THE COMMUNITY, AND FURTHER, MIGHT THROW THE INDUSTRY COMPETITIVELY IN JEOPARDY WITH OTHER LIKE INDUSTRIES IN OTHER PARTS OF THE COUNTRY.

(APRIL 1953 - CPC)

2. THE PLANNING COMMISSION DELINEATES AS A DANGER AREA THE 11,000 FOOT AREA FROM THE END OF THE MAIN RUNWAYS AT THE AIR BASE AND MUNICIPAL AIRPORT. THIS COULD BE VARIED AT THE FLOOD CONTROL PROJECT TO THE NORTH-EAST OF THE MUNICIPAL AIRPORT. IT IS THE POLICY AND JUDGMENT OF THE PLANNING COMMISSION THAT THEY NOT CONSIDER ANNEXATION OF ANY AREA WITHIN THIS FLIGHT CONE SOUTH OF BAYLEY STREET.

(MAY 1954 - CPC)

3. FORREST HILLS SHOULD BE CONSIDERED FOR ANNEXATION AT SUCH TIME AS THERE ARE 175 CHILDREN OF ELEMENTARY SCHOOL AGE IN THE AREA TO BE SERVED BY THE BEECHWOOD SCHOOL, AND ADEQUATE FIRE PROTECTION AVAILABLE, SUCH AS THE ERECTION OF A FIRE STATION AT LINCOLN AND ROCK ROAD, OR THE PROVISION OF FIRE PROTECTION FROM COUNTY FIRE STATION NO. 1 THROUGH CONTRACTUAL ARRANGEMENT.

(SEPTEMBER 1956 - CPC)

PART II - POLICIES INFERRED BY PLANNING COMMISSION ACTIONS

A. GENERAL

1. McLEAN BOULEVARD SHOULD BE RETAINED AS A RESIDENTIAL STREET FROM SENECA TO THE WEST AND NORTH TO 21ST STREET.

(JULY 1954 - CPC)

B. ZONING

1. REQUESTS FOR CHANGES IN ZONING SHOULD BE APPROVED IF INFORMAL APPROVAL WAS GIVEN IN THE PROCESS OF PLATTING THE LAND.

(JANUARY 1951 - CPC)

2. IN GENERAL, REQUESTS FOR CHANGE IN ZONING TO A COMMERCIAL CLASSIFICATION SHOULD BE DENIED WHEN THEY ARE ON MAJOR TRAFFIC STREETS, WHERE LARGE AMOUNTS OF PUBLIC MONIES ARE SPENT FOR IMPROVING THE STREET, DUE TO THE NATURE OF AMOUNT OF TRAFFIC GENERATED BY SUCH COMMERCIAL ZONING.

(APRIL 1951 - CPC. SEE ALSO PART I, C.7)

3. IN GENERAL, REQUESTS FOR ZONING CHANGES SHOULD BE APPROVED WHEN A GENERAL PATTERN OF LIKE ZONING IS IN EXISTENCE.

(JUNE 1951 - CPC)

4. REQUESTS FOR "LC" ZONING CHANGE DENIED WHEN VACANT "LC" IS AVAILABLE IN THE AREA AND NOT IN USE.

(AUGUST 1951 - CPC)

5. WHEN 1/3 OF AVAILABLE "LC" IS NOT USED, THE REQUEST SHOULD BE DENIED.  
(AUGUST 1952 - CPC)
6. WHEN "LC" HAS BEEN DENIED BY THE PLANNING COMMISSION PREVIOUSLY ON THREE OF FOUR CORNERS, IT IS LOGICAL TO DENY A REQUEST FOR A CHANGE TO "LC" ON THE FOURTH CORNER ALSO.  
(JANUARY 1952 - CPC)
7. WHEN THREE OF FOUR CORNERS ARE ZONED "LC", THE FOURTH CORNER SHOULD BE REZONED TO "LC" IF SO REQUESTED.  
(NOVEMBER 1959 - MAPC)
8. REQUEST FOR ZONING CHANGE SHOULD NOT BE APPROVED UNTIL THE DRAINAGE PROBLEMS IN THE AREA ARE SOLVED.  
(MARCH 1952 - CPC)
9. ALLEY LINES ARE LOGICAL DIVIDING LINES BETWEEN "LC" AND MORE RESTRICTIVE ZONED AREAS.  
(MARCH 1952 - CPC)
10. REQUESTS FOR ZONING CHANGES SHOULD NOT BE APPROVED UNLESS THE LAND IS PLATTED.  
(JANUARY 1952 AND JULY 1952 - CPC)
11. REQUESTS FOR CHANGES IN ZONING SHOULD BE DENIED WHEN DEED RESTRICTIONS PROHIBIT A USE ALLOWED IN THE ZONE FOR WHICH THE REQUEST IS MADE, EVEN IF SUCH ZONE CHANGE WAS ALLOWED.  
(DECEMBER 1952 - CPC)

12. REQUESTS FOR CHANGES IN ZONING SHOULD NOT BE CONSIDERED WHEN IT IS IN DOUBT WHETHER OR NOT THE APPLICANT OWNS THE PROPERTY WHICH IS REQUESTED TO BE REZONED.

(OCTOBER 1952 - CPC)

13. APPLICATIONS FOR CHANGE OF ZONING OR CONDITIONAL USE SHOULD BE SIGNED BY OWNERS OF RECORD AND INDIVIDUALS CANNOT REQUEST CHANGE OF ZONING ON PROPERTY WHICH THEY DO NOT OWN.

(JUNE 1959 - MAPC)

14. IF PROPERTY OF MORE THAN ONE OWNER IS INCLUDED WITHIN A SINGLE APPLICATION, ALL OWNERS MUST BE SIGNATORIES TO THE APPLICATION; EXCEPT THAT ONE INDIVIDUAL MAY SIGN FOR AND ACT IN BEHALF OF A GROUP OF OWNERS AS "AUTHORIZED AGENT" IF SUCH INDIVIDUAL WILL SIGN A STATEMENT CERTIFYING THAT HE HAS BEEN DESIGNATED AS "AUTHORIZED AGENT" BY AND FOR THOSE WHO ARE PRESUMED TO BE REPRESENTED.

(JUNE 1959 - MAPC)

15. REQUESTS FOR CHANGES IN ZONING SHOULD BE DENIED IF THE BOARD OF ZONING APPEALS CAN HANDLE THE SITUATION BY MEANS WITHIN ITS JURISDICTION.

(APRIL 1953 - CPC)

16. PLANNING COMMISSION SHOULD ACCEPT THE RESPONSIBILITY OF INITIATING A CHANGE OF ZONING WHERE THERE IS AN ERROR ON THE PART OF THE CITY - SUCH AS POSTING TO THE OFFICIAL ZONING MAPS FROM THE OLD PUBLISHED ZONING MAPS.

(AUGUST 1955 - CPC)

17. CHANGES IN ZONING OF NEWLY ANNEXED AREAS WERE APPROVED IN ACCORDANCE WITH THE PLANNING STAFF RECOMMENDATIONS WHEN "THERE IS NO ONE APPEARING IN PROTEST TO THE PROPOSED CHANGE." (NOTED DURING THE PERIOD 1953-1955 - CPC)

C. SUBDIVISIONS

1. PLATS ARE TO BE RECORDED WITHIN 30 DAYS, IF APPROVED.  
(NOTED DURING THE PERIOD 1951 TO PRESENT - CPC)

2. LANDS PLATTED ADJACENT TO MAJOR TRAFFIC STREETS, (I.E. KELLOGG AND GEORGE WASHINGTON BOULEVARD) SHOULD DEDICATE RIGHT-OF-WAY FOR SERVICE ROADS.  
(JULY 1952, JANUARY AND JULY 1954 - CPC)

3. LAND PLATTED ADJACENT TO SECTION LINE ROADS (CENTRAL AVENUE WEST) WERE APPROVED ON CONDITION THAT NO LOTS WOULD HAVE DRIVEWAY ENTRANCES ALONG THE SECTION LINE ROAD. SUCH RESTRICTION WAS TO BE IN THE FORM OF A RECORDED DEED RESTRICTION. (THIS OCCURRED WHEN COUNTRY ACRES ADDITION AND MEADOWVIEW ESTATES WERE PLATTED - MAPC)

D. VACATIONS

1. STREETS SHALL NOT BE VACATED WHEN THEY ARE NEEDED AS A PART OF SURFACE DRAINAGE SYSTEM.  
(DECEMBER 1951 - CPC)
2. REQUESTS FOR VACATIONS OF ALLEYS SHOULD BE DENIED IF THERE ARE UTILITIES LOCATED WITHIN THE ALLEY.  
(DECEMBER 1952 - CPC)
3. ALL VACATIONS TO BE WITHOUT COST TO THE CITY AND/OR COUNTY AND TO THE UTILITIES (I.E. RELOCATIONS OF PIPELINE, POLES, ETC.) (NOTED DURING THE PERIOD 1951 TO PRESENT - CPC AND MAPC)

E. STREET NAMES

1. STREETS NORTH OF DOUGLAS ARE TO BE NUMBERED STREETS.  
(APRIL 1955 - CPC)

F. ANNEXATIONS

1. AN AREA SUBJECT TO FLOODING SHOULD NOT BE CONSIDERED FOR ANNEXATION UNTIL SUCH TIME AS THE FLOODING PROBLEM HAS BEEN CORRECTED.  
(APRIL 1953 - CPC)

PART III - POLICY SUGGESTED BY RECOMMENDATIONS TO CITY COMMISSION  
AND/OR COUNTY COMMISSION

- A. IT WAS RECOMMENDED TO THE BOARD OF CITY COMMISSIONERS THAT THEY ADOPT THE POLICY OF NOT SELLING ANY CITY PROPERTY IN THE PLANEVIEW AREA FOR THE REASON THAT SUCH PROPERTY WOULD BE MORE VALUABLE TO THE GENERAL PUBLIC FOR FUTURE RECREATIONAL USE.  
(APRIL 1957 - CPC)
- B. IT WAS RECOMMENDED TO THE BOARD OF CITY COMMISSIONERS THAT STEPS BE TAKEN TO ESTABLISH ACCESS ROADS ON BOTH SIDES OF KELLOGG FROM EDGEMOOR TO THE CITY LIMITS. IT WAS FURTHER RECOMMENDED TO THE BOARD OF COUNTY COMMISSIONERS THAT SERVICE ROADS BE EXTENDED TO THE END OF THE FOUR LANE PAVEMENT EXISTING ON KELLOGG (U.S.54).  
(JANUARY 1952 - CPC)
- C. IT WAS THE RECOMMENDATION TO THE BOARD OF CITY COMMISSIONERS THAT ALL LEFT HAND TURNS BE ELIMINATED ON EAST KELLOGG FROM THE EAST END OF THE VIADUCT TO WEBB ROAD, AND THAT SUCH ACTION COULD BE ACCOMPLISHED BY THE ESTABLISHMENT OF A MEDIAL STRIP. IT FURTHER RECOMMENDED THAT ALL PARKING ALONG THIS STREET (KELLOGG) BE ELIMINATED FROM THE EAST END OF THE VIADUCT TO THE CITY LIMITS.  
(JUNE 1955 - CPC)

D. IT WAS RECOMMENDED TO THE BOARD OF CITY COMMISSIONERS AND BOARD OF COUNTY COMMISSIONERS AND THE STATE HIGHWAY COMMISSION THAT THE THREE GOVERNMENTAL BODIES COOPERATE IN AN EFFORT TO SECURE LEGISLATION TO:

- A. ALLOW CITY AND COUNTY TO COOPERATE BY CONTRACT OR AGREEMENT WITH EACH OTHER OR THE STATE, BUREAU OF PUBLIC ROADS, OR TURNPIKE, ETC. (THE CITY IS CURRENTLY ALLOWED TO DO SO).
- B. THAT THE MUNICIPALITY SHOULD HAVE THE RIGHT TO ACQUIRE RIGHT-OF-WAY IN ADVANCE OF CONSTRUCTION BEYOND THE CITY LIMITS.
- C. IN CONJUNCTION THEREWITH BE AUTHORIZED THE AUTHORITY TO SPEND MONEY AND ISSUE BONDS FOR SUCH RIGHT-OF-WAY PURPOSES BY THE COUNTY OR CITY.  
(JULY 1956 - CPC)

E. IT WAS RECOMMENDED TO THE CITY COMMISSION THAT THE CITY COMMISSION REMOVE PARKING ON ALL STREETS WHICH ARE A PART OF THE MAJOR STREET SYSTEM WHERE FOUR LANES OF MOVING TRAFFIC CAN BE SECURED. THIS REQUEST WAS TO INCLUDE ALL PARKING EXCEPT THAT WHICH WAS LOCATED IN THE CENTRAL BUSINESS DISTRICT AS DEFINED IN THE CITY ZONING ORDINANCE. IT WAS FURTHER RECOMMENDED THAT THE BOARD OF COMMISSIONERS ASK THE TRAFFIC COMMISSION TO MAKE A STUDY OF THE POSSIBILITY OF ELIMINATING PARKING ALONG STREETS THAT ARE WIDE ENOUGH TO CARRY FOUR LANES OF TRAFFIC, BUT WHICH ARE NOT INCORPORATED IN THE MASTER PLAN FOR THOROFARES, AND WHERE SUCH STREETS CARRY A HIGH VOLUME OF TRAFFIC.

(JULY 1956 - CPC)

F. IT WAS RECOMMENDED TO THE BOARD OF COUNTY COMMISSIONERS  
THAT THERE BE INSTALLED PERMANENT STREET MARKERS AT  
ALL MAJOR STREET INTERSECTIONS, AND FURTHER, IF FEASIBLE,  
THAT SUCH MARKERS CONFORM AS NEAR AS POSSIBLE TO THOSE  
USED BY THE CITY.

(OCTOBER 1958 - MAPC)