

466-40 - Haysville City Planning
Commission requests concurrence from
MAPC on policy of restricting commercial
uses on Meridian between 47th
Street South and 87th Street South

See DL66-40.a

B.C.C. Deferred until such time as representatives from Valley Center & Haysville are present 1-25-67

B.C.C. No meeting 2-8-67

B.C.C. Deferred for meeting area in the field 2-15-67

B.C.C. Deferred to April 5 3-8-67

B.C.C. Refer until notified by the Chairman of the Comm. 4-5-67

B.C.C.

ACTION

DATE

COMMITTEE _____

M.A.P.C. App. & Consensus 11-23-66
~~Map~~ *extend to Valley Center* 1-18-67

See ~~B.C.C./B.C.C.C.~~ ^{Conc. with MAPC} _{Revisions} 1-24-67

(See DR 66-40.a)

B.C.C. *Deferred until such* 1-25-67
time as representatives from
Valley Center & Harpville are
present

B.C.C. *No meeting* 2-8-67

B.C.C. *Deferred for viewing* 2-15-67
area in the field

B.C.C. *Deferred to April 5* 3-8-67

B.C.C. *Refer until notified* 4-5-67
by the Chairman of the Comm.

B.C.C. _____

1-66-96 - Bayville City Planning
 Commission requests concurrence from
 MAPC on policy of restricting commu-
 nial uses on Meridian between 47th
 & South and 47th Street South

January 9, 1967

To: Members of the Wichita-Sedgwick County Metropolitan Area
Planning Commission

From: C. Bickley Foster, Director of Planning *CBF*

Subject: Policy statement regarding additional commercial zoning
on Meridian Avenue

As you may recall, following the MAFC's concurrence in the Haysville Planning Commissions policy of limiting additional commercial zoning along South Meridian, the MAPD was directed to investigate the possibilities of extending a similar policy along Meridian Avenue north to Valley Center.

The MAPD has been in contact with the Valley Center Planning Commission and on December 13th, that Commission directed their clerk to write a letter requesting MAFC to concur in and adopt a policy of limiting additional commercial zoning along North Meridian.

The request encompasses an area along Meridian from the Wichita City Limits (37th Street North) to the South City Limits of Valley Center and from the North City Limits of Valley Center to 93rd Street North. A copy of the December, 1966, Valley Center Planning Commission Minutes has previously been forwarded to you regarding this request.

There is approximately 67 acres of commercially zoned property between 37th Street North and the South City Limits of Valley Center. All of this property is located around the mile line intersections of Meridian Avenue with 37th, 45th, and 53rd Streets North. Approximately 3 acres of the total is in use for commercial purposes, the remainder is mostly vacant agricultural land similar to that existing along South Meridian leading toward the City of Haysville.

In Wichita, Meridian Avenue from Kellogg south to I-235 bypass is presently constructed to four lane arterial standards. The northern portion of Meridian from 53rd Street North to Valley Center has also been upgraded toward arterial standards. That length of Meridian from Kellogg north to where it merges with McClean Boulevard at Central Avenue is presently scheduled in the 1967-1972 Capital Improvement Program for upgrading in 1970.

The recently adopted Transportation Plan for the Metropolitan Area proposes that the entire length of Meridian from Central Avenue south to Haysville and from 37th Street North to Valley Center be constructed to arterial standards. As progress is being made toward this accomplishment, Meridian will become more and more a means of direct access between the Cities of Haysville, and Valley Center as well as into the City of Wichita.

Other Comprehensive Plan Elements and previous studies upon which they are based anticipate limited residential and/or commercial development in the northwest and southwest quadrants of the City of Wichita through which north and south Meridian passes.

Further investigation reveals that policy has somewhat been established along Meridian from Kellogg south approximately 1 1/2 miles to May Avenue in connection with a study undertaken in 1961 involving Payne School District. This study (Z-0338) led to the rezoning of a large area along Meridian in southwest Wichita to residential classifications more accurately typifying the development that exists. Much of the commercial zoning existing in 1961, was retained and since that time zoning activity along Meridian in the study area has been limited to MAFPC receiving two rezoning requests for "E" Light Industrial. The first request (Z-0697 - 8/31/66) was withdrawn by the applicant and the second (Z-0766 - 4/7/66) was approved for "C" subject to platting and is still pending. One request for "LC" zoning has been made since 1961 south of the study area at the northwest corner of Maxwell and Meridian (two blocks south of Pawnee). The request (Z-0744 - 1/5/66) comprising .28 acres was granted subject to platting which was accomplished on June 23, 1966.

The length of Meridian from approximately May Avenue south to 47th Street South is presently adjoined by relatively large amounts of commercially zoned property at the mile line intersections of Pawnee, 31st Street South, MacArthur and 47th Street South together with approximately 1/2 mile of "E" Light Industrial on the west side of Meridian north of Pawnee. Each intersection is surrounded by approximately 20 to 24 acres of commercially zoned property. The above areas are mostly vacant with the exception at Pawnee and Meridian where the Gem Store and Pierce Supermarket are located.

The flow of traffic from north and south Meridian through the City of Wichita follows the McClean - Amidon route between 37th

Street North and Central Avenue. Access control exists at various points along this route and commercial zoning has generally been denied with the exception of the shopping area at 21st and Amidon.

Conclusion

On the basis of the above findings it the conclusion of the MAPD that:

1. Meridian Avenue from Valley Center on the north to Haysville on the south is approaching arterial standards as proposed in the Transportation Plan.
2. The traffic carrying function of Meridian Avenue between the three cities of Haysville, Valley Center, and Wichita should be preserved and protected.
3. Existing commercially zoned property along Meridian is sufficient to provide for the future anticipated development of the adjoining areas in the northwest and southwest quadrants of the City of Wichita.

Recommendation

The MAPD therefore recommends that:

1. The MAPC concur in and adopt as their policy the Valley Center Planning Commission policy of limiting additional commercial zoning along north Meridian.
 - A. from the Wichita City Limits to the South City Limits of Valley Center, and;
 - B. from the North City Limits of Valley Center to 93rd Street North, and;
 - C. forward the above MAPC policy statement together with the previously concurred in statement of the Haysville Planning Commission limiting additional commercial zoning along South Meridian to the Board of Sedgwick County Commissioners requesting their concurrence.

Page 4

2. the MAPC

- A. adopt a policy of limiting additional commercial zoning along Meridian from 47th Street South to the point where it merges with McClean Boulevard at Central Avenue, and
- B. forward the above policy statement to the Wichita Board of City Commissioners requesting their concurrence.

CBF:RLY:kkq

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

November 18, 1966

TO: Member of the Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM: C. Bickley Foster, Secretary *CBF*

SUBJECT: DR 66-40 - Policy Statement Regarding Commercial Zoning
on South Meridian and 71st Street South

As you may recall, a copy of a letter from the Haysville Planning Commission was previously forwarded regarding the position of that Commission on restricting future commercial development along South Meridian and along 71st Street South (Grand Avenue, Haysville's major east-west street) from German Street in Haysville, west to West Street.

The Planning Department staff has reviewed the effect of such a policy in light of future plan proposals and existing conditions in the area involved.

At the present, along Meridian there exists approximately 48 acres of commercially-zoned property vacant of commercial development at the intersections of 47th Street South and 55th Street South. The remainder of the area from 47th Street South to the Big Ditch (MAPC jurisdictional boundary) is farm property zoned "R-1" containing a few farm dwellings and scattered oil production sites.

From the Big Ditch south to 87th Street, the property existing adjacent to Meridian for the most part is zoned "R" with some "R-1" near Haysville.

The adjacent areas are similar to those above the Big Ditch in that they are used for farming purposes with the exception of a school and a church that exist at the intersection of Meridian and 71st Street.

In regard to the future development of the areas adjacent to the portions of Meridian and 71st Street now under consideration, indications are that very limited residential or commercial development is anticipated in this southwest quadrant of the Wichita Metropolitan Area within the next 20 years. This is with the

exception of that which may occur on the western edge of Haysville as indicated in the Haysville Master Plan. The present growth of Haysville in the western direction is evident by the recent Haysville annexation of the high school and church mentioned above together with a portion of a newly platted residential subdivision on the west edge of the City. This new subdivision is envisioned and designed to eventually extend further westward to Meridian north of 71st Street.

Meridian and 71st Streets have been designated as major streets in the Haysville Master Plan and Meridian has been proposed as an arterial street which will eventually cross the Big Ditch in the recommendations of the recently adopted Transportation Plan for the Wichita-Sedgwick County Metropolitan Area.

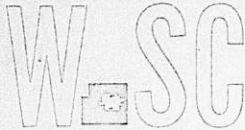
The Transportation Plan further indicates an estimated expenditure on the part of the City of Wichita of \$235,000 by 1975 and an additional \$97,000 by 1980 to improve Meridian toward arterial standards north of 47th Street.

Based upon the above information, it is the conclusion of the Planning Department that there is no apparent need now or in the foreseeable future for additional commercial zoning along the trafficways under consideration.

The Planning Department, therefore, recommends:

1. That the Metropolitan Area Planning Commission concur in, and adopt as their policy, the policy statement adopted by the Haysville Planning Commission regarding the limitation of commercial zoning on Meridian from 47th Street South to 87th Street South and on 71st Street South (Grand Avenue) from German Street, west to West Street; and
2. That the policy statement be transmitted to the Board of Sedgwick County Commissioners with a recommendation for their concurrence.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

AMHERST 2-8211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

January 19, 1967

Mr. Tom Scott, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Dear Mr. Scott:

Subject: DR 66-40 - Policy State-
ment Regarding Commercial Zoning
on Meridian and 71st Street South

At the regular meeting of the Metropolitan Area Planning Commission on November 23, 1966, the Planning Commission considered a request from the Haysville City Planning Commission to concur in their policy statement regarding commercial zoning along South Meridian and 71st Street South. The action of the Planning Commission was to concur in the policy of restricting commercial zoning along South Meridian from 47th Street South to 87th Street South and along 71st Street South from German Avenue to West Street.

Likewise, the Planning Commission, at its regular meeting on January 12, 1967, considered a statement from the Valley Center City Planning Commission concurring in a policy of limiting additional commercial zoning along North Meridian. The action of the Metropolitan Area Planning Commission was to also adopt as its policy the limiting of additional commercial zoning along North Meridian from the Wichita city limits to the south city limits of Valley Center; and from the north city limits of Valley Center to 93rd Street North.

The Planning Commission also adopted a policy of limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue, and directed the Planning Department to forward the above policy statement to the Board of City Commissioners requesting their concurrence.

WICHITA—SEDGWICK COUNTY 2

Mr. Tom Scott
January 19, 1967

Attached for your information are copies of the letters from the Chairman of the Haysville City Planning Commission and from the City Clerk and Secretary of the Valley Center City Planning Commission, and copies of the Planning Department's comments to the Metropolitan Area Planning Commission.

The Haysville City Planning Commission, Valley Center City Planning Commission and Metropolitan Area Planning Commission respectively, respectfully request that the Board of County Commissioners concur in these policy statements.

Respectfully submitted,

C. Bickley Foster

C. Bickley Foster
Secretary

CBF:JHG:ber
Attachments

cc: Elmer S. Peters
County Commissioner

Floyd Schroeder
County Commissioner

CITY OF VALLEY CENTER
VALLEY CENTER, KANSAS 67147

December 15, 1966

OFFICE OF
CITY CLERK

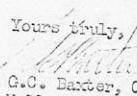
Mr. C. Bickley Foster, Sec.
Wichita Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas

Dear Mr. Foster,

The Valley Center Planning Commission met December 13th and after lengthy discussion regarding future plans for North Meridian south of Valley Center as well as North Meridian north of Valley Center it was the unanimous decision of this group to eliminate Commercial Zoning on Meridian from Wichita City limits to one (1) mile north of Valley Center. They also would like for you and your staff to recommend to County Commissioners that they try to discourage Commercial development in that area outside Wichita 3 mile area which would be 1 mile south of Valley Center and 1 mile north of Valley Center.

We realize they could not enforce such a policy but it might help if they would inform those inquiring that Valley Center recommended there be no Commercial development in this area.

Yours truly,


G.C. Baxter, City Clerk & Sec.
Valley Center Planning Commission

GCB/cr



PLANNING COMMISSION

CITY OF HAYSVILLE
HAYSVILLE, KANSAS

October 27, 1966


Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas

Gentlemen:

At a meeting of September 27, 1966, the Haysville Planning Commission requested that a policy be developed restricting commercial development along Meridian Avenue and 71st Street South.

Based upon the Haysville Master Plan and its recognition of the need to strengthen the Central Business area of Haysville and the need to eliminate traffic congestion on the main access routes leading to Haysville, it shall be the policy of the Haysville Planning Commission to not look with favor on commercial development being permitted to locate in an area along and adjacent to Meridian Avenue from 47th Street on the north and 37th Street on the south. Additionally, and for the same reasons, it shall be the policy of the Planning Commission to not look with favor on commercial development being permitted to locate along Grand Avenue beginning at German Street and extending west to West Street

Very truly yours,


Alfred McGone, Chairman
Haysville Planning Commission



REFERRAL FROM WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
TO HAYSVILLE CITY PLANNING COMMISSION.

CASE No. SCZ-0266 TO BE HEARD BY THE M. A. P. C. on August 12, 1971

REQUEST FOR CHANGE OF ZONING FROM "R-1" TO "C".

REASON FOR REQUEST (AS PROVIDED BY PETITIONER):

"To establish a Rock Shop - handling and selling of ornamental rock;
Property is not suitable for residential use."

LOCATION OF PROPERTY: On the south side of 55th Street South in an area
between Seneca and Meridian

LEGAL DESCRIPTION OF PROPERTY:

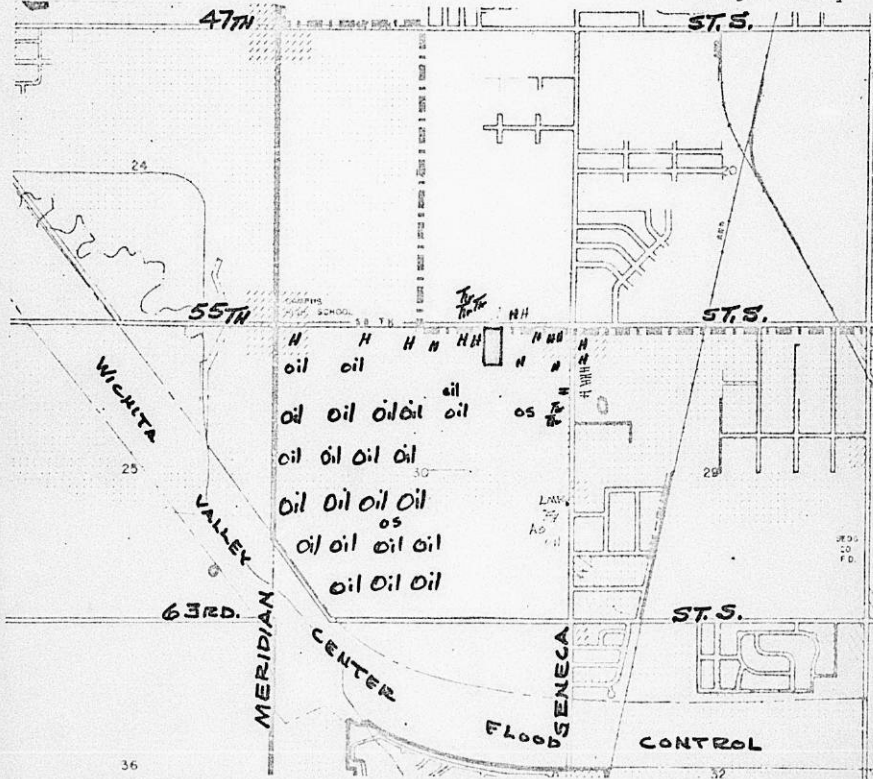
A tract of land in the E1/2 of the west 20 acres of the N 1/2 of the N 1/2
of the NE 1/4, Sec. 30, Twp 28 S, R 1E, of the 6th P.M., Sedgwick County,
Kansas, described as beg. at a point 1062.25' E of the NW corner of the
NE 1/4 of said Sec. 30; thence S 664.52'; thence E 262.15'; thence N 664.2
feet; thence W 262.15' to the point of beginning.

PETITIONER: William F. & Barbara J. Andrla

ADDRESS: 402 Benway, Wichita, Kansas 67217

COUNCIL FOR PETITIONER: None

SURROUNDING LAND USE: North Undeveloped East Single Family
South Oil wells West Single Family



RECOMMENDATION OR COMMENTS BY H. C. P. C. :

February 3, 1967

Mr. Alfred R. McCune, Chairman
Haysville City Planning Commission
626 East 87th St. South
Wichita, Kansas 67233

Mr. A. M. Updegraff, Chairman
Valley Center City Planning Commission
4517 West 89th Street North
Valley Center, Kansas 67147

Subject: DR 66-40 - Policy Statement Regarding Commercial Zoning on South Meridian and 71st St. South

Gentlemen:

This is to advise you that the above-captioned case will not be considered by the Board of County Commissioners on Wednesday, February 8, 1967, as you were previously notified.

We have been advised that the County Commissioners will be out of town on February 8th and that those cases scheduled for that hearing have been rescheduled for their meeting at 9:00 a.m., Wednesday, February 15, 1967, 320 County Courthouse.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: Mrs. Teresa Hinders, Sec.
Haysville Planning Commis.
421 Slade
Haysville, Kansas 67060

Mr. George Baxter, Secretary
Valley Center Planning Commission
P. O. Box 188
Valley Center, Kansas 67147

January 19, 1967

Board of City Commissioners
City Building
Wichita, Kansas

Gentlemen:

Subject: DR 66-40 - Policy Statement Regarding Commercial Zoning on Meridian and 71st Street South

The Planning Commission, at its regular meeting of January 12, 1967, adopted a policy of limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue, and directed the Planning Department to forward the above policy statement to the Board of City Commissioners requesting their concurrence.

The adoption of this policy in the City of Wichita was associated with the adoption of policies in the County at the request of the Haysville City Planning Commission regarding commercial zoning along South Meridian and 71st Street South; and the concurrence in a policy of limiting additional commercial zoning along North Meridian by the Valley Center City Planning Commission.

The policy of the Metropolitan Area Planning Commission restricts commercial zoning along South Meridian from 47th Street South to 87th Street South and along 71st Street South from German Avenue to West Street; and also restricts additional commercial zoning along North Meridian from the Wichita city limits to the south city limits of Valley Center; and from the north city limits of Valley Center to 93rd Street North. This policy has been forwarded to the Board of County Commissioners for their consideration at their meeting of January 25, 1967. Attached for your information are copies of the Planning Department comments to the Metropolitan Area Planning Commission.

Board of City Commissioners
January 19, 1967

Since a portion of Meridian in the City of Wichita will be the direct north-south connector from Haysville to Valley Center, the Metropolitan Area Planning Commission respectfully requests the Board of City Commissioners to concur in this policy.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:JHG:ber

Attachment - 2

January 19, 1967

Mr. Tom Scott, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Dear Mr. Scott:

Subject: DR 66-40 - Policy Statement Regarding Commercial Zoning on Meridian and 71st Street South

At the regular meeting of the Metropolitan Area Planning Commission on November 23, 1966, the Planning Commission considered a request from the Haysville City Planning Commission to concur in their policy statement regarding commercial zoning along South Meridian and 71st Street South. The action of the Planning Commission was to concur in the policy of restricting commercial zoning along South Meridian from 47th Street South to 87th Street South and along 71st Street South from German Avenue to West Street.

Likewise, the Planning Commission, at its regular meeting on January 12, 1967, considered a statement from the Valley Center City Planning Commission concurring in a policy of limiting additional commercial zoning along North Meridian. The action of the Metropolitan Area Planning Commission was to also adopt as its policy, the limiting of additional commercial zoning along North Meridian from the Wichita city limits to the south city limits of Valley Center; and from the north city limits of Valley Center to 93rd Street North.

The Planning Commission also adopted a policy of limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue, and directed the Planning Department to forward the above policy statement to the Board of City Commissioners requesting their concurrence.

Mr. Tom Scott
January 19, 1967

Attached for your information are copies of the letters from the Chairman of the Haysville City Planning Commission and from the City Clerk and Secretary of the Valley Center City Planning Commission, and copies of the Planning Department's comments to the Metropolitan Area Planning Commission.

The Haysville City Planning Commission, Valley Center City Planning Commission and Metropolitan Area Planning Commission respectively, respectfully request that the Board of County Commissioners concur in these policy statements.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:JHG:ber
Attachments

cc: Elmer S. Peters
County Commissioner

Floyd Schroeder
County Commissioner

December 12, 1966

Mr. Alfred McCune, Chairman
Haysville Planning Commission
626 East 87th Street South
Wichita, Kansas 67233

Dear Mr. McCune:

This letter is to inform you of the action taken by the Metropolitan Area Planning Commission in regard to your request for concurrence in a commercial zoning policy statement along South Meridian established by the Haysville Planning Commission.

At its November 23, 1966 meeting, the MAPC concurred in the policy of restricting commercial zoning along South Meridian from 47th Street South to 87th Street South and along 71st Street South from German Avenue to West Street.

In an effort to evaluate the possibility of extending such a policy through and to the north of the City of Wichita, the MAPC is refraining from forwarding its current action and recommendation to the Board of Sedgwick County Commissioners until such time as the Valley Center Planning Commission has had an opportunity to review and comment on commercial zoning in their vicinity on North Meridian.

It is our understanding that the Valley Center Planning Commission will discuss this matter at its December 13 meeting and once their comments are received, the item will be placed on the MAPC agenda, hopefully, for the January 12 meeting.

Following the determinations of that meeting in regard to extending the zoning policy northward on Meridian, the item will be forwarded to the Board of Sedgwick County Commissioners for their review and action.

Very sincerely yours,

C. Bickley Foster
Secretary

CBF:ber
cc: Sybil Smith, Secretary
Haysville Planning Commission

If they feel that
such a policy of
restricting commercial
fishing along
North Meridian is
desirable, have
Chairman and secretary
~~send~~ a letter to
Mr. Gault, requesting
that the USCMAP
establish such a
policy of restricting

going along with
Meribian and suggest
that this action be
forwarded to the
County Commission for
their concurrence.
May set limits if
desired

MRS. LANDRETH stated that the Board of County Commissioners have been sent a copy of the policy and it was hoped that both the Metropolitan Area Planning Commission and County Commission would concur in the policy of the Haysville Planning Commission.

FOSTER stated that the proper action of the Planning Commission would be to concur with the policy and forward subject policy to the County Zoning Administrator ~~and~~ and Board of County Commissioners for their concurrence. He pointed out that action might also be taken to authorize the staff to investigate the possibility of extending the policy area north to Valley Center.

TROUT asked if a study would be necessary to extend the policy to Valley Center and FOSTER stated that the area is not greatly developed but that Valley Center should be contacted regarding this policy.

MOTION: TROUT moved, BLASER seconded and it carried unanimously that the Planning Commission of the Haysville Planning Commission concur in the policy/of not looking with favor on commercial development on both sides of Meridian from 47th Street South to 87th Street South and that the staff be instructed to investigate the possibility of extending the policy north to Valley Center; and further, that the policy be forwarded to the Board of County Commissioners for their concurrence.

PLANNING COMMISSION

**CITY OF HAYSVILLE
HAYSVILLE, KANSAS**

October 27, 1966

Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas

Gentlemen:

At a meeting of September 27, 1966, the Haysville Planning Commission requested that a policy be developed restricting commercial development along Meridian Avenue and 71st Street South.

Based upon the Haysville Master Plan and its recognition of the need to strengthen the Central Business area of Haysville and the need to eliminate traffic congestion on the main access routes leading to Haysville, it shall be the policy of the Haysville Planning Commission to not look with favor on commercial development being permitted to locate in an area along and adjacent to Meridian Avenue from 47th Street on the north and 87th Street on the south. Additionally, and for the same reasons, it shall be the policy of the Planning Commission to not look with favor on commercial development being permitted to locate along Grand Avenue beginning at German Street and extending west to West Street

Very truly yours,


Alfred McCune, Chairman
Haysville, Planning Commission



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

November 18, 1966

TO: Member of the Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM: C. Bickley Foster, Secretary *CBF*

SUBJECT: DR 66-40 - Policy Statement Regarding Commercial Zoning
on South Meridian and 71st Street South

As you may recall, a copy of a letter from the Haysville Planning Commission was previously forwarded regarding the position of that Commission on restricting future commercial development along South Meridian and along 71st Street South (Grand Avenue, Haysville's major east-west street) from Cexman Street in Haysville, west to West Street.

The Planning Department staff has reviewed the effect of such a policy in light of future plan proposals and existing conditions in the area involved.

At the present, along Meridian there exists approximately 48 acres of commercially-zoned property vacant of commercial development at the intersections of 47th Street South and 55th Street South. The remainder of the area from 47th Street South to the Big Ditch (MAFC jurisdictional boundary) is farm property zoned "R-1" containing a few farm dwellings and scattered oil production sites.

From the Big Ditch south to 87th Street, the property existing adjacent to Meridian for the most part is zoned "R" with some "R-1" near Haysville.

The adjacent areas are similar to those above the Big Ditch in that they are used for farming purposes with the exception of a school and a church that exist at the intersection of Meridian and 71st Street.

In regard to the future development of the areas adjacent to the portions of Meridian and 71st Street now under consideration, indications are that very limited residential or commercial development is anticipated in this southwest quadrant of the Wichita Metropolitan Area within the next 20 years. This is with the

exception of that which may occur on the western edge of Haysville as indicated in the Haysville Master Plan. The present growth of Haysville in the western direction is evident by the recent Haysville annexation of the high school and church mentioned above together with a portion of a newly platted residential subdivision on the west edge of the City. This new subdivision is envisioned and designed to eventually extend further westward to Meridian north of 71st Street.

Meridian and 71st Streets have been designated as major streets in the Haysville Master Plan and Meridian has been proposed as an arterial street which will eventually cross the Big Ditch in the recommendations of the recently adopted Transportation Plan for the Wichita-Sedgwick County Metropolitan Area.

The Transportation Plan further indicates an estimated expenditure on the part of the City of Wichita of \$235,000 by 1975 and an additional \$97,000 by 1980 to improve Meridian toward arterial standards north of 47th Street.

Based upon the above information, it is the conclusion of the Planning Department that there is no apparent need now or in the foreseeable future for additional commercial zoning along the trafficways under consideration.

The Planning Department, therefore, recommends:

1. That the Metropolitan Area Planning Commission concur in, and adopt as their policy, the policy statement adopted by the Haysville Planning Commission regarding the limitation of commercial zoning on Meridian from 47th Street South to 87th Street South and on 71st Street South (Grand Avenue) from German Street, west to West Street; and
2. That the policy statement be transmitted to the Board of Sedgwick County Commissioners with a recommendation for their concurrence.

CBF:RLY:bgs

Members of the Wichita-Sedgwick County Metropolitan Area Planning
Commission
C. Stanley Foster, Director of Planning

Policy statement on additional commercial zoning on Meridian

In regard to the policy statement recently adopted by the Haysville Planning Commission on the limiting of additional commercial development along South Meridian, it has just been brought to our attention that the Haysville Planning Commission would further like the city to consider a similar statement on not only the portion of Meridian below 47th Street to the south, but also on that portion of Meridian north of 47th to whatever distance the 1966 regards describe.

After consideration by the Planning Department staff, it appears that advantages could be gained by considering such a policy of limiting additional commercial zoning on Meridian from Haysville all the way north to Valley Center. This action fits the fact that Meridian north of Wichita to Valley Center has recently been improved and upgraded and is the largest commercial link between the three cities. Unless action is taken now to prevent strip commercial development, Valley Center in the future might be faced with a competition situation similar to that which presently exists along South Street and Broadway in relation to Haysville.

In order to investigate this possibility further, the Planning Department suggests that the city follow the recommendations mentioned in the previous memo regarding this situation by concurring in and adopting the policy statement of the Haysville Planning Commission on limiting additional commercial development along Meridian from 47th Street South to 67th Street Southwest along 71st Street South from Dawson Street west to West Street, and that the Planning Commission at its January 4, 1967 meeting give further consideration to extending this policy statement northward along the entire length of Meridian to Valley Center. This time will allow the Planning Department to contact the Valley Center Planning Commission and ascertain their opinion in the matter.

CSP:klg:jms

February 1, 1967

Mr. Tom Scott, Chairman
Board of Sedgwick County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas

Dear Commissioner Scott:

Re: DR 66-40 - Policy Statement
Regarding Commercial Zoning
on Meridian and 71st Street
South

In his absence, Mr. Foster has requested me to inform you that Mr. George Baxter of Valley Center and Mr. Alfred McCune of Haysville, will be available for your February 8, 1967 Commission meeting to answer any questions you may have regarding the zoning policy statement for Meridian Avenue. I'm sure these gentlemen would appreciate having this item placed as near to the first of your agenda as possible.

Sincerely yours,

Robert L. Young
Planner III

RLY:ber

cc: George Baxter
P. O. Box 188
Valley Center, Kansas

Alfred McCune, Chairman
Haysville City Planning Commission

Shirley Mackey
County Clerk's Office

DK 66-40a - Extension of MAPC and
Haysville Zoning Policy on Meridian
to include the area north to Valley
Center

ACTION

DATE

COMMITTEE

M.A.P.C. Appraise as necessary 1-12-67

by staff

conferred with MAPC

re recommendation 1-24-67

See ~~B66C~~ B66C

B66C Deferred until such time 1-25-67
as representatives from Haysville
& Valley Center are present

B66C No meeting 2-8-67

B66C Deferred for reviewing 2-15-67
area in the field

B66C Referred to April 5 3-8-67

B66C Deferred until notified 4-5-67
by the Chairman of the Commission

B66C



METROPOLITAN AREA PLANNING
COMMISSION

AMHERST 2-0211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

January 19, 1967

Mr. Tom Scott, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Dear Mr. Scott:

Subject: DR 66-40 - Policy State-
ment Regarding Commercial Zoning
on Meridian and 71st Street South

At the regular meeting of the Metropolitan Area Planning Commission on November 23, 1966, the Planning Commission considered a request from the Haysville City Planning Commission to concur in their policy statement regarding commercial zoning along South Meridian and 71st Street South. The action of the Planning Commission was to concur in the policy of restricting commercial zoning along South Meridian from 47th Street South to 87th Street South and along 71st Street South from German Avenue to West Street.

Likewise, the Planning Commission, at its regular meeting on January 12, 1967, considered a statement from the Valley Center City Planning Commission concurring in a policy of limiting additional commercial zoning along North Meridian. The action of the Metropolitan Area Planning Commission was to also adopt as its policy the limiting of additional commercial zoning along North Meridian from the Wichita city limits to the south city limits of Valley Center; and from the north city limits of Valley Center to 93rd Street North.

The Planning Commission also adopted a policy of limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue, and directed the Planning Department to forward the above policy statement to the Board of City Commissioners requesting their concurrence.

WICHITA—SEDGWICK COUNTY 2

Mr. Tom Scott
January 19, 1967

Attached for your information are copies of the letters from the Chairman of the Haysville City Planning Commission and from the City Clerk and Secretary of the Valley Center City Planning Commission, and copies of the Planning Department's comments to the Metropolitan Area Planning Commission.

The Haysville City Planning Commission, Valley Center City Planning Commission and Metropolitan Area Planning Commission respectively, respectfully request that the Board of County Commissioners concur in these policy statements.

Respectfully submitted,

C. Bickley Foster
C. Bickley Foster
Secretary

CBF:JHG:ber
Attachments

cc: Elmer S. Peters
County Commissioner

Floyd Schroeder
County Commissioner

CITY OF VALLEY CENTER
VALLEY CENTER, KANSAS 67147

December 15, 1966

OFFICE OF
CITY CLERK

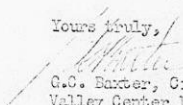
Mr. C. Bickley Foster, Sec.
Wichita Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas

Dear Mr. Foster,

The Valley Center Planning Commission met December 13th and after lengthy discussion regarding future plans for North Meridian south of Valley Center as well as North Meridian north of Valley Center it was the unanimous decision of this group to eliminate Commercial Zoning on Meridian from Wichita City limits to one (1) mile north of Valley Center. They also would like for you and your staff to recommend to County Commissioners that they try to discourage Commercial development in that area outside Wichita 3 mile area which would be 1 mile south of Valley Center and 1 mile north of Valley Center.

We realize they could not enforce such a policy but it might help if they would inform those inquiring that Valley Center recommended there be no Commercial development in this area.

Yours truly,


G.C. Baxter, City Clerk & Sec.
Valley Center Planning Commission

GCB/cr



PLANNING COMMISSION

CITY OF HAYSVILLE
HAYSVILLE, KANSAS

October 27, 1966


Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas

Gentlemen:

At a meeting of September 27, 1966, the Haysville Planning Commission requested that a policy be developed restricting commercial development along Meridian Avenue and 71st Street South.

Based upon the Haysville Master Plan and its recognition of the need to strengthen the Central Business area of Haysville and the need to eliminate traffic congestion on the main access routes leading to Haysville, it shall be the policy of the Haysville Planning Commission to not look with favor on commercial development being permitted to locate in an area along and adjacent to Meridian Avenue from 47th Street on the north and 87th Street on the south. Additionally, and for the same reasons, it shall be the policy of the Planning Commission to not look with favor on commercial development being permitted to locate along Grand Avenue beginning at German Street and extending west to West Street

Very truly yours,


Alfred McGune, Chairman
Haysville, Planning Commission



February 3, 1967

Mr. Alfred R. McCune, Chairman
Haysville City Planning Commission
626 East 87th St. South
Wichita, Kansas 67233

Mr. A. M. Updegraff, Chairman
Valley Center City Planning Commission
4517 West 89th Street North
Valley Center, Kansas 67147

Subject: DR 66-40 - Policy Statement Regarding Commercial Zoning on South Meridian and 71st St. South

Gentlemen:

This is to advise you that the above-captioned case will not be considered by the Board of County Commissioners on Wednesday, February 8, 1967, as you were previously notified.

We have been advised that the County Commissioners will be out of town on February 8th and that those cases scheduled for that hearing have been rescheduled for their meeting at 9:00 a.m., Wednesday, February 15, 1967, 320 County Courthouse.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: Mrs. Teresa Hinders, Sec.
Haysville Planning Commis.
421 Slade
Haysville, Kansas 67060

Mr. George Baxter, Secretary
Valley Center Planning Commission
P. O. Box 188
Valley Center, Kansas 67147

January 19, 1967

Mr. Alfred R. McCune, Chairman
Haysville Planning Commission
626 East 87th St. South
Wichita, Kansas 67233

Mr. A. M. Updegraff, Chairman
Valley Center Planning Commission
4517 West 89th Street North
Valley Center, Kansas 67147

Subject: DR 66-40 - Policy Statement Regarding Commercial Zoning on South Meridian and 71st St. South

Gentlemen:

This is to advise you that the Board of County Commissioners, at their regular meeting on January 25, 1967, will consider the adopted policy of the Haysville Planning Commission, the Valley Center Planning Commission, and the Metropolitan Area Planning Commission regarding commercial zoning on Meridian and 71st Street South.

In the event you may wish to be represented, the County Commission meets at 9:00 a.m., Wednesday, 320 County Courthouse. If you have any questions concerning this matter, please contact our office.

Very sincerely yours,

C. Bickley Foster
Director of Planning

CBF:JHG:bgs

cc: Mr. Tom Scott, Chairman
Board of County Commissioners

Mr. George Baxter, Secretary
Valley Center Planning Commission

Mrs. Teresa Hinders, Secretary
Haysville Planning Commission

January 9, 1967

To: Members of the Wichita-Sedgwick County Metropolitan Area
Planning Commission

From: C. Bickley Foster, Director of Planning *CBF*

Subject: Policy statement regarding additional commercial zoning
on Meridian Avenue

As you may recall, following the MAFC's concurrence in the Haysville Planning Commission's policy of limiting additional commercial zoning along South Meridian, the MAPD was directed to investigate the possibilities of extending a similar policy along Meridian Avenue north to Valley Center.

The MAPD has been in contact with the Valley Center Planning Commission and on December 13th, that Commission directed their clerk to write a letter requesting MAFC to concur in and adopt a policy of limiting additional commercial zoning along North Meridian.

The request encompasses an area along Meridian from the Wichita City Limits (37th Street North) to the South City Limits of Valley Center and from the North City Limits of Valley Center to 93rd Street North. A copy of the December, 1966, Valley Center Planning Commission Minutes has previously been forwarded to you regarding this request.

There is approximately 67 acres of commercially zoned property between 37th Street North and the South City Limits of Valley Center. All of this property is located around the mile line intersections of Meridian Avenue with 37th, 45th, and 53rd Streets North. Approximately 3 acres of the total is in use for commercial purposes, the remainder is mostly vacant agricultural land similar to that existing along South Meridian leading toward the City of Haysville.

In Wichita, Meridian Avenue from Kellogg south to I-235 bypass is presently constructed to four lane arterial standards. The northern portion of Meridian from 53rd Street North to Valley Center has also been upgraded toward arterial standards. That length of Meridian from Kellogg north to where it merges with McClean Boulevard at Central Avenue is presently scheduled in the 1967-1972 Capital Improvement Program for upgrading in 1970.

The recently adopted Transportation Plan for the Metropolitan Area proposes that the entire length of Meridian from Central Avenue south to Haysville and from 37th Street North to Valley Center be constructed to arterial standards. As progress is being made toward this accomplishment, Meridian will become more and more a means of direct access between the Cities of Haysville, and Valley Center as well as into the City of Wichita.

Other Comprehensive Plan Elements and previous studies upon which they are based anticipate limited residential and/or commercial development in the northwest and southwest quadrants of the City of Wichita through which north and south Meridian passes.

Further investigation reveals that policy has somewhat been established along Meridian from Kellogg south approximately 1 1/2 miles to May Avenue in connection with a study undertaken in 1961 involving Payne School District. This study (Z-0338) led to the rezoning of a large area along Meridian in southwest Wichita to residential classifications more accurately typifying the development that exists. Much of the commercial zoning existing in 1961, was retained and since that time zoning activity along Meridian in the study area has been limited to MAPC receiving two rezoning requests for "E" Light Industrial. The first request (Z-0697 - 8/31/66) was withdrawn by the applicant and the second (Z-0766 - 4/7/66) was approved for "C" subject to platting and is still pending. One request for "LC" zoning has been made since 1961 south of the study area at the northwest corner of Maxwell and Meridian (two blocks south of Pawnee). The request (Z-0744 - 1/5/66) comprising .28 acres was granted subject to platting which was accomplished on June 23, 1966.

The length of Meridian from approximately May Avenue south to 47th Street South is presently adjoined by relatively large amounts of commercially zoned property at the mile line intersections of Pawnee, 31st Street South, MacArthur and 47th Street South together with approximately 1/2 mile of "E" Light Industrial on the west side of Meridian north of Pawnee. Each intersection is surrounded by approximately 20 to 24 acres of commercially zoned property. The above areas are mostly vacant with the exception at Pawnee and Meridian where the Gem Store and Pierce Supermarket are located.

The flow of traffic from north and south Meridian through the City of Wichita follows the McClean - Amidon route between 37th

Street North and Central Avenue. Access control exists at various points along this route and commercial zoning has generally been denied with the exception of the shopping area at 21st and Amidon.

Conclusion

On the basis of the above findings it is the conclusion of the MAPD that:

1. Meridian Avenue from Valley Center on the north to Haysville on the south is approaching arterial standards as proposed in the Transportation Plan.
2. The traffic carrying function of Meridian Avenue between the three cities of Haysville, Valley Center, and Wichita should be preserved and protected.
3. Existing commercially zoned property along Meridian is sufficient to provide for the future anticipated development of the adjoining areas in the northwest and southwest quadrants of the City of Wichita.

Recommendation

The MAPD therefore recommends that:

1. The MAPC concur in and adopt as their policy the Valley Center Planning Commission policy of limiting additional commercial zoning along north Meridian.
 - A. from the Wichita City Limits to the South City Limits of Valley Center, and;
 - B. from the North City Limits of Valley Center to 93rd Street North, and;
 - C. forward the above MAPC policy statement together with the previously concurred in statement of the Haysville Planning Commission limiting additional commercial zoning along South Meridian to the Board of Sedgwick County Commissioners requesting their concurrence.

Page 4

2. the MAPC

- A. adopt a policy of limiting additional commercial zoning along Meridian from 47th Street South to the point where it merges with McClean Boulevard at Central Avenue, and
- B. forward the above policy statement to the Wichita Board of City Commissioners requesting their concurrence.

CEP:RLY:kkg

#5350
43560 sq ft
= 1 AC 26

37TH & MERIDIAN TO VALLEY CENTER (69TH ST)

WEST SIDE OF MERIDIAN

EAST SIDE OF MERIDIAN

TOTAL FRONTAGE	2350'	3003.93'	} LC
TOTAL SQ. FT.	1,369,460 <small>31.4 AC</small>	1,582,636 <small>36.3 AC</small>	
COMMERCIAL USAGE	85,850 SQ. FT. <small>1.97 AC</small>	54,000 COMMERCIAL USAGE <small>1.23 AC</small>	

THERE IS NO COMMERCIAL (GENERAL) ZONING ON MERIDIAN FROM 37TH ST. N. TO VALLEY CENTER OR FROM 37TH N. SOUTH TO 21ST. N.

FROM ARKANSAS RIVER TO 29TH ST. N.
ON K-96 & AMIDON LC

#5351

TOTAL FRONTAGE — 900'
TOTAL SQ. FT. — 308,450
7.06 AC
COMMERCIAL USAGE — 162,900 SQ. FT.
3.73 AC

NO COMMERCIAL ZONING ON EAST SIDE TO 29TH ST.

29TH ST. — 21ST. N. ON AMIDON

#5350

WEST SIDE AMIDON
TOTAL FRONTAGE — 1020'
" SQ. FT. — 741,250 17.01 AC
COMMERCIAL USAGE — 243,800 SQ. FT.
5.57 AC

EAST SIDE AMIDON #5360

TOTAL FRONTAGE — 643'
" SQ. FT. — 378,020 8.67 AC
COMMERCIAL USAGE 134 320,000 FT.
SOUTH SIDE OF 21ST. #5349
FRONTAGE — 1320' (Comm. Usage)
SQ. FT. — 740,600 (300,000 SQ. FT.)
6.88 AC

CITY OF VALLEY CENTER

VALLEY CENTER, KANSAS 67147

December 15, 1966

OFFICE OF
CITY CLERK

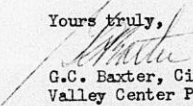
Mr. C. Bickley Foster, Sec.
Wichita Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas

Dear Mr. Foster,

The Valley Center Planning Commission met December 13th and after lengthy discussion regarding future plans for North Meridian south of Valley Center as well as North Meridian north of Valley Center it was the unanimous decision of this group to eliminate Commercial Zoning on Meridian from Wichita City limits to one (1) mile north of Valley Center. They also would like for you and your staff to recommend to County Commissioners that they try to discourage Commercial development in that area outside Wichita 3 mile area which would be 1 mile south of Valley Center and 1 mile north of Valley Center.

We realize they could not enforce such a policy but it might help if they would inform those inquiring that Valley Center recommended there be no Commercial development in this area.

Yours truly,


G.C. Baxter, City Clerk & Sec.
Valley Center Planning Commission

GCB/cr



Valley Center Planning Commission met December 13,
1966, with the following members present: A.M.
Uplegraff, Chairman, H.H. Harrison, Jiggs Torney,
Gerald D. Edwards, and Richard L. Bartel.

Chairman Uplegraff called meeting to order and introduced Robert Young from Metropolitan Area Planning Commission who outlined problems Haysville had encountered due to strip commercial development on South Seneca then led discussion as to our future plans for zoning on North Meridian South of Valley Center, after lengthy discussion motion made by Bartel, 2nd by Harrison for clerk to write Metropolitan Area Planning Commission that Valley Center Planning Commission requests them to join with them by concurring in and adopting a policy of limiting additional commercial zoning along North Meridian from Wichita City limits to Valley Center South City limits and from North City limits to 93rd Street North and present their recommendations to the Board of County Commissioners.

Motion carried by unanimous vote.

Motion made by Harrison, 2nd by Torney meeting adjourn.

Vote unanimous.

Meeting adjourned 9:00 P.M.

G.C. Baxter, City Clerk & Sec.
Valley Center Planning Commission

November 28, 1966

Mr. A. M. Updegraff, Chairman
Valley Center City Planning Commission
4517 West 89th Street North
Valley Center, Kansas 67147

Dear Mr. Updegraff:

Subject: Commercial Zoning
Policy Along Meridian

During the November 23, 1966, meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission, a request was made by the Haysville Planning Commission for MAPC to join with them by concurring in and adopting a policy of limiting additional commercial zoning along South Meridian between 47th Street South and 87th Street South.

Haysville, as you may know, has been troubled by the strip commercial development that has occurred in the past along South Seneca which leads into the center of their city. Traffic problems have developed along South Seneca which detract from its function to serve as a major connecting link between Haysville and Wichita. In an attempt to prevent a similar situation from occurring along South Meridian and, in addition, to strengthen the downtown business district of Haysville, the Haysville Planning Commission adopted a policy of not looking with favor on future applications for commercial zoning along Meridian from 47th Street South to 87th Street South and along 71st Street South from German Avenue west to West Street.

Following the presentation of the policy statement by a member of the Haysville Planning Commission, the Metropolitan Area Planning Commission concurred in the action and commented on the possibility of extending a similar policy of limiting additional commercial zoning north along Meridian to Valley Center. The feeling was that Meridian presently serves Valley Center in much the same way as Seneca now serves Haysville and that Meridian will eventually serve

Mr. A. M. Updegraff
November 28, 1966

as a connecting link between all three cities of Valley Center, Haysville and Wichita, once a bridge is constructed over the Big Ditch north of Haysville as is indicated in the recently adopted Transportation Plan for the Wichita-Sedgwick Metropolitan Area. In this regard, the MAPC felt that the Valley Center Planning Commission may wish to consider the possible advantages of limiting commercial zoning along North Meridian in the foreseeable future as a planning policy.

The MAPC, therefore, requests the Valley Center Planning Commission to consider this matter and inform MAPC, hopefully before December 28, 1966, of their decision. MAPC will then further consider, in light of the comments received, the establishment of a policy to limit additional commercial zoning along North Meridian at its Thursday, January 5, 1967, 2:00 P.M. meeting and forward their recommendations to the Board of Sedgwick County Commissioners.

If you desire further information on this matter, or desire a staff person to attend your meeting, please let me know.

Very sincerely yours,

C. Bickley Foster
Secretary

CEF:ber

cc: H. W. Kratzer, Chairman
Metropolitan Area Planning Commission

George Baxter, Secretary
Valley Center Planning Commission

Tom Scott, Chairman
Board of County Commissioners

Russell E. McClure
City Manager

11-22-66

Members of the Wichita-Sedgwick County Metropolitan Area Planning
Commission
C. Bickley Foster, Director of Planning

Policy statement on additional commercial zoning on Meridian

In regard to the policy statement recently adopted by the Haysville Planning Commission on the limiting of additional commercial development along South Meridian, it has just been brought to our attention that the Haysville Planning Commission would further like the WAPC to consider a similar statement on not only the portion of Meridian below 47th Street to the South, but also on that portion of Meridian north of 47th to whatever distance the WAPC regards desirable.

After consideration by the Planning Department Staff, it appears that advantages could be gained by considering such a policy of limiting additional commercial zoning on Meridian from Haysville all the way north to Valley Center. This arises from the fact that Meridian north of Wichita to Valley Center has recently been improved and upgraded and is the direct connecting link between the three cities. Unless action is taken now to prevent strip commercial development, Valley Center in the future might be faced with a congestion situation similar to that which presently exists along South Seneca and Broadway in relation to Haysville.

In order to investigate this possibility further, the Planning Department suggests that the WAPC follow the recommendations mentioned in the previous memorandum regarding this situation by concurring in and adopting the policy statement of the Haysville Planning Commission of limiting additional commercial development along Meridian from 47th Street South to 87th Street South and along 71st Street South from German Street west to West Street, and that the Planning Commission at its January 4, 1967 meeting give further consideration to extending this policy statement northward along the entire length of Meridian to Valley Center. This time will allow the Planning Department to contact the Valley Center Planning Commission and ascertain their opinion in the matter.

CBF:kkg:jmm

PLANNING COMMISSION

CITY OF HAYSVILLE
HAYSVILLE, KANSAS

October 27, 1966

Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas

Gentlemen:

At a meeting of September 27, 1966, the Haysville Planning Commission requested that a policy be developed restricting commercial development along Meridian Avenue and 71st Street South.

Based upon the Haysville Master Plan and its recognition of the need to strengthen the Central Business area of Haysville and the need to eliminate traffic congestion on the main access routes leading to Haysville, it shall be the policy of the Haysville Planning Commission to not look with favor on commercial development being permitted to locate in an area along and adjacent to Meridian Avenue from 47th Street on the north and 77th Street on the south. Additionally, and for the same reasons, it shall be the policy of the Planning Commission to not look with favor on commercial development being permitted to locate along Grand Avenue beginning at German Street and extending west to West Street

Very truly yours,


Alfred Heburn, Chairman
Haysville Planning Commission



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

November 18, 1966

TO: Member of the Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM: C. Bickley Foster, Secretary *CBF*

SUBJECT: DR 66-40 - Policy Statement Regarding Commercial Zoning
on South Meridian and 71st Street South

As you may recall, a copy of a letter from the Haysville Planning Commission was previously forwarded regarding the position of that Commission on restricting future commercial development along South Meridian and along 71st Street South (Grand Avenue, Haysville's major east-west street) from German Street in Haysville, west to West Street.

The Planning Department staff has reviewed the effect of such a policy in light of future plan proposals and existing conditions in the area involved.

At the present, along Meridian there exists approximately 48 acres of commercially-zoned property vacant of commercial development at the intersections of 47th Street South and 55th Street South. The remainder of the area from 47th Street South to the Big Ditch (MAPC jurisdictional boundary) is farm property zoned "R-1" containing a few farm dwellings and scattered oil production sites.

From the Big Ditch south to 87th Street, the property existing adjacent to Meridian for the most part is zoned "R" with some "R-1" near Haysville.

The adjacent areas are similar to those above the Big Ditch in that they are used for farming purposes with the exception of a school and a church that exist at the intersection of Meridian and 71st Street.

In regard to the future development of the areas adjacent to the portions of Meridian and 71st Street now under consideration, indications are that very limited residential or commercial development is anticipated in this southwest quadrant of the Wichita Metropolitan Area within the next 20 years. This is with the

November 18, 1966

exception of that which may occur on the western edge of Haysville as indicated in the Haysville Master Plan. The present growth of Haysville in the western direction is evident by the recent Haysville annexation of the high school and church mentioned above together with a portion of a newly platted residential subdivision on the west edge of the City. This new subdivision is envisioned and designed to eventually extend further westward to Meridian north of 71st Street.

Meridian and 71st Streets have been designated as major streets in the Haysville Master Plan and Meridian has been proposed as an arterial street which will eventually cross the Big Ditch in the recommendations of the recently adopted Transportation Plan for the Wichita-Sedgwick County Metropolitan Area.

The Transportation Plan further indicates an estimated expenditure on the part of the City of Wichita of \$235,000 by 1975 and an additional \$97,000 by 1980 to improve Meridian toward arterial standards north of 47th Street.

Based upon the above information, it is the conclusion of the Planning Department that there is no apparent need now or in the foreseeable future for additional commercial zoning along the trafficways under consideration.

The Planning Department, therefore, recommends:

1. That the Metropolitan Area Planning Commission concur in, and adopt as their policy, the policy statement adopted by the Haysville Planning Commission regarding the limitation of commercial zoning on Meridian from 47th Street South to 37th Street South and on 71st Street South (Grand Avenue) from German Street, west to West Street; and
2. That the policy statement be transmitted to the Board of Sedgwick County Commissioners with a recommendation for their concurrence.

CBF:RLY:bgs

11-23-66

Minutes of the Wichita-Kodwich County Metropolitan Area Planning
Commission
C. Stanley Foster, Director of Planning

Policy statement on additional commercial zoning on Meridian

In regard to the policy statement recently adopted by the Rayville Planning Commission on the limiting of additional commercial development along such corridors, it has just been brought to our attention that the Rayville Planning Commission would further like the MAFPC to consider a similar statement on not only the portion of Meridian north of 47th Street to 3rd South, but also at that portion of Meridian north of 47th to whatever distance the MAFPC regards desirable.

After consideration by the Planning Department Staff, it appears that advantages could be gained by instituting such a policy of limiting additional commercial zoning on Meridian from Rayville all the way north to Valley Center. This arises from the fact that Meridian north of Wichita to Valley Center has recently been improved and upgraded part as the direct connecting link between the three cities. Unless action is taken now to prevent stimp commercial development, Valley Center in the future might be faced with a congestion situation similar to that which presently exists along South Jensen and Broadway in relation to Rayville.

In order to investigate this possibility further, the Planning Department suggests that the MAFPC follow the recommendations contained in the previous memorandum regarding this situation by concurring in and adopting the policy statement of the Rayville Planning Commission of limiting additional commercial development along Meridian from 47th Street South to 67th Street South and along 71st Street South from German Street west to West Street, and that the Planning Commission at its January 4, 1967 meeting give further consideration to extending this policy statement northward along the entire length of Meridian to Valley Center. This time will allow the Planning Department to contact the Valley Center Planning Commission and ascertain their opinion in the matter.

CSP:hky:jcm