

DR 78-30 - Zoning Policy Study for
Ridge Road, from City Limit Line
to City Limit Line, by Wichita-
Board of City
Commissioners.

ACTION

COMMITTEE	DATE
M.A.P.C.	<u>3-29-79</u>
MAPC	<u>4-12-79</u>
B.C.C.	<u>4-26-79</u>
B.C.C.	<u>Approved</u>
BCC	<u>Deferred 2 weeks 5-22-79</u>
BCC	<u>Deferred 2 wks 6-5-79</u>
BCC	<u>Approved 6-19-79</u>

Closed

WICHITA-SEDGWICK COUNTY

DATE
June 29, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

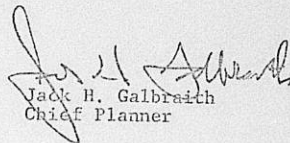
TO Zoning Policy Statement File
FROM Jack H. Galbraith, Chief Planner
SUBJECT DR 78-30 - Zoning Policy Study for Ridge Road,
from City Limit Line to City Limit Line.

On June 19, 1979, the Board of Wichita City Commissioners passed a motion approving the following zoning policies related to Ridge Road.

1. Look with favor on the retention of existing zoning classifications from Harry Street north to Kellogg (U.S. 54) on both the east and west sides of Ridge Road with the exception that the east side of Ridge Road from Harry Street north to Mariposa be favored for the "E" Light Industrial District.
2. Look with favor on existing and approved zoning classifications on both the east and west sides of Ridge Road from Kellogg north to Maple until such time as Kellogg/Ridge Road intersection improvements are completed (approximately December, 1981) with the policy to be reevaluated at that time.
3. Look with favor on the retention of existing and approved zoning classifications on both the east and west sides of Ridge Road between Maple and Central with the exception that low density multi-family districts ("A" Two Family, "RB" Four Family and "R-5" General Residence Districts) be favored on the west side of Ridge Road between Maple and Douglas and the exception that the existing "LC" Light Commercial at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body.
4. Look with favor on retention of existing zoning classifications on both the east and west sides of Ridge Road between Central and 13th Street North. Consideration should be given to rezoning the residentially developed lots at the southwest corner of Ridge Road and 13th Street North from the current "LC" Light Commercial District to a residential district reflecting the current land use.

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Zoning Policy Statement File
June 29, 1979

5. Look with favor on the retention of the existing zoning classifications on the west side of Ridge Road from 13th Street North to the City limits on the north with the exception that the triangular shaped piece zoned "AA" Single Family located to the north of the existing "LC" Light Commercial at the northwest corner of 13th Street North and Ridge Road be favored for the "R-5" General Residence District.


Jack H. Galbraith
Chief Planner

JHG:RLY:c1

May 8, 1979

Eugene H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 78-30 Ridge Road Zoning Policy Study

On September 12, 1978, in conjunction with the discussion of S/D 78-43, Sinclair Addition (located on the west side of Tyler Road in an area north of Maple), it was the action of the Board of City Commissioners to instruct the staff to prepare zoning policy studies for Ridge Road and Tyler Road, and to request that the Metropolitan Area Planning Commission make zoning policy recommendations on those streets.

The MAPD staff prepared a zoning policy study on Ridge Road which was considered by the Metropolitan Area Planning Commission at their regular meeting of April 26, 1979. It was the action of the Metropolitan Area Planning Commission to approve the staff recommendations for a Ridge Road policy as follows:

That the Planning Commission and Board of City Commissioners:

1. Look with favor on the retention of existing zoning classifications from Harry Street north to Kellogg (U.S. 54) on both the east and west sides of Ridge Road with the exception that the east side of Ridge Road from Harry Street north to Mariposa be favored for the "E" Light Industrial District.
2. Look with favor on existing and approved zoning classifications on both the east and west sides of Ridge Road from Kellogg north to Maple until such time as Kellogg/Ridge Road intersection improvements are completed (approximately December, 1981) with the policy to be reevaluated at that time.
3. Look with favor on the retention of existing and approved zoning classifications on both the east and west sides of Ridge Road between Maple and Central with the exception that low density multi-family districts ("A" Two Family, "RB" Four Family and "R-5" General Residence Districts) be favored on the west side of Ridge Road between Maple and Douglas and the exception that the existing "LC" Light Commercial at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

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Eugene H. Denton
Re: DR 78-30
May 8, 1979

4. Look with favor on retention of existing zoning classifications on both the east and west sides of Ridge Road between Central and 13th Street North. Consideration should be given to rezoning the residentially developed lots at the southwest corner of Ridge Road and 13th Street North from the current "LC" Light Commercial District to a residential district reflecting the current land use.
5. Look with favor on the retention of the existing zoning classifications on the west side of Ridge Road from 13th Street North to the City limits on the north with the exception that the triangular shaped piece zoned "AA" Single Family located to the north of the existing "LC" Light Commercial at the northwest corner of 13th Street North and Ridge Road be favored for the "R-5" General Residence District.

The recommendations are intended to provide a guide to Planning and City Commissions considering zone change requests on Ridge Road. As with existing zoning policies on other streets, requests for expansion of existing uses shall be considered on their own merits.

Please schedule this item for consideration by the Board of City Commissioners at their regular meeting of May 22, 1979.

Robert A. Lakin
Director of Planning

RAL:MM:bbc

Attachment: Proposed zoning for
Ridge Road (5 pages)

cc: Evelyn Pittman, Assistant C.P.O. Coordinator

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE March 26, 1979

TO Jack Galbraith, Chief Planner

FROM Gail Williams, CPO Administrative Aide

SUBJECT DR 78-30: Ridge Road Zoning Policy

At its meetings of March 7 and March 21, 1979, CPO Council "A" discussed the captioned study, and voted 5-0 to recommend approval of the zoning policies recommended for Ridge Road from Harry to Kellogg, Kellogg to Maple, Maple to Central, and 13th Street North to the north City limits.

The Council also voted 5-0 to recommend that the proposed policy for Ridge Road from Central to 13th Street be amended to address the property north of existing "LC" zoning, which is zoned "AA" and which contains a legal, non-conforming greenhouse/nursery. Council members feel that the property should revert to a more intensive use than single family development at such time as the greenhouse/nursery operation is liquidated. Although Council members discussed a variety of multi-family uses and office-district zoning, no specific use for the property in question was recommended.

Please convey these comments to the Planning Commission for their consideration on March 29.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:al

Noted:

Evelyn Pittman
Evelyn Pittman
Assistant CPO Coordinator



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

March 23, 1979

TO Metropolitan Area Planning Commission
FROM Jack H. Galbraith, Chief Planner, Current Plans Division

SUBJECT DR 78-30 - Ridge Road Zoning Policy Study

On September 12, 1978, in conjunction with the discussion of S/D 78-43, Sinclair Addition (located on the west side of Tyler Road in an area north of Maple), it was the action of the Board of City Commissioners to instruct the staff to prepare zoning policy studies for Ridge Road and Tyler Road, and to request that the Metropolitan Area Planning Commission make zoning policy recommendations on those streets.

The MAPD staff has prepared a Ridge Road zoning policy study which is attached for your reference. The recommendations, as contained in this study, are intended to provide a guide to Planning and City Commissions considering zone change requests on Ridge Road. As with existing zoning policies on other streets, requests for expansion of existing uses shall be considered on their own merits. The study recommends that zoning policies be adopted on Ridge Road as follows:

That the Planning Commission and Board of City Commissioners:


1. Look with favor on the retention of existing zoning classifications from Harry Street north to Kellogg (U.S. 54) on both the east and west sides of Ridge Road with the exception that the east side of Ridge Road from Harry Street north to Mariposa be favored for the "E" Light Industrial District.
2. Look with favor on existing and approved zoning classifications on both the east and west sides of Ridge Road from Kellogg north to Maple until such time as Kellogg/Ridge Road intersection improvements are completed (approximately December, 1981) with the policy to be reevaluated at that time.
3. Look with favor on the retention of existing zoning classifications on both the east and west sides of Ridge Road between Maple and Central with the exception that low density multi-family districts ("A" Two Family, "RB" Four Family, and "R-5" General

Metropolitan Area Planning Commission
March 23, 1979
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Re: DR 78-30

Residence Districts) be favored on the west side of Ridge Road between Maple and Douglas and the exception that the existing "LC" Light Commercial at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

4. Look with favor on retention of existing zoning classifications on both the east and west sides of Ridge Road between Central and 13th Street North. Consideration should be given to rezoning the residentially developed lots at the southwest corner of Ridge Road and 13th Street North from the current "LC" Light Commercial District to a residential district reflecting the current land use.
5. Look with favor on the retention of the existing zoning classifications on the west side of Ridge Road from 13th Street North to the City limits on the north with the exception that the triangular shaped piece zoned "AA" Single Family located to the north of the existing "LC" Light Commercial at the northwest corner of 13th Street North and Ridge Road be favored for the "R-5" General Residence District.

We have scheduled this item for consideration by the Metropolitan Area Planning Commission at your regular meeting of March 29, 1979.



Jack H. Galbraith
Chief Planner
Current Plans Division

JHG:MM:bp
Attachment (Proposed Zoning for Ridge Road-5 pages)

cc: Evelyn Pittman, Assistant C.P.O. Coordinator

February 26, 1979

Dave Furnas, Public Affairs Director (C.P.O. Coordinator)

Jack H. Galbraith, Chief Planner

DR 78-30 - Ridge Road Zoning Policy Study

On September 12, 1978, in conjunction with the discussion of S/D 78-43, Sinclair Addition (located on the west side of Tyler Road in an area north of Maple), it was the action of the Board of City Commissioners to instruct the staff to prepare zoning policy studies for Ridge Road and Tyler Road, and to request that the Metropolitan Area Planning Commission make zoning policy recommendations on those streets.

The MAPD staff has prepared a Ridge Road zoning policy study which is attached for your reference. The recommendations, as contained in this study, are intended to provide a guide to Planning and City Commissions considering zone change requests on Ridge Road. As with existing zoning policies on other streets, requests for expansion of existing uses shall be considered on their own merits. The study recommends that zoning policies be adopted on Ridge Road as follows:

That the Planning Commission and Board of City Commissioners:

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February 26, 1979
Dave Furnas
Re: DR 78-30

Residence Districts) be favored on the west side of Ridge Road between Maple and Douglas and the exception that the existing "LC" Light Commercial at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

4. Look with favor on retention of existing zoning classifications on both the east and west sides of Ridge Road between Central and 13th Street North. Consideration should be given to rezoning the residentially developed lots at the southwest corner of Ridge Road and 13th Street North from the current "LC" Light Commercial District to a residential district reflecting the current land use.
5. Look with favor on the retention of the existing zoning classifications on the west side of Ridge Road from 13th Street North to the City limits on the north with the exception that the triangular shaped piece zoned "AA" Single Family located to the north of the existing "LC" Light Commercial at the northwest corner of 13th Street North and Ridge Road be favored for the "R-5" General Residence District.

We have tentatively scheduled this item for consideration by the Metropolitan Area Planning Commission at their regular meeting of March 29, 1979. If this date creates problems for the Citizen Participation Organization in terms of scheduling, please let me know.

Jack H. Galbraith
Chief Planner

JHG:MM:bbc
Attachment (Proposed Zoning for Ridge Road-5 pages)
cc: Evelyn Pittman, Assistant C.P.O. Coordinator

PROPOSED ZONING POLICY FOR RIDGE ROAD

On September 12, 1978, in conjunction with the discussion of S/D 78-43, Sinclair Addition (located on the west side of Tyler Road in an area north of Maple), it was the action of the Board of City Commissioners to instruct the staff to prepare zoning policy studies for Ridge Road and Tyler Road, and to request that the Metropolitan Area Planning Commission make zoning policy recommendations on those streets.

Ridge Road is a major street providing north-south traffic movement on the west side of Wichita. Although Ridge exists as a service road for approximately one quarter mile south of Harry, it is not classified as an arterial south of Harry and the non-arterial portion has not been included within the study. Two major public facilities, Wichita Mid Continent Airport and the Sedgwick County Zoo Park are located adjacent to Ridge Road, as well as scattered pockets of industrial and commercial usage. However, the street primarily is developed with single family residential uses.

The 1977 traffic counts on Ridge Road range from a low of 1744 vehicles per day in the area south of U.S. 54 to a high of 8725 vehicles per day south of the Maple intersection and these counts have remained fairly constant over the past few years, with some slight increases in volumes in those segments where new residential development is still occurring. One reason for these low traffic volumes is the fact that Ridge Road has not yet been intensively developed with office and commercial uses and the current volumes remain generally a function of low density residential usage. Another factor is the condition of the road itself which is two lane in all segments except for those areas adjacent to improved intersections. Although a four lane arterial (48 feet) can generally accommodate approximately 15,500 vehicles per day at a projected service level of "C" (average wait of one red signal indication at intersection), Ridge Road is only two lane and many of the intersections with other arterial streets need to be upgraded to provide channelization and traffic actuated signals with 12 inch signals installed over the center of each through lane. A two lane road can generally accommodate 7,000 vehicles per day at "C" level, so Ridge Road is not expected to carry comparable volumes of traffic to other arterials in the City as long as the street remains in its present configuration.

The 1978-1983 Capital Improvements Program of the City of Wichita does not contain any projects to widen Ridge Road into four lanes, so the carrying capacity of the street will not be substantially increased in the immediate future. A small drainage project (D-68) was scheduled in 1978 at Denmark and Ridge Road to eliminate public street drainage from crossing private property and the Ridge Road/Maple intersection is scheduled for improvement in 1982 (TE-27); however, no other projects are currently scheduled which involve Ridge Road with the exception of the Ridge Road-Kellogg interchange improvements which will be started this year.

RIDGE ROAD - HARRY TO KELLOGG

The northeast corner of Ridge Road and Harry is developed with a restaurant (Browns Grill), with the remainder of the block from Harry north to Mariposa zoned, platted, and developed with single family uses. From Mariposa north to the Santa Fe Railroad tracks the east side of Ridge is zoned the "E" Light Industrial District and developed with warehousing and manufacturing uses. From the railroad tracks north to Kellogg (U.S. 54) on the east side of Ridge, the zoning is "C" Commercial, governed by a Commercial Community Unit Plan (DP-27, Diamond Inn C.U.P.), and developed with a large motel. The west side of Ridge between Harry and Kellogg is zoned the "E" Light Industrial District and remains undeveloped with the exception of a lumber yard adjacent to the railroad tracks and a restaurant adjacent to Kellogg.

The only recent zone change history in this area is the rezoning of two blocks of "AA" Single Family to the "E" Light Industrial District on the north side of Harry a block east of Ridge Road (Z-1775 and Z-1790, approved 4-26-77). At the time those cases were approved, it was noted that those residential areas were surrounded by "E" Light Industrial, located within the noise hazard zone of Mid Continent Airport, and that the close proximity of the airport made the area unsuitable for residential development. The one remaining block of residential zoning adjacent to Ridge Road would also appear to be inappropriate for a residential neighborhood because of the proximity to the airport and industrial areas.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of existing zoning classifications from Harry Street North to Kellogg (U.S. 54) on both the east and west sides of Ridge Road with the exception that the east side of Ridge Road from Harry Street north to Mariposa be favored for the "E" Light Industrial District.

RIDGE ROAD - KELLOGG TO MAPLE

The northeast corner of Kellogg and Ridge is zoned the "C" Commercial District, governed by a Commercial Community Unit Plan (DP-2, Air Park C.U.P.), and developed with three restaurants. The remainder of the frontage on the east side of Ridge Road is zoned the "AA" Single Family Zoning District and developed with single family residences, except for a legal nonconforming use service station at the southeast corner of Ridge and Maple.

The west side of Ridge Road between Kellogg and Maple has been approved for the "LC" Light Commercial District and is controlled by an existing Commercial Community Unit Plan (DP-37, Ridge Plaza C.U.P.). However, much of the area has been acquired in conjunction with the improvements to U.S. 54 (Kellogg) and the major interchange to be constructed at Ridge Road and Kellogg.

The present alignment of Ridge Road will be terminated in a cul-de-sac and the new Ridge Road will be located to the west of its present alignment. It is expected that the contracts will be signed on the project in June 1979, with a projected completion date late in 1981. Until that project is completed, this segment of Ridge Road will remain two lane and it is difficult to project land use changes which might be appropriate.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of existing and approved zoning classifications on both the east and west sides of Ridge Road from Kellogg north to Maple until such time as Kellogg/Ridge Road intersection improvements are completed (approximately December, 1981) with this policy to be reevaluated at that time.

RIDGE ROAD - MAPLE TO CENTRAL

The northeast corner of Maple and Ridge is zoned the "LC" Light Commercial District with the northern portion of that tract developed as a medical complex and pharmacy and the remainder of the "LC" undeveloped. From the "LC" north, the east side of Ridge is governed by two residential Community Unit Plans (DP-42, Willo-Esque C.U.P. and DP-59, Farmington Square C.U.P.) and is developed with garden apartment complexes having access to Ridge Road, and one and two family units which back into Ridge without access to the major street. The southeast corner of Central and Ridge is zoned the "LC" Light Commercial District and remains undeveloped, with a Commercial C.U.P. required prior to development occurring because the "LC" tract is in excess of six (6) acres. Recent zone change activity includes the approval of the two residential C.U.P.'s (DP-42, 1971; DP-59, 1974), as well as a commercial C.U.P. filed at the southeast corner of Central and Ridge which was withdrawn prior to public hearing (DP-39, 1970).

The west side of Ridge from Maple north to Douglas is zoned the "AA" Single Family Dwelling District and developed with single family houses having direct access to the major street. These houses face commercial and apartment development on the east side of Ridge, and as traffic increases on the street, it is reasonable to assume that these single family uses will develop into higher density residential uses. The northwest corner of Ridge and Douglas is still zoned and developed with single family uses but north of the corner north to Second Street, the property is zoned the "R-5" General Residence District (Z-1686, 1975) and remains undeveloped. From Second Street north, the west side of Ridge Road is zoned "AA" Single Family and developed with single family houses backing into Ridge without access to the major street. The southwest corner of Central and Ridge south to Newell is zoned "LC" Light Commercial, governed by a commercial C.U.P. (DP-17) and developed with the Central Heights Shopping Center. From Newell south to the aforementioned single family uses which back into Ridge, the property is zoned the "BB" Office District yet remains undeveloped.

(Z-1733, 1975).

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of existing zoning classifications on both the east and west sides of Ridge Road between Maple and Central, with the exception that low density multi-family districts ("A" Two Family, "RB" Four Family "R-5" General Residential Districts) be favored on the west side of Ridge Road between Maple and Douglas and the exception that the existing "LC" Light Commercial District at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

RIDGE ROAD - CENTRAL TO THIRTEENTH

The northeast corner of Central and Ridge Road is zoned the "LC" Light Commercial District and developed with a vacant service station, apartment complex, office building, and small retail sales shop. The property to the north of the existing "LC" is zoned the "AA" Single Family Dwelling District and contains a legal nonconforming use greenhouse/nursery. A residential Community Unit Plan has been approved north of the greenhouse (DP-26, Queens Lake Community Unit Plan) proposing townhouses and garden apartments on the east side of Ridge Road, yet the property remains undeveloped. The remainder of the frontage on the east side of Ridge Road north to 13th is zoned "AA" Single Family and developed with single family houses backing into Ridge with the exception of a small spot of "LC" at the southeast corner of 13th and Ridge developed with a service station. The only recent zone change history in the area has been the denial of the "R-5" General Residence District at the southeast corner of Eleventh Street and Ridge Road (Z-1513, 1973) and the denial of the "RB" Four Family District on the east side of Ridge between 12th and 13th Streets North (Z-1680, 1975).

The northwest corner of Ridge Road and Central is zoned the "LC" Light Commercial and "BB" Office District and developed with an office building, bowling alley/restaurant and other general business uses. Other than a convenience food store on "LC" at the southwest corner of 13th and Ridge, the remainder of the Ridge Road frontage on the west side is zoned and developed with single family uses (including a church school) which back into the major street.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of existing zoning classifications on both the east and west sides of Ridge Road between Central and 13th Street North. Consideration should be given to rezoning the residentially developed lots at the southwest corner of Ridge Road and 13th Street North from the current "LC" Light Commercial District to a residential district reflecting the current land use.

RIDGE ROAD - 13TH STREET NORTH TO CITY LIMITS

The east side of Ridge Road between 13th and 21st Streets North is a portion of the Sedgwick County Zoo Park, outside of the City limits and beyond the scope of this study. The northwest corner of 13th and Ridge Road is zoned the "LC" Light Commercial District and is partially developed with a medical office and pharmacy. Immediately north of the 600' square "LC" tract is a triangular piece of property zoned the "AA" Single Family Dwelling District which remains undeveloped with the remaining platted frontage on the west side of Ridge zoned the "A" Two Family District with duplexes beginning to develop on those lots. The unplatted frontage on the west side of Ridge north of the duplex lots and south of the half section line is zoned the "AA" Single Family Dwelling District and is currently being platted into single family lots. North of the half section line the west side of Ridge Road is outside the City limits. The only recent zone change activity is the approval of the "A" Two Family District on the west side of Ridge Road (Z-1746, 1975 and Z-1918, 1977).

It is recommended that the Planning Commission and the Board of City Commissioners look with favor on retention of the existing zoning classifications on the west side of Ridge Road from 13th Street North to the City limits on the north with the exception that the triangular shaped piece zoned "AA" Single Family located to the north of the existing "LC" Light Commercial at the northwest corner of 13th Street North and Ridge Road be favored for the "R-5" General Residence District.

WICHITA-SEDGWICK COUNTY

DATE


September 25, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO Michael Meek, Senior Planner
FROM Jack H. Galbraith, Chief Planner
SUBJECT Zoning Policies for Ridge Rd. & Tyler Rd.

At the request of the City Commission, please prepare a zoning policy recommendation for both Ridge and Tyler Roads from city limit line to city limit line.

Edie has set up separate DR files. I would like to have a draft report for each street at the end of October.


Jack H. Galbraith
Chief Planner

JHG:e1

THE CITY OF WICHITA

OFFICE OF

CITY MANAGER

DATE September 13, 1978



TO Robert A. Lakin, Director of Planning

FROM Robert G. Finch, Deputy City Manager

SUBJECT Zoning Policies for Ridge
and Tyler Roads

On September 12, 1978, in connection with the discussion of S/D 78-43, plat of Sinclair Addition, Commissioner Donnell requested that the MAPC present the City Commission at a future date with zoning policies for Ridge and Tyler Roads.

Please initiate the necessary staff work to bring this request to the attention of the Planning Commission. No deadline is being set for return of this request to the City Commission. We assume that you will schedule it for completion as early as feasible within your department's work program.

Robert G. Finch
Deputy City Manager

RGF/tsw