

DR 78-31 - Zoning Policy Study for  
Tyler Road, from City Limit Line  
to City Limit Line, by Wichita-  
Board of City  
Commissioners.

# ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved as recommended</i>	<u>6-21-79</u>
B.C.C./B.CO.C. <i>Approved as recommended</i>	<u>7-17-79</u>

DR 78-31 - Zoning Policy Study for Tyler Road, from City Limit Line to City Limit Line, by Wichita-Board of City Commissioners:

WICHITA-SEDGWICK COUNTY

DATE

June 29, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Board of Wichita City Commissioners -  
(Through the City Manager)  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DR 78-31 - Tyler Road Zoning Policy Study

Background Information

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), the Board of Wichita City Commissioners instructed the staff to prepare zoning policy studies for Ridge Road and Tyler Road and requested the Metropolitan Area Planning Commission to make zoning policy recommendations on the two streets.

The MAPD staff has prepared a zoning policy study for Tyler Road which is attached for your reference and is scheduled for consideration during the July 17, 1979 City Commission meeting.

A previous policy study was prepared by staff and zoning policies were established on Ridge Road by the Board of Wichita City Commissioners on June 19, 1979.

Zoning Policy Recommendations

The zoning policy study for Tyler Road recommends that the Metropolitan Area Planning Commission and the Board of Wichita City Commissioners:

1. Look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.
2. Look with favor on the retention of existing zoning classifications from Harry Street to Maple on both the east and west sides of Tyler Road.
3. Look with favor on the retention of existing and approved zoning classifications from Maple north to Central Avenue on both the east and west sides of Tyler Road with the exception that the west side of Tyler Road for a depth of approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.

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The Board of Wichita City Commissioners -  
(Through the City Manager)  
June 29, 1979

4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).
5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

The recommended policies are intended to provide a guide to the Planning and City Commissions during the consideration of zoning change requests on Tyler Road. As with existing zoning policies on other streets, requests for expansion of existing uses shall be considered on their own merits.

Planning Commission Recommendation:

On June 21, 1979, the Metropolitan Area Planning Commission reviewed the recommendations of the Tyler Road zoning policy study. During their review of recommendation No. 4 covering Tyler Road from Central to 13th Street, it was the consensus of the Planning Commission that requests for the "BB" office district or the "R-6" general residence district would be looked upon as favorably as the expansion of the "LC" light commercial district within the existing community unit plan south of the Ascension Lutheran Church Addition. The Planning Commission also indicated that they would reexamine the zoning policy relating to the 4H Club property on the west side of Tyler in the event of a change in ownership and/or a proposed change in the use of the large single purpose tract.

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In concluding their discussion, the Metropolitan Area Planning Commission passed a motion to adopt the zoning policies recommended in the Tyler Road Zoning Policy Study. The vote on the motion was 6 in favor (Bell, Cole, Savina, Barrier, Jones and Bayouth), and 1 opposed (Greider). Taylor, Hennessy and Shook were absent.

RECOMMENDED ACTION

It is recommended that the Board of Wichita City Commissioners approve the policies proposed in the Tyler Road Zoning Policy Study and concur in the comments of the Planning Commission relating thereto.

  
Robert A. Lakin  
Director of Planning

RAL:RLY:e1

Attachment

### TYLER ROAD ZONING POLICY STUDY

On September 12, 1978, in conjunction with the discussion of S/D 78-43, plat of Sinclair Addition, the Board of City Commissioners requested that the Planning Department staff prepare zoning policy studies on Ridge Road and Tyler Road and that the Metropolitan Area Planning Commission make recommendations for the establishment of zoning policies on those streets.

Tyler Road is an arterial on the west side of Wichita providing north/south traffic flow within the City limits from K-42 on the south to a point approximately 1/2 mile north of 13th Street North. Major public facilities located adjacent to Tyler Road include Pawnee Prairie Park and Golf Course, Wichita Municipal Airport, and Northwest High School. The major commercial concentrations are at McCormick and Tyler and Central and Tyler; however, the majority of development adjacent to the street remains low density residential housing.

The 1977 traffic counts on Tyler Road range from a low of 801 vehicles per day in the area north of 13th Street North to a high of 9206 vehicles per day south of the Central Street intersection. Between Maple and 13th Street North, Tyler Road is four lanes in width; however, south of Maple and north of 13th the road is still two lane. The Tyler intersections at Kellogg, Central, and 13th Street North are channelized to provide left turn bays. 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) whereas two lane segments can only accommodate approximately 7,000 vehicles per day at the "C" level. By either the two or four lane standard there would appear to be sufficient capacity on Tyler Road at this time. It should be noted that the recent approval of commercial developments adjacent to Tyler and the new residential construction still occurring in the area should increase the traffic flow over the next few years.

The 1979-1984 Capital Improvements Program of the City of Wichita contains one project, MS 130, to widen Tyler into four lanes from Maple south to the AT&SF railroad tracks located in an area north of Harry. Two companion projects provide for the improvement of signalization at Kellogg and signal improvements and channelization at Maple in 1982. The improvement of signalization at the 13th Street North intersection is also programmed in 1984. These programmed improvements should be adequate to handle projected traffic flow increases in the immediate future.

Tyler Road - K-42 North to Harry

From K-42 north to Harry both sides of Tyler Road are in public ownership. The east side is all owned by the Wichita Airport Authority as is the west side except for the regional park (Pawnee Prairie) and golf course. These ownerships are zoned a variety of districts although governmental uses may be permitted in any zoning classification with the approval of the governing body.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.

Tyler Road - Harry North to Maple

The east side of Tyler Road from Harry north to Kellogg (U.S. 54), is zoned the "E" Light Industrial District and is primarily undeveloped with the exception of a plastics plant, a small nursery, and a few nonconforming use single family houses. From Kellogg north to Tyler Ct. the east side is zoned the "LC" Light Commercial District and developed with a service station, single family house and a TG&Y Family Center. The northeast corner of Tyler and Tyler Ct. is zoned "BB" Office and undeveloped, with the "RB" Four Family District established from that point north and developed with fourplexes up to and including the northeast corner of University and Tyler Road. The southeast corner of Maple and Tyler is zoned the "LC" Light Commercial District and is developed with a vacant service station and garden apartment units.

The west side of Tyler from Harry north to Kellogg is zoned the "E" Light Industrial District and the "C" Commercial District and is developed with a vacant tennis complex, truck equipment sales, some mini warehouses and a "backyard castle" sales and storage operation. The northwest corner of Kellogg and Tyler is zoned the "LC" Light Commercial District and developed as a paint store, with the remaining frontage on the west side of Tyler north to University Street zoned "AA" Single Family and developed with two churches, a Sedgwick County Fire Station, single family houses, and a few undeveloped lots. The southwest corner of Tyler and Maple is zoned the "LC" Light Commercial District and developed as a convenience food store with the remainder of the block south to University Street zoned "LC" and recently approved by the MAPC for a commercial Community Unity Plan (DP-97 Westwood Hills C.U.P., MAPC approved 4-12-79). Another recent zone change request in this area is the denial of "BB" Office District at the southwest corner of Tyler and Westfield (Z-1735, 1975). Although the west side of Tyler between Kellogg and University might be suitable for other than single family because of the zoning and development of the east side, no changes have been suggested because of the recent actions of the governing body in Z-1735 as noted above.

It is recommended that both the Planning and Board of City Commissioners look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from Harry north to Maple.

Tyler Road - Maple North to Central

The northeast corner of Tyler and Maple is zoned the "LC" Light Commercial District and developed with a vacant grocery store and some small shopping center uses. From that point north to Second Street the east side of Tyler is zoned the "AA" Single Family Dwelling District and developed with quality single family houses which front on Tyler Road, with the exception of one lot of "A" Two Family zoning which was approved in 1973 (Z-1466). The northeast corner of Second and Tyler is developed with Wilbur Jr. High School with the school grounds continuing north to the drainage ditch. From the drainage ditch north to Central the east side of Tyler is either zoned "LC" Light Commercial or approved for "LC" and covered by two commercial Community Unit Plans (DP-19 Wes-Cen C.U.P., 1966; DP-90 Ty-Cen C.U.P., 1978 subject to platting).

The northwest corner of Tyler and Maple is zoned the "LC" Light Commercial to a point 600 feet north of the section line and developed with a service station, drive-in restaurant, nonconforming use utility contractor storage area, four single family houses and a liquor store. The northernmost "LC" owner requested an expansion of "LC" to the north to construct an office and parking yet ultimately secured Board of Zoning Appeals approval of an exception for off-street parking on "AA" Single Family without completing the zone change request (Z-1975, 1978; and BZA 7-78). From that point north to the Westlink Center site, the zoning and development is "AA" Single Family. The Westlink Center site (zoned "LC") surrounds on three sides a small pocket of single family housing on "AA" zoning. Inasmuch as the east side of the street has also been approved for "LC" it is doubtful that the small pocket of housing, surrounded on four sides by commercial, will remain. The southwest corner of Tyler and Central is zoned the "LC" Light Commercial District and developed with Westlink Shopping Center which is covered by a commercial Community Unit Plan (DP-9, 1965).

This segment of Tyler Road from Maple north to Central is the most fragile and is open to intrusion of spot zone requests for commercial. The commercial concentrations at Maple and Central will, when fully developed, intensify demand for commercial uses. Although high quality single family residential uses are developed on both sides of Tyler, these residential uses do not side or back into the major street as is the practice now, but rather each house fronts on and has direct access to the major street. In the absense of a strong zoning policy, it is expected that this area will "strip out" with commercial uses over the next few years.

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 Tyler from Maple North to Central with the exception that the west side of Tyler for a depth approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.

Tyler Road - Central North to 13th Street North

The northeast corner of Central and Tyler is zoned the "LC" Light Commercial District, developed with three fast food restaurants and a grocery store and governed by a commercial Community Unit Plan (DP-11, 1966). The remaining frontage on the east side of Tyler north to Bekemeyer is zoned the "AA" Single Family Dwelling District and undeveloped with the exception of a church. The northeast corner of Bekemeyer and Tyler is zoned the "BB" Office District (Z-1878, 1977) and developed with an office. North of the "BB" Office District, the "R-5" General Residence District has been established (Z-1858, 1976) with the tract remaining undeveloped. Two requests to expand the "BB" Office District to the north onto the "R-5" zoned tract have been denied in the past few years (Z-2002, 1977 and Z-2097, 1979). From the "R-5" tract north to the high school site the zoning is "AA" Single Family with the exception of a small spot of "A" Two Family zoning which was originally a request for "RB" Four Family, but was approved for "A" (Z-2100, 1979). From the half section line north to 13th Street North the east side of Tyler is developed with Northwest High School and zoned the "AA" Single Family District.

The northwest corner of Central and Tyler is zoned "AA" and "LC" yet developed with the County 4-H exhibition area and barn. From the 4-H site north to Suncrest the zoning is "AA" Single Family and developed with single family uses which side or back into the major street. The frontage on the west side of Tyler from Suncrest north to 13th Street North is zoned the "LC" Light Commercial District and developed with a restaurant and convenience food store with some undeveloped tracts remaining.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from Central Avenue north to 13th Street North with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).

Tyler Road - 13th Street North to City Limits

The northeast corner of Tyler Road and 13th Street North is zoned the "LC" Light Commercial District yet only developed with a farmhouse. The remaining frontage on the east side to the City limits (the half section line) is zoned the "AA" Single Family District and undeveloped.

The northwest corner of 13th Street North and Tyler Road is zoned the "LC" Light Commercial District and covered by a commercial Community Unit Plan (DP-63, 1974) yet undeveloped. From the "LC" zoning north to Thurman Street the west side of Tyler is zoned the "R-5" General Residence District yet remains undeveloped with the exception of four single family houses built on those lots. From Thurman Street North to the City limits (half section line) the west side of Tyler Road is zoned and developed with single family residences which back into Tyler Road and do not have direct access.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 21, 1979:

19. Case No. DR 78-31 - Zoning Policy Study for Tyler Road, from City Limit Line to City Limit Line.

GALBRAITH reviewed a memorandum and report with the Commission and stated that the City Commission had instructed the staff to prepare a zoning policy study for Ridge Road and Tyler Road, and to request that MAPC make a zoning policy recommendation on those streets. He said that the CPO was favorable toward the recommendations except for the residential lots on the west side of Tyler Road south of Central which they recommend not being changed to "LC" until all are rezoned together. GALBRAITH stated that the following recommendations of the zoning policy for Tyler Road are as follows:

1. Look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.
2. Look with favor on the retention of existing zoning classifications from Harry Street to Maple on both the east and west sides of Tyler Road.
3. Look with favor on the retention of existing and approved zoning classifications from Maple north to Central Avenue on both the east and west sides of Tyler Road with the exception that the west side of Tyler Road for a depth of approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.
4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).

GALBRAITH stated that this recommendation should also favor the "R-6" zoning classification for the area south of the church provided it was amended into the C.U.P. He also suggested that "R-6" would be appropriate on the 4-H property.

5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

BELL commented regarding the CPO recommendation that he did not think it was appropriate for the Planning Commission to begin telling people what size blockage they have to put together to file a request for zone change.

SAVINA concurred with Bell.

MOTION: That the written recommendations of staff be adopted. Bell moved, Cole seconded.

SAVINA asked Bell if he would consider the 4-H area to be appropriate for "R-6" zoning.

BELL said that he was not sure.

SAVINA commented that he felt the 4-H property should be considered for more than the existing zoning.

BELL said that he would not object to incorporating into this study the fact that this is a large single purpose tract as it is presently being used, and in the event of a change in ownership and/or a proposed use that the policy should be re-examined in respect to that property.

BARRIER felt it was inappropriate to lock a church in to having only light commercial zoning next to them, and that it would be more appropriate if it was "BB" or "R-6" on the east side of Tyler south of the Lutheran Church.

SAVINA stated that policies of this sort could lead to an inflationary impact on property. When property is designated ahead of time, values could go up or could go down. He felt it was very dangerous to be setting policies of this type.

VOTE ON THE MOTION: It carried with a vote of 6 in favor (Bell, Cole, Savina, Barrier, Jones and Bayouth), and 1 opposed (Greider). Taylor, Hennessy and Shook were absent.

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WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 14, 1979

TO Metropolitan Area Planning Commission  
FROM Jack H. Galbraith, Chief Planner, Current Plans Division  
SUBJECT DR 78-31 Tyler 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 Tyler 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 Tyler 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 Tyler Road as follows:

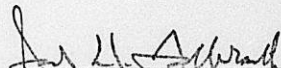
That the Planning Commission and Board of City Commissioners:

1. Look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.
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4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).
  
5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

We have scheduled this item for consideration by the Metropolitan Area Planning Commission at your regular meeting of June 21, 1979.

  
\_\_\_\_\_  
Jack H. Galbraith  
Chief Planner  
Current Plans Division

JHG:MM:bbc  
Attachment (Proposed Zoning for Tyler Road-5 pages)

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

#### TYLER ROAD ZONING POLICY STUDY

On September 12, 1978, in conjunction with the discussion of S/D 78-43, plat of Sinclair Addition, the Board of City Commissioners requested that the Planning Department staff prepare zoning policy studies on Ridge Road and Tyler Road and that the Metropolitan Area Planning Commission make recommendations for the establishment of zoning policies on those streets.

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Tyler Road - K-42 North to Harry

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It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.

Tyler Road - Harry North to Maple

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Tyler Road - Maple North to Central

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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 Tyler from Maple North to Central with the exception that the west side of Tyler for a depth approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.

Tyler Road - Central North to 13th Street North

The northeast corner of Central and Tyler is zoned the "LC" Light Commercial District, developed with three fast food restaurants and a grocery store and governed by a commercial Community Unit Plan (DP-11, 1966). The remaining frontage on the east side of Tyler north to Bekemeyer is zoned the "AA" Single Family Dwelling District and undeveloped with the exception of a church. The northeast corner of Bekemeyer and Tyler is zoned the "BB" Office District (Z-1878, 1977) and developed with an office. North of the "BB" Office District, the "R-5" General Residence District has been established (Z-1858, 1976) with the tract remaining undeveloped. Two requests to expand the "BB" Office District to the north onto the "R-5" zoned tract have been denied in the past few years (Z-2002, 1977 and Z-2097, 1979). From the "R-5" tract north to the high school site the zoning is "AA" Single Family with the exception of a small spot of "A" Two Family zoning which was originally a request for "RB" Four Family, but was approved for "A" (Z-2100, 1979). From the half section line north to 13th Street North the east side of Tyler is developed with Northwest High School and zoned the "AA" Single Family District.

The northwest corner of Central and Tyler is zoned "AA" and "LC" yet developed with the County 4-H exhibition area and barn. From the 4-H site north to Suncrest the zoning is "AA" Single Family and developed with single family uses which side or back into the major street. The frontage on the west side of Tyler from Suncrest north to 13th Street North is zoned the "LC" Light Commercial District and developed with a restaurant and convenience food store with some undeveloped tracts remaining.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from Central Avenue north to 13th Street North with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).

Tyler Road - 13th Street North to City Limits

The northeast corner of Tyler Road and 13th Street North is zoned the "LC" Light Commercial District yet only developed with a farmhouse. The remaining frontage on the east side to the City limits (the half section line) is zoned the "AA" Single Family District and undeveloped.

The northwest corner of 13th Street North and Tyler Road is zoned the "LC" Light Commercial District and covered by a commercial Community Unit Plan (DP-63, 1974) yet undeveloped. From the "LC" zoning north to Thurman Street the west side of Tyler is zoned the "R-5" General Residence District yet remains undeveloped with the exception of four single family houses built on those lots. From Thurman Street North to the City limits (half section line) the west side of Tyler Road is zoned and developed with single family residences which back into Tyler Road and do not have direct access.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

WICHITA-SEDGWICK COUNTY

DATE

June 29, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Board of Wichita City Commissioners -  
(Through the City Manager)  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DR 78-31 - Tyler Road Zoning Policy Study

Background Information

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), the Board of Wichita City Commissioners instructed the staff to prepare zoning policy studies for Ridge Road and Tyler Road and requested the Metropolitan Area Planning Commission to make zoning policy recommendations on the two streets.

The MAPD staff has prepared a zoning policy study for Tyler Road which is attached for your reference and is scheduled for consideration during the July 17, 1979 City Commission meeting.

A previous policy study was prepared by staff and zoning policies were established on Ridge Road by the Board of Wichita City Commissioners on June 19, 1979.

Zoning Policy Recommendations

The zoning policy study for Tyler Road recommends that the Metropolitan Area Planning Commission and the Board of Wichita City Commissioners:

1. Look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.
2. Look with favor on the retention of existing zoning classifications from Harry Street to Maple on both the east and west sides of Tyler Road.
3. Look with favor on the retention of existing and approved zoning classifications from Maple north to Central Avenue on both the east and west sides of Tyler Road with the exception that the west side of Tyler Road for a depth of approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.

Page Two  
The Board of Wichita City Commissioners -  
(Through the City Manager)  
June 29, 1979

4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).
5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

The recommended policies are intended to provide a guide to the Planning and City Commissions during the consideration of zoning change requests on Tyler Road. As with existing zoning policies on other streets, requests for expansion of existing uses shall be considered on their own merits.

Planning Commission Recommendation:

On June 21, 1979, the Metropolitan Area Planning Commission reviewed the recommendations of the Tyler Road zoning policy study. During their review of recommendation No. 4 covering Tyler Road from Central to 13th Street, it was the consensus of the Planning Commission that requests for the "BB" office district or the "R-6" general residence district would be looked upon as favorably as the expansion of the "LC" light commercial district within the existing community unit plan south of the Ascension Lutheran Church Addition. The Planning Commission also indicated that they would reexamine the zoning policy relating to the 4H Club property on the west side of Tyler in the event of a change in ownership and/or a proposed change in the use of the large single purpose tract.

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The Board of Wichita City Commissioners -  
(Through the City Manager)  
June 29, 1979

In concluding their discussion, the Metropolitan Area Planning Commission passed a motion to adopt the zoning policies recommended in the Tyler Road Zoning Policy Study. The vote on the motion was 6 in favor (Bell, Cole, Savina, Barrier, Jones and Bayouth), and 1 opposed (Greider). Taylor, Hennessy and Shook were absent.

RECOMMENDED ACTION

It is recommended that the Board of Wichita City Commissioners approve the policies proposed in the Tyler Road Zoning Policy Study and concur in the comments of the Planning Commission relating thereto.

  
Robert A. Lakin  
Director of Planning

RAL:RLY:e1

Attachment

#### TYLER ROAD ZONING POLICY STUDY

On September 12, 1978, in conjunction with the discussion of S/D 78-43, plat of Sinclair Addition, the Board of City Commissioners requested that the Planning Department staff prepare zoning policy studies on Ridge Road and Tyler Road and that the Metropolitan Area Planning Commission make recommendations for the establishment of zoning policies on those streets.

Tyler Road is an arterial on the west side of Wichita providing north/south traffic flow within the City limits from K-42 on the south to a point approximately 1/2 mile north of 13th Street North. Major public facilities located adjacent to Tyler Road include Pawnee Prairie Park and Golf Course, Wichita Municipal Airport, and Northwest High School. The major commercial concentrations are at McCormick and Tyler and Central and Tyler; however, the majority of development adjacent to the street remains low density residential housing.

The 1977 traffic counts on Tyler Road range from a low of 801 vehicles per day in the area north of 13th Street North to a high of 9206 vehicles per day south of the Central Street intersection. Between Maple and 13th Street North, Tyler Road is four lanes in width; however, south of Maple and north of 13th the road is still two lane. The Tyler intersections at Kellogg, Central, and 13th Street North are channelized to provide left turn bays. 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) whereas two lane segments can only accommodate approximately 7,000 vehicles per day at the "C" level. By either the two or four lane standard there would appear to be sufficient capacity on Tyler Road at this time. It should be noted that the recent approval of commercial developments adjacent to Tyler and the new residential construction still occurring in the area should increase the traffic flow over the next few years.

The 1979-1984 Capital Improvements Program of the City of Wichita contains one project, MS 130, to widen Tyler into four lanes from Maple south to the AT&SF railroad tracks located in an area north of Harry. Two companion projects provide for the improvement of signalization at Kellogg and signal improvements and channelization at Maple in 1982. The improvement of signalization at the 13th Street North intersection is also programmed in 1984. These programmed improvements should be adequate to handle projected traffic flow increases in the immediate future.

Tyler Road - K-42 North to Harry

From K-42 north to Harry both sides of Tyler Road are in public ownership. The east side is all owned by the Wichita Airport Authority as is the west side except for the regional park (Pawnee Prairie) and golf course. These ownerships are zoned a variety of districts although governmental uses may be permitted in any zoning classification with the approval of the governing body.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.

Tyler Road - Harry North to Maple

The east side of Tyler Road from Harry north to Kellogg (U.S. 54), is zoned the "E" Light Industrial District and is primarily undeveloped with the exception of a plastics plant, a small nursery, and a few nonconforming use single family houses. From Kellogg north to Tyler Ct. the east side is zoned the "LC" Light Commercial District and developed with a service station, single family house and a TG&Y Family Center. The northeast corner of Tyler and Tyler Ct. is zoned "BB" Office and undeveloped, with the "RB" Four Family District established from that point north and developed with fourplexes up to and including the northeast corner of University and Tyler Road. The southeast corner of Maple and Tyler is zoned the "LC" Light Commercial District and is developed with a vacant service station and garden apartment units.

The west side of Tyler from Harry north to Kellogg is zoned the "E" Light Industrial District and the "C" Commercial District and is developed with a vacant tennis complex, truck equipment sales, some mini warehouses and a "backyard castle" sales and storage operation. The northwest corner of Kellogg and Tyler is zoned the "LC" Light Commercial District and developed as a paint store, with the remaining frontage on the west side of Tyler north to University Street zoned "AA" Single Family and developed with two churches, a Sedgwick County Fire Station, single family houses, and a few undeveloped lots. The southwest corner of Tyler and Maple is zoned the "LC" Light Commercial District and developed as a convenience food store with the remainder of the block south to University Street zoned "LC" and recently approved by the MAPC for a commercial Community Unity Plan (DP-97 Westwood Hills C.U.P., MAPC approved 4-12-79). Another recent zone change request in this area is the denial of "BB" Office District at the southwest corner of Tyler and Westfield (Z-1735, 1975). Although the west side of Tyler between Kellogg and University might be suitable for other than single family because of the zoning and development of the east side, no changes have been suggested because of the recent actions of the governing body in Z-1735 as noted above.

It is recommended that both the Planning and Board of City Commissioners look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from Harry north to Maple.

Tyler Road - Maple North to Central

The northeast corner of Tyler and Maple is zoned the "LC" Light Commercial District and developed with a vacant grocery store and some small shopping center uses. From that point north to Second Street the east side of Tyler is zoned the "AA" Single Family Dwelling District and developed with quality single family houses which front on Tyler Road, with the exception of one lot of "A" Two Family zoning which was approved in 1973 (Z-1466). The northeast corner of Second and Tyler is developed with Wilbur Jr. High School with the school grounds continuing north to the drainage ditch. From the drainage ditch north to Central the east side of Tyler is either zoned "LC" Light Commercial or approved for "LC" and covered by two commercial Community Unit Plans (DP-19 Wes-Cen C.U.P., 1966; DP-90 Ty-Cen C.U.P., 1978 subject to platting).

The northwest corner of Tyler and Maple is zoned the "LC" Light Commercial to a point 600 feet north of the section line and developed with a service station, drive-in restaurant, nonconforming use utility contractor storage area, four single family houses and a liquor store. The northernmost "LC" owner requested an expansion of "LC" to the north to construct an office and parking yet ultimately secured Board of Zoning Appeals approval of an exception for off-street parking on "AA" Single Family without completing the zone change request (Z-1975, 1978; and BZA 7-78). From that point north to the Westlink Center site, the zoning and development is "AA" Single Family. The Westlink Center site (zoned "LC") surrounds on three sides a small pocket of single family housing on "AA" zoning. Inasmuch as the east side of the street has also been approved for "LC" it is doubtful that the small pocket of housing, surrounded on four sides by commercial, will remain. The southwest corner of Tyler and Central is zoned the "LC" Light Commercial District and developed with Westlink Shopping Center which is covered by a commercial Community Unit Plan (DP-9, 1965).

This segment of Tyler Road from Maple north to Central is the most fragile and is open to intrusion of spot zone requests for commercial. The commercial concentrations at Maple and Central will, when fully developed, intensify demand for commercial uses. Although high quality single family residential uses are developed on both sides of Tyler, these residential uses do not side or back into the major street as is the practice now, but rather each house fronts on and has direct access to the major street. In the absence of a strong zoning policy, it is expected that this area will "strip out" with commercial uses over the next few years.

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 Tyler from Maple North to Central with the exception that the west side of Tyler for a depth approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.

Tyler Road - Central North to 13th Street North

The northeast corner of Central and Tyler is zoned the "LC" Light Commercial District, developed with three fast food restaurants and a grocery store and governed by a commercial Community Unit Plan (DP-11, 1966). The remaining frontage on the east side of Tyler north to Bekemeyer is zoned the "AA" Single Family Dwelling District and undeveloped with the exception of a church. The northeast corner of Bekemeyer and Tyler is zoned the "BB" Office District (Z-1878, 1977) and developed with an office. North of the "BB" Office District, the "R-5" General Residence District has been established (Z-1858, 1976) with the tract remaining undeveloped. Two requests to expand the "BB" Office District to the north onto the "R-5" zoned tract have been denied in the past few years (Z-2002, 1977 and Z-2097, 1979). From the "R-5" tract north to the high school site the zoning is "AA" Single Family with the exception of a small spot of "A" Two Family zoning which was originally a request for "RB" Four Family, but was approved for "A" (Z-2100, 1979). From the half section line north to 13th Street North the east side of Tyler is developed with Northwest High School and zoned the "AA" Single Family District.

The northwest corner of Central and Tyler is zoned "AA" and "LC" yet developed with the County 4-H exhibition area and barn. From the 4-H site north to Suncrest the zoning is "AA" Single Family and developed with single family uses which side or back into the major street. The frontage on the west side of Tyler from Suncrest north to 13th Street North is zoned the "LC" Light Commercial District and developed with a restaurant and convenience food store with some undeveloped tracts remaining.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from Central Avenue north to 13th Street North with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).

Tyler Road - 13th Street North to City Limits

The northeast corner of Tyler Road and 13th Street North is zoned the "LC" Light Commercial District yet only developed with a farmhouse. The remaining frontage on the east side to the City limits (the half section line) is zoned the "AA" Single Family District and undeveloped.

The northwest corner of 13th Street North and Tyler Road is zoned the "LC" Light Commercial District and covered by a commercial Community Unit Plan (DP-63, 1974) yet undeveloped. From the "LC" zoning north to Thurman Street the west side of Tyler is zoned the "R-5" General Residence District yet remains undeveloped with the exception of four single family houses built on those lots. From Thurman Street North to the City limits (half section line) the west side of Tyler Road is zoned and developed with single family residences which back into Tyler Road and do not have direct access.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 21, 1979:

19. Case No. DR 78-31 - Zoning Policy Study for Tyler Road, from City Limit Line to City Limit Line.

GALBRAITH reviewed a memorandum and report with the Commission and stated that the City Commission had instructed the staff to prepare a zoning policy study for Ridge Road and Tyler Road, and to request that MAPC make a zoning policy recommendation on those streets. He said that the CPO was favorable toward the recommendations except for the residential lots on the west side of Tyler Road south of Central which they recommend not being changed to "LC" until all are rezoned together. GALBRAITH stated that the following recommendations of the zoning policy for Tyler Road are as follows:

1. Look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.
2. Look with favor on the retention of existing zoning classifications from Harry Street to Maple on both the east and west sides of Tyler Road.
3. Look with favor on the retention of existing and approved zoning classifications from Maple north to Central Avenue on both the east and west sides of Tyler Road with the exception that the west side of Tyler Road for a depth of approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.
4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).

GALBRAITH stated that this recommendation should also favor the "R-6" zoning classification for the area south of the church provided it was amended into the C.U.P. He also suggested that "R-6" would be appropriate on the 4-H property.

5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

BELL commented regarding the CPO recommendation that he did not think it was appropriate for the Planning Commission to begin telling people what size blockage they have to put together to file a request for zone change.

SAVINA concurred with Bell.

MOTION: That the written recommendations of staff be adopted. Bell moved, Cole seconded.

SAVINA asked Bell if he would consider the 4-H area to be appropriate for "R-6" zoning.

BELL said that he was not sure.

SAVINA commented that he felt the 4-H property should be considered for more than the existing zoning.

BELL said that he would not object to incorporating into this study the fact that this is a large single purpose tract as it is presently being used, and in the event of a change in ownership and/or a proposed use that the policy should be re-examined in respect to that property.

BARRIER felt it was inappropriate to lock a church in to having only light commercial zoning next to them, and that it would be more appropriate if it was "BB" or "R-6" on the east side of Tyler south of the Lutheran Church.

SAVINA stated that policies of this sort could lead to an inflationary impact on property. When property is designated ahead of time, values could go up or could go down. He felt it was very dangerous to be setting policies of this type.

VOTE ON THE MOTION: It carried with a vote of 6 in favor (Bell, Cole, Savina, Barrier, Jones and Bayouth), and 1 opposed (Greider). Taylor, Hennessy and Shook were absent.

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THE CITY OF WICHITA  
OFFICE OF Citizen Participation

DATE June 21, 1979

TO Jack Galbraith, Chief Planner  
FROM Gail Williams, CPO Administrative Aide

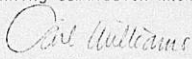
SUBJECT DR 78-31: Tyler Road Zoning  
Policy Study

CPO Council "A" discussed the captioned study at its meeting last evening, and voted 8-0 to recommend approval of the proposed zoning policies for Tyler Road from K-42 to Harry (#1), Harry to Maple (#2), Central to 13th (#4), and 13th to the north City limit (#5).

The Council also voted 8-0 to recommend that the proposed policy for Tyler from Maple to Central (#3) be amended to read ... "that the west side of Tyler Road for a depth of approximately 1400 foot south of Central be favored for the "LC" Light Commercial District only if such a change is requested for all residential property north of that point concurrently", and approved as amended.

The Council feels that this restriction is the only means of preventing "spot zoning" or erosion of the remaining "AA" Single Family District in question, which is small but nevertheless deserving of such consideration.

Please provide this information to the Planning Commission when they discuss the proposed policies today.

  
Gail Williams

GW:gw

Noted: 

Sarah Gilbert,  
Assistant CPO Coordinator

June 29, 1979

The Board of Wichita City Commissioners -  
(Through the City Manager)  
Robert A. Lakin, Director of Planning

DR 78-31 - Tyler Road Zoning Policy Study

Background Information

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), the Board of Wichita City Commissioners instructed the staff to prepare zoning policy studies for Ridge Road and Tyler Road and requested the Metropolitan Area Planning Commission to make zoning policy recommendations on the two streets.

The MAPD staff has prepared a zoning policy study for Tyler Road which is attached for your reference and is scheduled for consideration during the July 17, 1979 City Commission meeting.

A previous policy study was prepared by staff and zoning policies were established on Ridge Road by the Board of Wichita City Commissioners on June 19, 1979.

Zoning Policy Recommendations

The zoning policy study for Tyler Road recommends that the Metropolitan Area Planning Commission and the Board of Wichita City Commissioners:

1. Look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.
2. Look with favor on the retention of existing zoning classifications from Harry Street to Maple on both the east and west sides of Tyler Road.
3. Look with favor on the retention of existing and approved zoning classifications from Maple north to Central Avenue on both the east and west sides of Tyler Road with the exception that the west side of Tyler Road for a depth of approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.

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The Board of Wichita City Commissioners -  
(Through the City Manager)  
June 29, 1979

4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).
5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

The recommended policies are intended to provide a guide to the Planning and City Commissions during the consideration of zoning change requests on Tyler Road. As with existing zoning policies on other streets, requests for expansion of existing uses shall be considered on their own merits.

Planning Commission Recommendation:

On June 21, 1979, the Metropolitan Area Planning Commission reviewed the recommendations of the Tyler Road zoning policy study. During their review of recommendation No. 4 covering Tyler Road from Central to 13th Street, it was the consensus of the Planning Commission that requests for the "BB" office district or the "R-6" general residence district would be looked upon as favorably as the expansion of the "LC" light commercial district within the existing community unit plan south of the Ascension Lutheran Church Addition. The Planning Commission also indicated that they would reexamine the zoning policy relating to the 4H Club property on the west side of Tyler in the event of a change in ownership and/or a proposed change in the use of the large single purpose tract.

Page Three  
The Board of Wichita City Commissioners -  
(Through the City Manager)  
June 29, 1979

In concluding their discussion, the Metropolitan Area Planning Commission passed a motion to adopt the zoning policies recommended in the Tyler Road Zoning Policy Study. The vote on the motion was 6 in favor (Bell, Cole, Savina, Barrier, Jones and Bayouth), and 1 opposed (Greider). Taylor, Hennessy and Shook were absent.

RECOMMENDED ACTION

It is recommended that the Board of Wichita City Commissioners approve the policies proposed in the Tyler Road Zoning Policy Study and concur in the comments of the Planning Commission relating thereto.

Robert A. Lakin  
Director of Planning

RAL:RLY:el

Attachment

**THE CITY OF WICHITA**  
OFFICE OF Citizen Participation

**DATE** June 21, 1979

**TO** Jack Galbraith, Chief Planner  
**FROM** Gail Williams, CPO Administrative Aide

**SUBJECT** DR 78-31: Tyler Road Zoning  
Policy Study

CPO Council "A" discussed the captioned study at its meeting last evening, and voted 8-0 to recommend approval of the proposed zoning policies for Tyler Road from K-42 to Harry (#1), Harry to Maple (#2), Central to 13th (#4), and 13th to the north City limit (#5).

The Council also voted 8-0 to recommend that the proposed policy for Tyler from Maple to Central (#3) be amended to read ... "that the west side of Tyler Road for a depth of approximately 1400 foot south of Central be favored for the "LC" Light Commercial District only if such a change is requested for all residential property north of that point concurrently", and approved as amended.

The Council feels that this restriction is the only means of preventing "spot zoning" or erosion of the remaining "AA" Single Family District in question, which is small but nevertheless deserving of such consideration.

Please provide this information to the Planning Commission when they discuss the proposed policies today.

*Gail Williams*  
Gail Williams

GW:gw

Noted: *Sarah Gilbert*  
Sarah Gilbert,  
Assistant CPO Coordinator

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

June 14, 1979

**TO** Metropolitan Area Planning Commission  
**FROM** Jack H. Galbraith, Chief Planner, Current Plans Division  
**SUBJECT** DR 78-31 Tyler 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 Tyler 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 Tyler 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 Tyler Road as follows:


That the Planning Commission and Board of City Commissioners:

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2. Look with favor on the retention of existing zoning classifications from Harry Street to Maple on both the east and west sides of Tyler Road.
3. Look with favor on the retention of existing and approved zoning classifications from Maple north to Central Avenue on both the east and west sides of Tyler Road with the exception that the west side of Tyler Road for a depth of approximately 1400 foot south of Central be favored for the "LC" Light Commercial District.

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MAPC  
DR 78-31  
June 21, 1979

4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).
  
5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

We have scheduled this item for consideration by the Metropolitan Area Planning Commission at your regular meeting of June 21, 1979.

  
\_\_\_\_\_  
Jack H. Galbraith  
Chief Planner  
Current Plans Division

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

June 14, 1979

Metropolitan Area Planning Commission

Jack H. Galbraith, Chief Planner, Current Plans Division

DR 78-31 Tyler 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.

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Page 2  
MAPC  
DR 78-31  
June 21, 1979

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Jack H. Galbraith  
Chief Planner  
Current Plans Division

JHG:MM:bbc  
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cc: Evelyn Pittman, Assistant C.P.O. Coordinator

### TYLER ROAD ZONING POLICY STUDY

On September 12, 1978, in conjunction with the discussion of S/D 78-43, plat of Sinclair Addition, the Board of City Commissioners requested that the Planning Department staff prepare zoning policy studies on Ridge Road and Tyler Road and that the Metropolitan Area Planning Commission make recommendations for the establishment of zoning policies on those streets.

Tyler Road is an arterial on the west side of Wichita providing north/south traffic flow within the City limits from K-42 on the south to a point approximately 1/2 mile north of 13th Street North. Major public facilities located adjacent to Tyler Road include Pawnee Prairie Park and Golf Course, Wichita Municipal Airport, and Northwest High School. The major commercial concentrations are at McCormick and Tyler and Central and Tyler; however, the majority of development adjacent to the street remains low density residential housing.

The 1977 traffic counts on Tyler Road range from a low of 801 vehicles per day in the area north of 13th Street North to a high of 9206 vehicles per day south of the Central Street intersection. Between Maple and 13th Street North, Tyler Road is four lanes in width; however, south of Maple and north of 13th the road is still two lane. The Tyler intersections at Kellogg, Central, and 13th Street North are channelized to provide left turn bays. 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) whereas two lane segments can only accommodate approximately 7,000 vehicles per day at the "C" level. By either the two or four lane standard there would appear to be sufficient capacity on Tyler Road at this time. It should be noted that the recent approval of commercial developments adjacent to Tyler and the new residential construction still occurring in the area should increase the traffic flow over the next few years.

The 1979-1984 Capital Improvements Program of the City of Wichita contains one project, MS 130, to widen Tyler into four lanes from Maple south to the AT&SF railroad tracks located in an area north of Harry. Two companion projects provide for the improvement of signalization at Kellogg and signal improvements and channelization at Maple in 1982. The improvement of signalization at the 13th Street North intersection is also programmed in 1984. These programmed improvements should be adequate to handle projected traffic flow increases in the immediate future.

Tyler Road - K-42 North to Harry

From K-42 north to Harry both sides of Tyler Road are in public ownership. The east side is all owned by the Wichita Airport Authority as is the west side except for the regional park (Pawnee Prairie) and golf course. These ownerships are zoned a variety of districts although governmental uses may be permitted in any zoning classification with the approval of the governing body.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.

Tyler Road - Harry North to Maple

The east side of Tyler Road from Harry north to Kellogg (U.S. 54), is zoned the "E" Light Industrial District and is primarily undeveloped with the exception of a plastics plant, a small nursery, and a few nonconforming use single family houses. From Kellogg north to Tyler Ct. the east side is zoned the "LC" Light Commercial District and developed with a service station, single family house and a TG&Y Family Center. The northeast corner of Tyler and Tyler Ct. is zoned "BB" Office and undeveloped, with the "RB" Four Family District established from that point north and developed with fourplexes up to and including the northeast corner of University and Tyler Road. The southeast corner of Maple and Tyler is zoned the "LC" Light Commercial District and is developed with a vacant service station and garden apartment units.

The west side of Tyler from Harry north to Kellogg is zoned the "E" Light Industrial District and the "C" Commercial District and is developed with a vacant tennis complex, truck equipment sales, some mini warehouses and a "backyard castle" sales and storage operation. The northwest corner of Kellogg and Tyler is zoned the "LC" Light Commercial District and developed as a paint store, with the remaining frontage on the west side of Tyler north to University Street zoned "AA" Single Family and developed with two churches, a Sedgwick County Fire Station, single family houses, and a few undeveloped lots. The southwest corner of Tyler and Maple is zoned the "LC" Light Commercial District and developed as a convenience food store with the remainder of the block south to University Street zoned "LC" and recently approved by the MAPC for a commercial Community Unity Plan (DP-97 Westwood Hills C.U.P., MAPC approved 4-12-79). Another recent zone change request in this area is the denial of "BB" Office District at the southwest corner of Tyler and Westfield (Z-1735, 1975). Although the west side of Tyler between Kellogg and University might be suitable for other than single family because of the zoning and development of the east side, no changes have been suggested because of the recent actions of the governing body in Z-1735 as noted above.

It is recommended that both the Planning and Board of City Commissioners look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from Harry north to Maple.

Tyler Road - Maple North to Central

The northeast corner of Tyler and Maple is zoned the "LC" Light Commercial District and developed with a vacant grocery store and some small shopping center uses. From that point north to Second Street the east side of Tyler is zoned the "AA" Single Family Dwelling District and developed with quality single family houses which front on Tyler Road, with the exception of one lot of "A" Two Family zoning which was approved in 1973 (Z-1466). The northeast corner of Second and Tyler is developed with Wilbur Jr. High School with the school grounds continuing north to the drainage ditch. From the drainage ditch north to Central the east side of Tyler is either zoned "LC" Light Commercial or approved for "LC" and covered by two commercial Community Unit Plans (DP-19 Wes-Cen C.U.P., 1966; DP-90 Ty-Cen C.U.P., 1978 subject to platting).

The northwest corner of Tyler and Maple is zoned the "LC" Light Commercial to a point 600 feet north of the section line and developed with a service station, drive-in restaurant, nonconforming use utility contractor storage area, four single family houses and a liquor store. The northernmost "LC" owner requested an expansion of "LC" to the north to construct an office and parking yet ultimately secured Board of Zoning Appeals approval of an exception for off-street parking on "AA" Single Family without completing the zone change request (Z-1975, 1978; and BZA 7-78). From that point north to the Westlink Center site, the zoning and development is "AA" Single Family. The Westlink Center site (zoned "LC") surrounds on three sides a small pocket of single family housing on "AA" zoning. Inasmuch as the east side of the street has also been approved for "LC" it is doubtful that the small pocket of housing, surrounded on four sides by commercial, will remain. The southwest corner of Tyler and Central is zoned the "LC" Light Commercial District and developed with Westlink Shopping Center which is covered by a commercial Community Unit Plan (DP-9, 1965).

This segment of Tyler Road from Maple north to Central is the most fragile and is open to intrusion of spot zone requests for commercial. The commercial concentrations at Maple and Central will, when fully developed, intensify demand for commercial uses. Although high quality single family residential uses are developed on both sides of Tyler, these residential uses do not side or back into the major street as is the practice now, but rather each house fronts on and has direct access to the major street. In the absense of a strong zoning policy, it is expected that this area will "strip out" with commercial uses over the next few years.

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 Tyler from Maple North to Central with the exception that the west side of Tyler for a depth approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.

Tyler Road - Central North to 13th Street North

The northeast corner of Central and Tyler is zoned the "LC" Light Commercial District, developed with three fast food restaurants and a grocery store and governed by a commercial Community Unit Plan (DP-11, 1966). The remaining frontage on the east side of Tyler north to Bekemeyer is zoned the "AA" Single Family Dwelling District and undeveloped with the exception of a church. The northeast corner of Bekemeyer and Tyler is zoned the "BB" Office District (Z-1878, 1977) and developed with an office. North of the "BB" Office District, the "R-5" General Residence District has been established (Z-1858, 1976) with the tract remaining undeveloped. Two requests to expand the "BB" Office District to the north onto the "R-5" zoned tract have been denied in the past few years (Z-2002, 1977 and Z-2097, 1979). From the "R-5" tract north to the high school site the zoning is "AA" Single Family with the exception of a small spot of "A" Two Family zoning which was originally a request for "RB" Four Family, but was approved for "A" (Z-2100, 1979). From the half section line north to 13th Street North the east side of Tyler is developed with Northwest High School and zoned the "AA" Single Family District.

The northwest corner of Central and Tyler is zoned "AA" and "LC" yet developed with the County 4-H exhibition area and barn. From the 4-H site north to Suncrest the zoning is "AA" Single Family and developed with single family uses which side or back into the major street. The frontage on the west side of Tyler from Suncrest north to 13th Street North is zoned the "LC" Light Commercial District and developed with a restaurant and convenience food store with some undeveloped tracts remaining.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from Central Avenue north to 13th Street North with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).

Tyler Road - 13th Street North to City Limits

The northeast corner of Tyler Road and 13th Street North is zoned the "LC" Light Commercial District yet only developed with a farmhouse. The remaining frontage on the east side to the City limits (the half section line) is zoned the "AA" Single Family District and undeveloped.

The northwest corner of 13th Street North and Tyler Road is zoned the "LC" Light Commercial District and covered by a commercial Community Unit Plan (DP-63, 1974) yet undeveloped. From the "LC" zoning north to Thurman Street the west side of Tyler is zoned the "R-5" General Residence District yet remains undeveloped with the exception of four single family houses built on those lots. From Thurman Street North to the City limits (half section line) the west side of Tyler Road is zoned and developed with single family residences which back into Tyler Road and do not have direct access.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

May 22, 1979

**TO** Dave Furnas, Public Affairs Director (C.P.O. Coordinator)  
**FROM** Jack H. Galbraith, Chief Planner  
**SUBJECT** DR 78-31 Tyler 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. On April 26, 1979, the MAPC approved a policy on Ridge Road which had previously been recommended by the Area "A" CPO Council.

The MAPD staff has prepared a Tyler 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 Tyler 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 Tyler Road as follows:

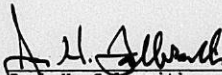
That the Planning Commission and Board of City Commissioners:

1. Look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.
2. Look with favor on the retention of existing zoning classifications from Harry Street to Maple on both the east and west sides of Tyler Road.
3. Look with favor on the retention of existing and approved zoning classifications from Maple north to Central Avenue on both the east and west sides of Tyler Road with the exception that the west side of Tyler Road for a depth of approximately 1400 foot south of Central be favored for the "LC" Light Commercial District.

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4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).
  
5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

We have tentatively scheduled this item for consideration by the Metropolitan Area Planning Commission at their regular meeting of June 21, 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:bbc  
Enclosure

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

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May 22, 1979

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

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Tyler Road - Maple North to Central

The northeast corner of Tyler and Maple is zoned the "LC" Light Commercial District and developed with a vacant grocery store and some small shopping center uses. From that point north to Second Street the east side of Tyler is zoned the "AA" Single Family Dwelling District and developed with quality single family houses which front on Tyler Road, with the exception of one lot of "A" Two Family zoning which was approved in 1973 (Z-1466). The northeast corner of Second and Tyler is developed with Wilbur Jr. High School with the school grounds continuing north to the drainage ditch. From the drainage ditch north to Central the east side of Tyler is either zoned "LC" Light Commercial or approved for "LC" and covered by two commercial Community Unit Plans (DP-19 Wes-Cen C.U.P., 1966; DP-90 Ty-Cen C.U.P., 1978 subject to platting).

The northwest corner of Tyler and Maple is zoned the "LC" Light Commercial to a point 600 feet north of the section line and developed with a service station, drive-in restaurant, nonconforming use utility contractor storage area, four single family houses and a liquor store. The northernmost "LC" owner requested an expansion of "LC" to the north to construct an office and parking yet ultimately secured Board of Zoning Appeals approval of an exception for off-street parking on "AA" Single Family without completing the zone change request (Z-1975, 1978; and BZA 7-78). From that point north to the Westlink Center site, the zoning and development is "AA" Single Family. The Westlink Center site (zoned "LC") surrounds on three sides a small pocket of single family housing on "AA" zoning. Inasmuch as the east side of the street has also been approved for "LC" it is doubtful that the small pocket of housing, surrounded on four sides by commercial, will remain. The southwest corner of Tyler and Central is zoned the "LC" Light Commercial District and developed with Westlink Shopping Center which is covered by a commercial Community Unit Plan (DP-9, 1965).

This segment of Tyler Road from Maple north to Central is the most fragile and is open to intrusion of spot zone requests for commercial. The commercial concentrations at Maple and Central will, when fully developed, intensify demand for commercial uses. Although high quality single family residential uses are developed on both sides of Tyler, these residential uses do not side or back into the major street as is the practice now, but rather each house fronts on and has direct access to the major street. In the absence of a strong zoning policy, it is expected that this area will "strip out" with commercial uses over the next few years.

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 Tyler from Maple North to Central with the exception that the west side of Tyler for a depth approximately 1400 feet south of Central be favored for the "LC" Light Commercial District.

Tyler Road - Central North to 13th Street North

The northeast corner of Central and Tyler is zoned the "LC" Light Commercial District, developed with three fast food restaurants and a grocery store and governed by a commercial Community Unit Plan (DP-11, 1966). The remaining frontage on the east side of Tyler north to Bekemeyer is zoned the "AA" Single Family Dwelling District and undeveloped with the exception of a church. The northeast corner of Bekemeyer and Tyler is zoned the "BB" Office District (Z-1878, 1977) and developed with an office. North of the "BB" Office District, the "R-5" General Residence District has been established (Z-1858, 1976) with the tract remaining undeveloped. Two requests to expand the "BB" Office District to the north onto the "R-5" zoned tract have been denied in the past few years (Z-2002, 1977 and Z-2097, 1979). From the "R-5" tract north to the high school site the zoning is "AA" Single Family with the exception of a small spot of "A" Two Family zoning which was originally a request for "RB" Four Family, but was approved for "A" (Z-2100, 1979). From the half section line north to 13th Street North the east side of Tyler is developed with Northwest High School and zoned the "AA" Single Family District.

The northwest corner of Central and Tyler is zoned "AA" and "LC" yet developed with the County 4-H exhibition area and barn. From the 4-H site north to Suncrest the zoning is "AA" Single Family and developed with single family uses which side or back into the major street. The frontage on the west side of Tyler from Suncrest north to 13th Street North is zoned the "LC" Light Commercial District and developed with a restaurant and convenience food store with some undeveloped tracts remaining.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from Central Avenue north to 13th Street North with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).

Tyler Road - 13th Street North to City Limits

The northeast corner of Tyler Road and 13th Street North is zoned the "LC" Light Commercial District yet only developed with a farmhouse. The remaining frontage on the east side to the City limits (the half section line) is zoned the "AA" Single Family District and undeveloped.

The northwest corner of 13th Street North and Tyler Road is zoned the "LC" Light Commercial District and covered by a commercial Community Unit Plan (DP-63, 1974) yet undeveloped. From the "LC" zoning north to Thurman Street the west side of Tyler is zoned the "R-5" General Residence District yet remains undeveloped with the exception of four single family houses built on those lots. From Thurman Street North to the City limits (half section line) the west side of Tyler Road is zoned and developed with single family residences which back into Tyler Road and do not have direct access.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

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.

A handwritten signature in cursive script, appearing to read "R. Finch".

Robert G. Finch  
Deputy City Manager

RGF/tsw

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

RE: AGENDA ITEM NO. 19

DATE  
June 14, 1979

TO Metropolitan Area Planning Commission  
FROM Jack H. Galbraith, Chief Planner, Current Plans Division  
SUBJECT DR 78-31 Tyler 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 Tyler 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 Tyler 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 Tyler Road as follows:


That the Planning Commission and Board of City Commissioners:

1. Look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.
2. Look with favor on the retention of existing zoning classifications from Harry Street to Maple on both the east and west sides of Tyler Road.
3. Look with favor on the retention of existing and approved zoning classifications from Maple north to Central Avenue on both the east and west sides of Tyler Road with the exception that the west side of Tyler Road for a depth of approximately 1400 foot south of Central be favored for the "LC" Light Commercial District.

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MAPC  
DR 78-31  
June 21, 1979

4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the "LC" Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the "A" Two Family District (except for tracts presently zoned a more intensive district).
  
5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

We have scheduled this item for consideration by the Metropolitan Area Planning Commission at your regular meeting of June 21, 1979.

  
\_\_\_\_\_  
Jack H. Galbraith  
Chief Planner  
Current Plans Division

JHG:MM:bbc  
Attachment (Proposed Zoning for Tyler Road-5 pages)

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

#### TYLER ROAD ZONING POLICY STUDY

On September 12, 1978, in conjunction with the discussion of S/D 78-43, plat of Sinclair Addition, the Board of City Commissioners requested that the Planning Department staff prepare zoning policy studies on Ridge Road and Tyler Road and that the Metropolitan Area Planning Commission make recommendations for the establishment of zoning policies on those streets.

Tyler Road is an arterial on the west side of Wichita providing north/south traffic flow within the City limits from K-42 on the south to a point approximately 1/2 mile north of 13th Street North. Major public facilities located adjacent to Tyler Road include Pawnee Prairie Park and Golf Course, Wichita Municipal Airport, and Northwest High School. The major commercial concentrations are at McCormick and Tyler and Central and Tyler; however, the majority of development adjacent to the street remains low density residential housing.

The 1977 traffic counts on Tyler Road range from a low of 801 vehicles per day in the area north of 13th Street North to a high of 9206 vehicles per day south of the Central Street intersection. Between Maple and 13th Street North, Tyler Road is four lanes in width; however, south of Maple and north of 13th the road is still two lane. The Tyler intersections at Kellogg, Central, and 13th Street North are channelized to provide left turn bays. 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) whereas two lane segments can only accommodate approximately 7,000 vehicles per day at the "C" level. By either the two or four lane standard there would appear to be sufficient capacity on Tyler Road at this time. It should be noted that the recent approval of commercial developments adjacent to Tyler and the new residential construction still occurring in the area should increase the traffic flow over the next few years.

The 1979-1984 Capital Improvements Program of the City of Wichita contains one project, MS 130, to widen Tyler into four lanes from Maple south to the AT&SF railroad tracks located in an area north of Harry. Two companion projects provide for the improvement of signalization at Kellogg and signal improvements and channelization at Maple in 1982. The improvement of signalization at the 13th Street North intersection is also programmed in 1984. These programmed improvements should be adequate to handle projected traffic flow increases in the immediate future.

Tyler Road - K-42 North to Harry

From K-42 north to Harry both sides of Tyler Road are in public ownership. The east side is all owned by the Wichita Airport Authority as is the west side except for the regional park (Pawnee Prairie) and golf course. These ownerships are zoned a variety of districts although governmental uses may be permitted in any zoning classification with the approval of the governing body.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.

Tyler Road - Harry North to Maple

The east side of Tyler Road from Harry north to Kellogg (U.S. 54), is zoned the "E" Light Industrial District and is primarily undeveloped with the exception of a plastics plant, a small nursery, and a few nonconforming use single family houses. From Kellogg north to Tyler Ct. the east side is zoned the "LC" Light Commercial District and developed with a service station, single family house and a TG&Y Family Center. The northeast corner of Tyler and Tyler Ct. is zoned "BB" Office and undeveloped, with the "RB" Four Family District established from that point north and developed with fourplexes up to and including the northeast corner of University and Tyler Road. The southeast corner of Maple and Tyler is zoned the "LC" Light Commercial District and is developed with a vacant service station and garden apartment units.

The west side of Tyler from Harry north to Kellogg is zoned the "E" Light Industrial District and the "C" Commercial District and is developed with a vacant tennis complex, truck equipment sales, some mini warehouses and a "backyard castle" sales and storage operation. The northwest corner of Kellogg and Tyler is zoned the "LC" Light Commercial District and developed as a paint store, with the remaining frontage on the west side of Tyler north to University Street zoned "AA" Single Family and developed with two churches, a Sedgwick County Fire Station, single family houses, and a few undeveloped lots. The southwest corner of Tyler and Maple is zoned the "LC" Light Commercial District and developed as a convenience food store with the remainder of the block south to University Street zoned "LC" and recently approved by the MAPC for a commercial Community Unity Plan (DP-97 Westwood Hills C.U.P., MAPC approved 4-12-79). Another recent zone change request in this area is the denial of "BB" Office District at the southwest corner of Tyler and Westfield (Z-1735, 1975). Although the west side of Tyler between Kellogg and University might be suitable for other than single family because of the zoning and development of the east side, no changes have been suggested because of the recent actions of the governing body in Z-1735 as noted above.

It is recommended that both the Planning and Board of City Commissioners look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from Harry north to Maple.

Tyler Road - Maple North to Central

The northeast corner of Tyler and Maple is zoned the "LC" Light Commercial District and developed with a vacant grocery store and some small shopping center uses. From that point north to Second Street the east side of Tyler is zoned the "AA" Single Family Dwelling District and developed with quality single family houses which front on Tyler Road, with the exception of one lot of "A" Two Family zoning which was approved in 1973 (Z-1466). The northeast corner of Second and Tyler is developed with Wilbur Jr. High School with the school grounds continuing north to the drainage ditch. From the drainage ditch north to Central the east side of Tyler is either zoned "LC" Light Commercial or approved for "LC" and covered by two commercial Community Unit Plans (DP-19 Wes-Cen C.U.P., 1966; DP-90 Ty-Cen C.U.P., 1978 subject to platting).

The northwest corner of Tyler and Maple is zoned the "LC" Light Commercial to a point 600 feet north of the section line and developed with a service station, drive-in restaurant, nonconforming use utility contractor storage area, four single family houses and a liquor store. The northernmost "LC" owner requested an expansion of "LC" to the north to construct an office and parking yet ultimately secured Board of Zoning Appeals approval of an exception for off-street parking on "AA" Single Family without completing the zone change request (Z-1975, 1978; and BZA 7-78). From that point north to the Westlink Center site, the zoning and development is "AA" Single Family. The Westlink Center site (zoned "LC") surrounds on three sides a small pocket of single family housing on "AA" zoning. Inasmuch as the east side of the street has also been approved for "LC" it is doubtful that the small pocket of housing, surrounded on four sides by commercial, will remain. The southwest corner of Tyler and Central is zoned the "LC" Light Commercial District and developed with Westlink Shopping Center which is covered by a commercial Community Unit Plan (DP-9, 1965).

This segment of Tyler Road from Maple north to Central is the most fragile and is open to intrusion of spot zone requests for commercial. The commercial concentrations at Maple and Central will, when fully developed, intensify demand for commercial uses. Although high quality single family residential uses are developed on both sides of Tyler, these residential uses do not side or back into the major street as is the practice now, but rather each house fronts on and has direct access to the major street. In the absence of a strong zoning policy, it is expected that this area will "strip out" with commercial uses over the next few years.

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The northwest corner of Central and Tyler is zoned "AA" and "LC" yet developed with the County 4-H exhibition area and barn. From the 4-H site north to Suncrest the zoning is "AA" Single Family and developed with single family uses which side or back into the major street. The frontage on the west side of Tyler from Suncrest north to 13th Street North is zoned the "LC" Light Commercial District and developed with a restaurant and convenience food store with some undeveloped tracts remaining.

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Tyler Road - 13th Street North to City Limits

The northeast corner of Tyler Road and 13th Street North is zoned the "LC" Light Commercial District yet only developed with a farmhouse. The remaining frontage on the east side to the City limits (the half section line) is zoned the "AA" Single Family District and undeveloped.

The northwest corner of 13th Street North and Tyler Road is zoned the "LC" Light Commercial District and covered by a commercial Community Unit Plan (DP-63, 1974) yet undeveloped. From the "LC" zoning north to Thurman Street the west side of Tyler is zoned the "R-5" General Residence District yet remains undeveloped with the exception of four single family houses built on those lots. From Thurman Street North to the City limits (half section line) the west side of Tyler Road is zoned and developed with single family residences which back into Tyler Road and do not have direct access.

It is recommended that the Planning Commission and Board of City Commissioners look with favor on the retention of the existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing "LC" or buffered by other districts should an overall Community Unit Plan be approved by the governing body.