

DR 73-9 - Housing Policy - 13th  
Street between St. Paul and West

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./B.C.C.C.

4/16/73

*Approved as recommended - See motion*

5-8-73

*Approved*

Sheldon +  
Hank Mendelsohn = LC

Sheldon West to sentry LC = BB

Exiting LC to West - LC

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

July 3, 1973

TO File  
FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT DR 73-9 - Zoning Policy - 13th Street  
between St. Paul and West Streets

On April 16, 1973, the Planning Commission approved the following policy, and the Board of City Commissioners concurred therein on May 8, 1973:

1. Thirteenth Street between Meridian and Sheridan, both north and south sides, be looked on with favor for "LC" Light Commercial zoning.
2. Thirteenth Street between Sheridan and the existing "LC" on both north and south sides be looked on with favor for "BB" Office District zoning.
3. Thirteenth Street between the existing "LC" and West Street on both north and south sides be looked on with favor for "LC" Light Commercial zoning.

JHG:ber

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

April 6, 1973

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Director of Planning *RL*

SUBJECT DR 73-9 - Zoning Policy - 13th Street  
between St. Paul and West Street

On March 27, 1973, when considering a request for "LC" zoning on the south side of 13th just west of St. Paul, the Board of City Commissioners asked for a zoning policy on 13th, St. Paul to West. This is a section 3/4 of a mile in length. The area was originally developed for single-family homes when outside the City in the late 1940's and early 1950's. Some vacant land still remains.

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To the west, between Sheridan and West Streets, the character of the area changes. At the West Street intersection, normal "LC" zoning and development is found. Immediately east are two large apartment complexes. Just north of one of these is recently approved "LC" which is still vacant. To the east of this is a mixture of single-family housing, a large church and several of the nicest small offices in Wichita. Because of the character of these offices, the new housing and the church, it is recommended that the "BB" Office District be used between the newly granted "LC" (approximately 1,320 feet east of West Street) and Sheridan. At such time as the new zoning ordinance is adopted, limited retail and service uses, plus offices, would be appropriate.

Consideration of this matter has been placed on your agenda for April 16, 1973.

RAL:ber

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WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 17, 1973

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT DR 73-11 - Zoning Policy - Request from City  
Commission to establish a zoning policy on  
Meridian from Pawnee to 31st Street South

On May 8, 1973, when considering a request for "R-6" zoning at the northwest corner of Crawford and Meridian, the Board of City Commissioners requested a zoning policy on Meridian from Pawnee to 31st Street South. It should first be pointed out that a policy of limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue was previously adopted by the Planning Commission at the regular meeting of November 23, 1966.

ZONING

When this area was annexed to the City between 1953 and 1956, the Meridian frontage in this area was predominately zoned the "AA" Single Family Dwelling District, with the exception of the corners of the major street intersections (Pawnee and 31st Street South). Subsequent zone changes from 1958 through 1960 increased the light commercial zoning at both intersections, and, on the east side of Meridian, use was made of the "B" Multiple Family and "A" Two Family classifications to buffer the existing single-family development from the commercial (Z-0021, Z-0022, Z-0060, Z-0210). A zone change to "LC" (Z-0744) was granted for the property at the northwest corner of Maxwell and Meridian in May of 1966, prior to the adoption of the above-mentioned policy statement. Since the adoption of this policy, only one zone change from "AA" to "LC" has been granted. This involved property located on the west side of Meridian between 27th Street and Casado in 1970 (Z-1205). A recent application (Z-1475) for the "LC" classification for property on the west side of Meridian between Maxwell and Savannah was denied by the City Commission on January 30, 1973, after a moot vote (3 to 3) of the Planning Commission on a motion to deny the request on January 11, 1973.

Zone changes to higher density residential have occurred on the west side of Meridian. A 1969 request for a change from "AA" to the "RB" Four Family classification was granted for the property between 27th and 29th Streets South (Z-0948). A similar application for "RB" zoning between 29th and 30th Streets South (Z-1133) was approved in 1970, but denied and closed in 1971 because the applicant failed to plat the property within one year.

(Both requests for the "RB" District occurred prior to the amendment of the Zoning Ordinance to include the "R-5" and "R-6" General Residential Districts.) A zone change from "AA" to "R-6" was approved on February 13, 1973 by the City Commission for property located between Casado and Anita (Z-1461) and the case presently under consideration, Z-1509, was recommended for the "R-6" classification by the Planning Commission on April 16, 1973.

#### LAND USE

The uses along the west side of Meridian from Pawnee to 31st Street South include some residences, several legal non-conforming uses, and a number of large undeveloped tracts of land. A service station and general commercial center are located at the southwest corner of Meridian and Pawnee. The Orienta Park Addition extends from Pawnee to 27th Street and was platted into lots with 20-foot frontages then developed with single-family homes. Due to the demolition and removal of structures condemned through the Central Inspection Division of the City of Wichita, only scattered homes remain in the area, most of them in various stages of deterioration. There are presently only three houses on the Meridian frontage from Pawnee to Casado. Although the northwest corner of Atlanta and Meridian is zoned "LC", it has never been developed.

Three legal nonconforming uses occur on the west side of Meridian: a tavern at the northwest corner of Maxwell; a vacant commercial building on the north side of Dallas Avenue; and a salvage yard at the northwest corner of Anita and Meridian. Between Casado and 27th Street South, a general commercial development exists, including neighborhood services, a quick-shop facility, and a service station. South of 27th Street, lots were platted with 60-foot frontages and several streets terminate in cul-de-sacs because of drainage problems. There are single-family homes on the south side of 27th Street, adjacent to fourplexes which extend south to Richmond Court. The property from Richmond Court to Southgate is undeveloped, while single-family homes have been constructed on both the north and south sides of 30th Street.

On the east side of Meridian, "LC" zoning exists at the corners of Pawnee and 31st Street, the latter being buffered from single-family homes by fourplexes on the north side of Savannah and duplexes on the south side. With the exception of the church between Hadden and Crawford, the remainder of the east side of Meridian has been developed with single-family homes, which for the most part are well-maintained and side into Meridian from Hadden to 30th Street South.

#### RECOMMENDATION

Due to the quality of the residential development on the east side of Meridian in this area, it is recommended that the Planning Commission consider adopting a policy of not looking with

Page 3 - Metropolitan Area Planning Commission  
May 17, 1973

favor on zone changes on the east side of Meridian. Also, due to the availability of large tracts for development on the west side of the street, and inasmuch as both "RB" and "R-6" zoning and development exists to the west, it is recommended that the Planning Commission consider adopting a policy of looking with favor on the medium density residential classifications "A" through "R-6" depending on lot size and area included in the application.

Consideration of this matter has been placed on your agenda for May 24, 1973, along with zone Case Z-1509 which was returned for a policy statement.

JHG:ber

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 2, 1973

TO Board of City Commissioners  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DR 73-9 - Zoning Policy - 13th Street  
between St. Paul and West Streets

When you recently considered a zoning case for "LC" Light Commercial on the south side of 13th Street west of St. Paul, you asked the Planning Commission for a policy statement on zoning for the general area. The attached staff report was furnished the Metropolitan Area Planning Commission.

By unanimous vote (Rising and Burnett absent) the Planning Commission approved the following policy and recommended that the Board of City Commissioners concur therein:

1. Thirteenth Street between Meridian and Sheridan, both north and south sides, be looked on with favor for "LC" Light Commercial.
2. Thirteenth Street between Sheridan and the existing "LC" on both north and south sides be looked on with favor for "BB" Office District.
3. Thirteenth Street between the existing "LC" and West Street on both north and south sides be looked on with favor for "LC" Light Commercial.

Consideration of this policy has been scheduled for your agenda on May 8, 1973.

RAL:ber

Attachment

cc: Ralph Wulz, City Manager

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 6, 1973

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

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Consideration of this matter has been placed on your agenda for April 16, 1973.

RAL:ber

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METROPOLITAN AREA PLANNING DEPARTMENT

July 3, 1973

TO File

FROM Jack H. Galbraith, Chief Planner *J.H.G.*

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**Board of City Commissioners**

Robert A. Lakin, Director of Planning

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**THE CITY OF WICHITA**  
OFFICE OF CITY MANAGER

DATE March 27, 1973

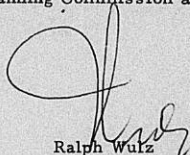


TO Robert A. Lakin, Director of Planning  
FROM Ralph Wulz, City Manager

SUBJECT Policy for Zoning on 13th Street  
from St. Paul to West Street

On March 27, 1973, the City Commission asked that the MAPC establish a policy for zoning on 13th Street from St. Paul to West Street.

Please bring this matter to the Planning Commission at its next regularly scheduled meeting.



Ralph Wulz  
City Manager

RW:fjh

