

DR 75-26 - Amendment to Zoning Ordinance - Eliminate Traffic Engineering Approval of Off-Street Parking Plans

ACTION

DATE

COMMITTEE

M.A.P.C.

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

*Approved*

*9/14/75*

*Approved*

*9/30/75*

DELIBERATED COPY

Additions underlined  
Deletions marked with

ORDINANCE NO. 34-061

AN ORDINANCE RELATING TO THE REVIEW OF PARKING PLANS BY THE SUPERINTENDENT OF CENTRAL INSPECTION; AMENDING SECTION 23.04.141 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 23.04.141 of the Code of the City of Wichita is hereby amended to read as follows:

23.04.141 Off-street parking lots - Number and size of spaces. 1. For any area used as off-street parking (except parking for single-family dwellings), a parking plan shall be submitted to the superintendent of central inspection. ~~---Prior to the issuance of any building-use-or-occupancy-permit, the superintendent of central inspection shall submit the parking plan to the traffic engineer for his review and approval prior to the issuance of any building, use or occupancy permit.~~ The approval of the parking plan and layout shall be based on standards developed by the Traffic Engineer of the City of Wichita as generally set out in the document entitled "Typical Off-Street Park Standards of the City of Wichita, Sedgewick County, Kansas" relating to: arrangement of parking spaces; number, location and dimensions of all parking spaces; adequate aisle spaces and markings for channelization appropriate to the type of design; adequate turnarounds, if needed; the location and width of adequate means of ingress and egress; and where required or necessary, the location and height of required screening and the location of protective bumper guards. Where the required screening walls and landscaped areas conflict with Chapter 11.22, Visibility at Intersections, the parking lot shall be redesigned and the required screening relocated so as not to interfere with intersection visibility. The total net area of parking spaces required, not including aisles, turnarounds, and internal circulation, ingress and egress drives, shall be the total number of spaces required multiplied by two hundred square feet. The approval of off-street parking areas shall be in accord with the provisions of Chapter 10.16 (driveways and curb requirements).

Page 2

The original Section 28.04.141 of the Code of the City of Wichita, Kansas is hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall take effect upon its passage and publication once in the official city paper.

ADOPTED at Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 1975.

\_\_\_\_\_  
Connie A. Peters, Mayor

ATTEST:

\_\_\_\_\_  
Donald C. Gistek, City Clerk

ORDINANCE NO. 34-061

AN ORDINANCE RELATING TO THE REVIEW OF PARKING PLANS BY THE SUPERINTENDENT OF CENTRAL INSPECTION: AMENDING SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

*54 R*  
*9/30/75*

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 28.04.141 of the Code of the City of Wichita is hereby amended to read as follows:

28.04.141 Off-street parking lots - Number and size of spaces. 1. For any area used as off-street parking (except parking for single-family dwellings), a parking plan shall be submitted to the superintendent of central inspection for his review and approval prior to the issuance of any building, use or occupancy permit. The approval of the parking plan and layout shall be based on standards developed by the Traffic Engineer of the City of Wichita as generally set out in the document entitled "Typical Off-Street Park Standards of the City of Wichita, Sedgwick County, Kansas" relating to: arrangement of parking spaces; number, location and dimensions of all parking spaces; adequate aisle spaces and markings for channelization appropriate to the type of design; adequate turnarounds, if needed; the location and width of adequate means of ingress and egress; and where required or necessary, the location and height of required screening and the location of protective bumper guards. Where the required screening walls and landscaped areas conflict with Chapter 11.22, Visibility at Intersections, the parking lot shall be redesigned and the required screening relocated so as not to interfere with intersection visibility. The total net areas of parking spaces required, not including aisle, turnarounds, and internal circulation, ingress and egress drives, shall be the total number of spaces required multiplied by two hundred square feet. The approval of off-street parking areas shall be in accord with the provisions of Chapter 10.16 (driveways and curb cut requirements).

The original Section 28.04.141 of the Code of the City of Wichita, Kansas is hereby repealed.

( This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall take effect upon its passage and publication once in the official city paper. )

ADOPTED at Wichita, Kansas, this 7 day of October, 1975.

*Connie A. Peters*  
Connie A. Peters, Mayor

ATTEST:

*Donald C. Gisick*  
Donald C. Gisick, City Clerk

Approved as to form  
*John Dekker*  
John Dekker, City Attorney

32-315

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

September 4, 1975

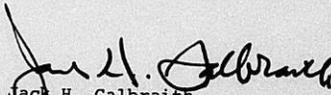
**TO** Wichita-Sedgwick County Metropolitan  
Area Planning Commission

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

**SUBJECT** DR 75-26 - Amendment to the City Zoning  
Ordinance Re: Eliminating Traffic Engi-  
neering Approval of Off-street Parking  
Plans

Attached for your consideration is a delineated copy of a proposed amendment to Section 28.04.141 of the Code of the City of Wichita. This proposed amendment to the zoning ordinance would make the approval of required parking plans a primary function of the Superintendent of Central Inspection. As the zoning ordinance is currently worded, the Superintendent of Central Inspection is instructed to forward all required parking plans to the City Traffic Engineer for his approval prior to the issuance of building permits. We have been advised that the staff of Central Inspection reviews parking plans on the basis of accepted local standards furnished by the Traffic Engineer. Thus, the elimination of the requirement to forward plans to the Traffic Engineer would, hopefully, avoid delay in issuing building permits.

The proposed change has been advertised and notices circulated for a public hearing for your September 11, 1975 meeting. The Superintendent of Central Inspection and the City's Traffic Engineering Office have reviewed the proposed amendment and found it to be acceptable.

  
Jack H. Galbraith  
Chief Planner

JHG:RLY:ber

Attachment

cc: Ray Bruggeman, Director of Public Works  
Paul Graves, City Traffic Engineer  
Robert Feldner, Supt. of Central Inspection

(Published in the Daily Record, August 21, 1975)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, September 11, 1975, the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following change in Title 28, the Code of the City of Wichita, Kansas:

Amend Section 28.04.141 to make the review and approval of parking plans a primary function of the superintendent of central inspection by eliminating the currently required referral to the Traffic Engineer and citing the publication containing the general standards on which approval shall be based.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes, and any protest against any of the provisions of the proposed changes of the Zoning ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 21st day of August, 1975.

Robert A. Lakin, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission

(SEAL)

CITY ZONING ORDINANCE  
AMENDMENT

~~PROPOSED~~ MAILOUT LIST

MAPD Staff

Lakin  
Galbraith  
Shirkey  
Newby  
Lytle

City Staff

- ✓ Ralph Wulz, City Manager
  - Bob Finch, Assistant City Manager
  - Don Anderson, Administration
  - Glenn Dockery, Budget
  - ✓ John Dekker, Director of Law
  - ✓ H. R. Kuhn, Assistant City Attorney (Garvey Bldg., 67202)
  - ✓ R. W. Bruggeman, Director of Public Works
  - ✓ Robert Feldner, Superintendent of Central Inspection
  - George Wilton, Maintenance
  - M. S. Mitchell, Maintenance-Flood Control
  - Dean Sellers, City Engineering
  - ✓ Dick Linn, City Engineering
  - Paul Graves, Traffic Engineering
  - Bill McKinley, Traffic Engineering
  - ✓ Floyd Hobbs, Fire Department
  - ✓ Mervyn Silverman, Director-W-SC Health Department
  - Steve Innes, Health Department
  - ✓ John Wynkoop, Director of Water Department
  - Bill Otten, Water Department
  - Vic Pickering, Water Pollution Control
  - Tom Allen, Park Department
  - H. Jay Setter, Administration Bldg., Mid-Continent Airport
  - ✓ Bill Morris, Public Information
  - ✓ Kenneth Kitchen, Director, Urban Renewal Agency
- 2 Board of City Commissioners - 5

News Media

~~Dale Daugherty~~  
*Public Inf. Office*

6/16/75

Miscellaneous City Officials

✓ Richard Holstead, Director  
Building Project Studies  
Board of Education  
1400 George Washington Drive  
Wichita, Kansas 67211

✓ Center for Urban Studies  
Wichita State University  
1845 Fairmount  
Wichita, Kansas 67208

MAPC Members

Harlan R. Kamen  
P. O. Box 485  
Wichita, Kansas 67201

Alvin J. Hennessy  
Central Business College  
2502 East Douglas  
Wichita, Kansas 67214

William J. Goebel  
Star Lumber Company  
325 South West Street  
Wichita, Kansas 67213

Michael Savina  
Savina Home Industries, Inc.  
352 North Broadway, Room 208  
Wichita, Kansas 67202

Dwight Hopper  
Hopper's Mirrow & Glass  
1455 South Washington  
Wichita, Kansas 67211

Dr. Alvin Morris  
Board of Education  
428 South Broadway  
Wichita, Kansas

David Bayouth  
Dave's TV & Appliances  
1555 South Oliver  
Wichita, Kansas 67218

Donald E. Gragg  
Wheeler Kelly Hagny, Ins.; INC.  
P. O. Box 2281  
Wichita, Kansas 67201

Ms. Jo Gardenhire  
Project Together  
Wichita State University  
Box 81  
Wichita, Kansas 67208

Ms. Marjorie L. Taylor  
Center for Urban Studies  
Wichita State University  
Box 61  
Wichita, Kansas 67208

Austin Rising  
Beech Aircraft Corp.  
Box 85  
Wichita, Kansas 67201

Miscellaneous County Officials

Jack Turner  
Sedgwick County Counselor  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

G. C. McLure, Director  
Department of Public Works  
1015 Stillwell  
Wichita, Kansas 67213

Syd Werbin  
Division of Building, Planning  
& Related Inspection Services  
1015 Stillwell  
Wichita, Kansas 67213

John Hale  
County Commissioner  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

6/16/75

Misc. Co. Officials (cont'd)

Earl E. Rush, Chairman  
Board of County Commissioners  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

Tom Scott  
County Commissioner  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

Andale Officials

Clyde Orth, Chairman  
Andale City Planning Commission  
P. O. Box 77  
Andale, Kansas 67001

Wayne E. Hieger, Mayor  
City of Andale  
City Building  
Andale, Kansas 67001

James R. Schaefer  
Andale City Attorney  
800 Brown Building  
Wichita, Kansas 67202

Bentley Officials

Jack Oran Garvey, Mayor  
City of Bentley  
Bentley, Kansas 67016

J. Wesley Melson, Chairman  
Bentley Planning Commission  
Post Office  
Bentley, Kansas 67016

Cheney Officials

Lawrence Compton, Mayor  
City of Cheney  
616 North Wolf Street  
Cheney, Kansas 67025

Jack Hutchinson, Chairman  
Cheney Planning Commission  
P. O. Box 220  
Cheney, Kansas 67025

Richard Rumsey  
Cheney City Attorney  
1041 North Waco  
Wichita, Kansas 67203

Cheney Officials (cont'd)

D. L. Winfrey  
City Engineer for Cheney  
21 South Lakeview Drive  
Lake Waltanna, Route No. 1  
Goddard, Kansas 67052

Clearwater Officials

Gordon Mikesell, Chairman  
Clearwater Planning Commission  
Clearwater, Kansas 67026

Don Matlock  
Clearwater City Attorney  
301 North Market  
Wichita, Kansas 67202

Allen Webb, Mayor  
City of Clearwater  
201 West Ross  
Clearwater, Kansas 67026

Colwich Officials

*ms. Lee Wasinger*  
~~Bob Maus~~, Chairman  
Colwich Planning Commission  
Colwich, Kansas 67030

Virgil Pugh, Jr., Mayor  
City of Colwich  
Colwich, Kansas 67030

James R. Schaefer  
Colwich City Attorney  
800 Brown Building  
Wichita, Kansas 67202

Derby Officials

Bernard Daley, Mayor  
City of Derby  
1327 North Woodlawn  
Derby, Kansas 67037

6/16/75

Derby Officials (cont'd)

Art Woodman, Chairman  
Derby City Planning Commission  
330 North Main  
Wichita, Kansas 67202

*Richard Ramsey*  
~~Jerry L. Griffith~~  
Derby City Attorney  
103 North Baltimor  
Derby, Kansas 67037

Ward Clements, City Clerk  
City of Derby  
Derby, Kansas 67037

Eastborough Officials

Harold G. Dick, Mayor  
City of Eastborough  
10 Lakeside Blvd.  
Wichita, Kansas 67206

George Powers, Chairman  
Eastborough Planning Commission  
30 Park Avenue - Eastborough  
Wichita, Kansas 67206

Garden Plain Officials

Joe Dooley, Chairman  
Garden Plain Planning Commission  
Garden Plain, Kansas 67050

Robert A. Rausch, Mayor  
City of Garden Plain  
505 North Loomis Street  
Garden Plain, Kansas 67050

*Richard Ramsey*  
*city attorney*

Goddard Officials

Paul V. Dujan  
Goddard City Attorney  
108 North Main  
Goddard, Kansas 67052

Bill Stovall, Chairman  
Goddard Planning Commission  
1250 Reese Road  
Goddard, Kansas 67052

Goddard Officials (cont'd)

Mr. Francis Langton, Mayor  
City of Goddard  
Goddard, Kansas 67052

Haysville Officials

Jack Graves  
Haysville City Attorney  
711 East Grand  
Haysville, Kansas 67060

Paul Evans, Mayor  
City of Haysville  
241 South Lamar  
Haysville, Kansas 67060

Ronald Ford, Chairman  
Haysville Planning Commission  
416 Clinton  
Haysville, Kansas 67060

Kechi Officials

Marvin R. Appling  
Kechi City Attorney  
Page Court  
Wichita, Kansas 67202

W. E. Conklin, Mayor  
City of Kechi  
229 North Oliver  
Kechi, Kansas 67067

Maize Officials

Dennie Bretz, Mayor  
City of Maize  
502 Queen  
Maize, Kansas 67101

George E. Grist  
Maize City Attorney  
408 Bitting Building  
Wichita, Kansas 67202

Mount Hope Officials

Don Porter, Chairman  
Mount Hope Planning Commission  
Mount Hope, Kansas 67108

J. B. McCaskill, Jr., Mayor  
City of Mount Hope  
Mount Hope, Kansas 67108

Mulvane Officials

Theodore Hill  
Mulvane City Attorney  
810 West Douglas - Suite D  
Wichita, Kansas 67203

Glenn Klopfenstein  
City Clerk  
211 North Second  
Mulvane, Kansas 67110

Robert O. Sullivan, Mayor  
City of Mulvane  
603 South 4th Street  
Mulvane, Kansas 67110

G. A. Wessels, Chairman  
Mulvane Planning Commission  
RFD #1  
Mulvane, Kansas 67110

Sedgwick Officials

R. L. Wright, Chairman  
Sedgwick Planning Commission  
507 Madison  
Sedgwick, Kansas 67135

Donald DeHaven, Mayor  
City of Sedgwick  
210 Franklin  
Sedgwick, Kansas 67135

John T. Reid  
Sedgwick City Attorney  
127 East 7th Street  
Newton, Kansas 67144

Valley Center Officials

Dr. John Arnold, Mayor  
City of Valley Center  
422 North Abilene  
Valley Center, Kansas 67147

George Baxter, City Clerk  
City of Valley Center  
P. O. Box 188  
Valley Center, Kansas 67147

Listin Onstatt, Chairman  
Valley Center Planning Commission  
500 Colby  
Valley Center, Kansas 67147

Ronald Rogg  
Valley Center City Attorney  
527 North Abilene  
Valley Center, Kansas 67147

Viola Officials

Helen Ryan, City Clerk  
Viola, Kansas 67149

Charles Vancuren, Mayor  
City of Viola  
Viola, Kansas 67149

6/16/75

Township Trustees

Francis Rausch, Trustee  
Afton Township  
R.R. #1  
Cheney, Kansas 67025

Marcellin Strunk, Trustee  
Attica Township  
Colwich, Kansas 67030

Gibert Wilkerson, Trustee  
Delano Township  
549 Keith  
Wichita, Kansas 67209

L. Leon Black, Trustee  
Eagle Township  
R.R. #2  
Sedgwick, Kansas 67135

Gayle Gregory, Trustee  
Erie Township  
Milton, Kansas 67106

Joseph M. Biermann, Trustee  
Garden Plain Township  
R.R. #1  
Garden Plain, Kansas 67050

Corlin Cook, Trustee  
Grand River Township  
R.R. #2  
Cheney, Kansas 67025

Frank F. Rowley, Trustee  
Grant Township  
R.R. #1  
Valley Center, Kansas 67147

Lawrence Bardshar, Trustee  
Greeley Township  
West 101st North  
Mt. Hope, Kansas 67108

Lynn M. Buerki, Trustee  
Illinois Township  
Goddard, Kansas 67052

Raymond Davison, Trustee  
Kechi Township  
R.R. #2  
Valley Center, Kansas 67147

R. B. Walter, Trustee  
Lincoln Township  
R.R. #2  
Valley Center, Kansas 67147

Arnold Sawyer, Trustee  
Minneha Township  
1417 North 143rd Street East  
Wichita, Kansas 67230

Walter Harrington, Trustee  
Ninnescah Township  
111 North Prospect  
Clearwater, Kansas 67026

Roman Zoglman, Trustee  
Park Township  
R.R. #7  
Wichita, Kansas 67204

Amos Edson, Trustee  
Payne Township  
R.R. #1  
Benton, Kansas 67017

James E. Fleming, Trustee  
Rivershade Township  
6135 South Hydraulic  
Wichita, Kansas 67216

Ivan Shields, Trustee  
Rockford Township  
R.R. #2  
Derby, Kansas 67037

Donald L. Shoemaker, Trustee  
Salem Township  
R.R. #1  
Mulvane, Kansas 67110

F. N. Reichenberger, Trustee  
Sherman Township  
R.R. #1  
Mount Hope, Kansas 67108

Tony Weber, Trustee  
Union Township  
14010 West 29th Street North  
Wichita, Kansas 67233

Eugene Fry, Trustee  
Valley Center Township  
R.R. #1  
Valley Center, Kansas 67147

Township Trustees (cont'd)

John J. Farmer, Jr., Trustee  
Viola Township  
R.R. #1  
Viola, Kansas 67149

Utility Companies

Butler Rural Electric Coop.  
P. O. Box 1259  
El Dorado, Kansas 67042

Sedgwick County Electrical Coop  
Jack S. Hutchinson, Manager  
125 North Main  
Cheney, Kansas 67025

Southern Kansas Telephone Co.  
113 South Lee  
Clearwater, Kansas 67026

Sumner-Cowley Electric Coop  
P. O. Box 528  
Wellington, Kansas 67152

Robert Blevins  
Estimating Department  
Kansas Gas & Electric  
201 North Market  
Wichita, Kansas 67202

James Gardner  
3902 East 13th Street  
Wichita, Kansas 67208

Fred Guy  
Arkla Gas Company  
502 Maple  
Wichita, Kansas 67213

Manager  
Gas Service Company  
Wichita Plaza Building  
Wichita Kansas 67202

W. B. Roush  
Gas Service Company  
735 North Hydraulic  
Wichita, Kansas 67214

Utility Companies (cont'd)

George Billings  
Kansas Gas & Electric  
201 North Market  
Wichita, Kansas 67202

Wilson Cadman  
Kansas Gas & Electric  
201 North Market  
Wichita, Kansas 67202

Ralph Fiebach  
Kansas Gas & Electric  
201 North Market  
Wichita, Kansas 67202

Misc. Organization & Businesses

✓ Monty Robson, President  
Wichita Chapter  
American Institute of Architects  
7701 East Kellogg  
Wichita, Kansas 67207

✓ A. T. Jones, President  
Wichita Bar Association  
700 Farm Credit Bank Bldg.  
Wichita, Kansas 67202

✓ ~~Richard Upton, Exec. Vice Pres.~~  
~~John Bell, President~~  
Wichita Chamber of Commerce  
350 West Douglas  
Wichita, Kansas 67202

✓ Ogle E. Rhoten, President  
Professional Engineering Society  
4018 North Charles  
Wichita, Kansas 67202

✓ Timothy J. Hurley  
Executive Vice President  
Wichita Assn. of Homebuilders  
730 North Main  
Wichita, Kansas 67203

✓ J. Craig Mann, Chairman  
Zoning-Subdivision Committee  
Wichita Assn. of Homebuilders  
Design Concepts  
151 North Broadway  
Wichita, Kansas 67202

6/16/75

Misc. Organization & Businesses

League of Women Voters  
644 South Holyoke  
Wichita, Kansas 67218

C. Ferol Holler  
Assistant Director, Local Serv.  
Main Post Office  
401 North Market  
Wichita, Kansas 67202

Metropolitan Affairs Committee  
Wichita Chamber of Commerce  
121 North Broadway  
Wichita, Kansas 67202

✓ Larry L. Henry  
District Conservationist  
Soil Conservation Service  
4100 Maple  
Wichita, Kansas 67202

George A. Snyder  
District Sales Manager  
Frisco Railroad  
102 Union Station  
Wichita, Kansas 67202

Randy Reiss, General Agent  
Missouri-Pacific Railroad  
224 West First  
Wichita, Kansas 67202

Zeno M. Bollinger  
Rock Island Lines  
729 East Douglas  
Wichita, Kansas 67202

✓ Colby Sandlian, ~~President~~  
~~Wichita Board of Realtors~~  
230 South Market  
Wichita, Kansas 67202

✓ Nestor Weigand, Jr., ~~President~~  
~~Wichita Board of Realtors~~  
~~626 North Broadway~~ 1107 N. Main  
Wichita, Kansas ~~67214~~ 67202

✓ Manager  
Southwestern Bell Telephone  
154 North Broadway  
Wichita, Kansas 67202

✓ James A. Maquire, Pres.  
Wichita Bd. of Realtors

✓ Wesley E. Halson, Exec. Vice Pres.  
Wichita Bd. of Realtors

R. L. Nicholas  
Southwestern Bell Telephone  
105 East Second - Room B05  
Wichita, Kansas 67202

Miscellaneous Individuals

✓ Baughman Company  
330 Laura  
Wichita, Kansas 67211

✗ Bill Binter  
P. O. Box 4026  
North Wichita Station  
Wichita, Kansas 67214

✗ John Callahan, atty.  
~~811 Union Center Building~~  
Wichita, Kansas 67202  
262 N. Waco

✓ Campbell and Castle Engineers  
P. O. Box 1835  
Wichita, Kansas 67201

✓ R. S. Delamater  
Consulting Engineer  
Century Plaza Building  
Wichita, Kansas 67202

✓ Earl T. Graves  
Wheeler Kelly Hagny, Ins., Inc.  
100 North Broadway  
Wichita, Kansas 67202

✓ Frank Malone  
Fidelity Title Company  
221 North Market  
Wichita, Kansas 67202

✓ Don C. Moehring, Engineer  
314 Brown Building  
Wichita, Kansas 67202

✓ Oblinger and Smith Corp.  
625 First National Bank Bldg.  
Wichita, Kansas 67202

✓ Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67214

6/16/75

Miscellaneous Individuals (cont'd)

- ✓ Reiss and Goddness Engineers  
2160 East Douglas  
Wichita, Kansas 67214
- ✓ Security Abstract and Title Co.  
434 North Main  
Wichita, Kansas 67202
- ✓ Kenneth O. Taylor, Engineer  
1542 South St. Francis  
Wichita, Kansas 67211

6/16/75

September 24, 1975

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

DR 75-26 - Amendment to Zoning Ordinance  
Re: Eliminate Traffic Engineering Review  
of Off-street Parking Plans

Attached hereto is a proposed amendment to the City Zoning Ordinance relating to the review of required parking plans by the Traffic Engineer and the Superintendent of Central Inspection.

BACKGROUND

As the City zoning ordinance is currently worded, the Superintendent of Central Inspection is instructed to forward all required parking plans to the City Traffic Engineer for his approval prior to the issuance of building permits. We have been advised that the staff of the Central Inspection Division could review parking plans on the basis of accepted local standards furnished by the Traffic Engineer. Thus, the elimination of the requirement to forward plans to the Traffic Engineer and await their return would, hopefully, avoid unnecessary delay in issuing building permits.

This proposed amendment was advertised and a public hearing before the Wichita-Sedgwick County Metropolitan Area Planning Commission was held on September 11, 1975. At the conclusion of the hearing, the Planning Commission passed a motion recommending that the Board of City Commissioners adopt the proposed amendment to the City zoning ordinance.

RECOMMENDATION

It is recommended that this amendment to the City zoning ordinance be adopted.

  
Robert A. Lakin  
Director of Planning

RAL:ber

Attachment

*Ordinance delivered to City Clerk on 9/30/75  
DLS*

DELINEATED COPY

Additions underlined  
Deletions marked thru

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO THE REVIEW OF PARKING PLANS BY THE SUPERINTENDENT OF CENTRAL INSPECTION; AMENDING SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 28.04.141 of the Code of the City of Wichita is hereby amended to read as follows:

28.04.141 Off-street parking lots - Number and size of spaces. 1. For any area used as off-street parking (except parking for single-family dwellings), a parking plan shall be submitted to the superintendent of central inspection. ~~Prior to the issuance of any building, use or occupancy permit, the superintendent of central inspection shall submit the parking plan to the traffic engineer for his review and approval prior to the issuance of any building, use or occupancy permit.~~ The approval of the parking plan and layout shall be based on standards developed by the Traffic Engineer of the City of Wichita as generally set out in the document entitled "Typical Off-Street Park Standards of the City of Wichita, Sedgwick County, Kansas" relating to: arrangement of parking spaces; number, location and dimensions of all parking spaces; adequate aisle spaces and markings for channelization appropriate to the type of design; adequate turnarounds, if needed; the location and width of adequate means of ingress and egress; and where required or necessary, the location and height of required screening and the location of protective bumper guards. Where the required screening walls and landscaped areas conflict with Chapter 11.22, Visibility at Intersections, the parking lot shall be redesigned and the required screening relocated so as not to interfere with intersection visibility. The total net area of parking spaces required, not including aisles, turnarounds, and internal circulation, ingress and egress drives, shall be the total number of spaces required multiplied by two hundred square feet. The approval of off-street parking areas shall be in accord with the provisions of Chapter 18.16 (driveways and curb requirements).

Page 2

The original Section 28.04.141 of the Code of the City of Wichita, Kansas is hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall take effect upon its passage and publication once in the official city paper.

ADOPTED at Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 1975.

\_\_\_\_\_  
Connie A. Peters, Mayor

ATTEST:

\_\_\_\_\_  
Donald C. Giesick, City Clerk

September 12, 1975

Ray Bruggeman, Director of Public Works

Jack H. Galbraith, Chief Planner

DR 75-26 - Amendment to the City Zoning Ordinance Re: Eliminating Traffic Engineering Approval of Off-street Parking Plans

We advised you by memorandum dated September 4, 1975, that the Planning Commission would consider an amendment to the City zoning ordinance to eliminate Traffic Engineering approval of off-street parking plans.

This is to advise you that the Planning Commission, on September 11, 1975, considered this proposed amendment and recommended that it be approved.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on September 30, 1975, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Robert Feldner, Supt. of Central Inspection  
Paul Graves, City Traffic Engineer

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

September 4, 1975

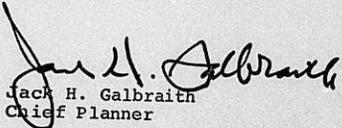
**TO** Wichita-Sedgwick County Metropolitan  
Area Planning Commission

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

**SUBJECT** DR 75-26 - Amendment to the City Zoning  
Ordinance Re: Eliminating Traffic Engi-  
neering Approval of Off-street Parking  
Plans

Attached for your consideration is a delineated copy of a proposed amendment to Section 28.04.141 of the Code of the City of Wichita. This proposed amendment to the zoning ordinance would make the approval of required parking plans a primary function of the Superintendent of Central Inspection. As the zoning ordinance is currently worded, the Superintendent of Central Inspection is instructed to forward all required parking plans to the City Traffic Engineer for his approval prior to the issuance of building permits. We have been advised that the staff of Central Inspection reviews parking plans on the basis of accepted local standards furnished by the Traffic Engineer. Thus, the elimination of the requirement to forward plans to the Traffic Engineer would, hopefully, avoid delay in issuing building permits.

The proposed change has been advertised and notices circulated for a public hearing for your September 11, 1975 meeting. The Superintendent of Central Inspection and the City's Traffic Engineering Office have reviewed the proposed amendment and found it to be acceptable.

  
Jack H. Galbraith  
Chief Planner

JHG:RLY:ber

Attachment

cc: Ray Bruggeman, Director of Public Works  
Paul Graves, City Traffic Engineer  
Robert Feldner, Supt. of Central Inspection

Proposed Amendment to the  
Zoning Ordinance of the  
City of Wichita

It is proposed to amend Section 28.04.141, paragraph 1, to make the review and approval of parking plans a primary function of the Superintendent of central inspection by eliminating referral to the Traffic Engineer as follows:

28.04.141 Off-street parking lots - Number and size of spaces. 1. For any area used as off-street parking (except parking for single-family dwellings), a parking plan shall be submitted to the superintendent of central inspection. ~~---Prior to the issuance of any building, use or occupancy permit, the superintendent of central inspection shall submit the parking plan to the traffic engineer~~ for his review and approval prior to the issuance of any building, use or occupancy permit. The approval of the parking plan and layout shall be based on standards developed by the Traffic Engineer of the City of Wichita as generally set out in the document entitled "Typical Off-Street Park Standards of the City of Wichita, Sedgwick County, Kansas relating to: arrangement of parking spaces; number, location and dimensions of all parking spaces; adequate aisle spaces and markings for channelization appropriate to the type of design; adequate turnarounds, if needed; the location and width of adequate means of ingress and egress; and, where required or necessary, the location and height of required screening and the location of protective bumper guards. Where the required screening walls and landscaped areas conflict with Chapter 11.22, Visibility at Intersections, the parking lot shall be redesigned and the required screening relocated so as not to interfere with intersection visibility. The total net area of parking spaces required, not including aisles, turn-arounds, and internal circulation, ingress and egress drives, shall be the total number of spaces required multiplied by two hundred square feet. The approval of off-street parking areas shall be in accord with the provisions of Chapter 10.16 (driveways and curb cut requirements).

September 4, 1975

Wichita-Sedgwick County Metropolitan  
Area Planning Commission

Jack H. Galbraith, Chief Planner

DR 75-26 - Amendment to the City Zoning  
Ordinance Re: Eliminating Traffic Engi-  
neering Approval of Off-street Parking  
Plans

Attached for your consideration is a delineated copy of a proposed amendment to Section 28.04.141 of the Code of the City of Wichita. This proposed amendment to the zoning ordinance would make the approval of required parking plans a primary function of the Superintendent of Central Inspection. As the zoning ordinance is currently worded, the Superintendent of Central Inspection is instructed to forward all required parking plans to the City Traffic Engineer for his approval prior to the issuance of building permits. We have been advised that the staff of Central Inspection reviews parking plans on the basis of accepted local standards furnished by the Traffic Engineer. Thus, the elimination of the requirement to forward plans to the Traffic Engineer would, hopefully, avoid delay in issuing building permits.

The proposed change has been advertised and notices circulated for a public hearing for your September 11, 1975 meeting. The Superintendent of Central Inspection and the City's Traffic Engineering Office have reviewed the proposed amendment and found it to be acceptable.

Jack H. Galbraith  
Chief Planner

JHG:RLY:ber

Attachment

cc: Ray Bruggeman, Director of Public Works  
Paul Graves, City Traffic Engineer  
Robert Feldner, Supt. of Central Inspection

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

282-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

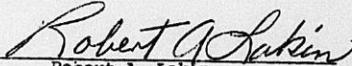
August 19, 1975

To: All Parties Interested in the Zoning Ordinance  
of the City of Wichita

Subject: DR-75-26 - Amendment to the City Zoning Ordinance -  
Re: Eliminating Traffic Engineering Approval of  
Off Street Parking Plans

Attached for your consideration is a delineated copy of a proposed amendment to Section 28.04.141 of the Code of the City of Wichita. This is a proposed amendment to the zoning ordinance of the City of Wichita which would make the approval of required parking plans a primary function of the superintendent of central inspection by eliminating the currently required referral to the City Traffic Engineer. The proposed amendment furthermore adds a citation to the ordinance of a publication containing the general standards to be used by the superintendent of central inspection in reviewing plans for approval.

These proposed amendments have been advertised to be heard in a public hearing by the Wichita-Sedgwick County Metropolitan Area Planning Commission on September 11, 1975. This hearing will be conducted during the regularly scheduled Planning Commission meeting which begins at 1:30 p.m., in the Planning Commission Conference Room, 4th Floor, City Building Annex, 104 South Main Street, Wichita, Kansas. Any person interested in the proposed zoning amendment should plan on attending the September 11, 1975 meeting.

  
Robert A. Lakin  
Director of Planning

RAL:RLY:ime  
Attachment

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

August 19, 1975

To: All Parties Interested in the Zoning Ordinance  
of the City of Wichita

Subject: DR-75-26 - Amendment to the City Zoning Ordinance -  
Re: Eliminating Traffic Engineering Approval of  
Off Street Parking Plans

Attached for your consideration is a delineated copy of a proposed amendment to Section 28.04.141 of the Code of the City of Wichita. This is a proposed amendment to the zoning ordinance of the City of Wichita which would make the approval of required parking plans a primary function of the superintendent of central inspection by eliminating the currently required referral to the City Traffic Engineer. The proposed amendment furthermore adds a citation to the ordinance of a publication containing the general standards to be used by the superintendent of central inspection in reviewing plans for approval.

These proposed amendments have been advertised to be heard in a public hearing by the Wichita-Sedgwick County Metropolitan Area Planning Commission on September 11, 1975. This hearing will be conducted during the regularly scheduled Planning Commission meeting which begins at 1:30 p.m., in the Planning Commission Conference Room, 4th Floor, City Building Annex, 104 South Main Street, Wichita, Kansas. Any person interested in the proposed zoning amendment should plan on attending the September 11, 1975 meeting.

---

Robert A. Lakin  
Director of Planning

RAL:RLY:rme  
Attachment

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

PHONE 262-0511 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

August 19, 1975

To: All Parties Interested in the Zoning Ordinance  
of the City of Wichita

Subject: DR-75-26 - Amendment to the City Zoning Ordinance -  
Re: Eliminating Traffic Engineering Approval of  
Off Street Parking Plans

Attached for your consideration is a delineated copy of a proposed amendment to Section 28.04.141 of the Code of the City of Wichita. This is a proposed amendment to the zoning ordinance of the City of Wichita which would make the approval of required parking plans a primary function of the superintendent of central inspection by eliminating the currently required referral to the City Traffic Engineer. The proposed amendment furthermore adds a citation to the ordinance of a publication containing the general standards to be used by the superintendent of central inspection in reviewing plans for approval.

These proposed amendments have been advertised to be heard in a public hearing by the Wichita-Sedgwick County Metropolitan Area Planning Commission on September 11, 1975. This hearing will be conducted during the regularly scheduled Planning Commission meeting which begins at 1:30 p.m., in the Planning Commission Conference Room, 4th Floor, City Building Annex, 104 South Main Street, Wichita, Kansas. Any person interested in the proposed zoning amendment should plan on attending the September 11, 1975 meeting.

---

Robert A. Lakin  
Director of Planning

RAL:RLY:rme  
Attachment

(Published in the Daily Record, August 21, 1975)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, September 11, 1975, the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following change in Title 28, the Code of the City of Wichita, Kansas:

Amend Section 28.04.141 to make the review and approval of parking plans a primary function of the superintendent of central inspection by eliminating the currently required referral to the Traffic Engineer and citing the publication containing the general standards on which approval shall be based.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes, and any protest against any of the provisions of the proposed changes of the Zoning ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 21st day of August, 1975.

Robert A. Lakin, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission

(SEAL)

Proposed Amendment to the  
Zoning Ordinance of the  
City of Wichita

It is proposed to amend Section 28.04.141, paragraph 1, to make the review and approval of parking plans a primary function of the Superintendent of central inspection by eliminating referral to the Traffic Engineer as follows:

28.04.141 Off-street parking lots - Number and size of spaces. 1. For any area used as off-street parking (except parking for single-family dwellings), a parking plan shall be submitted to the superintendent of central inspection. ~~---Prior to the issuance of any building, use or occupancy permit, the superintendent of central inspection shall submit the parking plan to the traffic engineer~~ for his review and approval prior to the issuance of any building, use or occupancy permit. The approval of the parking plan and layout shall be based on standards developed by the Traffic Engineer of the City of Wichita as generally set out in the document entitled "Typical Off-Street Park Standards of the City of Wichita, Sedgwick County, Kansas relating to: arrangement of parking spaces; number, location and dimensions of all parking spaces; adequate aisle spaces and markings for channelization appropriate to the type of design; adequate turnarounds, if needed; the location and width of adequate means of ingress and egress; and, where required or necessary, the location and height of required screening and the location of protective bumper guards. Where the required screening walls and landscaped areas conflict with Chapter 11.22, Visibility at Intersections, the parking lot shall be redesigned and the required screening relocated so as not to interfere with intersection visibility. The total net area of parking spaces required, not including aisles, turn-arounds, and internal circulation, ingress and egress drives, shall be the total number of spaces required multiplied by two hundred square feet. The approval of off-street parking areas shall be in accord with the provisions of Chapter 10.16 (driveways and curb cut requirements).

CITY ZONING ORDINANCE  
AMENDMENT MAILOUT LIST

City Staff

Ralph Wulz, City Manager  
John Dekker, Director of Law  
H. R. Kuhn, Assistant City Attorney (Garvey Building, 67202)  
R. W. Bruggeman, Director of Public Works  
Robert Feldner, Superintendent of Central Inspection  
Dick Linn, City Engineering  
Floyd Hobbs, Fire Department  
Mervyn Silverman, Director-W-SC Health Department  
John Wynkoop, Director of Water Department  
Public Information Office  
Kenneth Kitchen, Director, Urban Renewal Agency

-----  
Miscellaneous City Officials

Richard Holstead, Director  
Building Project Studies  
Board of Education  
1400 George Washington Dr.  
Wichita, Kansas 67211

Center for Urban Studies  
Wichita State University  
1845 Fairmount  
Wichita, Kansas 67208

Misc. Organization & Businesses

Monty Robson, President  
Wichita Chapter  
American Institute of Architects  
7701 East Kellogg  
Wichita, Kansas 67207

A. T. Jones, President  
Wichita Bar Association  
700 Farm Credit Bank Bldg.  
Wichita, Kansas 67202

Misc. Organization & Businesses (cont'd)

Richard Upton  
Executive Vice President  
Wichita Chamber of Commerce  
350 West Douglas  
Wichita, Kansas 67202

Ogle E. Rhoten, President  
Professional Engineering Society  
4018 North Charles  
Wichita, Kansas 67202

Timothy J. Hurley  
Executive Vice President  
Wichita Assn. of Homebuilders  
730 North Main  
Wichita, Kansas 67203

J. Craig Mann, Chairman  
Zoning-Subdivision Committee  
Wichita Assn. of Homebuilders  
Design Concepts  
151 North Broadway  
Wichita, Kansas 67202

Larry L. Henry  
District Conservationist  
Soil Conservation Service  
4100 Maple  
Wichita, Kansas 67209

*Notices & Proposed Amendment sent 8/22/75*

Misc. Organization & Businesses  
(cont'd)

Colby Sandlian  
230 South Market  
Wichita, Kansas 67202

Nestor Weigand, Jr.  
110 North Main  
Wichita, Kansas 67202

Manager  
Southwestern Bell Telephone  
154 North Broadway  
Wichita, Kansas 67202

James A. Maguire, President  
Wichita Board of Realtors  
626 North Broadway  
Wichita, Kansas 67214

Wesley E. Galyon  
Executive Vice President  
Wichita Board of Realtors  
626 North Broadway  
Wichita, Kansas 67214

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Campbell and Castle Engineers  
P. O. Box 1835  
Wichita, Kansas 67201

R. S. Delamater  
Consulting Engineer  
Century Plaza Building  
Wichita, Kansas 67202

Earl T. Graves  
Wheeler, Kelly, Hagny, Ins., Inc.  
100 North Broadway  
Wichita, Kansas 67202

Frank Malone  
Fidelity Title Company  
221 North Market  
Wichita, Kansas 67202

Don C. Moehring, Engineer  
314 Brown Building  
Wichita, Kansas 67202

Oblinger and Smith Corp.  
625 First National Bank Bldg.  
Wichita, Kansas 67202

Professional Engineering  
Consultants  
1440 East English  
Wichita, Kansas 67214

Reiss and Goodness Engineers  
2160 East Douglas  
Wichita, Kansas 67214

Security Abstract and Title Co.  
434 North Main  
Wichita, Kansas 67202

Kenneth O. Taylor, Engineer  
1542 South St. Francis  
Wichita, Kansas 67211

8/22/75

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

August 5, 1975

**TO** The Files

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

**SUBJECT** Amendment to Zoning Ordinance - Eliminate Traffic Engineer  
Approval of Off-Street Parking Plans

Bob Feldner has advised that because of the delay in issuing building permits on plans that the Manager has requested that the Traffic Engineering Division no longer review and approve parking plans. Based on this, it is necessary that we amend Section 28.04.141 to eliminate this approval procedure.

Jack H. Galbraith  
Chief Planner

JHG:js