

DR 75-38 - Wichita City Commission
requests Zoning Policy on Central
Avenue from Terrace to Webb

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. *Approved except for 1-5-78*
one action which resulted in "not note"
B.C.C./B.C.C. *Approved 1-31-78*
(amended in part)

① 1019

Proposed Zoning Policy
for
Central Avenue
Terrace Drive to Webb Road

✓ During recent reviews and discussions of zoning policy and zoning cases along East Central Avenue by the Board of City Commissioners, a request was made that a zoning policy be developed for Central between Oliver and Woodlawn. In reviewing past zoning policies of the Metropolitan Area Planning Commission and the Board of City Commissioners, it was noted that zoning policies have been established along Central up to Terrace Drive, which is three blocks west of Oliver. Specifically, the policy to the west from Clifton to Terrace states that no zoning change will be looked upon with favor. Also, it was noted that the two mile area from Woodlawn to Webb Road is practically all developed with commercial uses at the major intersections with high quality single family homes in between. Therefore, for the purposes of continuity, the study area for the development of zoning policies ~~have~~ ^{has} been extended from Terrace to Webb Road.

✓ The study area has been divided into various segments and a descriptive narrative has been developed for each, together with a suggested zoning policy. Staff has reviewed, in the field, the extent of new development and the conditions of existing uses. Changes in uses and redevelopment and expansions of existing uses were also noted.

X
X

✓ Terrace to Oliver

✓ North Side of Central:

✓ The block between Terrace and Pershing contains duplexes and ~~single family homes~~ ^{medical offices}. It is presently zoned "A" duplex on the west half and "B" multi-family on the east half to the depth of the east-

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STREETS AND HIGHWAYS GOALS: Ensure safe vehicular access from all points within Sedgwick County to concentrated areas of activity, maximize the separation of pedestrian and both motorized and non-motorized vehicular flow and minimize congestion throughout the metropolitan urban area.

TRANSIT GOAL: Provide an efficient and convenient public/private transit system to residents of Wichita and participating communities within Sedgwick County.

RAIL TRANSPORTATION GOAL: Encourage a system of rail facilities which will allow coordinated traffic flow, effective and efficient use of facilities, and provide for development supportive of the growth of rail in all forms essential to modern industry, commerce and the rapid and safe movement of people and cargo.

AIR TRANSPORTATION GOAL: Provide a system of airport facilities which will allow coordinated traffic flow, effective and efficient use of facilities and provide for development supportive of the growth of aviation in all forms essential to modern industry, commerce, and the rapid and safe movement

PARKING GOAL: Ensure adequate and well designed parking facilities in areas of concentrated people activities in order to secure a more balanced transportation system, ample parking space development and efficient access for all types of trip-makers to the central business district from all areas throughout the metropolitan area.

SANITARY SEWAGE FACILITIES GOAL: Ensure the continuation and maintenance of sanitary sewage collection and treatment systems which provide for the present and projected needs while protecting water supply sources in the County and in neighboring areas downstream.

WATER GOAL: Assure a good quality of water in sufficient quantities at a reasonable price for present and long-range

west alley (approximately 150 feet). From Pershing east to Oliver, there is a mixture of ~~duplexes, offices and~~ small businesses, including a service station, barber shops, furniture store, ~~tire store~~ and associated parking. A retail tire store on the northwest corner of Oliver and Central has been redeveloped on the site of a former drive-in restaurant. The entire two block long area is zoned "LC" Light Commercial to the depth of the east-west alley (approximately 150 feet north from Central). ?

✓ Recent zoning change requests have been approved immediately north along the west side of Oliver which extends the light commercial zoned area 150 feet to the north of the east-west alley. A new building housing a ~~Woh~~ and Country Food Market and a liquor store has been constructed on this site, which was formerly residential. X
Immediately north of this area, 275 feet of "BB" Office zoning exists which is now developed with offices and apartments.



meeting on July 29, 1976. The following is a list of the proposed amendments, recommendations of the Subdivision Committee, and Staff comments on each proposed amendment.

Article 3-105 - Amend to read as follows:

3-105 A (1) For those areas in the unincorporated area which are anticipated to be part of the urban growth area of Sedgwick County, or which are environmentally sensitive areas (as set forth in the area marked A-1 on the map identified as Attachment 1 to these regulations), the division of land for single-family residential or agricultural purposes into lots or parcels, each of which contains twenty acres or more. The said urban growth area map as above provided, shall be reviewed for redetermination not less than annually.

The staff is generally supportive of this amendment which provides for tracts of 20 acres or more to be exempted from platting in the urbanizing areas. (Note: See attached map of County.) Present regulations provide for exemptions of tracts more than 10 acres in size anywhere in the unincorporated area of the county provided a determination has been made that no roadways are needed and all drainage and/or flooding problems have been taken care of.

SUBDIVISION COMMITTEE RECOMMENDATION - APPROVAL - 3-0

LAKIN pointed out that this relates to exceptions for those tracts 20 acres or more within the shaded growth area shown on the map. All other tracts under 20 acres will be required to plat if they are within the finally agreed to urbanizing areas and unless exempted under one of the other existing clauses.

3-105 A (2) - Amend to read as follows:

For all other unincorporated areas, the division or further division of land for residential or agricultural purposes into lot or parcels, each of which contains five or more acres when located on either (a) a public road which has been accepted by or for the county or township; or (b) on a private road whose standard conforms to Section 7-201 as determined by the County Engineer, or by the Board of County Commissioners in official meeting, and when there are covenants filed of record providing for the maintenance of said private road and where such covenants provide a mechanism to authorize the county, in the event the maintenance of the road is not done (after having given written notice to the landowner), to provide maintenance and charge the costs to the land or owner of land as lien against property.

The Staff is generally supportive of this amendment. However, questions arise as to who determines where the road, public or private, shall be located in reference to other ownerships and developments in surrounding areas and what will be the effect of numerous unplatted 5-acre subdivisions with private streets on land use and development when these areas come into the urban growth area. Will they create additional tax burdens and utility service problems for the urban governmental bodies as is now often the case with unplatted developments in the present urban areas?

Flooding has not been dealt with here. Therefore the following needs to be done:

Add to the above an additional clause similar to "and where any floodway on said property has been protected by grant of easement, dedication or other similar device for such floodway as may be requested by the County Director of Public Works."

1056 (2)

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✓ It is recommended that no zone change be looked upon with favor on the north side of Central ^{for 125 feet out of} ~~between Terrace and Pershing;~~ ^{where the duplexes are developed.} ~~and Pershing;~~ ^{The east 150 feet of the block (which contains medical offices) is appropriate for the "BB" Office District} and ~~that~~ the balance of the frontage ^{to Oliver} ~~to Oliver~~ ^{from Pershing} remain as "LC" Light Commercial. Any additional parking needs should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

✓ South Side of Central:

✓ This area contains uses similar to the north side of the street, including medical offices, service stations, a hardware store and other smaller shops and associated parking. The block between Terrace and Pershing is zoned to the depth of the alley (approximately 150 feet) for "B" multi-family residential on the west half and for "LC" Light Commercial on the east half. The remaining Central frontage from Pershing to Oliver is also zoned for "LC" Light Commercial to the depth of the alley. The areas immediately to the south of these "LC" zoned areas are primarily zoned and used for single family residential purposes. The frontage along the west side of Oliver to the south is zoned for "A" duplex residential and approximately 50 feet of "BB" Office, which is used for parking for the commercial establishments to the north.

✓ It is recommended that the "BB" Office District be looked upon favor on the west half of the block (approximately 150 feet) between Terrace and Pershing; and that the balance of the frontage to Oliver remain as "LC" Light Commercial. Additional parking should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

✓ Oliver to Edgemoor

✓ North Side of Central:

✓ This area contains a mixture of commercial and residential uses. The northeast corner of Oliver and Central contains a restaurant,

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 5, 1976:

10. S-152 - Public hearing for consideration of amendments to the Subdivision Regulations.

LAKIN said that this is a legally advertised public hearing for consideration of amendments to the Subdivision Regulations, such proposed amendments having been developed over a period of several months by a Citizens Committee appointed by the County Commission working with the Planning Department staff. He pointed out that the staff report (shown later in these minutes), indicates the Subdivision Committee recommendations as well as comments by the staff concerning the various paragraphs proposed for change. He stated that the staff is in general concurrence with most of the changes at this time, but on some there is a difference of opinion, which is indicated in the memo.

LAKIN stated that the map attached to the material mailed the Commissioners is a critical addition to the proposed amendments, in that on the map is indicated those areas which would be involved insofar as the proposed 5-acre platting exemption amendment is concerned. He said there has been very strong opinions expressed on this proposal, but the staff is willing to work with this amendment (if it is passed), to see actually how it operates administratively. It was his feeling that as the amendment is proposed, an individual wanting to develop on a 5 or more acre tract will have to do a lot more "leg" work so far as easement and road requirement items, etc., than if handled by platting, which would resolve all the various issues involved with preparing land for development.

It was pointed out by LAKIN that any amendments approved by the Planning Commission must also be concurred in by both the City and County Commissions before they become effective.

When asked what the status would be if amendments approved by the Planning Commission are not approved by the City or County Commissions, LAKIN said then the regulations would not be amended, and it probably would be a matter for discussion in trying to arrive at a compromise.

BARRIER asked for the names and occupations of the members of the Citizens Committee appointed by the County, and JOHN CALLAHAN, as spokesman for the Committee, gave the names as follows: Paul Kelly, Greenwich, Kansas (in the construction business); Phyllis Evans, Goddard, Kansas (an employee of a lumber yard); George Clark (realtor); Bill Alley (contractor); and himself, an attorney and farmer.

CALLAHAN asked if any of the audience would like a copy of the proposed changes, and NEWBY of the Planning Department staff, passed out copies to several members of the audience. CALLAHAN suggested that some of the citizens present be given an opportunity to "tell their stories", which will tend to set the mood that caused the Citizens Committee to be appointed. He indicated that their problems are varied, and illustrate the difficulty and suffering experienced over the past number of years.

There was brief discussion by the Commissioners as to whether to hear from the public first or the staff, and it was decided the staff should review the proposals first and then hear Mr. Callahan's position, and then comments from the public. CALLAHAN indicated it made no difference so far as his Committee members were concerned, as long as they were permitted to speak on an item of particular interest to them.

LAKIN reviewed the following staff report which had been submitted to the Commissioners prior to the meeting: (Comments made by Lakin at the meeting are also shown.)

The special appointed Citizens Committee's proposed amendments to the Subdivision Regulations which have been advertised for consideration by the Planning Commission on August 5, 1976, were considered by the Subdivision and Utility Advisory Committees at a special meeting held on July 26, 1976, and at the regular Subdivision Committee

and office and general business uses extending approximately 600 feet north on the east side of Oliver. Other commercial activities, such as a funeral home, gift shop, appliance sales and two liquor stores extend for a distance of 480 feet east of the Oliver and Central intersection in an area zoned "LC" Light Commercial. The remainder of the block between Oliver and Battin is zoned "B" Multiple Family and consists of fourplexes, with the exception of a realtor's office located at the northwest corner of Central and Battin, on three 25 foot lots presented ^{ly} zoned the "BB" Office District. To the east of Battin, with the exception of five 25 foot lots zoned "BB" Office, approximately eleven hundred feet of frontage is zoned the "B" Multiple Family District and 400 feet west of Edgemoor is zoned "LC" Light Commercial. This area consists of duplexes, triplexes, fourplexes and one real estate office building, and in the "LC" is a mixture of commercial uses such as a barber shop, furniture sales, garden center, liquor store, ^{and} a service station at the northwest corner of Edgemoor and Central.

GRAGG said the way it is presently written, he did not think there has been much of a problem. LAKIN pointed out that the governing body cannot issue a legal opinion without consultation with the legal counsel.

BARRIER asked why it shouldn't go to the Subdivision Committee where people have the most experience in dealing with plats. She was satisfied with the present appeal procedure.

SAVINA suggested the word "interpretation" could be changed to "opinion". CALLAHAN said either suited him. BARRIER asked if a legal opinion would be available to the Subdivision Committee, and GRAGG said they have never been denied one. CALLAHAN, however, wanted to be able to request an opinion from the County Counselor.

BAYOUTH asked Callahan if he would be satisfied that the Subdivision Committee could request a legal opinion for the applicant. CALLAHAN answered that that would be more than they have now, but he would rather force the issue on the City and County Commissioners because they get better results. HENNESSY observed that the legal interpretation normally is written the way the governing body wants it.

When asked if he would agree that the applicant can request an opinion and interpretation, CALLAHAN answered that he thought that was probably all they would get today, so they would "buy it."

WITHDRAWAL OF MOTION: Savina, with the consent of the second, withdrew his previous motion and made a motion as follows:

MOTION: That Article 10-106 be added as follows: Any applicant, through the staff, may request a legal opinion on any part of the text and regulations from the legal counsel of the respective governing body involved. Savina moved, Gragg seconded and it carried by a vote of 6 in favor (Hennessy, Greider, Bayouth, Barrier, Savina, and Gragg) and 1 opposed (Taylor). Porter, Kamen and Goebel were absent.

LAKIN stated that he would like a motion to adopt the map referred to earlier in their discussion, unless it is the intent that it be included in the motion previously made and passed.

BAYOUTH said it was approved in the original motion, subject to Callahan and his Committee coming back at any time for reconsideration of the map.

MOTION: That the Planning Commission recommend the 5-acre rule changes, and that the changes be reviewed at the end of one year and that the County be asked to maintain a log of all permits issued for +5 acre tracts, including location by quarter section and types of easements, streets and improvements required, and this log to be furnished to the Subdivision Committee quarterly. Gragg moved.

LAKIN said this is not an amendment, but simply a request for cooperation from the County office. When asked if he minded, CALLAHAN indicated that he did, because it is a back door attack to strike what has been gained here.

Greider was excused from the meeting.

Taylor seconded Gragg's motion.

LAKIN said his concern is that there be information on which to base any future decision or judgment and if the Subdivision Regulations are not working in six months, they should be brought back for reconsideration.

VOTE ON MOTION: Carried by a vote of 4 in favor (Gragg, Taylor, Barrier and Savina) and 2 opposed (Hennessy and Bayouth). Kamen, Porter, Goebel and Greider were absent.

✓ For the areas along the north side of Central zoned "B" Multiple Family, it is recommended that the "BB" Office District be looked upon with favor with the balance of the frontage remaining as "LC" Light Commercial. Additional parking needs should be accomplished through the Board of Zoning Appeals, rather than extending ~~the~~ "BB" ^{Office District} into the neighborhood.

✓ South Side of Central:

✓ The land use pattern on the south side of Central between Oliver and Edgemoor is a mixture of commercial, residential and office uses and would appear to be in a state of transition with the residential uses gradually being converted to more intensive development. From Oliver east to Bleckley there is a grocery store and offices, with residential uses extending east from Bleckley to Pinecrest. The block between Pinecrest and Parkwood is presently zoned "LC" to an approximate depth of 140 feet and is developed with a service station, two restaurants, a loan office, and a photo shop. The block between Parkwood and Edgemoor is currently zoned the "BB" Office District and "LC" Light Commercial and contains a restaurant, three duplexes and a plant shop.

✓ It is recommended that the residential classification be retained between Bleckley and Pinecrest Avenues; with the balance of the frontage on the south side of Central from Oliver to Bleckley and from Pinecrest to Edgemoor being looked upon with favor for "LC" Light Commercial. Any additional parking needs to the south should be accomplished through the parking exception ^{provision} through the Board of Zoning Appeals.

✓ Edgemoor to Woodlawn

✓ North Side of Central

✓ The north side of Central between Edgemoor and Woodlawn is developed with a service station, convenience shopping center, two office buildings, retail light fixture sales, vacant residential

GRAGG felt that the entire Planning Commission should have a chance to consider an appeal where it might be resolved without further appeal. He did not think it proper that the three members of the Subdivision Committee should be responsible for making a decision which could be appealed directly to the City or County Commission without input from the entire 10-member Planning Commission.

SAVINA stated that the intent is to stop any log jam along the way.

LAKIN pointed out that the present regulations provide for an appeal procedure from any interpretation or decision of the staff to the Subdivision Committee, then to the Planning Commission, then to the governing body.

BARRIER felt that the Subdivision Committee should first consider any interpretation of the staff because of their wide experience and knowledge, and then make a recommendation to the Planning Commission. HENNESSY observed that the present procedure necessitates going through three bodies.

GRAGG commented further that unless an appeal is heard by the Planning Commission, then they have no input as to a decision, and it did not seem proper to him that the City or County Commissions might be considering a platting problem when the Planning Commission has had no input.

CALLAHAN said the solution was to be able to go directly from a Director of Planning opinion, for instance, to a City or County Commission, where they could utilize their legal staffs to assist in making a determination or interpretation.

LAKIN pointed out that it is not just an interpretation of the written regulations by the staff or Subdivision Committee, but it involves also an interpretation as to the extension of a street, for example, or compatibility of lot size, etc.

GRAGG asked Callahan if he couldn't just ask the City Attorney or County Counselor for an opinion when he disagreed with a requirement. CALLAHAN said he could ask, but would not get one. GRAGG said he had had no trouble getting an opinion. LAKIN said he could obtain legal opinions for the Commission anytime.

BAYOUTH asked if there was any way to amend the motion that once an opinion is given, that it be returned to the Subdivision Committee for action. LAKIN said it could be added to any approval of this paragraph.

CALLAHAN brought out the possibility that once an interpretation is appealed step-by-step to the governing body, it may be sent back for more information, which really delays the process, when the whole thing might have been avoided if there was a legal interpretation and the Subdivision Committee knew the legal interpretation of a particular requirement.

GRAGG thought it would put the Planning Commission in a bad light if not given a chance to correct an interpretation at its own level.

LAKIN said if the intent is to deal simply with legal opinions, then a sentence could be included to request a legal interpretation of the text and a letter from the legal counsel of the respective governing bodies involved, with a copy furnished to the governing bodies. CALLAHAN suggested it be a legal opinion rather than an interpretation.

CALLAHAN said he would accept the inclusion of a provision that any applicant or staff could request legal interpretation of any regulation from the legal counsel. GREIDER asked if he would agree that it would be at no extra cost to the applicant.

structure, and a savings and loan. The northwest corner of Woodlawn and Central is the former Kapaun School site which has an approved Community Unit Plan (DP-45), which permits shopping center and other retail sales uses adjacent to Central to a maximum depth of approximately 600 feet (300 feet near the Woodlawn intersection), with office and multiple family residential uses proposed on parcels to the north of the "LC" frontage. All of the frontage on the north side of Central between Edgemoor and Woodlawn is zoned the "LC" Light Commercial District, with the exception of an approximate 620 feet of frontage which is unplatted and ^{remains} "AA" Single Family. On September 16, 1975, the Board of City Commissioners approved a change from the "BB" Office District to the "LC" Light Commercial District to an approximate depth of 300 feet to permit conversion of an existing office building for retail sales (Z-1727) on the northwest corner of Brookside and Central.

MOTION: That the Planning Commission recommend that the first paragraph in Article 4-601 not be amended and that the second paragraph as recommended by the Subdivision Committee be approved as follows:

No building permit, zoning certificate or occupancy certificate shall be issued for a building or structure on any unplatted lot, tract or parcel until the applicant first shows by satisfactory evidence to the building permit issuing officer or his (her) delegated agent, that said lot, tract or parcel is not landlocked, i.e., has proper access via a public or private road to a city, county, township, or state highway system; has access to all utility and telephone services via a duly recorded easement dedicated to the public, which said easement shall not be less than 20 feet in width along a rear property line or 10 feet in width along a side property line; and shall extend continuously to a service entrance point and exit point for all said utilities and telephone services; has any required sewerage permit; has any required water well permit; has obtained any required permits from the State, such as but not limited to the creation of dams and lakes and the building site designated via a plot plan is not located on land subject to flooding as described in Article 7-103 of these regulations, in which event, dedication of proper floodway easements may be required by the County Director of Public Works.

Greider moved, Gragg seconded and it carried by a vote of 6 in favor (Greider, Gragg, Savina, Barrier, Bayouth and Hennessy), and 1 opposed (Taylor). Porter, Kamen and Goebel were absent.

The next article considered was 10-106 as follows:

Interpretative Action: Interpretative action taken by a government body consistent with these regulations shall not be subject to the provisions of this article. Any aggrieved person may make direct application to the appropriate government body for interpretative action.

CALLAHAN said he had already spoken on this matter.

SAVINA felt that it was obvious that an owner should be permitted to appeal directly to the governing bodies for a final decision.

MOTION: That the above proposed amendment be recommended for approval. Savina moved and Greider seconded.

GRAGG said he and Mr. Goebel on the Subdivision Committee had not favored this proposal. He reported that if it passes he could see no reason to serve on the Planning Commission, and further, he has been told by one of the County Commissioners that he would like to see the present appeal procedure retained where it goes from a staff interpretation or Subdivision Committee interpretation, first to the Planning Commission and then to the City or County Commissions.

GRAGG reminded the Commission of a recent plat where the Subdivision Committee decision had been appealed to the Planning Commission and then to the City Commission.

LAKIN pointed out that this appeal procedure relates only to the platting of land and administration of the regulations, and not to zoning. BARRIER considered Gragg's points very valid.

BAYOUTH commented that apparently something is bogging down the issuance of permits, and questioned why shouldn't the governing bodies be responsible for a decision without delay.

④ 847

✓ Based on development trends and recent zone application decision, it is recommended that a policy be established of looking with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and that the adjacent area to the north be looked upon with favor for "R-5" General Residential.

✓ South Side of Central:

✓ The frontage on the south of Central between Edgemoor and Hillcrest is developed with single family residential uses and currently zoned the "AA" single family and the "A" two family district, except for a small office in the "BB" Office District at the southwest corner of Hillcrest and Central. The block from Hillcrest east to Woodlawn is currently zoned the "LC" Light Commercial District and is developed with two service stations and other assorted commercial uses. It should be noted that a home occupation barber shop is currently located in a residential structure at the southwest corner of Central and Brookside Parkway.

✓ In 1973, it was assumed that because of the large shopping center proposed for the Kapaun site, and the other commercial and office uses on the north side of Central, that the existing single family homes on the south side would be in transition to more intensive uses, however, since that time, the neighborhood on the south has remained stable and the Planning and City Commissions have denied a request for the "BB" Office District (Z-1581) located to the west of the existing office building at Hillcrest. Based upon the stability of the area and past Commission action, it is suggested that the existing residential development be encouraged ^{to} and conversions of the residences to office uses be discouraged. ~~unless there can be an assembly of ownership and replatting can occur to provide minimum frontages of 100 feet and reduced numbers of curb openings.~~

remain

ously to a service entrance point and exit point for all said utilities and telephone services; has any required sewerage permit; has any required water well permit; has obtained any required permits from the State, such as but not limited to the creation of dams and lakes, and the building site designated via a plot plan is not located on land subject to flooding as described in Article 7-103 of these regulations, in which event, dedication of proper floodway easements may be required by the County Director of Public Works.

It was pointed out that the Subdivision Committee had recommended unanimously that the first paragraph be adopted as advertised, but that GRAGG had not favored the second paragraph.

GRAGG felt that it would be more cumbersome and time consuming to get a building permit by eliminating the Subdivision Committee and Utility Advisory Committees' review of plats. Owners would have to contact all utility companies and there could be problems where another owner might want to have service also. He felt it would actually be more expensive for the utility companies in having to buy right-of-way which would add to the cost of their services.

SAVINA thought Gragg's reasoning was wrong in many respects because before service can be provided, an easement must be granted, and anyone wanting service would be willing to grant such easement.

GRAGG pointed out that builders and developers would know how to go about individually meeting the requirements listed in the second paragraph, but that an ordinary citizen wishing to build a home would be confused, and so far as understanding the appeal procedure now, it would be even more frustrating with the adoption of the second paragraph.

When asked if his Committee understood this paragraph, CALLAHAN said he believed they did, but that it was a difficult question, and that they had not all agreed. SAVINA said he was in favor of eliminating the entire section.

When asked for his opinion, LAKIN thought it would be more difficult for developers and individual home owners when they must contact each utility company. If a large tract is undertaken for development and private roads established therein, and easements provided overall, then it might be fairly simple to get building permits, but he felt the easiest way would be through the platting process.

SAVINA asked Callahan if he would agree to striking the second paragraph, and CALLAHAN said it was not their primary concern. BAYOUTH commented that Gragg had felt that it would be "tougher" on the average layman, and asked if someone in that category would like to be heard.

GEORGE CLARK commented that most of the larger tracts would be beyond municipal water and sewer service, and that they must provide easements for the usual utilities, and he considered that there would not be problems particularly with the adoption of both paragraphs.

LAKIN recommended the adoption of the amendments proposed because by not platting, it means more metes and bounds descriptions and from the standpoint of the public interest, he considered it mandatory that something of the nature included in this particular paragraph be included.

PHYLLIS EVANS said they had no problem with the utility companies so far as getting service, and she only wished they had been able to get a building permit as easily as they did utility service.

✓ It is recommended that the residential, office and light commercial classifications be retained between Edgemoor and Woodlawn, and that conversions of the single family homes to offices and more intensive uses not be looked upon with favor.

✓ Woodlawn to Webb Road

✓ North Side of Central:

✓ The corners of the major street intersections of Woodlawn, Rock Road and Webb Road are all zoned "LC" and are developed with commercial uses with the exception of the northwest corner of Webb and Central. The balance of the area is developed with quality single family homes and duplexes, Kapaun - Mt. Carmel School, private elementary school and the Wichita Art Association. Nearly all of the residential lots are developed with the residences side-ing into Central.

✓ It is recommended that zone change requests not be looked upon with favor in this ^{two mile} area.

*With the approval of the State Board of Health and the City-County Health Department when required by law.

**On major water courses and drainage channels, the Wichita-Valley Center Flood Control Office shall be the "appropriate engineer."

Article 8-103 (C) was not recommended for a change.

Article 8-103 (H) was recommended to add the following as (5):

(5) Those residential subdivisions in the unincorporated areas having a lot size of 5 acres or more, except those in the growth areas as shown in Attachment I.

Article 10-101 was not recommended for a change.

Article 10-104 (D) was recommended to read as follows:

(D) When used in this Section, the term "unwarranted hardship" shall mean the effective deprivation of use for any reason as distinguished from a mere inconvenience.

Article 11-102 The definition for Subdivision was not recommended for a change. The following definitions were recommended to be included in Article 11-102.

FLOODWAY CHANNEL: That portion of any natural or manmade waterway required to discharge the 100-year flood without increasing the water surface elevation at any point more than one foot.

FLOODWAY FRINGE: That portion of the flood plain which can be obstructed without increasing the water surface elevation of the 100-year flood more than one foot at any point.

WATERWAY: Anything having course, current and cross-section.

The Commission returned to consideration of the proposed amendments on which there was not agreement between the Subdivision members.

Article 4-601 was proposed to read as follows:

No building permit, zoning certificate or occupancy certificate, except those involving repairs, maintenance, continuation of an existing use or occupancy, provided there is no expansion of floor area or use area (where there are no major structures involved), of more than 30 percent, shall be issued for a building or structure on any lot, tract or parcel of any subdivision that is subject to the provisions of these regulations until a copy of the recorded plat or subdivision is available for examination by the official charged with issuing building permits and/or zoning certificates or unless tract or parcel is exempt from platting as provided in Article 3-105.

No building permit, zoning certificate or occupancy certificate shall be issued for a building or structure on any unplatted lot, tract or parcel until the applicant first shows by satisfactory evidence to the building permit issuing officer of his (her) delegated agent, that said lot, tract or parcel is not landlocked, i.e., has proper access via a public or private road to a city, county, township or state highway system; has access to all utility and telephone services via a duly recorded easement dedicated to the public, which said easement shall not be less than 20 feet in width along a rear property line or 10 feet in width along a side property line; and shall extend continu-

495-

✓ South Side of Central:

✓ The major street intersections again are all zoned as "LC" Light Commercial with the balance of the frontage as "AA" Single Family except for the "R-5" in an area west of Armour Drive. With the exception of the commercial corner developments and the apartments developed east of Temple Emanu-El, the remaining frontage is developed with single family homes. In these areas, the residential lots either side or back into Central which is the most desirable design for residential lots along major streets.

~~It is recommended that no change change rests be looked upon~~

~~It is recommended that no change~~

~~It is recommended that no zone change requests~~

✓ It is recommended that ~~no~~ zone change requests ^{not} ~~be~~ be looked upon with favor in this two mile area.

Article 7-106 was amended to read as follows:

Land Subject to Excessive Erosion by Wind or Water. On land subject to excessive soil movement by the forces of wind and/or water and that may cause environmental health hazards, necessary preventive measures shall be a part of any subdivision plan. Conservation standards adopted by the Sedgwick County Conservation District shall be received and considered on any subdivision or unplatted tract.

Article 8-102. Engineering Jurisdiction. Table of Appropriate Engineer was amended to read as follows:

Improvement	Appropriate Engineer	
	Column A	Column B
	City of Wichita and growth areas shown on Attachment A which are within three miles of the City of Wichita, except those areas that may be excepted under the provisions of Section 3-102.	All other unincorporated areas not listed in Column A
Roadways, alley curbs and gutters, sidewalks and street drainage facilities	City Engineer of Wichita	County Engineer
Water Supply Systems	Director of Water and Sewage Treatment of the City of Wichita*	City-County Health Department
Fire Hydrants	Director of Water and Sewage Treatment Department of the City of Wichita and the Fire Chief of the City of Wichita	County Fire Chief
Sanitary Sewer	City Engineer of City of Wichita, unless there be a County Sewer District. When such exists, the appropriate engineer shall be the County Engineer*	County Engineer*
Storm Sewer System	City Engineer of Wichita except on major water courses or drainage channels**	County Engineer
Street Signs	Traffic Engineer of the City of Wichita	County Engineer
Underground Wiring	Utility company involved	Utility company involved
Bench marks and monuments	City Engineer	County Engineer

✓ SUMMARY OF SUGGESTED POLICIES

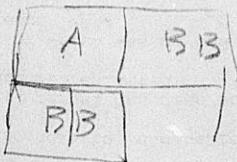
✓ On the basis of this review, it is recommended that the following policies be established for considering zone change requests on Central from Terrace to Webb Road.

✓ 1. North side of Central:

- ✓ a. Terrace to Oliver - That the existing zoning classifications be retained, *except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing.*
- ✓ b. Oliver to Edgemoor - Look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District, with the balance of the frontage remaining as "LC" Light Commercial.
- ✓ c. Edgemoor to Woodlawn - Look with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and look with favor on the "R-5" General Residential District to the north.
- ✓ d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

✓ 2. South side of Central:

- ✓ a. Terrace to Oliver - Look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial.



Article 3-105 (F) was amended to read as follows:

Whenever the lot, tract, parcel has been sold off, divided, subdivided, resubdivided or replatted

- (1) by January 1, 1948 or which was beyond 3 miles of the City of Wichita in 1948:
- (2) by July 1, 1968 for land beyond 3 miles of the City of Wichita as of that date.

Article 3-105 (G) was amended to read as follows:

The division of land in that part of the unincorporated area which creates no more than one additional parcel than specified in (F) above. This exception is in addition to the exception contained in (F) used to determine the requirements for platting.

Article 3-202 (G) was amended to read as follows:

Make such other determinations and decisions as may be required for the department by these regulations or by the Planning Commission - or by the appropriate governing body.

Article 6-104 was not recommended for a change.

Article 7-103 (A) was amended to read as follows:

No land subject to periodic flooding, as determined by the Flood Control Office or by unit of federal or state government, or the 100-year flood where delineated, shall be subdivided or developed into platted or unplatted lots, tracts or parcels for residential use or any other use which would be incompatible with such flooding, provided, however, building permits may be issued for any building or structure on a specifically located building site within the floodway fringe conditioned on proper elevations for such building or structure. Data, maps and other records used in making determinations of flooding by any unit of government shall be considered public documents and made available for examination by an applicant or his agents.

If a building permit is issued conditioned on proper flood elevation for buildings or structures, then in such event a certified copy thereof shall be recorded by the building permit issuing agency with the Office of the Register of Deeds, at the expense of the applicant.

Article 7-103 (C) was not recommended for a change.

Article 7-104 was recommended to be amended as follows:

Access: All lots, tracts or parcels located in any subdivision or unplatted development shall be served directly by a public street except that private streets may be permitted as a part of a Planned Unit Development or conditional use permit approved by a governing body, and private streets may be permitted to serve an unplatted tract, or parcel or platted lot if there is an irrevocable covenant of record to provide for the perpetual continuance and maintenance of such private street when the covenant has been approved by the governing body whose engineer approves streets per Article 8-102, provided they shall make a determination that said private street is of sufficient width to serve the development; that there are adequate monies to provide adequate maintenance; and that said covenants contain a provision authorizing said governing body to maintain said road and charge the cost thereof to the benefited land in the event of failure by the coveantees to maintain the road.

✓b. Oliver to Edgemoor - That the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial.

~~Edgemoor to Woodlawn~~

✓c. Edgemoor to Woodlawn - That the existing residential, office and Light Commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor.

✓d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

✓3. Where there are additional parking needs, it is recommended that such be accomplished thru the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family ^{or} of the "BB" Office District into the adjoining neighborhoods.

VOTE ON AMENDED MOTION TO INCLUDE THE PARAGRAPH ON FLOODING: Motion carried by a vote of 4 in favor (Barrier, Taylor, Gragg and Greider), and 3 opposed (Hennessy, Bayouth and Savina). Goebel, Porter and Kamen were absent.

VOTE ON ORIGINAL MOTION AS AMENDED: Carried by a vote of 6 in favor (Hennessy, Barrier, Taylor, Bayouth, Savina and Greider), and 1 opposed (Gragg). Goebel, Porter and Kamen were absent.

Following is a delineated showing of 3-105 A (2) as recommended by the above motions:

3-105 A (2) For all other unincorporated areas, the division or further division of land for residential or agricultural purposes into lot or parcels each of which contains five or more acres when located on either (a) a public road which has been accepted by or for the county or township; or (b) on a private road whose standard conforms to Article 7-201 as determined by the county engineer, or by the Board of County Commissioners in official meeting, and where any floodway on said property has been protected by grant of easement, dedication or other similar device for such floodway as may be requested by the County Director of Public Works; and when there are covenants filed of record providing for the maintenance of said private road and where such covenants provide a mechanism to authorize the county, in the event the maintenance of the road is not done (after having given written notice to the landowner), to provide maintenance and charge the costs to the land or owner of land as lien against property.

MOTION: That the Planning Commission recommend approval of 3-105 to add the following paragraph after (I).

Any request made in writing for a determination of exemption from platting shall be answered by the building permit issuing agency either in the affirmative or negative within 30 days of the filing of said request, or the exemption shall be considered granted. Gragg moved. Motion was not seconded.

GRAGG asked if anyone would object to a motion to concur with the recommendations of the Subdivision Committee.

MOTION: Gragg moved to approve all the Subdivision Committee recommendations except for the proposals for 4-601 and 10-106, which needed further discussion. Greider seconded the motion and it carried by a vote of 6 in favor (Hennessy, Greider, Bayouth, Barrier, Savina and Gragg), and 1 opposed (Taylor). Porter, Kamen and Goebel were absent.

TAYLOR explained her negative vote saying she realized it would be time consuming to discuss each item, but she thought there would be a lack of controversy on most of the changes and it would be better to proceed with what had been outlined for consideration individually.

Amendments approved by the above motion, in addition to those recommended by the previous motions, are as follows:

Article 3-105 was amended to add the following paragraph after 3-105 (I) as follows:

Any request made in writing for a determination of exemptions from platting shall be answered by the building permit issuing agency either in the affirmative or negative within 30 days of the filing of said request, or the exemption shall be considered granted.

SUMMARY OF SUGGESTED POLICIES

On the basis of this review, it is recommended that the following policies be established for considering zone change requests on Central from Terrace to ~~Woodlawn~~ Webb Road.

1. North side of Central

a. Terrace to Oliver - That the existing zoning classification be retained.

b. Oliver to Edgemore - Look with favor on the "BB" Office District for those areas presently zoned the "B" Single-Family District, with the balance of the frontage remaining as "LC" First Commercial.

c. Edgemore to Woodlawn - Look with favor on either the "BB" Office District or the "LC" First Commercial District to a depth of approximately 300 feet; and look with favor on the "R 5" General Residential District to the north.

d. Woodlawn to Webb Road - That the existing zoning classification be retained.

2. South side of Central

a. Terrace to Oliver - Look with favor on the "BB" Office District on the west half of the block ~~Block~~ (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage

remaining as "LC" first corner.

b. Olin to Edgemoor - That the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" first corner.

c. Edgemoor to Woodlawn - That the existing residential, office and light commercial classifications be retained, ~~retained~~ and that conversions of single family homes to office and more intensive uses not be looked upon with favor.

d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

3. Where there are additional parking needs, it is recommended that such be accomplished thru the ^{parking} exception provision of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods.

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December 30, 1977

Proposed Zoning Policy
for
Central Avenue
Terrace Drive to Webb Road

During recent reviews and discussions of zoning policy and zoning cases along East Central Avenue by the Board of City Commissioners, a request was made that a zoning policy be developed for Central between Oliver and Woodlawn. In reviewing past zoning policies of the Metropolitan Area Planning Commission and the Board of City Commissioners, it was noted that zoning policies have been established along Central up to Terrace Drive, which is three blocks west of Oliver. Specifically, the policy to the west from Clifton to Terrace states that no zoning change will be looked upon with favor. Also, it was noted that the two mile area from Woodlawn to Webb Road is practically all developed with commercial uses at the major intersections with high quality single family homes in between. Therefore, for the purposes of continuity, the study area for the development of zoning policies has been extended from Terrace to Webb Road.

The study area has been divided into various segments and a descriptive narrative has been developed for each, together with a suggested zoning policy. Staff has reviewed, in the field, the extent of new development and the conditions of existing uses. Changes in uses and redevelopment and expansions of existing uses were also noted.

Terrace to Oliver

North Side of Central:

The block between Terrace and Pershing contains duplexes and medical offices. It is presently zoned "A" duplex on the west half and "B" multi-family on the east half to the depth of the east-west alley (approximately 150 feet). From Pershing east to Oliver, there is a mixture of small businesses, including a service station, barber shops, furniture store, and associated parking. A retail tire store on the northwest corner of Oliver and Central has been redeveloped on the site of a former drive-in restaurant. The entire two block long area is zoned "LC" Light Commercial to the depth of the east-west alley (approximately 150 feet north from Central).

Recent zoning change requests have been approved immediately north along the west side of Oliver which extends the light commercial zoned area 150 feet to the north of the east-west alley. A new building housing a Town and Country Food Market and a liquor store has been constructed on this site, which was formerly residential. Immediately north of this area, 275 feet of "BB" Office zoning exists which is now developed with offices and apartments.

It is recommended that no zone change be looked upon with favor on the north side of Central for 125 feet east of Terrace where the duplexes are developed. The east 150 feet of the block, which contains medical offices, is appropriate for the "BB" Office District and the balance of the frontage from Pershing to Oliver should remain as "LC" Light Commercial. Any additional parking needs should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

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South Side of Central:

This area contains uses similar to the north side of the street, including medical offices, service stations, a hardware store and other smaller shops and associated parking. The block between Terrace and Pershing is zoned to the depth of the alley (approximately 150 feet) for "B" multi-family residential on the west half and for "LC" Light Commercial on the east half. The remaining Central frontage from Pershing to Oliver is also zoned for "LC" Light Commercial to the depth of the alley. The areas immediately to the south of these "LC" zoned areas are primarily zoned and used for single family residential purposes. The frontage along the west side of Oliver to the south is zoned for "A" duplex residential and approximately 50 feet of "BB" Office, which is used for parking for the commercial establishments to the north.

It is recommended that the "BB" Office District be looked upon favor on the west half of the block (approximately 150 feet) between Terrace and Pershing; and that the balance of the frontage to Oliver remain as "LC" Light Commercial. Additional parking should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

Oliver to Edgemoor

North Side of Central:

This area contains a mixture of commercial and residential uses. The northeast corner of Oliver and Central contains a restaurant, and office and general business uses extending approximately 600 feet north on the east side of Oliver. Other commercial activities, such as a funeral home, gift shop, appliance sales and two liquor stores extend for a distance of 480 feet east of the Oliver and Central intersection in an area zoned "LC" Light Commercial. The remainder of the block between Oliver and Battin is zoned "B" Multiple Family and consists of fourplexes, with the exception of a realtor's office located at the northwest corner of Central and Battin, on three 25 foot lots presently zoned the "BB" Office District. To the east of Battin, with the exception of five 25 foot lots zoned "BB" Office, approximately eleven hundred feet of frontage is zoned the "B" Multiple Family District and 400 feet west of Edgemoor is zoned "LC" Light Commercial. This area consists of duplexes, triplexes, fourplexes and one real estate office building, and in the "LC" is a mixture of commercial uses such as a barber shop, furniture sales, garden center, liquor store, and a service station at the northwest corner of Edgemoor and Central.

For the areas along the north side of Central zoned "B" Multiple Family, it is recommended that the "BB" Office District be looked upon with favor with the balance of the frontage remaining as "LC" Light Commercial. Additional parking needs should be accomplished through the Board of Zoning Appeals, rather than extending the "BB" Office District in the neighborhood.

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South Side of Central:

The land use pattern on the south side of Central between Oliver and Edgemoor is a mixture of commercial, residential and office uses and would appear to be in a state of transition with the residential uses gradually being converted to more intensive development. From Oliver east to Bleckley there is a grocery store and offices, with residential uses extending east from Bleckley to Pinecrest. The block between Pinecrest and Parkwood is presently zoned "LC" to an approximate depth of 140 feet and is developed with a service station, two restaurants, a loan office, and a photo shop. The block between Parkwood and Edgemoor is currently zoned the "BB" Office District and "LC" Light Commercial and contains a restaurant, three duplexes and a plant shop.

It is recommended that the residential classification be retained between Bleckley and Pinecrest Avenues; with the balance of the frontage on the south side of Central from Oliver to Bleckley and from Pinecrest to Edgemoor being looked upon with favor for "LC" Light Commercial. Any additional parking needs to the south should be accomplished through the parking exception provisions through the Board of Zoning Appeals.

Edgemoor to Woodlawn

North Side of Central:

The north side of Central between Edgemoor and Woodlawn is developed with a service station, convenience shopping center, two office buildings, retail light fixture sales, vacant residential structure, and a savings and loan. The northwest corner of Woodlawn and Central is the former Kapaun School site which has an approved Community Unit Plan (DP-45), which permits shopping center and other retail sales uses adjacent to Central to a maximum depth of approximately 600 feet (300 feet near the Woodlawn intersection), with office and multiple family residential uses proposed on parcels to the north of the "LC" frontage. All of the frontage on the north side of Central between Edgemoor and Woodlawn is zoned the "LC" Light Commercial District, with the exception of an approximate 620 feet of frontage which is unplatted and remains "AA" Single Family. On September 16, 1975, the Board of City Commissioners approved a change from the "BB" Office District to the "LC" Light Commercial District to an approximate depth of 300 feet to permit conversion of an existing office building for retail sales (Z-1727) on the northwest corner of Brookside and Central.

Based on development trends and recent zone application decision, it is recommended that a policy be established of looking with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and that the adjacent area to the north be looked upon with favor for "R-5" General Residential.

South Side of Central:

The frontage on the south of Central between Edgemoor and Hillcrest is developed with single family residential uses and

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currently zoned the "AA" single family and the "A" two family district, except for a small office in the "BB" Office District at the southwest corner of Hillcrest and Central. The block from Hillcrest east to Woodlawn is currently zoned the "LC" Light Commercial District and is developed with two service stations and other assorted commercial uses. It should be noted that a home occupation barber shop is currently located in a residential structure at the southwest corner of Central and Brookside Parkway.

In 1973, it was assumed that because of the large shopping center proposed for the Kapaun site, and the other commercial and office uses on the north side of Central, that the existing single family homes on the south side would be in transition to more intensive uses, however, since that time, the neighborhood on the south has remained stable and the Planning and City Commissions have denied a request for the "BB" Office District (Z-1581) located to the west of the existing office building at Hillcrest. Based upon the stability of the area and past Commission action, it is suggested that the existing residential development be encouraged to remain and conversions of the residences to office uses be discouraged.

It is recommended that the residential, office and light commercial classifications be retained between Edgemoor and Woodlawn, and that conversions of the single family homes to offices and more intensive uses not be looked upon with favor.

Woodlawn to Webb Road

North Side of Central:

The corners of the major street intersections of Woodlawn, Rock Road and Webb Road are all zoned "LC" and are developed with commercial uses with the exception of the northwest corner of Webb and Central. The balance of the area is developed with quality single family homes and duplexes, Kapaun - Mt. Carmel School, private elementary school and the Wichita Art Association. Nearly all of the residential lots are developed with the residences side-into Central.

It is recommended that zone change requests not be looked upon with favor in this two mile area.

South Side of Central:

The major street intersections again are all zoned as "LC" Light Commercial with the balance of the frontage as "AA" Single Family except for the "R-5" in an area west of Armour Drive. With the exception of the commercial corner developments and the apartments developed east of Temple Emanu-El, the remaining frontage is developed with single family homes. In these areas, the residential lots either side or back into Central which is the most desirable design for residential lots along major streets.

It is recommended that zone change requests not be looked upon with favor in this two mile area.

*Original -
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report. JMS*

SUMMARY OF SUGGESTED POLICIES

On the basis of this review, it is recommended that the following policies be established for considering zone change requests on Central from Terrace to Webb Road.

1. North side of Central:

- a. Terrace to Oliver - That the existing zoning classifications be retained, except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing.
- b. Oliver to Edgemoor - Look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District, with the balance of the frontage remaining as "LC" Light Commercial.
- c. Edgemoor to Woodlawn - Look with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and look with favor on the "R-5" General Residential District to the north.
- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

2. South side of Central:

- a. Terrace to Oliver - Look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial.
- b. Oliver to Edgemoor - That the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial.
- c. Edgemoor to Woodlawn - That the existing residential, office and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor.
- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

3. Where there are additional parking needs, it is recommended that such be accomplished thru the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods.

Page Two
E. H. Denton, City Manager
January 19, 1978

2. South side of Central (continued):
 - d. Woodlawn to Webb Road - That the existing zoning classifications be retained.
3. Where there are additional parking needs, it is recommended that such be accomplished through the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods.

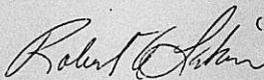
In addition, the M.A.P.C. reached a moot vote of 3 in favor (May, Barrier and Taylor) and 3 opposed (Bayouth, Greider and Savina) regarding the following recommendation:

"South side of Central:

- c. Edgemoor to Woodlawn - That the existing residential, office, and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor."

This moot vote results in a "failure to recommend" by the Metropolitan Area Planning Commission on a zoning policy on the south side of Central between Edgemoor and Woodlawn.

Attached is an excerpt from the M.A.P.C. minutes of January 5, 1978 which contains the staff report. Please schedule consideration of this item for the January 31, 1978 meeting of the Board of City Commissioners. If there are questions or additional information required, please advise.


Robert A. Lakin
Director of Planning

RAL:MM:el
Attachment

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 5, 1978:

8. DR 75-38 - Consideration of zoning policy on Central Terrace and Webb Road.

GALBRAITH presented the following staff report "Proposed Zoning Policy for Central Avenue, from Terrace Drive to Webb Road", for policies to be established for considering zone change requests in the aforementioned area:

During recent reviews and discussions of zoning policy and zoning cases along East Central Avenue by the Board of City Commissioners, a request was made that a zoning policy be developed for Central between Oliver and Woodlawn. In reviewing past zoning policies of the Metropolitan Area Planning Commission and the Board of City Commissioners, it was noted that zoning policies have been established along Central up to Terrace Drive, which is three blocks west of Oliver. Specifically, the policy to the west from Clifton to Terrace states that no zoning change will be looked upon with favor. Also, it was noted that the two mile area from Woodlawn to Webb Road is practically all developed with commercial uses at the major intersections with high quality single family homes in between. Therefore, for the purposes of continuity, the study area for the development of zoning policies has been extended from Terrace to Webb Road.

The study area has been divided into various segments and a descriptive narrative has been developed for each, together with a suggested zoning policy. Staff has reviewed, in the field, the extent of new development and the conditions of existing uses. Changes in uses and redevelopment and expansions of existing uses were also noted.

Terrace to Oliver

North Side of Central:

The block between Terrace and Pershing contains duplexes and medical offices. It is presently zoned "A" duplex on the west half and "B" multi-family on the east half to the depth of the east-west alley (approximately 150 feet). From Pershing east to Oliver, there is a mixture of small businesses, including a service station, barber shops, furniture store, and associated parking. A retail tire store on the northwest corner of Oliver and Central has been redeveloped on the site of a former drive-in restaurant. The entire two block long area is zoned "LC" Light Commercial to the depth of the east-west alley (approximately 150 feet north from Central).

Recent zoning change requests have been approved immediately north along the west side of Oliver which extends the light commercial zoned area 150 feet to the north of the east-west alley. A new building housing a Town and Country Food Market and a liquor store has been constructed on this site, which was formerly residential. Immediately north of this area, 275 feet of "BB" Office zoning exists which is now developed with offices and apartments.

It is recommended that no zone change be looked upon with favor on the north side of Central for 125 feet east of Terrace where the duplexes are developed. The east 150 feet of the block, which contains medical offices, is appropriate for the "BB" Office District and the balance of the frontage from Pershing to Oliver should remain as "LC" Light Commercial. Any additional parking needs should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

South Side of Central:

This area contains uses similar to the north side of the street, including medical offices, service stations, a hardware store and other smaller shops and associated parking.

The block between Terrace and Pershing is zoned to the depth of the alley (approximately 150 feet) for "B" multi-family residential on the west half and for "LC" Light Commercial on the east half. The remaining Central frontage from Pershing to Oliver is also zoned for "LC" Light Commercial to the depth of the alley. The area immediately to the south of these "LC" zoned areas are primarily zoned and used for single family residential purposes. The frontage along the west side of Oliver to the south is zoned for "A" duplex residential and approximately 50 feet of "BB" Office, which is used for parking for the commercial establishments to the north.

It is recommended that the "BB" Office District be looked upon with favor on the west half of the block (approximately 150 feet) between Terrace and Pershing; and that the balance of the frontage to Oliver remain as "LC" Light Commercial. Additional parking should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

Oliver to Edgemoor

North Side of Central:

This area contains a mixture of commercial and residential uses. The northeast corner of Oliver and Central contains a restaurant, and office and general business uses extending approximately 600 feet north on the east side of Oliver. Other commercial activities, such as a funeral home, gift shop, appliance sales and two liquor stores extend for a distance of 480 feet east of the Oliver and Central intersection in an area zoned "LC" Light Commercial. The remainder of the block between Oliver and Battin is zoned "B" Multiple Family and consists of fourplexes, with the exception of a realtor's office located at the northwest corner of Central and Battin, on three 25 foot lots presently zoned the "BB" Office District. To the east of Battin, with the exception of five 25 foot lots zoned "BB" Office, approximately eleven hundred feet of frontage is zoned the "B" Multiple Family District and 400 feet west of Edgemoor is zoned "LC" Light Commercial. This area consists of duplexes, triplexes, fourplexes and one real estate office building, and in the "LC" is a mixture of commercial uses such as a barber shop, furniture sales, garden center, liquor store, and a service station at the northwest corner of Edgemoor and Central.

For the area along the north side of Central zoned "B" Multiple Family, it is recommended that the "BB" Office District be looked upon with favor with the balance of the frontage remaining as "LC" Light Commercial. Additional parking needs should be accomplished through the Board of Zoning Appeals, rather than extending the "BB" Office District in the neighborhood.

South Side of Central:

The land use pattern on the south side of Central between Oliver and Edgemoor is a mixture of commercial, residential and office uses and would appear to be in a state of transition with the residential uses gradually being converted to more intensive development. From Oliver east to Bleckley there is a grocery store and offices, with residential uses extending east from Bleckley to Pinecrest. The block between Pinecrest and Parkwood is presently zoned "LC" to an approximate depth of 140 feet and is developed with a service station, two restaurants, a loan office, and a photo shop. The block between Parkwood and Edgemoor is currently zoned the "BB" Office District and "LC" Light Commercial and contains a restaurant, three duplexes and a plant shop.

It is recommended that the residential classification be retained between Bleckley and Pinecrest Avenues; with the balance of the frontage on the south side of Central from Oliver to Bleckley and from Pinecrest to Edgemoor being

looked upon with favor for "LC" Light Commercial. Any additional parking needs to the south should be accomplished through the parking exception provisions through the Board of Zoning Appeals.

Edgemoor to Woodlawn

North Side of Central:

The north side of Central between Edgemoor and Woodlawn is developed with a service station, convenience shopping center, two office buildings, retail light fixture sales, vacant residential structure, and a savings and loan. The northwest corner of Woodlawn and Central is the former Kapaun School site which has an approved Community Unit Plan (DP-45), which permits shopping center and other retail sales uses adjacent to Central to a maximum depth of approximately 600 feet (300 feet near the Woodlawn intersection), with office and multiple family residential uses proposed on parcels to the north of the "LC" frontage. All of the frontage on the north side of Central between Edgemoor and Woodlawn is zoned the "LC" Light Commercial District, with the exception of an approximate 620 feet of frontage which is unplatted and remains "AA" Single Family. On September 16, 1975, the Board of City Commissioners approved a change from the "BB" Office District to the "LC" Light Commercial District to an approximate depth of 300 feet to permit conversion of an existing office building for retail sales (Z-1727) on the northwest corner of Brookside and Central.

Based on development trends and recent zone application decision, it is recommended that a policy be established of looking with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and that the adjacent area to the north be looked upon with favor for "R-5" General Residential.

South Side of Central:

The frontage on the south of Central between Edgemoor and Hillcrest is developed with single family residential uses and currently zoned the "AA" single family and the "A" two family district, except for a small office in the "BB" Office District at the southwest corner of Hillcrest and Central. The block from Hillcrest east to Woodlawn is currently zoned the "LC" Light Commercial District and is developed with two service stations and other assorted commercial uses. It should be noted that a home occupation barber shop is currently located in a residential structure at the southwest corner of Central and Brookside Parkway.

In 1973, it was assumed that because of the large shopping center proposed for the Kapaun site, and the other commercial and office uses on the north side of Central, that the existing single family homes on the south side would be in transition to more intensive uses, however, since that time, the neighborhood on the south has remained stable and the Planning and City Commissions have denied a request for the "BB" Office District (Z-1581) located to the west of the existing office building at Hillcrest. Based upon the stability of the area and past Commission action, it is suggested that the existing residential development be encouraged to remain and conversions of the residences to office uses be discouraged.

It is recommended that the residential, office and light commercial classifications be retained between Edgemoor and Woodlawn, and that conversions of the single family homes to offices and more intensive uses not be looked upon with favor.

Woodlawn to Webb Road

North Side of Central:

*The center
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developed yet
& then the
residential
to S may
change.*

The corners of the major street intersections of Woodlawn, Rock Road and Webb Road are all zoned "LC" and are developed with commercial uses with the exception of the northwest corner of Webb and Central. The balance of the area is developed with quality single family homes and duplexes, Kapaun - Mt. Carmel School, private elementary school and the Wichita Art Association. Nearly all of the residential lots are developed with the residences siding into Central.

It is recommended that zone change requests not be looked upon with favor in this two mile area.

South Side of Central:

The major street intersections again are all zoned as "LC" Light Commercial with the balance of the frontage as "AA" Single Family except for the "R-5" in an area west of Armour Drive. With the exception of the commercial corner developments and the apartments developed east of Temple Emanu-El, the remaining frontage is developed with single family homes. In these areas, the residential lots either side or back into Central which is the most desirable design for residential lots along major streets.

It is recommended that zone change requests not be looked upon with favor in this two mile area.

SUMMARY OF SUGGESTED POLICIES

On the basis of this review, it is recommended that the following policies be established for considering zone change requests on Central from Terrace to Webb Road.

1. North side of Central:

- a. Terrace to Oliver - That the existing zoning classifications be retained, except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing.
- b. Oliver to Edgemoor - Look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District, with the balance of the frontage remaining as "LC" Light Commercial.
- c. Edgemoor to Woodlawn - Look with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and look with favor on the "R-5" General Residential District to the north.
- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

2. South side of Central:

- a. Terrace to Oliver - Look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial.
- b. Oliver to Edgemoor - That the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial.
- c. Edgemoor to Woodlawn - That the existing residential, office and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor.

- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.
3. Where there are additional parking needs, it is recommended that such be accomplished thru the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods.

GALBRAITH, during the presentation, pointed out the specific areas on the map and also showed slides of the general area including area residences, duplexes, fourplexes, offices and light commercial buildings.

BAYOUTH remarked that he was under the impression that the Commission had already passed on a policy for zoning on Central and GALBRAITH replied that the previous study had ended at Terrace Drive. He further stated that for the purpose of continuity, this study was being made for the development of zoning policies extending from Terrace Drive to Webb Road. GALBRAITH pointed out that another reason for the study was to assist in resolving the zoning request in Item #9 on today's agenda (Z-1935).

BAYOUTH asked Galbraith to point out on the maps where certain residences, office buildings, places of business and the Armory appeared in the study area.

MAY asked whether or not single family homes were located to the north of the fourplexes on the north side of Central between Oliver and Edgemoor and GALBRAITH stated that was correct, ~~that was correct~~ ^{that}

ROBERT W. KAPLAN, attorney for the applicant, stated that he would reserve his comments for the present.

BAYOUTH asked to defer a motion on the policy until after zone case Z-1935 was heard.

CHAIRMAN TAYLOR stated that the reason for the study was to help determine the appropriate zoning classification for that case. She further suggested that perhaps it would be simpler to vote on each section of the policy separately. This was agreed upon by all members present.

Item 1. North side of Central:

a. Terrace to Oliver was considered. GALBRAITH pointed out this specific area on the map and showed slides of the buildings and explained the zoning existing there.

MOTION: That the Planning Commission recommend to the City Commission that the existing zoning classifications be retained, except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing. May moved, Barrier seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

b. Oliver to Edgemoor was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the zoning in that area.

MOTION: That the Planning Commission recommend to the City Commission to look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District,

with the balance of the frontage remaining as "LC" Light Commercial. Bayouth moved, Greider seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

c. Edgemoor to Woodlawn was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission to look with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and look with favor on the "R-5" General Residential District to the north. Bayouth moved, Savina seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

d. Woodlawn to Webb Road was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission that the existing zoning classifications be retained. Greider moved, Bayouth seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

2. South side of Central:

a. Terrace to Oliver was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission to look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial. Barrier moved, May seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

b. Oliver to Edgemoor was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission that the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial. Bayouth moved, Greider seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

c. Edgemoor to Woodlawn was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission that the existing residential, office and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor. May moved, Barrier seconded.

BAYOUTH stated that he thought the "BB" Office District zoning was appropriate in this area.

MAY said that there have been many areas where the "BB" Office District worked out very well, however, this section was well maintained single family homes and she saw no logic in changing them to offices. BARRIER agreed.

VOTE ON THE MOTION: Resulted in a moot vote of 3 in favor (May, Barrier, and Taylor); 3 opposed (Bayouth, Greider and Savina). Bell, Cole, Hartstein and Hennessy were absent.

d. Woodlawn to Webb Road was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission that the existing zoning classifications be retained. Bayouth moved, May seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

Regarding additional parking needs, GALBRAITH recommended that developers be encouraged to seek parking exceptions through the Board of Zoning Appeals rather than extend the "B" or "BB" districts down the side streets.

MOTION: That the Planning Commission recommend to the City Commission that where there are additional parking needs, that such be accomplished thru the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods. Bayouth moved, May seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

MAY asked if this policy will be discussed by CPO groups prior to being considered by the City Commission.

GALBRAITH answered that all of the CPO Councils that are involved with this study should have adequate time to review this study prior to it being considered by the City Commission.

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE January 20, 1978



TO E. H. Denton, City Manager

FROM Gail Williams, CPO Administrative Aide

SUBJECT DR 75-38 (Zoning Policy for Central,
Terrace to Webb Road)

During January, 1978, CPO Councils "C", "H" and "I" discussed DR 75-38, the proposed zoning policy for Central Avenue. The following recommendations resulted from the Councils' discussions:

Council "C": Based on comments from residents of the neighborhood, Council "C" voted unanimously to recommend approval of the entire policy, with the exception of that portion which applies to the north side of Central from Edgemoor to Woodlawn. For that segment, the Council recommends that the MAPC not look with favor on zone changes that would result in more intensive uses of the 620 feet of frontage which are currently zoned "AA" Single Family. *vote*

Council "H": It was the unanimous recommendation of Council "H" that existing zoning classification along Central Avenue east of Woodlawn be retained, except that the MAPC should look with favor on zone changes from "LC" Light Commercial to "BB" Office District or "B" Multiple Family District.

Council "I": It was the consensus of Council members and area residents at the January 16 meeting of Council "I" that further office and light commercial development is undesirable on the north side of Central Avenue between Edgemoor and Woodlawn. It was stated that such development would increase traffic congestion and block pedestrian access to Edgemoor Park, and would conflict with the preservation of residential classifications on the south of Central from Edgemoor to Woodlawn.

Therefore, Council "I" voted unanimously to recommend that the MAPC not look with favor on non-residential zoning districts for the 620 feet of frontage which are currently zoned "AA" Single Family, with "R-5" General Residential District being the highest acceptable intensity. Council "I" also approved unanimously the proposal that conversions of single family homes to offices and more intensive uses on the south side of Central from Edgemoor to Woodlawn not be looked on with favor.

It is our understanding that the City Commission will consider the zoning policy on January 31, 1978. Please provide these recommendations for their consideration.

Gail Williams
Gail Williams
CPO Administrative Aide

GW:rh
cc: Robert Lakin, Director of Planning ✓

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE
February 1, 1978

TO Zoning Policy Statement File
FROM Jack H. Galbraith, Chief Planner
SUBJECT Zoning Policy on Central, between Terrace and Webb Road.

On January 31, 1978, the Board of City Commission passed a motion establishing the following policies along Central in the area between Terrace and Webb Road.

1. North side of Central:

- a. Terrace to Oliver - That the existing zoning classifications be retained, except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing.

MAPC Adopted 1-5-78
BCC Approved 1-31-78

- b. Oliver to Edgemoor - Look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District, with the balance of the frontage remaining as "LC" Light Commercial.

MAPC Adopted 1-5-78
BCC Approved 1-31-78

- c. Edgemoor to Woodlawn - That the existing zoning classifications be retained, except look with favor on no higher density than the "R-5" General Residential District for the 620 feet of frontage that is presently zoned "AA".

MAPC Considered 1-5-78
BCC Approved 1/31/78

- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

MAPC Adopted 1-5-78
BCC Approved 1-31-78

2. South side of Central:

- a. Terrace to Oliver - Look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial.

MAPC Adopted 1-5-78
BCC Approved 1-31-78

- b. Oliver to Edgemoor - That the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial.

MAPC Adopted 1-5-78
BCC Approved 1-31-78

- c. Edgemoor to Woodlawn - That the existing residential, office, and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor.

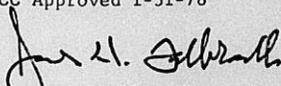
MAPC Considered 1-5-78
BCC Approved 1-31-78

- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

MAPC Adopted 1-5-78
BCC Approved 1-31-78

3. Where there are additional parking needs, it is recommended that such be accomplished through the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods.

MAPC Adopted 1-5-78
BCC Approved 1-31-78


Jack H. Galbraith
Chief Planner

WICHITA-SEDGWICK COUNTY

DATE

December 29, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission
FROM Jack H. Galbraith, Chief Planner
SUBJECT DR 75-38 - Zoning Policy on Central between
Terrace and Webb Road.

Attached is the staff report recommending zoning policies on both sides of Central between Terrace and Webb Road. Consideration of these policies are scheduled for your agenda of January 5, 1978 and will precede zone case Z-1935 which was returned to the Planning Commission by the City Commission pending the development of these policies.



Jack H. Galbraith
Chief Planner

JHG:el

Attachment

cc: David L. Furnas, Citizen Participation Coordinator

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE January 20, 1978



TO E. H. Denton, City Manager

FROM Gail Williams, CPO Administrative Aide

SUBJECT DR 75-38 (Zoning Policy for Central,
Terrace to Webb Road)

During January, 1978, CPO Councils "G", "H" and "I" discussed DR 75-38, the proposed zoning policy for Central Avenue. The following recommendations resulted from the Councils' discussions:

Council "G": Based on comments from residents of the neighborhood, Council "G" voted unanimously to recommend approval of the entire policy, with the exception of that portion which applies to the north side of Central from Edgemoor to Woodlawn. For that segment, the Council recommends that the MAPC not look with favor on zone changes that would result in more intensive uses of the 620 feet of frontage which are currently zoned "AA" Single Family.

Council "H": It was the unanimous recommendation of Council "H" that existing zoning classification along Central Avenue east of Woodlawn be retained, except that the MAPC should look with favor on zone changes from "LC" Light Commercial to "BB" Office District or "B" Multiple Family District.

Council "I": It was the consensus of Council members and area residents at the January 16 meeting of Council "I" that further office and light commercial development is undesirable on the north side of Central Avenue between Edgemoor and Woodlawn. It was stated that such development would increase traffic congestion and block pedestrian access to Edgemoor Park, and would conflict with the preservation of residential classifications on the south of Central from Edgemoor to Woodlawn.

Therefore, Council "I" voted unanimously to recommend that the MAPC not look with favor on non-residential zoning districts for the 620 feet of frontage which are currently zoned "AA" Single Family, with "R-5" General Residential District being the highest acceptable intensity. Council "I" also approved unanimously the proposal that conversions of single family homes to offices and more intensive uses on the south side of Central from Edgemoor to Woodlawn not be looked on with favor.

It is our understanding that the City Commission will consider the zoning policy on January 31, 1978. Please provide these recommendations for their consideration.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:rh
cc: Robert Lakin, Director of Planning

WICHITA-SEDGWICK COUNTY

DATE

January 19, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 75-38 - Zoning Policy on Central between
Terrace and Webb Road.

The Metropolitan Area Planning Commission at their regular meeting of January 5, 1978, considered this item and unanimously recommended that the following zoning policies be adopted:

1. North side of Central:

- a. Terrace to Oliver - That the existing zoning classifications be retained, except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing.
- b. Oliver to Edgemoor - Look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District, with the balance of the frontage remaining as "LC" Light Commercial.
- c. Edgemoor to Woodlawn - Look with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and look with favor on the "R-5" General Residential District to the north.
- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

2. South side of Central:

- a. Terrace to Oliver - Look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial.
- b. Oliver to Edgemoor - That the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial.

Page Two
E. H. Denton, City Manager
January 19, 1978

2. South side of Central (continued):
 - d. Woodlawn to Webb Road - That the existing zoning classifications be retained.
3. Where there are additional parking needs, it is recommended that such be accomplished through the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods.

In addition, the M.A.P.C. reached a moot vote of 3 in favor (May, Barrier and Taylor) and 3 opposed (Bayouth, Greider and Savina) regarding the following recommendation:

"South side of Central:

- c. Edgemoor to Woodlawn - That the existing residential, office, and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor."

This moot vote results in a "failure to recommend" by the Metropolitan Area Planning Commission on a zoning policy on the south side of Central between Edgemoor and Woodlawn.

Attached is an excerpt from the M.A.P.C. minutes of January 5, 1978 which contains the staff report. Please schedule consideration of this item for the January 31, 1978 meeting of the Board of City Commissioners. If there are questions or additional information required, please advise.



Robert A. Lakin
Director of Planning

RAL:MM:el

Attachment

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 5, 1978:

8. DR 75-38 - Consideration of zoning policy on Central between Terrace and Webb Road.

GALBRAITH presented the following staff report "Proposed Zoning Policy for Central Avenue, from Terrace Drive to Webb Road", for policies to be established for considering zone change requests in the aforementioned area:

During recent reviews and discussions of zoning policy and zoning cases along East Central Avenue by the Board of City Commissioners, a request was made that a zoning policy be developed for Central between Oliver and Woodlawn. In reviewing past zoning policies of the Metropolitan Area Planning Commission and the Board of City Commissioners, it was noted that zoning policies have been established along Central up to Terrace Drive, which is three blocks west of Oliver. Specifically, the policy to the west from Clifton to Terrace states that no zoning change will be looked upon with favor. Also, it was noted that the two mile area from Woodlawn to Webb Road is practically all developed with commercial uses at the major intersections with high quality single family homes in between. Therefore, for the purposes of continuity, the study area for the development of zoning policies has been extended from Terrace to Webb Road.

The study area has been divided into various segments and a descriptive narrative has been developed for each, together with a suggested zoning policy. Staff has reviewed, in the field, the extent of new development and the conditions of existing uses. Changes in uses and redevelopment and expansions of existing uses were also noted.

Terrace to Oliver

North Side of Central:

The block between Terrace and Pershing contains duplexes and medical offices. It is presently zoned "A" duplex on the west half and "B" multi-family on the east half to the depth of the east-west alley (approximately 150 feet). From Pershing east to Oliver, there is a mixture of small businesses, including a service station, barber shops, furniture store, and associated parking. A retail tire store on the northwest corner of Oliver and Central has been redeveloped on the site of a former drive-in restaurant. The entire two block long area is zoned "LC" Light Commercial to the depth of the east-west alley (approximately 150 feet north from Central).

Recent zoning change requests have been approved immediately north along the west side of Oliver which extends the light commercial zoned area 150 feet to the north of the east-west alley. A new building housing a Town and Country Food Market and a liquor store has been constructed on this site, which was formerly residential. Immediately north of this area, 275 feet of "BB" Office zoning exists which is now developed with offices and apartments.

It is recommended that no zone change be looked upon with favor on the north side of Central for 125 feet east of Terrace where the duplexes are developed. The east 150 feet of the block, which contains medical offices, is appropriate for the "BB" Office District and the balance of the frontage from Pershing to Oliver should remain as "LC" Light Commercial. Any additional parking needs should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

South Side of Central:

This area contains uses similar to the north side of the street, including medical offices, service stations, a hardware store and other smaller shops and associated parking.

The block between Terrace and Pershing is zoned to the depth of the alley (approximately 150 feet) for "B" multi-family residential on the west half and for "LC" Light Commercial on the east half. The remaining Central frontage from Pershing to Oliver is also zoned for "LC" Light Commercial to the depth of the alley. The area immediately to the south of these "LC" zoned areas are primarily zoned and used for single family residential purposes. The frontage along the west side of Oliver to the south is zoned for "A" duplex residential and approximately 50 feet of "BB" Office, which is used for parking for the commercial establishments to the north.

It is recommended that the "BB" Office District be looked upon with favor on the west half of the block (approximately 150 feet) between Terrace and Pershing; and that the balance of the frontage to Oliver remain as "LC" Light Commercial. Additional parking should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

Oliver to Edgemoor

North Side of Central:

This area contains a mixture of commercial and residential uses. The northeast corner of Oliver and Central contains a restaurant, and office and general business uses extending approximately 600 feet north on the east side of Oliver. Other commercial activities, such as a funeral home, gift shop, appliance sales and two liquor stores extend for a distance of 480 feet east of the Oliver and Central intersection in an area zoned "LC" Light Commercial. The remainder of the block between Oliver and Battin is zoned "B" Multiple Family and consists of fourplexes, with the exception of a realtor's office located at the northwest corner of Central and Battin, on three 25 foot lots presently zoned the "BB" Office District. To the east of Battin, with the exception of five 25 foot lots zoned "BB" Office, approximately eleven hundred feet of frontage is zoned the "B" Multiple Family District and 400 feet west of Edgemoor is zoned "LC" Light Commercial. This area consists of duplexes, triplexes, fourplexes and one real estate office building, and in the "LC" is a mixture of commercial uses such as a barber shop, furniture sales, garden center, liquor store, and a service station at the northwest corner of Edgemoor and Central.

For the area along the north side of Central zoned "B" Multiple Family, it is recommended that the "BB" Office District be looked upon with favor with the balance of the frontage remaining as "LC" Light Commercial. Additional parking needs should be accomplished through the Board of Zoning Appeals, rather than extending the "BB" Office District in the neighborhood.

South Side of Central:

The land use pattern on the south side of Central between Oliver and Edgemoor is a mixture of commercial, residential and office uses and would appear to be in a state of transition with the residential uses gradually being converted to more intensive development. From Oliver east to Bleckley there is a grocery store and offices, with residential uses extending east from Bleckley to Pinecrest. The block between Pinecrest and Parkwood is presently zoned "LC" to an approximate depth of 140 feet and is developed with a service station, two restaurants, a loan office, and a photo shop. The block between Parkwood and Edgemoor is currently zoned the "BB" Office District and "LC" Light Commercial and contains a restaurant, three duplexes and a plant shop.

It is recommended that the residential classification be retained between Bleckley and Pinecrest Avenues; with the balance of the frontage on the south side of Central from Oliver to Bleckley and from Pinecrest to Edgemoor being

looked upon with favor for "LC" Light Commercial. Any additional parking needs to the south should be accomplished through the parking exception provisions through the Board of Zoning Appeals.

Edgemoor to Woodlawn

North Side of Central:

The north side of Central between Edgemoor and Woodlawn is developed with a service station, convenience shopping center, two office buildings, retail light fixture sales, vacant residential structure, and a savings and loan. The northwest corner of Woodlawn and Central is the former Kapaun School site which has an approved Community Unit Plan (DP-45), which permits shopping center and other retail sales uses adjacent to Central to a maximum depth of approximately 600 feet (300 feet near the Woodlawn intersection), with office and multiple family residential uses proposed on parcels to the north of the "LC" frontage. All of the frontage on the north side of Central between Edgemoor and Woodlawn is zoned the "LC" Light Commercial District, with the exception of an approximate 620 feet of frontage which is unplatted and remains "AA" Single Family. On September 16, 1975, the Board of City Commissioners approved a change from the "BB" Office District to the "LC" Light Commercial District to an approximate depth of 300 feet to permit conversion of an existing office building for retail sales (Z-1727) on the northwest corner of Brookside and Central.

Based on development trends and recent zone application decision, it is recommended that a policy be established of looking with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and that the adjacent area to the north be looked upon with favor for "R-5" General Residential.

South Side of Central:

The frontage on the south of Central between Edgemoor and Hillcrest is developed with single family residential uses and currently zoned the "AA" single family and the "A" two family district, except for a small office in the "BB" Office District at the southwest corner of Hillcrest and Central. The block from Hillcrest east to Woodlawn is currently zoned the "LC" Light Commercial District and is developed with two service stations and other assorted commercial uses. It should be noted that a home occupation barber shop is currently located in a residential structure at the southwest corner of Central and Brookside Parkway.

In 1973, it was assumed that because of the large shopping center proposed for the Kapaun site, and the other commercial and office uses on the north side of Central, that the existing single family homes on the south side would be in transition to more intensive uses, however, since that time, the neighborhood on the south has remained stable and the Planning and City Commissions have denied a request for the "BB" Office District (Z-1581) located to the west of the existing office building at Hillcrest. Based upon the stability of the area and past Commission action, it is suggested that the existing residential development be encouraged to remain and conversions of the residences to office uses be discouraged.

It is recommended that the residential, office and light commercial classifications be retained between Edgemoor and Woodlawn, and that conversions of the single family homes to offices and more intensive uses not be looked upon with favor.

Woodlawn to Webb Road

North Side of Central:

The corners of the major street intersections of Woodlawn, Rock Road and Webb Road are all zoned "LC" and are developed with commercial uses with the exception of the northwest corner of Webb and Central. The balance of the area is developed with quality single family homes and duplexes, Kapaun - Mt. Carmel School, private elementary school and the Wichita Art Association. Nearly all of the residential lots are developed with the residences siding into Central.

It is recommended that zone change requests not be looked upon with favor in this two mile area.

South Side of Central:

The major street intersections again are all zoned as "LC" Light Commercial with the balance of the frontage as "AA" Single Family except for the "R-5" in an area west of Armour Drive. With the exception of the commercial corner developments and the apartments developed east of Temple Emanu-El, the remaining frontage is developed with single family homes. In these areas, the residential lots either side or back into Central which is the most desirable design for residential lots along major streets.

It is recommended that zone change requests not be looked upon with favor in this two mile area.

SUMMARY OF SUGGESTED POLICIES

On the basis of this review, it is recommended that the following policies be established for considering zone change requests on Central from Terrace to Webb Road.

1. North side of Central:

- a. Terrace to Oliver - That the existing zoning classifications be retained, except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing.
- b. Oliver to Edgemoor - Look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District, with the balance of the frontage remaining as "LC" Light Commercial.
- c. Edgemoor to Woodlawn - Look with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and look with favor on the "R-5" General Residential District to the north.
- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

2. South side of Central:

- a. Terrace to Oliver - Look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial.
- b. Oliver to Edgemoor - That the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial.
- c. Edgemoor to Woodlawn - That the existing residential, office and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor.

d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

3. Where there are additional parking needs, it is recommended that such be accomplished thru the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods.

GALBRAITH, during the presentation, pointed out the specific areas on the map and also showed slides of the general area including area residences, duplexes, fourplexes, offices and light commercial buildings.

BAYOUTH remarked that he was under the impression that the Commission had already passed on a policy for zoning on Central and GALBRAITH replied that the previous study had ended at Terrace Drive. He further stated that for the purpose of continuity, this study was being made for the development of zoning policies extending from Terrace Drive to Webb Road. GALBRAITH pointed out that another reason for the study was to assist in resolving the zoning request in Item #9 on today's agenda (Z-1935).

BAYOUTH asked Galbraith to point out on the maps where certain residences, office buildings, places of business and the Armory appeared in the study area.

MAY asked whether or not single family homes were located to the north of the fourplexes on the north side of Central between Oliver and Edgemoor and GALBRAITH stated that was correct that was correct.

ROBERT W. KAPLAN, attorney for the applicant, stated that he would reserve his comments for the present.

BAYOUTH asked to defer a motion on the policy until after zone case Z-1935 was heard.

CHAIRMAN TAYLOR stated that the reason for the study was to help determine the appropriate zoning classification for that case. She further suggested that perhaps it would be simpler to vote on each section of the policy separately. This was agreed upon by all members present.

Item 1. North side of Central:

a. Terrace to Oliver was considered. GALBRAITH pointed out this specific area on the map and showed slides of the buildings and explained the zoning existing there.

MOTION: That the Planning Commission recommend to the City Commission that the existing zoning classifications be retained, except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing. May moved, Barrier seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

b. Oliver to Edgemoor was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the zoning in that area.

MOTION: That the Planning Commission recommend to the City Commission to look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District,

with the balance of the frontage remaining as "LC" Light Commercial. Bayouth moved, Greider seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

c. Edgemoor to Woodlawn was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission to look with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and look with favor on the "R-5" General Residential District to the north. Bayouth moved, Savina seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

d. Woodlawn to Webb Road was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission that the existing zoning classifications be retained. Greider moved, Bayouth seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

2. South side of Central:

a. Terrace to Oliver was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission to look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial. Barrier moved, May seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

b. Oliver to Edgemoor was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission that the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial. Bayouth moved, Greider seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

c. Edgemoor to Woodlawn was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission that the existing residential, office and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor. May moved, Barrier seconded.

BAYOUTH stated that he thought the "BB" Office District zoning was appropriate in this area.

MAY said that there have been many areas where the "BB" Office District worked out very well, however, this section was well maintained single family homes and she saw no logic in changing them to offices. BARRIER agreed.

VOTE ON THE MOTION: Resulted in a moot vote of 3 in favor (May, Barrier, and Taylor); 3 opposed (Bayouth, Greider and Savina). Bell, Cole, Hartstein and Hennessy were absent.

d. Woodlawn to Webb Road was considered. GALBRAITH pointed out the area on the map and showed slides of the buildings and explained the existing zoning.

MOTION: That the Planning Commission recommend to the City Commission that the existing zoning classifications be retained. Bayouth moved, May seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

Regarding additional parking needs, GALBRAITH recommended that developers be encouraged to seek parking exceptions through the Board of Zoning Appeals rather than extend the "B" or "BB" districts down the side streets.

MOTION: That the Planning Commission recommend to the City Commission that where there are additional parking needs, that such be accomplished thru the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods. Bayouth moved, May seconded and it carried unanimously. Bell, Cole, Hartstein and Hennessy were absent.

MAY asked if this policy will be discussed by CPO groups prior to being considered by the City Commission.

GALBRAITH answered that all of the CPO Councils that are involved with this study should have adequate time to review this study prior to it being considered by the City Commission.

January 19, 1978

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 75-38 - Zoning Policy on Central between
Terrace and Webb Road.

The Metropolitan Area Planning Commission at their regular meeting of January 5, 1978, considered this item and unanimously recommended that the following zoning policies be adopted:

1. North side of Central:

- a. Terrace to Oliver - That the existing zoning classifications be retained, except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing.
- b. Oliver to Edgemoor - Look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District, with the balance of the frontage remaining as "LC" Light Commercial.
- c. Edgemoor to Woodlawn - Look with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and look with favor on the "R-5" General Residential District to the north.
- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

2. South side of Central:

- a. Terrace to Oliver - Look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial.
- b. Oliver to Edgemoor - That the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial.

Page Two
E. H. Denton, City Manager
January 19, 1978

2. South side of Central (continued):
 - d. Woodlawn to Webb Road - That the existing zoning classifications be retained.
3. Where there are additional parking needs, it is recommended that such be accomplished through the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods.

In addition, the M.A.P.C. reached a moot vote of 3 in favor (May, Barrier and Taylor) and 3 opposed (Bayouth, Greider and Savina) regarding the following recommendation:

"South side of Central:

- c. Edgemoor to Woodlawn - That the existing residential, office, and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor."

This moot vote results in a "failure to recommend" by the Metropolitan Area Planning Commission on a zoning policy on the south side of Central between Edgemoor and Woodlawn.

Attached is an excerpt from the M.A.P.C. minutes of January 5, 1978 which contains the staff report. Please schedule consideration of this item for the January 31, 1978 meeting of the Board of City Commissioners. If there are questions or additional information required, please advise.


Robert A. Lakin
Director of Planning

RAL:MM:el
Attachment

January 9, 1978

Dave Furnas, CPO Coordintor

Jack H. Galbraith, Chief Planner

DR 75-38 - Zoning Policy on Central
between Terrace and Webb Road

At last Thursday's meeting of the Planning Commission, I pointed out that because our report was sent out so late none of the CPO's involved with the study area had had an opportunity to report. The Planning Commission emphasized that they were in hopes the CPO's could consider this policy matter prior to it going to the City Commission.

The Planning Commission were unanimous in recommending all the recommendations except on the south side of Central between Edgemoor and Woodlawn which resulted in a moot vote three in favor as we recommended, and three opposed.

We are sending this case on to the City Commission on January 31, 1978 and should you expect that the CPO's will not have had time to consider this by then, please advise.

Sincerely yours,

Jack H. Galbraith, Chief Planner

JHG:bh

WICHITA-SEDGWICK COUNTY

DATE

December 29, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission
FROM Jack H. Galbraith, Chief Planner
SUBJECT DR 75-38 - Zoning Policy on Central between
Terrace and Webb Road.

Attached is the staff report recommending zoning policies on both sides of Central between Terrace and Webb Road. Consideration of these policies are scheduled for your agenda of January 5, 1978 and will precede zone case Z-1935 which was returned to the Planning Commission by the City Commission pending the development of these policies.


Jack H. Galbraith
Chief Planner

JHG:el

Attachment
cc: David L. Furnas, Citizen Participation Coordinator

December 30, 1977

Proposed Zoning Policy
for
Central Avenue
Terrace Drive to Webb Road

During recent reviews and discussions of zoning policy and zoning cases along East Central Avenue by the Board of City Commissioners, a request was made that a zoning policy be developed for Central between Oliver and Woodlawn. In reviewing past zoning policies of the Metropolitan Area Planning Commission and the Board of City Commissioners, it was noted that zoning policies have been established along Central up to Terrace Drive, which is three blocks west of Oliver. Specifically, the policy to the west from Clifton to Terrace states that no zoning change will be looked upon with favor. Also, it was noted that the two mile area from Woodlawn to Webb Road is practically all developed with commercial uses at the major intersections with high quality single family homes in between. Therefore, for the purposes of continuity, the study area for the development of zoning policies has been extended from Terrace to Webb Road.

The study area has been divided into various segments and a descriptive narrative has been developed for each, together with a suggested zoning policy. Staff has reviewed, in the field, the extent of new development and the conditions of existing uses. Changes in uses and redevelopment and expansions of existing uses were also noted.

Terrace to Oliver

North Side of Central:

The block between Terrace and Pershing contains duplexes and medical offices. It is presently zoned "A" duplex on the west half and "B" multi-family on the east half to the depth of the east-west alley (approximately 150 feet). From Pershing east to Oliver, there is a mixture of small businesses, including a service station, barber shops, furniture store, and associated parking. A retail tire store on the northwest corner of Oliver and Central has been redeveloped on the site of a former drive-in restaurant. The entire two block long area is zoned "LC" Light Commercial to the depth of the east-west alley (approximately 150 feet north from Central).

Recent zoning change requests have been approved immediately north along the west side of Oliver which extends the light commercial zoned area 150 feet to the north of the east-west alley. A new building housing a Town and Country Food Market and a liquor store has been constructed on this site, which was formerly residential. Immediately north of this area, 275 feet of "BB" Office zoning exists which is now developed with offices and apartments.

It is recommended that no zone change be looked upon with favor on the north side of Central for 125 feet east of Terrace where the duplexes are developed. The east 150 feet of the block, which contains medical offices, is appropriate for the "BB" Office District and the balance of the frontage from Pershing to Oliver should remain as "LC" Light Commercial. Any additional parking needs should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

South Side of Central:

This area contains uses similar to the north side of the street, including medical offices, service stations, a hardware store and other smaller shops and associated parking. The block between Terrace and Pershing is zoned to the depth of the alley (approximately 150 feet) for "B" multi-family residential on the west half and for "LC" Light Commercial on the east half. The remaining Central frontage from Pershing to Oliver is also zoned for "LC" Light Commercial to the depth of the alley. The areas immediately to the south of these "LC" zoned areas are primarily zoned and used for single family residential purposes. The frontage along the west side of Oliver to the south is zoned for "A" duplex residential and approximately 50 feet of "BB" Office, which is used for parking for the commercial establishments to the north.

It is recommended that the "BB" Office District be looked upon favor on the west half of the block (approximately 150 feet) between Terrace and Pershing; and that the balance of the frontage to Oliver remain as "LC" Light Commercial. Additional parking should be accomplished through the Board of Zoning Appeals rather than extending the "BB" Office District into the adjoining neighborhood.

Oliver to Edgemoor

North Side of Central:

This area contains a mixture of commercial and residential uses. The northeast corner of Oliver and Central contains a restaurant, and office and general business uses extending approximately 600 feet north on the east side of Oliver. Other commercial activities, such as a funeral home, gift shop, appliance sales and two liquor stores extend for a distance of 480 feet east of the Oliver and Central intersection in an area zoned "LC" Light Commercial. The remainder of the block between Oliver and Battin is zoned "B" Multiple Family and consists of fourplexes, with the exception of a realtor's office located at the northwest corner of Central and Battin, on three 25 foot lots presently zoned the "BB" Office District. To the east of Battin, with the exception of five 25 foot lots zoned "BB" Office, approximately eleven hundred feet of frontage is zoned the "B" Multiple Family District and 400 feet west of Edgemoor is zoned "LC" Light Commercial. This area consists of duplexes, triplexes, fourplexes and one real estate office building, and in the "LC" is a mixture of commercial uses such as a barber shop, furniture sales, garden center, liquor store, and a service station at the northwest corner of Edgemoor and Central.

For the areas along the north side of Central zoned "B" Multiple Family, it is recommended that the "BB" Office District be looked upon with favor with the balance of the frontage remaining as "LC" Light Commercial. Additional parking needs should be accomplished through the Board of Zoning Appeals, rather than extending the "BB" Office District in the neighborhood.

South Side of Central:

The land use pattern on the south side of Central between Oliver and Edgemoor is a mixture of commercial, residential and office uses and would appear to be in a state of transition with the residential uses gradually being converted to more intensive development. From Oliver east to Bleckley there is a grocery store and offices, with residential uses extending east from Bleckley to Pinecrest. The block between Pinecrest and Parkwood is presently zoned "LC" to an approximate depth of 140 feet and is developed with a service station, two restaurants, a loan office, and a photo shop. The block between Parkwood and Edgemoor is currently zoned the "BB" Office District and "LC" Light Commercial and contains a restaurant, three duplexes and a plant shop.

It is recommended that the residential classification be retained between Bleckley and Pinecrest Avenues; with the balance of the frontage on the south side of Central from Oliver to Bleckley and from Pinecrest to Edgemoor being looked upon with favor for "LC" Light Commercial. Any additional parking needs to the south should be accomplished through the parking exception provisions through the Board of Zoning Appeals.

Edgemoor to Woodlawn

North Side of Central:

The north side of Central between Edgemoor and Woodlawn is developed with a service station, convenience shopping center, two office buildings, retail light fixture sales, vacant residential structure, and a savings and loan. The northwest corner of Woodlawn and Central is the former Kapaun School site which has an approved Community Unit Plan (DP-45), which permits shopping center and other retail sales uses adjacent to Central to a maximum depth of approximately 600 feet (300 feet near the Woodlawn intersection), with office and multiple family residential uses proposed on parcels to the north of the "LC" frontage. All of the frontage on the north side of Central between Edgemoor and Woodlawn is zoned the "LC" Light Commercial District, with the exception of an approximate 620 feet of frontage which is unplatted and remains "AA" Single Family. On September 16, 1975, the Board of City Commissioners approved a change from the "BB" Office District to the "LC" Light Commercial District to an approximate depth of 300 feet to permit conversion of an existing office building for retail sales (Z-1727) on the northwest corner of Brookside and Central.

Based on development trends and recent zone application decision, it is recommended that a policy be established of looking with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and that the adjacent area to the north be looked upon with favor for "R-5" General Residential.

South Side of Central:

The frontage on the south of Central between Edgemoor and Hillcrest is developed with single family residential uses and

currently zoned the "AA" single family and the "A" two family district, except for a small office in the "BB" Office District at the southwest corner of Hillcrest and Central. The block from Hillcrest east to Woodlawn is currently zoned the "LC" Light Commercial District and is developed with two service stations and other assorted commercial uses. It should be noted that a home occupation barber shop is currently located in a residential structure at the southwest corner of Central and Brookside Parkway.

In 1973, it was assumed that because of the large shopping center proposed for the Kapaun site, and the other commercial and office uses on the north side of Central, that the existing single family homes on the south side would be in transition to more intensive uses, however, since that time, the neighborhood on the south has remained stable and the Planning and City Commissions have denied a request for the "BB" Office District (Z-1581) located to the west of the existing office building at Hillcrest. Based upon the stability of the area and past Commission action, it is suggested that the existing residential development be encouraged to remain and conversions of the residences to office uses be discouraged.

It is recommended that the residential, office and light commercial classifications be retained between Edgemoor and Woodlawn, and that conversions of the single family homes to offices and more intensive uses not be looked upon with favor.

Woodlawn to Webb Road

North Side of Central:

The corners of the major street intersections of Woodlawn, Rock Road and Webb Road are all zoned "LC" and are developed with commercial uses with the exception of the northwest corner of Webb and Central. The balance of the area is developed with quality single family homes and duplexes, Kapaun - Mt. Carmel School, private elementary school and the Wichita Art Association. Nearly all of the residential lots are developed with the residences side-ing into Central.

It is recommended that zone change requests not be looked upon with favor in this two mile area.

South Side of Central:

The major street intersections again are all zoned as "LC" Light Commercial with the balance of the frontage as "AA" Single Family except for the "R-5" in an area west of Armour Drive. With the exception of the commercial corner developments and the apartments developed east of Temple Emanu-El, the remaining frontage is developed with single family homes. In these areas, the residential lots either side or back into Central which is the most desirable design for residential lots along major streets.

It is recommended that zone change requests not be looked upon with favor in this two mile area.

SUMMARY OF SUGGESTED POLICIES

On the basis of this review, it is recommended that the following policies be established for considering zone change requests on Central from Terrace to Webb Road.

1. North side of Central:

- a. Terrace to Oliver - That the existing zoning classifications be retained, except look with favor on the "BB" Office District for the east 150 feet of the block between Terrace and Pershing.
- b. Oliver to Edgemoor - Look with favor on the "BB" Office District for those areas presently zoned the "B" Multiple Family District, with the balance of the frontage remaining as "LC" Light Commercial.
- c. Edgemoor to Woodlawn - Look with favor on either the "BB" Office District or the "LC" Light Commercial District to a depth of approximately 300 feet; and look with favor on the "R-5" General Residential District to the north.
- d. Woodlawn to Webb Road - That the existing zoning classifications be retained.

2. South side of Central:

- a. Terrace to Oliver - Look with favor on the "BB" Office District on the west half of the block (approximately 150 feet) between Terrace and Pershing; with the balance of the frontage remaining as "LC" Light Commercial.
 - b. Oliver to Edgemoor - That the existing residential zoning classification be retained between Bleckley and Pinecrest; and look with favor on the balance of the frontage being zoned "LC" Light Commercial.
 - c. Edgemoor to Woodlawn - That the existing residential, Office and light commercial classifications be retained, and that conversions of single family homes to offices and more intensive uses not be looked upon with favor.
 - d. Woodlawn to Webb Road - That the existing zoning classifications be retained.
3. Where there are additional parking needs, it is recommended that such be accomplished thru the parking exception provisions of the Board of Zoning Appeals rather than extending either the "B" Multiple Family or the "BB" Office District into the adjoining neighborhoods.

Proposed Zoning Policy
for
Central Avenue
between Terrace Drive and Woodlawn Avenue

During recent reviews and discussions of zoning policy and zoning cases along East Central Avenue by the Board of City Commissioners of the City of Wichita, a request was made that a zoning policy be developed for Central between Oliver and Woodlawn. In reviewing past zoning policies of the Metropolitan Area Planning Commission and the Board of City Commissioners, it was noted that zoning policies have been established along Central up to Terrace Drive, which is three blocks west of Oliver. For purposes of continuity, the study area for the development of zoning policies has, therefore, been extended to Terrace Drive.

*appended to
Wichita
Co.*

*The new ordinance does not have continuity
because of the change of address
on OLC to be used by the Board of City
Commissioners.*

The study area has been divided into various segments and a descriptive narrative has been developed for each, together with a suggested zoning policy. These suggested policies are derived primarily from the zoning district maps prepared by the Planning Department staff to reflect the zoning categories contained in the prototype ordinance. The entire City has been mapped to reflect districts under a new zoning ordinance. Following preliminary mapping, Planning Department staff reviewed the proposed districts with the Zoning Advisory Committee and members of the Planning Commission.

The new maps pertaining to the Central Avenue area have been reviewed in light of current zoning activities and mapping modifications were made where determined necessary. Staff has reviewed, in the field, the extent of new development and the conditions of existing uses. Changes in uses and redevelopment and expansions of existing uses were also noted.

Terrace to Oliver

North Side of Central:

The block between Terrace and Pershing contains duplexes and small professional offices. It is presently zoned "A" duplex on the west half and "B" multi-family on the east half to the depth of the east-west alley (approximately 150 feet). From Pershing east to Oliver, a mixture of small businesses and offices exist, including a service station, barber shops, furniture store, tire store and associated parking. ^AThe retail tire store on the northwest corner of Oliver and Central has been redeveloped on the site of a former drive-in restaurant. The entire two block long area is zoned "LC" light commercial to the depth of the east-west alley (approx 150 ft from Central)

Recent zoning change requests have been approved immediately north along the ^{west side of} Oliver frontage which extends the light commercial zoned area 150 feet to the north of the east-west alley. A new building housing a Town and Country Food Market and a liquor store has been constructed on this site, which was formerly residential. Immediately north of this area, a request for approximately 275 feet of "BB" Office zoning to the depth of the north-south alley has been approved, subject to platting, which is now in progress. The developer indicates that this site, which is now in duplex and single-family residential use, will contain an office building. } check

It is suggested that a zoning policy be established to limit the "LC" Light Commercial and "BB" Office District to those now existing and approved at this location.

but what should it be
AA, A, RB, RS, R-6, B ?
no expansion N of alley like Douglas, Killogg; parking? BZA for parking?

South side of Central:

This area contains uses similar to the north side of the street, including medical offices, three service stations, a hardware store and other smaller shops and associated parking. The block between Terrace and Pershing is zoned to the depth of the alley (approximately 150 feet) for "B" multi-family residential on the west half and for "LC" Light Commercial on the east half. The remaining Central frontage from Pershing to Oliver is also zoned for "LC" Light Commercial. ^{to the depth of the alley.} The areas immediately to the south of these "LC" zoned areas are primarily zoned and used for single family residential purposes. The frontage along ^{the west side of} Oliver to the south is zoned for "A" duplex residential and approximately 50 feet of "BB" Office, which is used for parking for the commercial establishments to the north.

Zoning district maps for the new zoning ordinance propose the "B-2" Community Retail District for the existing commercial area ^{from the middle block west of} between Pershing ^{the west side of} and Oliver, including the frontage along Oliver ^{to the south} now used for parking. This district allows uses comparable to the existing "LC" Light Commercial District, ~~with the exception that the B-2 District requires 20,000 square foot minimum lot size.~~ ^{half the middle block west of} The block between Pershing and Terrace is proposed for the R-5 ^{in the south} or B-3 district in the new ordinance. R-5 allows residential densities similar to the current "A" duplex zoning district and "B-3" is similar to the current "BB" Office District classification, with the exception that it requires a 10,000 square foot minimum lot size.

It is suggested that a zoning policy be established to limit "LC" Light Commercial zoning to the two and one-half block area ^{west of Oliver} where it now exists, including the area used for parking immediately to

*on the
block
you can
have
analysis*

*So this
is not
the
line?*

*Panel
on
the
map*

the south along Oliver, and to favorably consider requests for "BB" Office zoning between Terrace and Pershing to the depth of the east-west alley (approximately 150 feet)

Oliver to Edgemoor

North side of Central:

This area contains a mixture of commercial and residential uses.

The northeast corner of Oliver and Central contains a restaurant (Dr. Redbirds), and office and general business uses extend approximately 600 feet north on ^{the east side of} Oliver. Other commercial activities, such

as a funeral home, gift shop, appliance sales and two liquor stores extend for an approximate distance of 400 feet east of ^{the Oliver} Elm and Central ^{in an area zoned "B-2" Community Retail District.} ^{Oliver} ^{is zoned "B-2" Multiple Family} ^{Pershing} ^{Street} ^{to} ^{the} ^{west} ^{of} ^{the} ^{block} ^{between} ^{Elm} ^{and} ^{Battin} ^{consists} ^{of}

fourplexes, with the exception of a realtor's office located at the northwest corner of Central and Battin, ^{on three 25 foot wide lots} which ~~is~~ presently zoned the

"BB" Office District. From Battin east to Edgemoor, the land use

consists of duplexes, triplexes, and fourplexes, except for an ap- ^{area beginning} proximate distance of 400 feet west of Edgemoor ^{east to Edgemoor zoned "B-2" Community} where there is a mixture of commercial uses, such as a barber shop, furniture sales, garden center, liquor store, and service station at the northwest corner of Edgemoor and Central.

*Some what
date this
reference to
policy.*

The zoning maps prepared in conjunction with the proposed zoning

ordinance project the "B-2" Community Retail District to be es- ^{the same area now zoned LC 5} tablished for an approximate distance of ~~400 feet north and 100~~ ⁴⁸⁰

feet east of the northeast corner of Oliver and Central. ^{along Pershing} ^{from that point eastward}

A combination of the "B-3" Restricted Business District and the "R-5" General ^{in the new ordinance} Residence District is proposed to a ~~mid-block~~ depth of approximately

140 feet, for that area currently developed with duplexes and four-plexes, with the "B-2" Community Retail District proposed for approximately 400 feet west of Edgemoor and Central to conform to the existing "LC" zoning and land use. The area north of the proposed B-2 and B-3/R-5 ^{behind Central} areas is proposed for the R-4 General Residential District. This district is comparable to the existing "A" duplex district and requires 5,000 square feet of lot area per dwelling unit when attached and 6,500 square feet for single-family detached.

NO

It is suggested that a zoning policy be established on the north side of Central between Oliver and Edgemoor to limit "LC" Light Commercial zoning to those areas which are so zoned currently and which are projected for the "B-2" Community Retail District, provided the 20,000 square foot lot size can be attained after any necessary provisions for public rights-of-way are made. It is further suggested that the Commission look with favor on requests for ~~approval~~ ^{at} and for the "BB" Office District between Oliver and Edgemoor, subject to a 10,000 square foot minimum lot size requirement.

The "BB" Office District is suggested because of the existence of light commercial activities on the south side of Central which might ultimately alter the residential land use pattern, and the fact that ^{conversions to office uses are occurring as evidenced} the Commission has ^{approval of} ~~approved~~ the "BB" Office District at the northwest corner of Central and Battin. *and in a mid block location east of Battin.*

South side of Central:

The land use pattern on the south side of Central between Oliver and Edgemoor is a mixture of commercial, residential and office

uses and would appear to be in a state of transition with the residential uses gradually being converted to more intensive development. From Oliver east to Bleckley there is a grocery store and offices, with residential uses extending east from Bleckley to Pinecrest. The block between Pinecrest and Parkwood is presently zoned "LC" to an approximate depth of 140 feet and is developed with a service station, two restaurants, a loan office, and a photo shop. The block between Parkwood and Edgemoor is currently zoned "BB" Office District and "LC" Light Commercial, and contains a restaurant, three duplexes and a vacant commercial building. On November 11, 1975, the Board of City Commissioners approved a change from the "BB" Office District to the "LC" Light Commercial District (z-1744) for the area upon which the three duplexes are located. ~~Once the property is replatted and the zone change is published, a conversion from residential to commercial uses might be expected.~~

*Bo B
LC
by case
long term*

** check U.S.*

The maps prepared in conjunction with the ^{new} proposed zoning ordinance ~~project~~ ^{and Bleckley and between Pinecrest} the south side of Central between Oliver and Edgemoor to be in the "B-2" Community Retail District, which is comparable to the "LC" Light Commercial District in the present ordinance. ^{The area between Bleckley and Pinecrest which is currently zoned "B" multi-family is proposed to be in the R-5 residential district.} ^{Retaining a residential classification between} It is suggested that a policy be established of looking with favor on the "BB" Office District and the "LC" Light Commercial District on the south side of Central between Oliver and Edgemoor because of the transitional nature of the area and recent decisions on zone change applications.

Bleckley Pinecrest and

Why not on the other side?

Edgemoor to Woodlawn

North side of Central:

The north side of Central between Edgemoor and Woodlawn is developed with a service station, convenience shopping center, two office buildings, retail light fixture sales, vacant residential structure, and a savings and loan. The northwest corner of Woodlawn and Central is the former Kapaun School site, which is covered by an approved Community Unit Plan (DP-45), which permits shopping center and other retail sales uses adjacent to Central to a maximum depth of approximately 600 feet (300 feet near the Woodlawn intersection), with office and multiple family residential uses proposed on parcels to the north of the "LC" frontage. All of the frontage on the north side of Central between Edgemoor and Woodlawn is zoned the "LC" Light Commercial District, with the exception of an approximate 620 feet of frontage which is unplatted and remains "AA" single-family. On September 16, 1975, the Board of City Commissioners approved a change from the "BB" Office District to the "LC" Light Commercial District to an approximate depth of 300 feet to permit conversion of an existing office building for retail sales (Z-1727) on the northwest corner of Brookside and Central.

The maps prepared in conjunction with the proposed ^{new} zoning ordinance project the entire frontage on the north side of Central between Edgemoor and Woodlawn to be in the "B-2" Community Retail District, which is comparable to the "LC" Light Commercial District in the present ordinance.

the patterns established by
Based on development trends and recent zone application decisions,
it is suggested that a policy be established of looking with
favor on the "LC" Light Commercial District to a depth of approxi-
mately 300 feet, and subject to a minimum lot area requirement of
20,000 square feet, on the north side of Central between Edgemoor
and Woodlawn.

South side of Central:

The frontage on the south side of Central between Edgemoor and Hillcrest is developed with single family residential uses and currently zoned the "AA" single family and the "A" two family district, except for a small office ^{or} "BB" Office zoning at the southwest corner of Hillcrest and Central. The block from Hillcrest east to Woodlawn is currently zoned the "LC" Light Commercial District and is developed with two service stations and other assorted commercial uses. It should be noted that a home occupation barber shop is currently located in a residential structure at the southwest corner of Central and Brookside Parkway.

The maps prepared in conjunction with the proposed zoning ordinance project the south side of Central from Edgemoor to Hillcrest to be in the ^{R-3 Single Family Residential} "B-2" Restricted Business District (comparable to the "BB" Office District) and the block ^{east to the lot line (or future lot line) of} from Hillcrest ^{to be} Woodlawn to be in the "B-2" Community Retail District (comparable to existing "LC" District). At the time of approval of the projected zoning maps

No area from Hillcrest to Woodlawn is proposed to be

(comparable to the "BB" Office District)

in early 1973, it was assumed that because of the large shopping center proposed for the Kapaun site and the other commercial and office uses on the north side of Central, that the existing single-family on the south side would be in transition to more intensive uses and the B-3 Office District was ^{originally considered appropriate,} projected. However, since that time, the neighborhood on the south has remained stable and the Planning and City Commissions have denied a request for the "BB" Office District (Z-1581) located in the area, ~~even though the maps projected such a district.~~ Based upon the stability of the area and past Commission action, it is suggested that the existing residential development be encouraged, ^{and encouraged,} and that the maps prepared in conjunction with the proposed zoning ordinance be amended to reflect an R-4 General Residential District and not the "B-3" Restricted Business District from Edgemoor to Hillcrest.

It is suggested that a zoning policy be established on the south side of Central between Edgemoor and Woodlawn limiting the "BB" Office

District and the "LC" Light Commercial District to those that currently exist and that future zone change applications for the "A" two-family ^{from a point 40 feet west of Hillcrest east to Woodlawn. The area from 100 feet west of Hillcrest west to Edgemoor should be retained in the existing "A" Single Family and "A" Duplex Districts.} district be looked upon with favor on the lots fronting on Central.

It is further suggested that the staff be directed to amend the projected zoning maps to reflect such a policy.

SUMMARY OF SUGGESTED POLICIES

The policies suggested for establishment are visually summarized on the attached maps. Map A indicates the existing land uses on and along Central, Map B contains the existing zoning districts under the current ordinance, and Map C presents the districts proposed under the new zoning ordinance, ^{and reflected in the policies suggested herein.} As indicated previously,

*LC or B-3
between x 4 mi
lots to Woodlawn
40 - 100 feet west of
Hillcrest east to
Edgemoor*

the "B-2" Community Retail District is ^{considered} comparable to the existing "LC" Light Commercial District, the "B-3" Restricted Business District is comparable to the existing "BB" District, the "R-4" General Residential District is comparable to the existing "A" Two Family district, and the "R-5" General Residential District is basically the same as the "R-5" District in the existing ordinance.

On the basis of these proposed districts it is, therefore, suggested that the following policies be established for considering zone change requests on Central from Terrace to Woodlawn.

1. North side of Central:

- a) from Terrace to Oliver - Limit "LC" Light Commercial and "BB" Office zoning to what currently has been approved.
- b) Oliver to Edgemoor - Limit "LC" Light Commercial to its current limits east of Oliver (approximately 400 feet) and to a distance of approximately 400 feet west of Edgemoor and look with favor on requests for "BB" office or "R-5" General Residential between these two points, ~~provided a 10,000 square foot lot size can be attained on the "BB" Office District.~~
- c) Edgemoor to Oliver - Look with favor on the "LC" Light Commercial District provided a minimum lot size of 20,000 square feet can be attained.

2. South side of Central:

- a) Terrace to Oliver - Look with favor on the "BB" Office District and limit the "LC" Light Commercial District to what currently exists.
- b) Oliver to Edgemoor - Look with favor on the ^{RS Residential} ~~"BB" Office~~ District between Bleckley and Pinecrest and the "LC" Light Commercial from Pinecrest to Edgemoor, provided the ~~10,000 square foot minimum lot size can be attained in the "BB" District and the 20,000 square foot size can be attained in the "LC".~~
- c) Edgemoor to Woodlawn - Limit the ^{AA "Single family", "A" Two-family} ~~"BB" Office~~ District and the "LC" Light Commercial District to what currently exists, ~~and look with favor on requests for the "A" two family district.~~

from: Young date: 3/5/76

admin. adv. plans com. dev. social graphics

- | | | | | |
|---|---|---|--|--------------------------------------|
| <input checked="" type="checkbox"/> jakin | <input type="checkbox"/> stockwell | <input type="checkbox"/> hammit | <input type="checkbox"/> mitchell | <input type="checkbox"/> pierce |
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| <input type="checkbox"/> neison. v | <input type="checkbox"/> locow | <input type="checkbox"/> shirkey | <input type="checkbox"/> krahbiel | <input type="checkbox"/> conner |
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| <input type="checkbox"/> gschwind | | | | |
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| <input type="checkbox"/> king | | | | |
| <input type="checkbox"/> epps | | | | |
| <input type="checkbox"/> mccloughen | | | | |

remarks:

Status of Central
Study. If you prefer not to
wait for final fill, we could
order the historical list, but it
would be costly.

WICHITA-SEDGWICK COUNTY

DATE

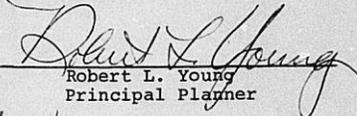
METROPOLITAN AREA PLANNING DEPARTMENT

March 5, 1976

TO Jack H. Galbraith, Chief Planner
FROM Robert L. Young, Principal Planner
SUBJECT East Central Zoning Policy Study.

I have reviewed the 29th Street zoning policy study and agree that something similar would be appropriate for Central. I suggest the study extend from Terrace on the west to Woodlawn on the east. Former policies of the Planning and City Commissions now extend to Terrace from the west. As for an outline of the study itself, I would anticipate that individual segments of the street would be defined and described in terms of existing land use, zoning, and any trends that are apparent. A recommendation on a zoning policy would then be drafted for each segment on the basis of our new zoning maps, development trends, and current staff opinion.

In reviewing the 29th Street study, I also noted that the notification procedure for the former study included the collection of property owners names and mailing addresses for a distance of one block (approximately 600 feet) from the street. The 291 names and addresses were taken from a computer printout of the County Assessor's property records. The same depth of area (one block or 600 feet) along Central would appear to contain approximately 580 to 600 individual properties. In checking with Randy Gschwind, he indicates that the Assessor's files will be updated by Boeing Computer service on the 19th of March. We are to receive an updated set of feche files containing all property records in the County shortly after the Boeing update (probably the week of March 29th). We would then be able to pull off the most current names and addresses for notification purposes. Randy estimates that it would take one person 2 to 3 days to assemble the 580 to 600 names estimated to be in the one block depth on each side of Central. It will then require another day or two to address and mail envelopes. Assuming we receive our updated feche file on or before March 29, it would appear that we could give adequate notice for the April 15, 1976 meeting of the Planning Commission to review a zoning policy for Central.


Robert L. Young
Principal Planner

RLY:rme

Do study - Use feche files for notice.

March 5, 1976

Jack H. Galbraith, Chief Planner

Robert L. Young, Principal Planner

East Central Zoning Policy Study.

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Robert L. Young
Principal Planner

RLY:rme

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE November 12, 1975



TO Robert A. Lakin, Director of Planning

FROM Ralph Wulz, City Manager

SUBJECT Zoning Study - Central Avenue,
Oliver to Woodlawn

On November 11, 1975, the City Commission requested a study for a policy recommendation for zoning along Central Avenue between Oliver and Woodlawn.

Please add this request to your departmental work program for completion at the earliest possible date.



Ralph Wulz
City Manager

RW/imp

