

DR-75-39 - Fast Zoning Policies of the Planning Commission and City Commission in Manual Format

ACTION

COMMITTEE	DATE
M.A.P.C.	
B.C.C./B.C.C. <i>Referred</i>	<i>12-9-75</i>
<i>Bcc Approved as Amended</i>	<i>12-30-75</i>
<i>BCC Revisited and Filed</i>	<i>2-10-76</i>
<i>BCC Consideration of update</i>	<i>7-11-78</i>
<i>Approved</i>	

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 13, 1978

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT Update of Policy No. 19 (Zoning Policies)

On December 30, 1975, the Board of City Commissioners reviewed, amended, and consolidated numerous zoning policy statements regarding certain areas and streets into Administration Policy #19. In the past two and one-half years, several of the existing policies have been amended and new policies have been adopted which are not currently contained within AP #19.

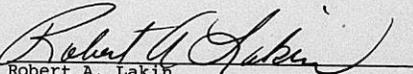
It should be noted that the zoning policies as contained in AP #19 are intended to provide a guide to the Board of City Commissioners, the Planning Commission, potential investors, neighborhood residents, and city staff in consideration of future zone change requests in those areas covered by such policies. Those sites which are currently zoned a more intensive district than that recommended in the respective policy statements will continue to be so zoned. Requests for expansion of existing businesses will be considered on their own merits notwithstanding official policy statements.

Attached is a delineated copy of AP #19. Those policies which are additions from the previous review of December 30, 1975 are underlined and those former policies which have been superceded are crossed out with a dashed line. All changes and additions have been previously approved by the Board of City Commissioners over the past two and one-half years, with the exception of the policy on Douglas between Pershing and Yale which was approved several years ago, yet inadvertently omitted from AP #19. Another point of note is that the area policy of favoring "LC" between U.S. 54, Taft, Tracy, and the Flood Control structure has been rendered obsolete with the approval of Towne West Square and subsequent establishment of "LC" zoning in that area. References to the proposed new zoning ordinance as contained in previous policy statements have also been deleted.

Page Two
June 13, 1978
E. H. Denton
Re: Policy No. 19

RECOMMENDED ACTION

It is recommended that the Board of City Commissioners receive and file this report and that AP #19 be amended to reflect additions/substitutions occurring since December 30, 1975.


Robert A. Lakin
Director of Planning

RAL:MM:bbc
Attachment

Policy No. 19
December 30, 1975
(as amended)

Subject: Zoning Policies

From time to time the City of Wichita has adopted a number of area zoning policies. Zoning in the specific areas shall be in accordance with the policies outlined herein. These policies notwithstanding, requests for expansion of existing businesses shall be considered on their own merits.

STREETS

13th Street between Hillside and Hydraulic
(MAPC adopted 10-6-60)
(BCC concurred 10-25-60)
(BCC approved as amended
12-30-75)

1. All requests for a change of zoning to a commercial classification (LC or C) for any additional frontage not already commercial on 13th Street between Hillside and Hydraulic be looked on with disfavor.
2. The MAPC will look with favor on applications for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic.

13th Street between St. Paul and West Street
(MAPC adopted 4-16-73)
(BCC concurred 8-8-73)
(BCC approved 12-30-75)

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

21st Street North - northeast corner of Payne intersection and area to the north.

(MAPC adopted 10-10-74)
(BCC approved 12-30-75)

1. Look with favor on the "R-5" General Residence Classification along 21st Street North and in the general area to the north, ~~as proposed on the maps being reviewed for the new zoning classifications.~~

21st Street North-Big Arkansas River west to I-235

(BCC adopted 4-13-78)

1. Not look with favor on additional light commercial zoning on both sides of 21st Street North from the Big Arkansas River west to I-235 right-of-way.

29th Street North from Broadway to a point west of Amidon

(MAPC adopted 12-13-73
BCC received and filed
1-2-74)
(BCC approved as amended
12-30-75)

The following will be used as general guidelines ~~when remapping of new zoning districts occurs and as guidelines during the interim~~ for considering zone change applications:

1. The "E" Light Industrial District ~~{or "Mi-A" Light Industrial District}~~ on the south side of 29th from Broadway to the Drainage Ditch, ~~with the property zoned the "F" Heavy Industrial District to be rezoned "E" now, or reclassified as "Mi-A" under the new zoning ordinance.~~
2. The "E" Light Industrial District ~~{ "Mi-A" }~~ on the north side of 29th from Broadway to Park Place.
3. The "C" Commercial District ~~{the "B-7" Service Business District}~~ on the north side of 29th between Park Place and the Drainage Ditch.
4. The "C" Commercial District ~~{ "B-7" }~~ for both sides of 29th from the Drainage Ditch to the east side of Arkansas Avenue.
5. The "LC" Light Commercial District ~~{ "B-5" General Business District }~~ for both sides of 29th from the west side of Arkansas to Mascot. Remove interiorly located "LC" developed for residential purposes, replacing it with "R-5" or "R-6".

6. The "BB" Office District (~~"B-3-Restricted-Business District~~) or the "R-6" General Residence District on both sides of 29th Street between Mascot and the "LC" zoning east of Hood. It is further recommended that the "LC" zoned property in this area which has not been developed for light commercial purposes be rezoned the "BB" Office District (~~"B-3"~~).
7. The "R-5" and "R-6" General Residence Districts for both sides of 29th Street from the "LC" zoning just east of Hood to Coolidge.
8. The "B" Multiple Family District (~~the-"R-7"-General Residential-District~~) from Coolidge to the intersection of 29th and Amidon (all four corners).
9. The residential property zoned "LC" on the west side of Coolidge be rezoned the "BB" Office District.
10. Maintain the present "AA" Single Family District (~~"R-3"~~) west of the intersection of 29th and Amidon.

55th Street South between Hydraulic and Meridian
 (MAPC reviewed 10-14-71)
 (BCC approved 12-30-75)

1. The Metropolitan Area Planning Commission will not look with favor on "LC" or "C" Commercial requests along 55th Street South from Hydraulic to Meridian except for adjustments to existing "LC" when a demonstrated need has been shown.

Broadway (South)

(MAPC reviewed 10-14-71)
 (BCC approved 12-30-75)

1. The Metropolitan Area Planning Commission will encourage highway oriented commercial uses along South Broadway.

Central Avenue (East)

(MAPC adopted 6-13-68)
 (BCC approved 12-30-75)

1. Look with favor on "BB" zoning along east Central as far east as Clifton (~~rather than Vassar~~).

Central Avenue between Clifton and Terrace

(MAPC adopted 12-1-75)
 (BCC affirmed and approved
 12-23-75)
 (BCC approved 12-30-75)

1. That the Commission renew its policy with respect to this portion of Central from Clifton to where the "B" zoning is east of Terrace - that it will not look with favor on any zoning change.

Central Avenue between Terrace and Webb Road
(MAPC adopted 1-5-78)
(BCC approved 1-31-78)

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 - 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".
- 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 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.

Central Avenue between West Street and I-235
(MAPC adopted 2-22-73)
(BCC concurred 3-13-73)
(BCC approved 12-30-75)

1. Look with favor on "LC" Light Commercial zoning along Central in the area from West Street to I-235 Bypass.

Central Avenue between I-235 and the Flood Control Structure
(MAPC adopted 4-19-77)
(BCC approved 5-10-77)

1. Look with favor on "LC" Light Commercial zoning adjacent to Central in the area from I-235 west to the Wichita-Valley Center Flood Control right-of-way.

Central Avenue from Caddy Lane west to Maize Road
(MAPC adopted 3-31-77)
(BCC approved 4-26-77)

1. Not look with favor on zone change requests on the side of Central from Caddy Lane west to the existing 600 foot square of "LC" Light Commercial zoning at the northeast corner of Maize Road and Central.
2. Not look with favor on zone change requests on the south side of Central from one-half block west of Caddy Lane west to the existing 600 foot square of "LC" Light Commercial zoning at the southeast corner of Maize Road and Central.

Douglas Avenue - Pershing west to Yale
(MAPC adopted 5-11-72)
(BCC approved 5-30-72)

1. Not look with favor on nonresidential classifications from Pershing west to Yale.

Harry Street between Broadway and Washington
(MAPC adopted 2-4-60)
(BCC approved as amended
12-30-75)

1. Look with favor on applications for Light Commercial, Commercial, and also for Light Industrial in those blocks where light industrial presently exists on Harry between Broadway and Washington to a general depth of 250 feet and further that any request for an additional 50 feet to be zoned "B" Multi-family for use as parking in conjunction with the commercial will be looked on with favor.

Hillside Avenue within the City

(BCC adopted 6-6-72)
(BCC approved as amended
12-30-75)

- ~~1. Will not look with favor on Light Commercial or Commercial requests along Hillside Avenue except for adjustments to existing "LC" when a demonstrated need has been shown.~~

~~NOTE:-- Although a specific MAPC adoption date could not be found, past policy reports and individual zoning case reports have indicated an MAPC policy of looking with favor on "BB" Office zoning along various segments of Hillside. Ref. Case Z-1153---11-26-69 and Z-1169-2-12-70.~~

Hillside Avenue from City limit to City limit

(MAPC adopted 7-7-77)
(BCC approved 8-2-77)

1. Look with favor on medium density residential districts ("R-5" or "R-6") from 21st Street North to the city limits on the north on both the east and west sides of Hillside. It should be noted that this recommendation applies to the city limits as they exist at this time and as future annexations occur on North Hillside, this policy might have to be revised.
2. Look with favor on a combination "R-5" General Residence/ "U" University District from 17th North to 21st on the west side of Hillside for those lots which front on Hillside and the "BB" Office District from 9th Street North on both sides of Hillside.
3. Look with favor on the "BB" Office District from Central to 9th Street North on both the east and west sides of Hillside on application areas of less than one acre with "BB" requests in excess of one acre to be decided on their own merits based upon submission of a detailed traffic analysis of the proposal.*

4. Look with favor on the "BB" Office District from Lincoln to Central on both the east and west sides of Hillside on application areas of less than one acre with "BB" requests in excess of one acre to be decided on their own merits based upon submission of a detailed traffic analysis of the proposal.*
5. Retain the existing zoning classification from Harry Street north to Lincoln on both the east and west sides of Hillside.
6. Retain the existing zoning classifications from Wassal north to Harry on both the east and west sides of Hillside.
7. Look with favor on the "LC" Light Commercial District from 31st Street south to Wassal on both the east and west sides of Hillside.
8. The existing policy of not looking with favor on "Light Commercial" or more intensive districts along Hillside shall be retained with the exception of the segment from Wassal south to 31st Street South which is recommended for "LC" Light Commercial.

* This traffic impact analysis should also be required on smaller applications when ownership lists reveal an aggregation of several small "BB" tracts by one owner.

Hydraulic Avenue - south of Kellogg

(MAPC adopted 1-8-76)
(BCC approved 1-27-76)

1. The approval of a spot of "C" Commercial zoning for the area of the Pennypower building at the southeast corner of Hydraulic and Kellogg is not an indication that "C" zoning will be favored further south on Hydraulic.

Kellogg Avenue (East)

(MAPC adopted 3-22-73)
(BCC approved 12-30-75)

1. Look with favor on de opening of light commercial zoning on East Kellogg for existing businesses which are oriented on Kellogg.

Meridian from Valley Center on the north to Haysville on the South

(MAPC adopted 11/23/66)
(BCC approved 1/24/67)

1. Not look with favor on additional commercial zoning adjacent to Meridian.

Meridian from Pawnee to 31st Street South
(MAPC adopted 5-24-73)
(BCC concurred 6-12-73)
(BCC approved 12-30-75)

1. The Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee.
2. The Planning Commission will encourage the retaining of the single family residential classification on the east side of Meridian.
3. The Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

Oliver from City limit to City limit
(MAPC adopted 4-13-78)
(BCC approved 5-9-78)

1. Not look with favor on more intensive zoning classifications than those currently existing on individual tracts on both the east and west sides of Oliver from 21st Street North to the City limit lines on the north.
2. Look with favor on retaining the existing zoning classifications on both the east and west sides of Oliver between 13th and 21st Streets North with the exception that requests for duplex development (the "A" Two family District) should not be discouraged from 13th to 17th Streets North on both the east and west sides of Oliver.
3. Not look with favor on more intensive zoning classifications than those currently existing on both the east and west sides of Oliver between Central and 13th Street North.
4. Look with favor on the "BB" Office District (except on those properties already zoned "LC") from Kellogg to Lewis on the east side of Oliver; favor the "A" Two Family District from Lewis north to English on both the east and west sides of Oliver; favor the "BB" Office District (except on those properties already zoned "LC") from English north to 1st Street on the east side of Oliver and from English to the existing "BB" approximately 215 feet north of Douglas on the west side of Oliver; and favor the retention of the existing zoning districts from 1st Street to Central on the east side of Oliver and from the existing "BB" approximately 215 feet north of Douglas north to Central Avenue on the west side of Oliver with the exception that the "BB" Office District be favored on the 75 feet of "A" Two Family frontage located adjacent to the south of the existing "LC" at the southwest corner of Central and Oliver.

5. Look with favor on the retention of existing zoning classifications from Harry north to Gilbert and favor the "BB" Office District (except on those properties already zoned "LC") and medium density residential ("R-5") from Gilbert north to Kellogg on both the east and west sides of Oliver.
6. Look with favor on the retention of existing zoning classifications from Pawnee north to Harry on both the east and west sides of Oliver.
7. Look with favor on retention of the existing zoning district classifications (including the "R-6" as approved in Z-1927) on both the east and west sides of Oliver from the south city limits to Pawnee with the exception that the "R-5" General Residence District be looked upon with favor for the east side of Oliver between 31st Street South and New Jersey Drive, and the "LC" Light Commercial District be favored for the northwest corner of George Washington Boulevard and Oliver.

In further explaining recommendation #5 the Commission stated that in the area from Gilbert north to Kellogg either the "R-5" General Residence District or the "BB" Office District might be appropriate depending on the specific application.

Pawnee between Broadway and Washington
(BCC adopted 2-27-73)
(BCC approved 12-30-75)

1. "LC" Light Commercial will be looked on with favor on both sides of Pawnee in an area between Broadway and Washington except where zoned "C" Commercial and "E" Light Industrial.

Rock Road from 37th Street on the north to 31st Street on the south

(MAPC adopted 3-27-75)
(BCC adopted 4-22-75)
(BCC approved 12-30-75)

1. Do not exceed in terms of higher densities nor higher levels of uses, the land use pattern represented on Map C in case file DR 74-15.
2. Hold the line on additional large scale commercial, office and high density residential zoning.
3. Encourage very low density development on the remaining large unplatted residentially zoned properties.
4. As development occurs, continually monitor the traffic loads to determine the actual need in terms of lane and right-of-way requirements.

NOTE: During the consideration of an earlier zoning case, the MAPC passed a motion on 8-23-73 that it would look with disfavor on additional light commercial zoning in addition to what was already established (600 feet) at the Central and Rock Road intersection.

Seneca-Street-between-32nd-Street-South-and-I-235

(MAPC-adopted-2-22-73)
(BCC-concurred-3-13-73)
(BCC-approved-12-30-75)

1.--Look-with-favor-on-"LG"-Light-Commercial-zoning-

Seneca-(South)

(MAPC-reviewed-10-14-71)
(BCC-approved-12-30-75)

1.--The-Metropolitan-Area-Planning-Commission-will-encourage
Commercial-and-other-service-uses-along-South-Seneca.

Seneca Street from McLean Boulevard on the north to the City limits
on the south

(MAPC adopted 3-30-78)
(BCC approved 4-18-78)

1. McLean to Texas on both the east and west sides of Seneca -- look with favor on the "C" Commercial District (except on those properties already zoned the "E" Light Industrial District).
2. Texas to Maple on both the east and west sides of Seneca -- Look with favor on the "R-6" General Residence District (except on those properties already zoned the "C" Commercial District).
3. Maple to Munnell on both the east and west sides of Seneca -- Look with favor on the "R-6" General Residence District (except on those properties already zoned "LC" or "C").
4. Munnell to Harry on both the east and west sides of Seneca -- look with favor on the "LC" Light Commercial District (except on those properties already zoned "C", "E", or "F").
5. Harry to Pawnee, west side -- Look with favor on the "BB" Office District from Dora north to a point 200 feet south of Esthner Avenue and favor the "LC" Light Commercial District in the other portions of this area.
6. Harry to Pawnee, east side -- Look with favor on the "BB" Office District (except on those properties already zoned "LC" or "C").

7. Pawnee to 31st Street South, west side of Seneca -- Look with favor on the "BB" Office District (except on those properties already zoned "LC").
8. Pawnee to 31st Street South, east side of Seneca -- Look with favor on the "LC" Light Commercial District.
9. 31st Street South to Patterson Street, west side of Seneca -- Look with favor on the "LC" Light Commercial District.
10. Patterson Street south to I-235, west side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A", and "R-5").*
11. 31st Street South to I-235, east side of Seneca -- Look with favor on the retention of low density residential classifications ("AA", "A" and "R-5"), except on those properties already zoned "LC".
12. I-235 to MacArthur Road -- Look with favor on the "LC" Light Commercial District (except on those properties already zoned "C").
13. MacArthur to a point approximately 1800 feet south of the centerline of MacArthur Road, west side of Seneca -- Not look with favor on additional strip Light Commercial unless a Commercial Community Unit Plan is filed. Look with favor on the "R-5" General Residence District if accompanied by a residential C.U.P.
14. A point approximately 1800 feet south of the centerline of MacArthur Road to 44th Street South (as extended from the west), west side of Seneca -- Look with favor on the "LC" Light Commercial District.
15. 44th Street South (as extended from west) to 45th Street South, west side of Seneca -- Look with favor on the "A" Two Family District.
16. 45th Street South to 47th Street South, west side of Seneca -- Look with favor on the "LC" Light Commercial District.
17. MacArthur to 41st Street South, east side of Seneca -- Look with favor on retention of existing classifications.
18. 41st Street South to 43rd Street South, east side of Seneca -- Look with favor on "R-5" General Residence District (except on those properties already zoned "LC").

19. 43rd Street South to 47th Street South, east side of Seneca -- Look with favor on retention of existing zoning classifications.

20. 47th Street South to 55th Street South, east and west sides of Seneca -- Not look with favor on requests for nonresidential classifications, and look with favor on residential categories not exceeding the permitted density of the "A" Two Family District.

*Buffering existing Light Commercial with the "BB" Office District would be desirable.

Topeka Avenue between Central and Murdock
(MAPC adopted 9-26-74)
(BCC approved 12-30-75)

1. Look with favor on the "LC" Light Commercial and "C" Commercial Districts.

~~Waco from 13th to Murdock~~

~~{MAPC adopted 5-10-73}
{BCC concurred 5-29-73}
{BCC approved as amended
12-30-75}~~

~~1.--The east side of Waco, between Murdock and Tenth Street, be looked on with favor for either "LC" Light Commercial or "C" Commercial.~~

~~2.--The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.~~

~~3.--On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged.~~

~~NOTE.--On August 9, 1973, the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street.--BCC approved and associated zoning case from "LC" back to "B" on 8-28-73.~~

Waco from Murdock to 13th

(MAPC adopted 8-9-73)
(BCC amended and approved
9-13-77)

1. That zoning change requests for the "BB" Office District be looked upon with favor along the east side of Waco from Murdock to the south line of Lot 106 of Mungers Plat of the Original Town and that "B" Multiple Family be looked upon with favor from the south line of Lot 106 of Mungers Plat of the Original Town north to 10th Street.
2. That the west side of Waco, between Murdock and 13th Street North retain the existing zoning classifications (including the "BB" District as approved in Z-1944 on August 2, 1977).
3. The east side of Waco, between 10th and 13th Streets North retain the existing zoning classifications.

West Street between Douglas and 21st Street

(MAPC amended 11-4-65)

~~1. -- Each case will be considered on its own merits.~~

~~NOTE: -- Prior to this amendment, the Planning Commission had originally established a policy on 7/7/60 to look with favor on "LC" zoning not over 300 feet in depth along West Street from Douglas to Bicket. -- (See Boulevard)~~

(BCC approved as amended
12-30-75)

1. Will look with favor on "LC" zoning along West Street from Douglas to a point approximately 500 feet north of 13th Street, (where existing "LC" zoning now terminates) and will not look with favor on "LC" zoning to the north.

AREAS

Central to Second Street between Cleveland and the Canal (I-235)

(MAPC adopted 8-9-73)
(BCC approved 12-30-75)
(MAPC reviewed and reapproved
12-8-77)
(BCC reviewed and reapproved
1-3-78)

1. Look with favor on "C" zoning in the area between 2nd and Central and between Cleveland and the Canal to encourage new commercial development.

Central and Rock Road Intersection

(MAPC adopted 8-23-73)
(BCC approved 12-30-75)

1. Look with disfavor on additional light commercial zoning at this intersection in addition to that originally established - 600 feet.

Midtown area at intersection of Ninth Street and Main Street

(MAPC adopted 1-23-75)
(BCC approved 12-30-75)

1. Established a line on the north and east side of property involved in a zoning change request (Case No. Z-1671) as dividing line separating the commercial district from the residential district to the north and east. The line runs east and west parallel and 136 feet north of the north line of Ninth Street and it runs north and south parallel and 150 feet east of the east line of Main Street. ~~The line appears on the proposed district maps for the new zoning ordinance.~~

Area north of Taft on the east side of LaClede

(MAPC adopted 10-4-62)
(BCC approved 12-30-75)

1. Look with favor on other applications for industrial zoning in the area.

Area encompassed by U.S. 54 and K-42 Highways between Municipal Airport and the Flood Control Structure

(MAPC adopted 8-4-60)
(BCC approved 12-30-75)

1. Look with favor on applications for light industrial zoning within the study area provided suitable development program or plan is submitted.

Area encompassed by U.S. 54 and Taft Avenue between Tracy and the Flood Control Structure

(MAPC adopted 9-8-60)
(BCC approved as amended)

1. Look with favor upon applications for "LC" Light Commercial zoning.

Area encompassed by U.S. 54 and Santa Fe Railroad between West Street and Sheridan

(MAPC adopted 4-18-63)
(BCC approved 12-30-75)

1. Look with favor on applications for light industrial zoning in the area.

Area on the east side of Wellington Place between 31st and 32nd Streets North

(MAPC adopted 6-6-63)
(BCC approved 12-30-75)

1. A motion passed that it is the concensus of the Planning Commission that this general area is best suited for "A" zoning.

Area around the Amidon and 21st Street intersection

(BCC adopted 12-28-76)

1. Not look with favor on additional "LC" Light Commercial or heavier zoning classifications in the area of the four corners surrounding the Amidon and 21st Street North intersection.

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE January 5, 1976



TO Robert A. Lakin, Director of Planning

FROM Ralph Wulz, City Manager

SUBJECT Policy 19 -- Zoning Policies

Transmitted herewith is the original draft of proposed City of Wichita Policy No. 19 -- Zoning Policies. This policy was the subject of considerable revision by the City Commissioners on December 30, 1975.

Please revise this policy draft to incorporate the changes desired by the Commission. The policy is to be returned for final Commission action.


Ralph Wulz
City Manager

RW/ksh
Attachment

SUPERSEDED



City of Wichita Policy

Policy No. 19
November 21, 1975

Subject: Zoning Policies

From time to time the City of Wichita has adopted a number of area zoning policies. Zoning in the specific areas shall be in accordance with the policies outlined herein.

STREETS

13th Street between Hillside and Hydraulic
(MAPC adopted 10-6-60
BCC concurred 10-25-60)

1. All requests for a change of zoning to a commercial classification (LC or C) for any additional frontage not already commercial on 13th Street between Hillside and Hydraulic be looked on with disfavor.
2. The MAPC will look with favor on applications for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic; provided that the applicant expresses a willingness to incorporate the suggested standards in his development.

13th Street between St. Paul and West Street
(MAPC adopted 4-16-73
BCC concurred 8-8-73)

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

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-2
November 21, 1975

21st Street North - northeast corner of Payne intersection and area to the north.

(MAPC adopted 10-10-74)

1. Look with favor on the "R-5" General Residence Classification along 21st Street North and in the general area to the north as proposed on the maps being reviewed for the new zoning classifications.

29th Street North from Broadway to a point west of Amidon

(MAPC adopted 12-13-73

BCC received and filed 1-2-74)

The following will be used as general guidelines when remapping of new zoning districts occurs and as guidelines during the interim for considering zone change applications:

1. The "E" Light Industrial District (or "M1-A" Light Industrial District) on the south side of 29th from Broadway to the Drainage Ditch, with the property zoned the "F" Heavy Industrial District to be rezoned "E" now, or reclassified as "M1-A" under the new zoning ordinance.
2. The "E" Light Industrial District ("M1-A") on the north side of 29th from Broadway to Park Place.
3. The "C" Commercial District (the "B-7" Service Business District) on the north side of 29th between Park Place and the Drainage Ditch.
4. The "C" Commercial District ("B-7") for both sides of 29th Street from the Drainage Ditch to the east side of Arkansas Avenue.
5. The "LC" Light Commercial District ("B-5" General Business District) for both sides of 29th from the west side of Arkansas to Mascot. Remove interiorly located "LC" developed for residential purposes, replacing it with "R-5" for "R-6".
6. The "BB" Office District ("B-3" Restricted Business District) or the "R-6" General Residence District on both sides of 29th Street between Mascot and the "LC" zoning east of Hood. It is further recommended that the "LC" zoned property in this area which has not been developed for light commercial purposes be rezoned the "BB" Office District ("B-3").

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-3
November 21, 1975

7. The "R-5" and "R-6" General Residence Districts for both sides of 29th Street from the "LC" zoning just east of Hood to Coolidge.
8. The "B" Multiple Family District (the "R-7" General Residential District) from Coolidge to the intersection of 29th and Amidon (all four corners).
9. The residential property zoned "LC" on the west side of Codidge be rezoned the "BB" Office District.
10. Maintain the present "AA" Single Family District ("B-3 west of the intersection of 29th and Amidon.
- *11. When 29th Street is improved that the City-at-large pay for the street improvement through General Obligation bonds.

*To be discussed at a later date.

55th Street South between Hydraulic and Meridian
(MAPC adopted 10-8-71)

1. The Metropolitan Area Planning Commission will not look with favor on "LC" or "C" commercial requests along 55th Street South from Hydraulic to Meridian except for adjustments to existing "LC" when a demonstrated need has been shown.

Broadway (south)

(MAPC adopted 10-8-71)

1. The Metropolitan Area Planning Commission will encourage highway oriented commercial uses along South Broadway.

Central Avenue (east)

(MAPC adopted 6-13-68)

1. Look with favor on "BB" zoning along east Central as far east as Clifton (rather than Vassar).

Central Avenue between West Street and I-235

(MAPC adopted 2-22-73
BCC concurred 3-13-73)

1. Look with favor on "LC" Light Commercial zoning along Central in the area from West Street to I-235 bypass.

Harry Street between Broadway and Washington

City of Wichita, Kansas

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-4
November 21, 1975

Harry Street between Broadway and Washington
(MAPC adopted 2-4-60)

1. Look with favor on applications for Light Commercial, Commercial, or Light Industrial where applicable on Harry between Broadway and Washington to a general depth of 250 feet and further that any request for an additional 50 feet to be zoned "B" multi-family for use as parking in conjunction with the commercial will be looked on with favor.

Hillside Avenue within the City
(BCC adopted 6-6-72)

1. Consider each case on its own merits.

NOTE: Although a specific MAPC adoption date could not be found, past policy reports and individual zoning case reports have indicated an MAPC policy of looking with favor on "BB" office zoning along various segments of Hillside. Ref. Case Z-1153 - 11/26/69 and Z-1169 - 2/12/70.

Kellogg Avenue (east)
(MAPC adopted 3-22-73)

1. Look with favor on deepening of light commercial zoning on East Kellogg for existing businesses which are oriented on Kellogg.

Meridian from Pawnee to 31st Street South
(MAPC adopted 5-24-73
BCC concurred 6-12-73)

1. The Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee.
2. The Planning Commission will encourage the retaining of the single family residential classification on the east side of Meridian.
3. The Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

City of Wichita, Kansas

11-009

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-5
November 21, 1975

NOTE: An earlier policy was adopted by MAPC on 11/23/66 and concurred in by the Board of City Commissioners on 1/24/67 whereby additional commercial zoning would be restricted along Meridian from Valley Center on the north to Haysville on the South.

Pawnee between Broadway and Washington
(BCC adopted 2-27-73)

1. "LC" Light Commercial will be looked on with favor on both sides of Pawnee in an area between Broadway and Washington except where zoned "C" Commercial and "E" Light Industrial.

Rock Road from 37th Street on the north to 31st Street South on the south.
(MAPC adopted 3-27-75
BCC adopted 4-22-75)

1. Do not exceed in terms of higher densities nor higher levels of uses, the land use pattern represented on Map C in case file DR 74-15.
2. Hold the line on additional large scale commercial, office and high density residential zoning.
3. Encourage very low density development on the remaining large unplatted residentially zoned properties.
4. As development occurs, continually monitor the traffic loads to determine the actual need in terms of lane and right-of-way requirements.

NOTE: During the consideration of an earlier zoning case, the MAPC passed a motion on 8-23-73 that it would look with disfavor on additional light commercial zoning in addition to what was already established (600 feet) at the Central and Rock Road intersection.

Seneca Street between 32nd Street South and I-235
(MAPC adopted 2-22-73)
BCC concurred 3-13-73)

1. Look with favor on "LC" Light Commercial zoning.

Seneca (south)
(MAPC adopted 10-8-71)

1. The Metropolitan Area Planning Commission will encourage Commercial and other service uses along South Seneca.

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-6
November 21, 1975

Topeka Avenue between Central and Murdock
(MAPC adopted 9-26-74)

1. Look with favor on the B-7 Business Service District in the future. Prior to the adoption of the new city zoning ordinance containing this district, both the "LC" Light Commercial and "C" Commercial Districts will be given preference.

Waco from 13th to Murdock
(MAPC adopted 5-10-73)
BCC concurred 5-29-73)

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.
2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.
3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged; and that the staff be instructed to advertise for a zone change from "LC" to "BB" for all four corners at 11th and Waco; and from "E" to either "B" or "BB" for the northwest corner of 10th and Fairview.

NOTE: On August 9, 1973, the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street. BCC approved and associated zoning case from "LC" back to "B" on 8/28/73.

West Street between Douglas and 21st Street
(MAPC amended 11-4-65)

1. Each case will be considered on its own merits.

NOTE: Prior to this amendment, the Planning Commission had originally established a policy on 7/7/60 to look with favor on "LC" zoning not over 300 feet in depth along West Street from Douglas to Bickel. (Zoo Boulevard)

City of Wichita, Kansas

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-7
November 21, 1975

AREAS

Central to Second Street between Cleveland and the Canal.
(MAPC adopted 8-9-73)

1. Look with favor on "C" zoning in the area between 2nd and Central and between Cleveland and the Canal to encourage new commercial development.

Central and Rock Road Intersection
(MAPC adopted 8-23-73)

1. Look with disfavor on additional light commercial zoning at this intersection in addition to that originally established - 600 feet.

Area west of Hydraulic and south of 55th Street South.
(MAPC adopted 9-6-62)

1. Look with favor on other industrial applications in the area.

Midtown area at intersection of Ninth Street and Main Street.
(MAPC adopted 1-23-75)

1. Established a line on the north and east side of property involved in a zoning change request (Case No. Z-1671) as the dividing line separating the commercial district from the residential district to the north and east. The line runs east and west parallel and 136 feet north of the north line of Ninth Street and it runs north and south parallel and 100 feet east of the east line of Main Street. The line appears on the proposed district maps for the new zoning ordinance.

Area north of Taft on the east side of La Clede.
(MAPC adopted 10-4-62)

1. Look with favor on other applications for industrial zoning in the area.

Area encompassed by U. S. 54 and K-42 highways between Municipal Airport and the Flood Control Structure. (MAPC adopted 8/4/60)

1. Look with favor on applications for light industrial zoning within the study area provided suitable development program or plan is submitted.

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-8
November 21, 1975

Area encompassed by U. S. 54 and University Avenue between Tracy and the Flood Control Structure. (MAPC adopted 9-8-60)

1. Look with favor upon applications for "LC" Light Commercial zoning.

Area encompassed by U. S. 54 and Santa Fe Railroad between West Street and Sheridan.

(MAPC adopted 4-18-63)

1. Look with favor on applications for light industrial zoning in the area. (MAPC adopted 6-6-63)

Area on the east side of Wellington Place between 31st and 32nd Streets North.

1. A motion passed that it is the concensus of the Planning Commission that this general area is best suited for "A" zoning.

SUPERSEDED

City of Wichita, Kansas

11-009

Policy No. 19
December 30, 1975

Subject: Zoning Policies

From time to time the City of Wichita has adopted a number of area zoning policies. Zoning in the specific areas shall be in accordance with the policies outlined herein.

STREETS

13th Street between Hillside and Hydraulic

(MAPC adopted 10-6-60
BCC concurred 10-25-60)
(BCC approved as amended
12-30-75)

1. All requests for a change of zoning to a commercial classification (LC or C) for any additional frontage not already commercial on 13th Street between Hillside and Hydraulic be looked on with disfavor.
2. The MAPC will look with favor on applications for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic.

13th Street between St. Paul and West Street

(MAPC adopted 4-16-73
BCC concurred 8-8-73)
(BCC approved 12-30-75)

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

21st Street North - northeast corner of Payne intersection and area to the north.

(MAPC adopted 10-10-74)
(BCC approved 12-30-75)

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-2
December 30, 1975

1. Look with favor on the "R-5" General Residence Classification along 21st Street North and in the general area to the north as proposed on the maps being reviewed for the new zoning classifications.

29th Street North from Broadway to a point west of Amidon
(MAPC adopted 12-13-73
BCC received and filed 1-2-74)
(BCC approved as amended
12-30-75)

The following will be used as general guidelines when remapping of new zoning districts occurs and as guidelines during the interim for considering zone change applications:

1. The "E" Light Industrial District (or "M1-A" Light Industrial District) on the south side of 29th from Broadway to the Drainage Ditch, with the property zoned the "F" Heavy Industrial District to be rezoned "E" now, or reclassified as "M1-A" under the new zoning ordinance.
2. The "E" Light Industrial District ("M1-A") on the north side of 29th from Broadway to Park Place.
3. The "C" Commercial District (the "B-7" Service Business District) on the north side of 29th between Park Place and the Drainage Ditch.
4. The "C" Commercial District (B-7") for both sides of 29th Street from the Drainage Ditch to the east side of Arkansas Avenue.
5. The "LC" Light Commercial District (B-5" General Business District) for both sides of 29th from the west side of Arkansas to Mascot. Remove interiorly located "LC" developed for residential purposes, replacing it with "R-5" or "R-6".
6. The "BB" Office District ("B-3" Restricted Business District) or the "R-6" General Residence District on both sides of 29th Street between Mascot and the "LC" zoning east of Hood. It is further recommended that the "LC" zoned property in this area which has not been developed for light commercial purposes be rezoned the "BB" Office District ("B-3").

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-3
December 30, 1975

7. The "R-5" and "R-6" General Residence Districts for both sides of 29th Street from the "LC" zoning just east of Hood to Coolidge.
8. The "B" Multiple Family District (the "R-7" General Residential District) from Coolidge to the intersection of 29th and Amidon (all four corners).
9. The residential property zoned "LC" on the west side of Coolidge be rezoned the "BB" Office District.
10. Maintain the present "AA" Single Family District ("R-3" west of the intersection of 29th and Amidon).

55th Street South between Hydraulic and Meridian
(MAPC reviewed 10-14-71)
(BCC approved 12-30-75)

1. The Metropolitan Area Planning Commission will not look with favor on "LC" or "C" commercial requests along 55th Street South from Hydraulic to Meridian except for adjustments to existing "LC" when a demonstrated need has been shown.

Broadway (south)

(MAPC reviewed 10-14-71)
(BCC approved 12-30-75)

1. The Metropolitan Area Planning Commission will encourage highway oriented commercial uses along South Broadway.

Central Avenue (east)

(MAPC adopted 6-13-68)
(BCC approved 12-30-75)

1. Look with favor on "BB" zoning along east Central as far east as Clifton (rather than Vassar).

Central Avenue between Clifton and Terrace

(MAPC adopted 12-1-75)
(BCC affirmed and approved
12-23-75)
(BCC approved 12-30-75)

1. That the Commission renew its policy with respect to this portion of Central from Clifton to where the "B" zoning is east of Terrace - that it will not look with favor on any zoning change.

City of Wichita, Kansas

11-009

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-4
December 30, 1975

Central Avenue between West Street and I-235
(MAPC adopted 2-22-73)
(BCC concurred 3-13-73)
(BCC approved 12-30-75)

1. Look with favor on "LC" Light Commercial zoning along Central in the area from West Street to I-235 bypass.

Harry Street between Broadway and Washington
(MAPC adopted 2-4-60)
(BCC approved as amended
12-30-75)

1. Look with favor on applications for Light Commercial, Commercial, and also for Light Industrial in those blocks where light industrial presently exists on Harry between Broadway and Washington to a general depth of 250 feet and further that any request for an additional 50 feet to be zoned "B" multi-family for use as parking in conjunction with the commercial will be looked on with favor.

Hillside Avenue within the City
(BCC adopted 6-6-72)
(BCC approved as amended
12-30-75)

1. Will not look with favor on Light Commercial or Commercial requests along Hillside Avenue except for adjustments to existing "LC" when a demonstrated need has been shown.

NOTE: Although a specific MAPC adoption date could not be found, past policy reports and individual zoning case reports have indicated an MAPC policy of looking with favor on "BB" office zoning along various segments of Hillside. Ref. Case Z-1153 - 11/26/69 and Z-1169 - 2/12/70.

Kellogg Avenue (east)
(MAPC adopted 3-22-73)
(BCC approved 12-30-75)

1. Look with favor on deepening of light commercial zoning on East Kellogg for existing businesses which are oriented on Kellogg.

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-5
December 30, 1975

Meridian from Pawnee to 31st Street South

(MAPC adopted 5-24-73)
(BCC concurred 6-12-73)
(BCC approved 12-30-75)

1. The Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee.
2. The Planning Commission will encourage the retaining of the single family residential classification on the east side of Meridian.
3. The Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

NOTE: An earlier policy was adopted by MAPC on 11/23/66 and concurred in by the Board of City Commissioners on 1/24/67 whereby additional commercial zoning would be restricted along Meridian from Valley Center on the north to Haysville on the South.

Pawnee between Broadway and Washington

(BCC adopted 2-27-73)
(BCC approved 12-30-75)

1. "LC" Light Commercial will be looked on with favor on both sides of Pawnee in an area between Broadway and Washington except where zoned "C" Commercial and "E" Light Industrial.

Rock Road from 37th Street on the north to 31st Street South on the south.

(MAPC adopted 3-27-75)
(BCC adopted 4-22-75)
(BCC approved 12-30-75)

1. Do not exceed in terms of higher densities nor higher levels of uses, the land use pattern represented on Map C in case file DR 74-15.
2. Hold the line on additional large scale commercial, office and high density residential zoning.
3. Encourage very low density development on the remaining large unplatted residentially zoned properties.

City of Wichita, Kansas

11-009

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-6
December 30, 1975

4. As development occurs, continually monitor the traffic loads to determine the actual need in terms of lane and right-of-way requirements.

NOTE: During the consideration of an earlier zoning case, the MAPC passed a motion on 8-23-73 that it would look with disfavor on additional light commercial zoning in addition to what was already established (600 feet) at the Central and Rock Road intersection.

Seneca Street between 32nd Street South and I-235
(MAPC adopted 2-22-73)
(BCC concurred 3-13-73)
(BCC approved 12-30-75)

1. Look with favor on "LC" Light Commercial zoning.

Seneca (south)

(MAPC reviewed 10-14-71)
(BCC approved 12-30-75)

1. The Metropolitan Area Planning Commission will encourage Commercial and other service uses along South Seneca.

Topeka Avenue between Central and Murdock

(MAPC adopted 9-26-74)
(BCC approved 12-30-75)

1. Look with favor on the B-7 Business Service District in the future. Prior to the adoption of the new city zoning ordinance containing this district, both the "LC" Light Commercial and "C" Commercial Districts will be given preference.

Waco from 13th to Murdock

(MAPC adopted 5-10-73)
(BCC concurred 5-29-73)
(BCC approved as amended
12-30-75)

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.
2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-7
December 30, 1975

3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged.

NOTE: On August 9, 1973, the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street. BCC approved and associated zoning case from "LC" back to "B" on 8/28/73.

West Street between Douglas and 21st Street
(MAPC amended 11-4-65)

1. Each case will be considered on its own merits.

NOTE: Prior to this amendment, the Planning Commission had originally established a policy on 7/7/60 to look with favor on "LC" zoning not over 300 feet in depth along West Street from Douglas to Bickel. (Zoo Boulevard)

(BCC approved as amended
12-30-75)

1. Will look with favor on "LC" zoning along West Street from Douglas to a point approximately 500 feet north of 13th Street, (where existing "LC" zoning now terminates) and will not look with favor on "LC" zoning from a point approximately 500 feet north of 13th Street to the north.

AREAS

Central to Second Street between Cleveland and the Canal.
(MAPC adopted 8-9-73)
(BCC approved 12-30-75)

1. Look with favor on "C" zoning in the area between 2nd and Central and between Cleveland and the Canal to encourage new commercial development.

Central and Rock Road Intersection
(MAPC adopted 8-23-73)
(BCC approved 12-30-75)

1. Look with disfavor on additional light commercial zoning at this intersection in addition to that originally established - 600 feet.

Area west of Hydraulic and south of 55th Street South.
(MAPC adopted 9-6-62)
(BCC approved 12-30-75)

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-8
December 30, 1975

1. Look with favor on other industrial applications in the area.

Midtown area at intersection of Ninth Street and Main Street.

(MAPC adopted 1-23-75)
(BCC approved 12-30-75)

1. Established a line on the north and east side of property involved in a zoning change request (Case No. Z-1671) as the dividing line separating the commercial district from the residential district to the north and east. The line runs east and west parallel and 136 feet north of the north line of Ninth Street and it runs north and south parallel and 150 feet east of the east line of Main Street. The line appears on the proposed district maps for the new zoning ordinance.

Area north of Taft on the east side of LaCleda.

(MAPC adopted 10-4-62)
(BCC approved 12-30-75)

1. Look with favor on other applications for industrial zoning in the area.

Area encompassed by U. S. 54 and K-42 highways between Municipal Airport and the Flood Control Structure.

(MAPC adopted 8/4/60)
(BCC approved 12-30-75)

1. Look with favor on applications for light industrial zoning within the study area provided suitable development program or plan is submitted.

Area encompassed by U. S. 54 and Taft Avenue between Tracy and the Flood Control Structure.

(MAPC adopted 9-8-60)
(BCC approved as amended)

1. Look with favor upon applications for "LC" Light Commercial zoning.

Area encompassed by U. S. 54 and Santa Fe Railroad between West Street and Sheridan.

(MAPC adopted 4-18-63)
(BCC approved 12-30-75)

City of Wichita Policy

Subject: Zoning Policies

Policy No. 19-9
December 30, 1975

1. Look with favor on applications for light industrial zoning in the area.

Area on the east side of Wellington Place between 31st and 32nd Streets North.

(MAPC adopted 6-6-63)
(BCC approved 12-30-75)

1. A motion passed that it is the concensus of the Planning Commission that this general area is best suited for "A" zoning.

COMMISSIONERS PROCEEDINGS

2811

December 30, 1975

Motion-- Stevens moved that the balance of the funds be used for other public service projects which may be designated by the Commission at a later date.

Comm. Shanahan Commissioner Shanahan stated that he was ready to allocate the funds, and felt that they should do so at this time.

Substitute motion-- Casado moved a substitute motion that the following allocations be made: (1) Davis Hall Restoration - Friends University - \$140,000 (2) Public Development Funding - \$100,000 (3) Recreation Staffing Proposal - \$10,192 (4) Drug Education - \$17,918; with the balance of \$58,900 going to the Urban Park acquisition fund. Motion carried 4 to 1. Stevens, "NO".

 --carried

City Manager City Manager requested an executive session at 1:15 to consider property acquisition.

Motion-- Stevens moved that the Commission recess for lunch and go into executive session for the consideration of property acquisition at 1:15. Motion carried 5 to 0.

 --carried

RECESS The Commission recessed for lunch at 12:27 p.m. and reconvened at 2:35 p.m. with Mayor Peters in the Chair. Commissioners Casado, Donnell, Shanahan, Stevens, present.

Motion-- Shanahan moved that the Commission reconsider Item 6. Motion carried 5 to 0.

 --carried

Motion-- Shanahan moved that any item that does not receive HUD approval, then that money be sent to Urban Renewal Agency to be used on the Urban Park project. Motion carried 4 to 1. Donnell, "NO".

 --carried

CITY OF WICHITA POLICY
NO. 19 - ZONING POLICIES City of Wichita Policy No. 19 - Zoning Policies, presented.

 Deferred three weeks from the meeting of December 9, 1975, to permit the City Commission to review the stated policies.

 From time to time the City of Wichita has adopted a number of area zoning policies. This City of Wichita Policy summarily lists these policies for inclusion in commission policy manual.

Motion-- Donnell moved that the City of Wichita Policy No. 19 be received and filed.

 *Commissioner Stevens excused.

Robert Lakin Robert Lakin, Director of Planning, reviewed the policies and answered questions of the Commission.

Motion-- Casado moved that the words "and that the staff be instructed to advertise for a zone change from "LC" to "BB" for all four corners at 11th and Waco; and from "E" to either "B" or "BB" for the northwest corner of 10th and Fairview." be stricken from 19-6, Waco from 13th to Murdock, Item 3. Motion carried 4 to 0.

 --carried

 *Commissioner Stevens present.

Discussion Discussion.

Motion-- Shanahan moved that the words "provided that the applicant express a willingness to incorporate the suggested standards in his development" be stricken from 19-1, 13th Street between Hillside and Hydraulic, Item 2. Motion carried 5 to 0.

 --carried

Motion-- Shanahan moved that Item 11, 19-3, which reads "when 29th Street is improved that the City-at-large pay for the street improvement through General Obligation Bonds." be stricken from 29th Street North from Broadway to a point west of Amidon. Motion carried 5 to 0.

 --carried

W. B. Warhurst Mr. W. B. Warhurst stated that he objected to the policy of looking with favor on rezoning 29th Street to "LC".

Discussion Discussion.

COMMISSIONERS PROCEEDINGS

2812

December 30, 1975

- Motion-- Shanahan moved that the words "in those blocks where Light Industrial now exists " be added to 19-4, Harry Street between Broadway and Washington, after the words "look with favor on applications for Light Commercial, Commercial, or Light Industrial." Motion carried 5 to 0.
 --carried
- Motion-- Shanahan moved that the words "will not look with favor on Light Commercial or Commercial requests along Hillside Ave. except for adjustments to existing "LC", when a demonstrated need has been shown" be added to the policy 19-4, Hillside Avenue within the City. Motion carried 3 to 2.
 --carried Casado, Stevens, "NO".
- Motion-- Shanahan moved that the words "will look with favor on "LC" zoning along West Street from Douglas to a point approximately 500 ft. north of 13th Street, (where the "LC" zoning now exists) and will not look with favor on "LC" zoning from a point approximately 500 ft. north of 13th Street to the north" be added to 19-6, West Street between Douglas and 24th Street. Motion carried 4 to 1.
 --carried Stevens, "NO"
- Robert Lakin Robert Lakin notified the Commission that a street name has been changed since the policy was written, and that on 19-8, first line, University Avenue should now read "Taft Street".
- Substitute motion-- Shanahan moved a substitute motion that the Policy Statement as amended be approved and filed. Motion carried 4 to 1. Stevens, "NO".
 --carried
- Z-1752 - ZONE CHANGE Z-1752 - Zone Change from Single Family to Mobile Home District
 "AA" to "G" - ne (from "AA" to "G") on the northeast corner of Sunflower and 43rd Street
 corner of Sunflower & 43rd St. South South, presented.
- Recommendation Planning Commission recommended approval subject to replatting within one year from the date of approval by the Board of City Commissioners.
- Motion-- Stevens moved that the recommendation of the Metropolitan Area Planning Commission, subject to the condition of platting, be approved, and the Planning Department be instructed to forward the ordinance for first reading when the plat is forwarded to the City Commission. Motion carried 5 to 0.
 --carried
- Z-1754 - ZONE CHANGE Z-1754 - Zone Change from Single Family to Light Commercial (from
 "AA" to "LC" - west "AA" to "LC") on the west side of Seneca in an area north of Vilm Drive,
 side of Seneca north of Vilm Drive presented.
- Recommendation Planning Commission recommended approval subject to platting within one year from the date of approval by the City Commission.
- Motion-- Stevens moved that the recommendation of the Metropolitan Area Planning Commission, subject to the condition of platting, be approved, and the Planning Department be instructed to forward the ordinance for first reading when the plat is forwarded to the City Commission. Motion carried 5 to 0.
 --carried
- WOLF CREEK GENERATING STATION - REQUEST BE Request from the Wichita-Sedgwick County Development Commission - Proposed Wolf Creek Generating Station, presented.
 On July 15, 1975, the City Commission directed that certain concerns expressed by the Consumer Utilities Rights Board (CURB) be referred to the Wichita-Sedgwick County Development Commission for its consideration.
- Recommendation "The Development Commission has recommended "that the City Commission place their confidence in the Atomic Safety and Licensing Board hearings in Kansas City, Missouri, on January 26, 1976, and in their decision whether or not to issue a license to construct the power plant."
- Don Aldridge Don Aldridge, Vice-Chairman of Energy Subcommittee of Wichita-Sedgwick County Development Commission, stated that they had worked very hard with KG & CURB, and the Committee felt that KG & E had answered all of the questions that CURB had, and he felt that KG & E had the expertise on atomic energy.

ZONING POLICY

STREETS

13th Street between Hillside and Hydraulic

(MAPC adopted 10/6/60
BCC concurred 10/25/60)

1. All requests for a change of zoning to a commercial classification (LC or C) for any additional frontage not already commercial on 13th Street between Hillside and Hydraulic be looked on with disfavor.
2. The MAPC will look with favor on applications for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic, provided that the applicant expresses a willingness to incorporate the suggested standards in his development.

13th Street between St. Paul and West Street

(MAPC adopted 4/16/73
BCC concurred 8/8/73)

1. Thirteenth Street between Meridian and Sheridan, both north and south sides, be looked on with favor for "LC" Light Commercial zoning.

Thirteenth Street between Sheridan and the existing "LC" on both north and south sides be looked on with favor for "BB" Office District zoning.

3. Thirteenth Street between the existing "LC" and West Street on both north and south sides be looked on with favor for "LC" Light Commercial zoning.

21st Street North - northeast corner of Payne intersection and area to the north.

(MAPC adopted 10/10/74)

1. Look with favor on the "R-5" General Residence Classification along 21st Street North and in the general area to the north as proposed on the maps being reviewed for the new zoning classifications.

29th Street North from Broadway to a point west of Amidon

(MAPC adopted 12/13/73
BCC received & filed 1/2/74)

The following will be used as general guidelines when remapping of new zoning districts occurs and as guidelines during the interim for considering zone change applications:

1. The "E" Light Industrial District (or "M1-A" Light Industrial District) on the south side of 29th from Broadway to the Drainage Ditch, with the property zoned the "F" Heavy Industrial District to be rezoned "E" now, or reclassified as "M1-A" under the new zoning ordinance.
2. The "E" Light Industrial District ("M1-A") on the north side of 29th from Broadway to Park Place.
3. The "C" Commercial District (the "B-7" Service Business District) on the north side of 29th between Park Place and the Drainage Ditch.
4. The "C" Commercial District ("B-7") for both sides of 29th Street from the Drainage Ditch to the east side of Arkansas Avenue.
5. The "LC" Light Commercial District ("B-5" General Business District) for both sides of 29th from the west side of Arkansas to Mascot. Remove interiorly located "LC" developed for residential purposes, replacing it with "R-5" for "R-6".
6. The "BB" Office District ("B-3" Restricted Business District) or the "R-6" General Residence District on both sides of 29th Street between Mascot and the "LC" zoning east of Hood. It is further recommended that the "LC" zoned property in this area which has not been developed for light commercial purposes be rezoned the "BB" Office District ("B-3").
7. The "R-5" and "R-6" General Residence Districts for both sides of 29th Street from the "LC" zoning just east of Hood to Coolidge.
8. The "B" Multiple Family District (the "R-7" General Residential District) from Coolidge to the intersection of 29th and Amidon (all four corners).
9. The residential property zoned "LC" on the west side of Coolidge be rezoned the "BB" Office District.

10. Maintain the present "AA" Single Family District ("R-3") west of the intersection of 29th and Amidon.

*11. When 29th Street is improved that the city-at-large pay for the street improvement through General Obligation bonds.

*To be discussed at a later date.

55th Street South between Hydraulic and Meridian
(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will not look with favor on "LC" or "C" commercial requests along 55th Street South from Hydraulic to Meridian except for adjustments to existing "LC" when a demonstrated need has been shown.

Broadway (south)

(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will encourage highway oriented commercial uses along South Broadway.

Central Avenue (east)

(MAPC adopted 6/13/68)

1. Look with favor on "BB" zoning along east Central as far east as Clifton (rather than Vassar).

AA from Clifton to meeting BCC (12-23-75)

Central Avenue between West Street and I-235

(MAPC adopted 2/22/73
BCC concurred 3/13/73)

1. Look with favor on "LC" Light Commercial zoning along Central in the area from West Street to I-235 bypass.

Harry Street between Broadway and Washington

(MAPC adopted 2/4/60)

1. Look with favor on applications for Light Commercial, Commercial, or Light Industrial where applicable on Harry between Broadway and Washington to a general depth of 250 feet and further that any request for an additional 50 feet to be zoned "B" multi-family for use as parking in conjunction with the commercial will be looked on with favor.

for those blocks which LC, C or E already exist

Hillside Avenue within the City

(BCC adopted 6/6/72)

1. Consider each case on its own merits.

NOTE: Although a specific MAPC adoption date could not be found, past policy reports and individual zoning case reports have indicated an MAPC policy of looking with favor on "BB" office zoning along various segments of Hillside. Ref. Case # 1153 11/26/69 and Z-1169 - 2/12/70.

Demnell/2/24
Shanahan
not look w/
for LC
LC zoning
adjunct
for LC on need basis

Kellogg Avenue (east)

(MAPC adopted 3/2/73)

1. Look with favor on deepening of light commercial zoning on East Kellogg for existing businesses which are oriented on Kellogg.

Meridian from Pawnee to 31st Street South

(MAPC adopted 5/24/73)

BCC concurred 6/12/73)

1. The Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee.
2. The Planning Commission will encourage the retaining of the single family residential classification on the east side of Meridian.
3. The Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

NOTE: An earlier policy was adopted by MAPC on 11/23/66 and concurred in by the Board of City Commissioners on 1/24/67 whereby additional commercial zoning would be restricted along Meridian from Valley Center on the north to Haysville on the south.

Pawnee between Broadway and Washington

(BCC adopted 2/27/73)

1. "LC" Light Commercial will be looked on with favor on both sides of Pawnee in an area between Broadway and Washington except where zoned "C" Commercial and "E" Light Industrial.

Rock Road from 37th Street on the north to 31st Street South on the south.

(MAPC adopted 3/27/75
BCC adopted 4/22/75)

1. Do not exceed in terms of higher densities nor higher levels of uses, the land use pattern represented on Map C in case file DR 74-15.
2. Hold the line on additional large scale commercial, office and high density residential zoning.
3. Encourage very low density development on the remaining large unplatted residentially zoned properties.
4. As development occurs, continually monitor the traffic loads to determine the actual need in terms of lane and right-of-way requirements.

NOTE: During the consideration of an earlier zoning case, the MAPC passed a motion on 8/23/73 that it would look with disfavor on additional light commercial zoning in addition to what was already established (600 feet) at the Central and Rock Road intersection.

Seneca Street between 32nd Street South and I-235

(MAPC adopted 2/22/73
BCC concurred 3/13/73)

1. Look with favor on "LC" Light Commercial zoning.

Seneca (south)

(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will encourage Commercial and other service uses along South Seneca.

Topeka Avenue between Central and Murdock

(MAPC adopted 9/26/74)

1. Look with favor on the B-7 Business Service District in the future. Prior to the adoption of the new city zoning ordinance containing this district, both the "LC" Light Commercial and "C" Commercial Districts will be given preference.

Waco from 13th to Murdock

(MAPC adopted 5/10/73
BCC concurred 5/29/73)

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.

2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.
3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street, be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged; [and that the staff be instructed to advertise for a zone change from "LC" to "BB" for all four corners at 11th and Waco; and from "B" to either "B" or "BB" for the northwest corner of 10th and Fairview.]

Canals
5-0

NOTE: On August 9, 1973 the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street. BCC approved and associated zoning case from "LC" back to "B" on 8/28/73.

West Street between Douglas and 21st Street

(MAPC amended 11/14/73)

LC Douglas to 200 N of 1st St. - 1 unit look with favor

1. Each case will be considered on its own merits.

NOTE: Prior to this amendment, the Planning Commission had originally established a policy on 7/7/73 to look with favor on "LC" zoning not over 300 feet in depth along West Street from Douglas to Bickel. (Zoo Blvd.)

AREAS

Central to Second Street between Cleveland and the Canal.

(MAPC adopted 8/9/73)

1. Look with favor on "C" zoning in the area between 2nd and Central and between Cleveland and the Canal to encourage new commercial development.

Central and Rock Road Intersection

(MAPC adopted 8/23/73)

1. Look with disfavor on additional light commercial zoning at this intersection in addition to that originally established - 600 feet.

Area west of Hydraulic and south of 55th Street South.

(MAPC adopted 9/6/62)

1. Look with favor on other industrial applications in the area.

Midtown area at intersection of Ninth Street and Main Street.

(MAPC adopted 1/23/75)

1. Established a line on the north and east side of property involved in a zoning change request (Case No. Z-1671) as the dividing line separating the commercial district from the residential district to the north and east. The line runs east and west parallel and 136 feet north of the north line of Ninth Street and it runs north and south parallel and 150 feet east of the east line of Main Street. The line appears on the proposed district maps for the new zoning ordinance.

Area north of Taft on the east side of LaClede.

(MAPC adopted 10/4/62)

1. Look with favor on other applications for industrial zoning in the area.

Area encompassed by U. S. 54 and K-42 highways between Municipal Airport and the Flood Control Structure.

(MAPC adopted 8/4/60)

1. Look with favor on applications for light industrial zoning within the study area provided suitable development program or plan is submitted.

Area encompassed by U. S. 54 and ^{Taft} University Avenue between Tracy and the Flood Control Structure.

(MAPC adopted 9/8/60)

1. Look with favor upon applications for "LC" Light Commercial zoning.

Area encompassed by U. S. 54 and Santa Fe Railroad between West Street and Sheridan.

(MAPC adopted 4/18/63)

1. Look with favor on applications for light industrial zoning in the area.

Area on the east side of Wellington Place between 31st and 32nd Streets North.

(MAPC adopted 6/6/63)

1. A motion passed that it is the concensus of the Planning Commission that this general area is best suited for "A" zoning.

ZONING POLICY

STREETS

13th Street between Hillside and Hydraulic
(MAPC adopted 10/6/60
BCC concurred 10/25/60)

1. All requests for a change of zoning to a commercial classification (LC or C) for any additional frontage not already commercial on 13th Street between Hillside and Hydraulic be looked on with disfavor.
2. The MAPC will look with favor on applications for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic; provided that the applicant expresses a willingness to incorporate the suggested standards in his development.

13th Street between St. Paul and West Street
(MAPC adopted 4/16/73
BCC concurred 8/8/73)

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

21st Street North - northeast corner of Payne intersection and area to the north.

(MAPC adopted 10/10/74)

1. Look with favor on the "R-5" General Residence Classification along 21st Street North and in the general area to the north as proposed on the maps being reviewed for the new zoning classifications.

29th Street North from Broadway to a point west of Amidon
(MAPC adopted 12/13/73
BCC received & filed 1/2/74)

The following will be used as general guidelines when remapping of new zoning districts occurs and as guidelines during the interim for considering zone change applications:

1. The "E" Light Industrial District (or "M1-A" Light Industrial District) on the south side of 29th from Broadway to the Drainage Ditch, with the property zoned the "I" Heavy Industrial District to be rezoned "E" now, or reclassified as "M1-A" under the new zoning ordinance.
2. The "E" Light Industrial District ("M1-A") on the north side of 29th from Broadway to Park Place.
3. The "C" Commercial District (the "B-7" Service Business District) on the north side of 29th between Park Place and the Drainage Ditch.
4. The "C" Commercial District ("B-7") for both sides of 29th Street from the Drainage Ditch to the east side of Arkansas Avenue.
5. The "LC" Light Commercial District ("B-5" General Business District) for both sides of 29th from the west side of Arkansas to Mascot. Remove interiorly located "LC" developed for residential purposes, replacing it with "R-5" for "R-6".
6. The "BB" Office District ("B-3" Restricted Business District) or the "R-6" General Residence District on both sides of 29th Street between Mascot and the "LC" zoning east of Hood. It is further recommended that the "LC" zoned property in this area which has not been developed for light commercial purposes be rezoned the "BB" Office District ("B-3").
7. The "R-5" and "R-6" General Residence Districts for both sides of 29th Street from the "LC" zoning just east of Hood to Coolidge.
8. The "B" Multiple Family District (the "R-7" General Residential District) from Coolidge to the intersection of 29th and Amidon (all four corners).
9. The residential property zoned "LC" on the west side of Coolidge be rezoned the "BB" Office District.

10. "Maintain the present "AA" Single Family District ("R-3") west of the intersection of 29th and Aridon.

*11. When 29th Street is improved that the city-at-large pay for the street improvement through General Obligation bonds.

*To be discussed at a later date.

55th Street South between Hydraulic and Meridian
(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will not look with favor on "L2" or "C" commercial requests along 55th Street South from Hydraulic to Meridian except for adjustments to existing "LC" when a demonstrated need has been shown.

Broadway (south)

(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will encourage highway oriented commercial uses along South Broadway.

Central Avenue (east)

(MAPC adopted 6/13/68)

1. Look with favor on "BB" zoning along east Central as far east as Clifton (rather than Vassar). *add to this policy after last week?*

Central Avenue between West Street and I-235

(MAPC adopted 2/22/73
BCC concurred 3/13/73)

1. Look with favor on "LC" Light Commercial zoning along Central in the area from West Street to I-235 bypass.

Harry Street between Broadway and Washington
(MAPC adopted 2/4/60)

1. Look with favor on applications for Light Commercial, Commercial, or Light Industrial where applicable on Harry between Broadway and Washington to a general depth of 250 feet and further that any request for an additional 50 feet to be zoned "B" multi-family for use as parking in conjunction with the commercial will be looked on with favor.

*and also for LI in these blocks
where light Indet. presently exists.*

-3-
appw 4-1

*will not look with favor
on MAPC, except where
adjustments to existing C, LC are
involved. *approve**

Hillside Avenue within the City
(BCC adopted 6/6/72)

1. Consider each case on its own merits.

NOTE: Although a specific MAPC adoption date could not be found, past policy reports and individual zoning case reports have indicated an MAPC policy of looking with favor on "BB" office zoning along various segments of Hillside. Ref. Case 2-1153 - 11/26/69 and 2-1169 - 2/12/70.

Kellogg Avenue (east)

(MAPC adopted 3/22/73)

1. Look with favor on deepening of light commercial zoning on East Kellogg for existing businesses which are oriented on Kellogg.

Meridian from Pawnee to 11st Street South

(MAPC adopted 5/24/73
BCC concurred 6/12/73)

1. The Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee.
2. The Planning Commission will encourage the retaining of the single family residential classification on the east side of Meridian.
3. The Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

NOTE: An earlier policy was adopted by MAPC on 11/23/66 and concurred in by the Board of City Commissioners on 1/24/67 whereby additional commercial zoning would be restricted along Meridian from Valley Center on the north to Haysville on the south.

Pawnee between Broadway and Washington

(BCC adopted 2/27/73)

1. "LC" Light Commercial will be looked on with favor on both sides of Pawnee in an area between Broadway and Washington except where zoned "C" Commercial and "B" Light Industrial.

-4-

Rock Road from 37th Street on the north to 31st Street South on the south.

(MAPC adopted 3/27/75
BCC adopted 4/22/75)

1. Do not exceed in terms of higher densities nor higher levels of uses, the land use pattern represented on Map C in case file DR 74-15.
2. Hold the line on additional large scale commercial, office and high density residential zoning.
3. Encourage very low density development on the remaining large unplatted residentially zoned properties.
4. As development occurs, continually monitor the traffic loads to determine the actual need in terms of lane and right-of-way requirements.

NOTE: During the consideration of an earlier zoning case, the MAPC passed a motion on 8/23/73 that it would look with disfavor on additional light commercial zoning in addition to what was already established (600 feet) at the Central and Rock Road intersection.

Seneca Street between 32nd Street South and I-235
(MAPC adopted 2/22/73
BCC concurred 3/13/73)

1. Look with favor on "LC" Light Commercial zoning.

Seneca (south)

(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will encourage Commercial and other service uses along South Seneca.

Topeka Avenue between Central and Murdock

(MAPC adopted 9/26/74)

1. Look with favor on the B-7 Business Service District in the future. Prior to the adoption of the new city zoning ordinance containing this district, both the "LC" Light Commercial and "C" Commercial Districts will be given preference.

Waco from 13th to Murdock

(MAPC adopted 5/10/73
BCC concurred 5/29/73)

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.

2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.
3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street, be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged; and that the staff be instructed to advertise for a zone change from "LC" to "BB" for all four corners at 11' and Waco; and from "B" to either "B" or "BB" for the northwest corner of 10th and Fairview.

NOTE: On August 9, 1973 the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street. BCC approved and associated zoning case from "LC" back to "B" on 8/28/73.

West Street between Douglas and 21st Street
(MAPC amended 11/4/65)

- will look with favor on LC of 1974. (note) Prior to this amendment, the Planning Commission had originally established a policy on 7/7/60 to look with favor on "LC" zoning not over 300 feet in depth along West Street from Douglas to Bickel. (Too Blvd.)*
1. Each case will be considered on its own merits.

4-1
AREAS

Central to Second Street between Cleveland and the Canal.
(MAPC adopted 8/9/73)

1. Look with favor on "C" zoning in the area between 2nd and Central and between Cleveland and the Canal to encourage new commercial development.

Central and Rock Road Intersection

(MAPC adopted 8/23/73)

1. Look with disfavor on additional light commercial zoning at this intersection in addition to that originally established - 600 feet.

Area west of Hydraulic and south of 55th Street South.
(MAPC adopted 3/6/62)

1. Look with favor on other industrial applications in the area.

Midtown area at intersection of Ninth Street and Main Street.

(MAPC adopted 1/23/75)

1. Established a line on the north and east side of property involved in a zoning change request (Case No. Z-1671) as the dividing line separating the commercial district from the residential district to the north and east. The line runs east and west parallel and 136 feet north of the north line of Ninth Street and it runs north and south parallel and 150 feet east of the east line of Main Street. The line appears on the proposed district maps for the new zoning ordinance.

Area north of Taft on the east side of LaCleda.

(MAPC adopted 10/4/62)

1. Look with favor on other applications for industrial zoning in the area.

Area encompassed by U. S. 54 and K-42 highways between Municipal Airport and the Flood Control Structure.

(MAPC adopted 8/4/60)

1. Look with favor on applications for light industrial zoning within the study area provided suitable development program or plan is submitted.

Area encompassed by U. S. 54 and University Avenue between Tracy and the Flood Control Structure.

(MAPC adopted 9/8/60)

1. Look with favor upon applications for "LC" Light Commercial zoning.

Area encompassed by U. S. 54 and Santa Fe Railroad between West Street and Sheridan.

(MAPC adopted 4/18/63)

1. Look with favor on applications for light industrial zoning in the area.

Area on the east side of Wellington Place between 31st and 32nd Streets North.

(MAPC adopted 6/6/63)

1. A motion passed that it is the concensus of the Planning Commission that this general area is best suited for "A" zoning.

*Standard
Policy Statement as amended be
approved 4-1-76*

November 10, 1975

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

Zoning Policies.

Attached is a list of zoning policies that you have requested in format which we believe to be adequate for inclusion in a notebook or other similar reference material at the City Commission bench. If there is any addition or changes needed, please advise.

Robert A. Lakin
Director of Planning

RAL:rme
Attachment

ZONING POLICY

STREETS

13th Street between Hillside and Hydraulic
(MAPC adopted 10/6/60
BCC concurred 10/25/60)

1. All requests for a change of zoning to a commercial classification (LC or C) for any additional frontage not already commercial on 13th Street between Hillside and Hydraulic be looked on with disfavor.
2. The MAPC will look with favor on applications for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic; provided that the applicant expresses a willingness to incorporate the suggested standards in his development.

13th Street between St. Paul and West Street
(MAPC adopted 4/16/73
BCC concurred 8/8/73)

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

21st Street North - northeast corner of Payne intersection and area to the north.

(MAPC adopted 10/10/74)

1. Look with favor on the "R-5" General Residence Classification along 21st Street North and in the general area to the north as proposed on the maps being reviewed for the new zoning classifications.

29th Street North from Broadway to a point west of Amidon
(MAPC adopted 12/13/73
BCC received & filed 1/2/74)

The following will be used as general guidelines when remapping of new zoning districts occurs and as guidelines during the interim for considering zone change applications:

1. The "E" Light Industrial District (or "M1-A" Light Industrial District) on the south side of 29th from Broadway to the Drainage Ditch, with the property zoned the "F" Heavy Industrial District to be rezoned "E" now, or reclassified as "M1-A" under the new zoning ordinance.
2. The "E" Light Industrial District ("M1-A") on the north side of 29th from Broadway to Park Place.
3. The "C" Commercial District (the "B-7" Service Business District) on the north side of 29th between Park Place and the Drainage Ditch.
4. The "C" Commercial District ("B-7") for both sides of 29th Street from the Drainage Ditch to the east side of Arkansas Avenue.
5. The "LC" Light Commercial District ("B-5" General Business District) for both sides of 29th from the west side of Arkansas to Mascot. Remove interiorly located "LC" developed for residential purposes, replacing it with "R-5" for "R-6".
6. The "BB" Office District ("B-3" Restricted Business District) or the "R-6" General Residence District on both sides of 29th Street between Mascot and the "LC" zoning east of Hood. It is further recommended that the "LC" zoned property in this area which has not been developed for light commercial purposes be rezoned the "BB" Office District ("B-3").
7. The "R-5" and "R-6" General Residence Districts for both sides of 29th Street from the "LC" zoning just east of Hood to Coolidge.
8. The "B" Multiple Family District (the "R-7" General Residential District) from Coolidge to the intersection of 29th and Amidon (all four corners).
9. The residential property zoned "LC" on the west side of Coolidge be rezoned the "BB" Office District.

10. Maintain the present "AA" Single Family District ("R-3") west of the intersection of 29th and Amidon.

*11. When 29th Street is improved that the city-at-large pay for the street improvement through General Obligation bonds.

*To be discussed at a later date.

55th Street South between Hydraulic and Meridian
(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will not look with favor on "LC" or "C" commercial requests along 55th Street South from Hydraulic to Meridian except for adjustments to existing "LC" when a demonstrated need has been shown.

Broadway (south)

(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will encourage highway oriented commercial uses along South Broadway.

Central Avenue (east)

(MAPC adopted 6/13/68)

1. Look with favor on "BB" zoning along east Central as far east as Clifton (rather than Vassar).

Central Avenue between West Street and I-235

(MAPC adopted 2/22/73
BCC concurred 3/13/73)

1. Look with favor on "LC" Light Commercial zoning along Central in the area from West Street to I-235 bypass.

Harry Street between Broadway and Washington

(MAPC adopted 2/4/60)

1. Look with favor on applications for Light Commercial, Commercial, or Light Industrial where applicable on Harry between Broadway and Washington to a general depth of 250 feet and further that any request for an additional 50 feet to be zoned "B" multi-family for use as parking in conjunction with the commercial will be looked on with favor.

Hillside Avenue within the City
(BCC adopted 6/6/72)

1. Consider each case on its own merits.

NOTE: Although a specific MAPC adoption date could NOT be found, past policy reports and individual zoning case reports have indicated an MAPC policy of looking with favor on "BB" office zoning along various segments of Hillside. Ref. Case Z-1153 - 11/26/69 and Z-1169 - 2/12/70.

Kellogg Avenue (east)
(MAPC adopted 3/22/73)

1. Look with favor on deepening of light commercial zoning on East Kellogg for existing businesses which are oriented on Kellogg.

Meridian from Pawnee to 31st Street South
(MAPC adopted 5/24/73
BCC concurred 6/12/73)

1. The Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee.
2. The Planning Commission will encourage the retaining of the single family residential classification on the east side of Meridian.
3. The Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

NOTE: An earlier policy was adopted by MAPC on 11/23/66 and concurred in by the Board of City Commissioners on 1/24/67 whereby additional commercial zoning would be restricted along Meridian from Valley Center on the north to Haysville on the south.

Pawnee between Broadway and Washington
(BCC adopted 2/27/73)

1. "LC" Light Commercial will be looked on with favor on both sides of Pawnee in an area between Broadway and Washington except where zoned "C" Commercial and "E" Light Industrial.

Rock Road from 37th Street on the north to 31st Street South on the south.

(MAPC adopted 3/27/75
BCC adopted 4/22/75)

1. Do not exceed in terms of higher densities nor higher levels of uses, the land use pattern represented on Map C in case file DR 74-15.
2. Hold the line on additional large scale commercial, office and high density residential zoning.
3. Encourage very low density development on the remaining large unplatted residentially zoned properties.
4. As development occurs, continually monitor the traffic loads to determine the actual need in terms of lane and right-of-way requirements.

NOTE: During the consideration of an earlier zoning case, the MAPC passed a motion on 8/23/73 that it would look with disfavor on additional light commercial zoning in addition to what was already established (600 feet) at the Central and Rock Road intersection.

Seneca Street between 32nd Street South and I-235

(MAPC adopted 2/22/73
BCC concurred 3/13/73)

1. Look with favor on "LC" Light Commercial zoning.

Seneca (south)

(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will encourage Commercial and other service uses along South Seneca.

Topeka Avenue between Central and Murdock

(MAPC adopted 9/26/74)

1. Look with favor on the B-7 Business Service District in the future. Prior to the adoption of the new city zoning ordinance containing this district, both the "LC" Light Commercial and "C" Commercial Districts will be given preference.

Waco from 13th to Murdock

(MAPC adopted 5/10/73
BCC concurred 5/29/73)

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.

2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.
3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street, be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged; and that the staff be instructed to advertise for a zone change from "LC" to "BB" for all four corners at 11th and Waco; and from "E" to either "B" or "BB" for the northwest corner of 10th and Fairview.

NOTE: On August 9, 1973 the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street. BCC approved and associated zoning case from "LC" back to "B" on 8/28/73.

West Street between Douglas and 21st Street
(MAPC amended 11/4/65)

1. Each case will be considered on its own merits.

NOTE: Prior to this amendment, the Planning Commission had originally established a policy on 7/7/60 to look with favor on "LC" zoning not over 300 feet in depth along West Street from Douglas to Bickel. (Zoo Blvd.)

AREAS

Central to Second Street between Cleveland and the Canal.
(MAPC adopted 8/9/73)

1. Look with favor on "C" zoning in the area between 2nd and Central and between Cleveland and the Canal to encourage new commercial development.

Central and Rock Road Intersection
(MAPC adopted 8/23/73)

1. Look with disfavor on additional light commercial zoning at this intersection in addition to that originally established - 600 feet.

Area west of Hydraulic and south of 55th Street South.
(MAPC adopted 9/6/62)

1. Look with favor on other industrial applications in the area.

Midtown area at intersection of Ninth Street and Main Street.

(MAPC adopted 1/23/75)

1. Established a line on the north and east side of property involved in a zoning change request (Case No. Z-1671) as the dividing line separating the commercial district from the residential district to the north and east. The line runs east and west parallel and 136 feet north of the north line of Ninth Street and it runs north and south parallel and 150 feet east of the east line of Main Street. The line appears on the proposed district maps for the new zoning ordinance.

Area north of Taft on the east side of LaCledé.

(MAPC adopted 10/4/62)

1. Look with favor on other applications for industrial zoning in the area.

Area encompassed by U. S. 54 and K-42 highways between Municipal Airport and the Flood Control Structure.

(MAPC adopted 8/4/60)

1. Look with favor on applications for light industrial zoning within the study area provided suitable development program or plan is submitted.

Area encompassed by U. S. 54 and University Avenue between Tracy and the Flood Control Structure.

(MAPC adopted 9/8/60)

1. Look with favor upon applications for "LC" Light Commercial zoning.

Area encompassed by U. S. 54 and Santa Fe Railroad between West Street and Sheridan.

(MAPC adopted 4/18/63)

1. Look with favor on applications for light industrial zoning in the area.

Area on the east side of Wellington Place between 31st and 32nd Streets North.

(MAPC adopted 6/6/63)

1. A motion passed that it is the consensus of the Planning Commission that this general area is best suited for "A" zoning.

November 4, 1975

Robert A. Lakin, Director of Planning

Robert L. Young, Principal Planner

Zoning Policy - Report Format.

Attached is a copy of the zoning policies adopted by MAPC and/or B.C.C. in report format as previously requested by the City Manager. They are alphabetically listed by street name and general area. The Department Policy files were used to develop the lists together with the information contained in the 3-Ring Planning Commissioner Manuals.

Robert L. Young
Principal Planner

RLY:rme

cc: Jack H. Galbraith, Chief Planner

ZONING POLICY

STREETS

13th Street between Hillside and Hydraulic
(MAPC adopted 10/6/60
BCC concurred 10/25/60)

1. All requests for a change of zoning to a commercial classification (LC or C) for any additional frontage not already commercial on 13th Street between Hillside and Hydraulic be looked on with disfavor.
2. The MAPC will look with favor on applications for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic; provided that the applicant expresses a willingness to incorporate the suggested standards in his development.

13th Street between St. Paul and West Street
(MAPC adopted 4/16/73
BCC concurred 8/8/73)

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

21st Street North - northeast corner of Payne intersection and area to the north.

(MAPC adopted 10/10/74)

1. Look with favor on the "R-5" General Residence Classification along 21st Street North and in the general area to the north as proposed on the maps being reviewed for the new zoning classifications.

29th Street North from Broadway to a point west of Amidon
(MAPC adopted 12/13/73
BCC received & filed 1/2/74)

The following will be used as general guidelines when remapping of new zoning districts occurs and as guidelines during the interim for considering zone change applications:

1. The "E" Light Industrial District (or "M1-A" Light Industrial District) on the south side of 29th from Broadway to the Drainage Ditch, with the property zoned the "F" Heavy Industrial District to be rezoned "E" now, or reclassified as "M1-A" under the new zoning ordinance.
2. The "E" Light Industrial District ("M1-A") on the north side of 29th from Broadway to Park Place.
3. The "C" Commercial District (the "B-7" Service Business District) on the north side of 29th between Park Place and the Drainage Ditch.
4. The "C" Commercial District ("B-7") for both sides of 29th Street from the Drainage Ditch to the east side of Arkansas Avenue.
5. The "LC" Light Commercial District ("B-5" General Business District) for both sides of 29th from the west side of Arkansas to Mascot. Remove interiorly located "LC" developed for residential purposes, replacing it with "R-5" for "R-6".
6. The "BB" Office District ("B-3" Restricted Business District) or the "R-6" General Residence District on both sides of 29th Street between Mascot and the "LC" zoning east of Hood. It is further recommended that the "LC" zoned property in this area which has not been developed for light commercial purposes be rezoned the "BB" Office District ("B-3").
7. The "R-5" and "R-6" General Residence Districts for both sides of 29th Street from the "LC" zoning just east of Hood to Coolidge.
8. The "B" Multiple Family District (the "R-7" General Residential District) from Coolidge to the intersection of 29th and Amidon (all four corners).
9. The residential property zoned "LC" on the west side of Coolidge be rezoned the "BB" Office District.

10. Maintain the present "AA" Single Family District ("R-3") west of the intersection of 29th and Amidon.
- *11. When 29th Street is improved that the city-at-large pay for the street improvement through General Obligation bonds.

*To be discussed at a later date.

55th Street South between Hydraulic and Meridian
(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will not look with favor on "LC" or "C" commercial requests along 55th Street South from Hydraulic to Meridian except for adjustments to existing "LC" when a demonstrated need has been shown.

Broadway (south)
(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will encourage highway oriented commercial uses along South Broadway.

Central Avenue (east)
(MAPC adopted 6/13/68)

1. Look with favor on "BB" zoning along east Central as far east as Clifton (rather than Vassar).

Central Avenue between West Street and I-235
(MAPC adopted 2/22/73
BCC concurred 3/13/73)

1. Look with favor on "LC" Light Commercial zoning along Central in the area from West Street to I-235 bypass.

Harry Street between Broadway and Washington
(MAPC adopted 2/4/60)

1. Look with favor on applications for Light Commercial, Commercial, or Light Industrial where applicable on Harry between Broadway and Washington to a general depth of 250 feet and further that any request for an additional 50 feet to be zoned "B" multi-family for use as parking in conjunction with the commercial will be looked on with favor.

Hillside Avenue within the City
(BCC adopted 6/6/72)

1. Consider each case on its own merits.

NOTE: Although a specific MAPC adoption date could not be found, past policy reports and individual zoning case reports have indicated an MAPC policy of looking with favor on "BB" office zoning along various segments of Hillside. Ref. Case Z-1153 - 11/26/69 and Z-1169 - 2/12/70.

Kellogg Avenue (east)
(MAPC adopted 3/22/73)

1. Look with favor on deepening of light commercial zoning on East Kellogg for existing businesses which are oriented on Kellogg.

Meridian from Pawnee to 31st Street South
(MAPC adopted 5/24/73
BCC concurred 6/12/73)

1. The Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee.
2. The Planning Commission will encourage the retaining of the single family residential classification on the east side of Meridian.
3. The Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

NOTE: An earlier policy was adopted by MAPC on 11/23/66 and concurred in by the Board of City Commissioners on 1/24/67 whereby additional commercial zoning would be restricted along Meridian from Valley Center on the north to Haysville on the south.

Pawnee between Broadway and Washington
(BCC adopted 2/27/73)

1. "LC" Light Commercial will be looked on with favor on both sides of Pawnee in an area between Broadway and Washington except where zoned "C" Commercial and "E" Light Industrial.

Rock Road from 37th Street on the north to 31st Street South on the south.

(MAPC adopted 3/27/75
BCC adopted 4/22/75)

1. Do not exceed in terms of higher densities nor higher levels of uses, the land use pattern represented on Map C in case file DR 74-15.
2. Hold the line on additional large scale commercial, office and high density residential zoning.
3. Encourage very low density development on the remaining large unplatted residentially zoned properties.
4. As development occurs, continually monitor the traffic loads to determine the actual need in terms of lane and right-of-way requirements.

NOTE: During the consideration of an earlier zoning case, the MAPC passed a motion on 8/23/73 that it would look with disfavor on additional light commercial zoning in addition to what was already established (600 feet) at the Central and Rock Road intersection.

Seneca Street between 32nd Street South and I-235

(MAPC adopted 2/22/73
BCC concurred 3/13/73)

1. Look with favor on "LC" Light Commercial zoning.

Seneca (south)

(MAPC adopted 10/8/71)

1. The Metropolitan Area Planning Commission will encourage Commercial and other service uses along South Seneca.

Topeka Avenue between Central and Murdock

(MAPC adopted 9/26/74)

1. Look with favor on the B-7 Business Service District in the future. Prior to the adoption of the new city zoning ordinance containing this district, both the "LC" Light Commercial and "C" Commercial Districts will be given preference.

Waco from 13th to Murdock

(MAPC adopted 5/10/73
BCC concurred 5/29/73)

1. The east side of Waco, between Murdock and Tenth Street be looked on with favor for either "LC" Light Commercial or "C" Commercial.

2. The west side of Waco, between the existing "LC" north of Murdock to Tenth Street, be looked on with favor for either "B" Multiple Family or "BB" Office.
3. On both sides of Waco, between Tenth Street and the existing "LC" Light Commercial on 13th Street, be encouraged to develop as "B" Multiple Family; however, that the "BB" Office District would not be discouraged; and that the staff be instructed to advertise for a zone change from "LC" to "BB" for all four corners at 11th and Waco; and from "E" to either "B" or "BB" for the northwest corner of 10th and Fairview.

NOTE: On August 9, 1973 the MAPC adopted a motion amending this policy to reflect that the Planning Commission does not look with favor on any additional "LC" zoning on Waco north of 10th Street. BCC approved and associated zoning case from "LC" back to "B" on 8/28/73.

West Street between Douglas and 21st Street
(MAPC amended 11/4/65)

1. Each case will be considered on its own merits.

NOTE: Prior to this amendment, the Planning Commission had originally established a policy on 7/7/60 to look with favor on "LC" zoning not over 300 feet in depth along West Street from Douglas to Bickel. (Zoo Blvd.)

AREAS

Central to Second Street between Cleveland and the Canal.
(MAPC adopted 8/9/73)

1. Look with favor on "C" zoning in the area between 2nd and Central and between Cleveland and the Canal to encourage new commercial development.

Central and Rock Road Intersection
(MAPC adopted 8/23/73)

1. Look with disfavor on additional light commercial zoning at this intersection in addition to that originally established - 600 feet.

Area west of Hydraulic and south of 55th Street South.
(MAPC adopted 9/6/62)

1. Look with favor on other industrial applications in the area.

Midtown area at intersection of Ninth Street and Main Street.

(MAPC adopted 1/23/75)

1. Established a line on the north and east side of property involved in a zoning change request (Case No. Z-1671) as the dividing line separating the commercial district from the residential district to the north and east. The line runs east and west parallel and 136 feet north of the north line of Ninth Street and it runs north and south parallel and 150 feet east of the east line of Main Street. The line appears on the proposed district maps for the new zoning ordinance.

Area north of Taft on the east side of LaCledé.

(MAPC adopted 10/4/62)

1. Look with favor on other applications for industrial zoning in the area.

Area encompassed by U. S. 54 and K-42 highways between Municipal Airport and the Flood Control Structure.

(MAPC adopted 8/4/60)

1. Look with favor on applications for light industrial zoning within the study area provided suitable development program or plan is submitted.

Area encompassed by U. S. 54 and University Avenue between Tracy and the Flood Control Structure.

(MAPC adopted 9/8/60)

1. Look with favor upon applications for "LC" Light Commercial zoning.

Area encompassed by U. S. 54 and Santa Fe Railroad between West Street and Sheridan.

(MAPC adopted 4/18/63)

1. Look with favor on applications for light industrial zoning in the area.

Area on the east side of Wellington Place between 31st and 32nd Streets North.

(MAPC adopted 6/6/63)

1. A motion passed that it is the consensus of the Planning Commission that this general area is best suited for "A" zoning.

from: NA dat.

admin. adv. plans com. dev. social graphics

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remarks: Research & take to PC for
verification? Compare to real
zoning maps.

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Received on
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1

POLICY STATEMENTS MADE BY THE METROPOLITAN AREA PLANNING COMMISSION
FROM 1960 TO PRESENT ---SPECIFIC STREETS---

SHOWN
ALSO ITEM 5
ON
ADDENDUM
ATTACHED
TO THIS DRAFT

2/4/60 ITEM 12--"A" to "C"--generally located on the west side of Santa Fe in an area between Harry and Osie--Policy adopted that the Planning Commission would consider with favor applications to extend light commercial and light industrial zoning, where applicable, along both sides of Harry between Broadway and Washington to a general depth of 250'

5/5/60 ITEM 16--"LC" to "C"--generally located on the southwest corner of Douglas and Anna--Denied--"LC" to "AA" approved. It was noted that zoning at this corner was established after annexation to accomodate the existing "LC" uses on the southeast and southwest corners; although it is not within the policy usually followed.

BCC
Lester

5/26/60 ITEM 7--USES PERMITTED IN "B" AND "BB" ZONING DISTRICTS AS LISTED IN THE CODE

POLICY: The Planning Commission will look with favor on applications for change from "B" to "BB" when the land is occupied by a non-conforming use made non-conforming by amending the code to delete doctors offices, hospitals and clinics, but not animal hospitals or clinics.

5/26/60 ITEM 11--DEPARTMENT STUDY OF AN AREA BOUNDED BY HILLSIDE AND CHAUTAUQUA, MT. VERNON AND FUNSTON

ACTION: Approved "B" to "LC"--Statement made that it is the general policy of the Planning Commission that applications for "LC" to the west of case # Z-0188 and on the west side of Hillside south of a point opposite the north line of Skinner Street be looked upon with disfavor.

7/7/60 ITEM 20--STUDY ON ZONING FOR WEST STREET BETWEEN DOUGLAS AND 21st

POLICY: The Planning Commission will look with favor on zone change applications for "LC" in the Douglas to Bickel segment of West Street, when such applications are submitted by the owners of the property concerned, such "LC" not to extend over 300' in depth except as the need for such extra depth is shown and proven by the applicant.

Submitted

8/4/60 ITEM 6--STUDY BETWEEN AIRPORT AND FLOOD CONTROL FACILITY AND SOUTH OF U.S. 54 WEST

SHOWN ALSO
ON ITEM 3
OF
ADDENDUM
ATTACHED
TO THIS DRAFT

POLICY: The Planning Commission will look with favor on all applications for light industrial zoning located within the study area (U.S. 54 and the existing "E" light industrial zoning to the south; and between the flood control structure and the Municipal Airport.

- 9/8/60 ITEM 15--"AA" to "LC"--Policy adopted to look with favor upon applications for "LC" zoning between Tracy on the east, University on the north, U.S. 54 on the south, and the Flood Control structure on the west.
- 10/6/60 ITEM 21--REVISION OF STATED POLICY (S-172) in relation to zoning on West Street as follows: Adopting the policy that the Planning Commission will look with favor on zone change applications for "LC" in the area of Douglas to Elm Street as extended from the west segment of West Street, such "LC" not to extend over 300' in depth except as the need for such extra depth is shown and proved by the applicant.
- 10/6/60 ITEM 23--ZONING STUDY OF EAST 13th BETWEEN HILLSIDE & HYDRAULIC POLICY: All requests for a change of zoning to a commercial classification (LC or C) for any additional frontage not already commercial on 13th Street between Hillside and Hydraulic be looked on with disfavor. The MAPC will look with favor on applications for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic; provided that the applicant expresses a willingness to incorporate the suggested standards in his development.
- 6/21/62 ITEM 26--REFERRAL FROM CITY COMMISSION CONCERNING MAPC ACTION ON CASE Z-0373, for an area located on the south side of Maple between Kessler and Leonine Road.
The Planning Commission recommended the front 450' be zoned "C" and the balance approved for "B". The motion passed, and advising the City Commission this was not the adoption of a policy for the neighborhood as a whole, but a recognition of an existing set of facts and business. The depth of 450' is in line with the Planning Commission general policy to recommend zoning a greater depth than has been the case in the past. This is to allow for setback of structure, off-street parking and circulation of traffic on private property.
- 9/6/62 ITEM 16--SCZ-0143--"R1" to "E"--generally located on the west side of Hydraulic in an area south of 55th Street south. Motion passed that the Planning Commission look with favor on other industrial applications in the area.
- 10/4/62 ITEM 8--Z-0398--"B" to "E"--generally located north of Taft on the east side of La Clede.
Motion passed that the Planning Commission look with favor on other applications for industrial zoning in this area.

- 12/20/62 ITEM 14--Case Z-0415--"AA" to "LC"-- generally located on the southeast corner of 33rd North and Arkansas. Application was approved, but the sense of the Planning Commission that this action is not an indication that it will look with favor on further strip zoning on North Arkansas.
- 4/18/63 ACCEPTANCE OF A STUDY OF THE AREA BOUNDED BY WEST STREET AND SHERIDAN LYING SOUTH OF U.S. 54--INDUSTRIAL USE Policy motion passed unanimously. *What is pending?*
- 6/6/63 Case Z-0468--"AA" to "RB"--generally located on the east side of Wellington Place between 31st and 32nd North. Request denied, but approved for "A". Motion passed that it is the concensus of the Planning Commission that this general area is best suited for "A" zoning.
- 9/5/63 ITEM 31--CASE Z-0488--"BB" to "LC"--generally located on the northwest corner of Green and 13th Street. Exception granted to the policy of "LC" along 13th Street between Hillside and Hydraulic be looked on with disfavor to prevent strip zoning. ?
- 1964 and other years--Several cases stating requirements for a 35' front yard setback line for "LC" zoning.
- (9/3/64 ITEM 14--CASE Z-0575--"B" to "C"--generally located on the east side of Ash between Douglas and First Street. Application denied for "C" but approved for "LC" because the commission policy has been clearly stated in the past and has not been rescinded, that the Commission will encourage increased depth of zoning along Douglas and Central for purposes of commercial development. *not clear*
- 10/15/64 ITEM 13--CASE Z-0587--"AA" to "A"--generally located on the west side of Cromwell Drive and 38th Street North. Approved and further, the Planning Commission will look with favor on other applications in the area for the same zoning classification.
- (8/5/65 ITEM 17--Case Z-0677--"B" to "LC"--generally located at the southwest corner of 11th Street and Topeka. Comments on staff report: The Planning Commission has a general policy of looking with favor on requests for increasing the depth of existing "LC" zones along major streets when the use of the property can be oriented to the major street.

8/5/65 ITEM 24--"AA" to "BB"--Case Z-0685--generally located on the north side of McCormick between Sheridan and All Hallows. Staff comments: The Planning Commission has a policy of looking with favor on "E" light industrial zoning in this area--Action: "BB" approved

9/16/65 ITEM 27--Case Z-0702---"B" to "LC"--generally located at the southeast corner of Kellogg and Fountain Staff comments: The Planning Commission has a policy of looking with favor on applications for "BB" zoning along Kellogg from Calvary Cemetery east to Bellrose--Action: Denied

ALSO ON ITEM 8 OF ADDENDUM A ATTACHMENT TO THIS DRAFT

10/21/65 ITEM 12--Case Z-0691--"AA" to "C"--generally located on the north side of MacArthur Road, approximately 1/4 mile west of Hydraulic. Staff recommendation: Re commended for approval based upon the fact that the Planning Commission has a policy of looking with favor on requests for "C" commercial zoning in this area--Action: Approved

11/18/65 ITEM 22--Case Z-0729--"AA", "B" and "BB" to "LC"--generally located at the southeast corner of 13th and Sheridan. Staff comments: The Planning Commission has a policy of looking with favor on requests for "B" or "BB" along 13th Street in this particular area when the property in question contains sufficient area for quality development. *st + point to west st*

4/7/66 ITEM 19--Case Z-0764--"AA" to "LC"--generally located on the northeast corner of 21st and Volutsia Galbraith statement: Action on this case will more or less establish a policy with respect to other property along 21st Street which still has residential zoning classification. Action: Application denied, but said if applicant should desire to amend the application to "B" zoning, the Planning Commission would look with favor and recommend approval. *Same*

6/16/66 ITEM 18--Case Z-0784--"AA" to "B"--generally located on the south side of 13th Street in an area west of High Street. Staff comments: The Planning Commission has a policy of looking with favor on "B" and "BB" applications in this area. *←*

9/7/66 ITEM 26--Case Z-0801--"B" to "LC"--generally located on the north side of Central between Rutan and Vassar. Staff comments: The Planning Commission policy is to look with favor on "BB" zoning in this area. Action: "LC" denied

Note: Action on renewal coming since 1966 have established LC at intersection west to Ridge.

10/6/66 ITEM 24--Case Z-0814--"AA" to "LC"--generally located at the northeast corner of Bebe and Central.
Staff comments: The Planning Commission does not look with favor on any more commercial on Central since it is a major traffic carrying street. Action: Denied

10/6/66 ITEM 25--Case Z-0815--"AA" to "LC"--generally located on the north side of Central in an area approximately 1/4 mile west of Woodlawn.
Staff comments: The Planning Commission has a general policy of looking with favor on requests for "LC" when the request is contiguous to and a logical extension of an existing commercial area. Action: Denied, the area on the application is not adjacent to a commercial area, but is completely surrounded by residential zoning.

11/10/66 ITEM 16--Case Z-0822--"A" to "BB"--generally located at the southeast corner of Kellogg and Crestway.
Staff comments: The Planning Commission has a policy of looking with favor on "BB" office zoning in this area if the lot has adequate depth and area to encourage quality office development. Action: Denied-lot not adequate in size.

12/8/66 ITEM 9--Case Z-0831--"A" to "C"--generally located on the north side of Oakland between Hillside and Chautauqua.
Staff comments: The policy of the Planning Commission along Douglas between the drainage canal and Hillside has been to zone "LC" and "C" to a depth of approximately 130' or to the north side of the alley which is south of and parallel to Douglas. The alley seems to be a logical dividing point between the commercial and residential development. However, the Planning Commission does have a policy of increasing the depth of the existing commercial zoning provided the property is replatted and the entire use of the lot is oriented onto the major street. The granting of "LC" or "C" zoning south of the alley without replatting and having the entire lot oriented to Douglas, would establish a new policy of zoning in this area and would encourage the establishment of commercial uses on residential streets.
Action: Application amended to "BB" and approved

1/12/67 POLICY ADOPTED--Limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue. Policy statement was concurred in by the City Commission on 1/24/67

*Order from
Hampshire C.V.C.
must have been
ad. 1/24/67.*

- 2/9/67 ITEM 15--Case Z-0849--"AA" to "B"--generally located on the north side of 13th Street in an area west of Bickel.
Staff comments: The Planning Commission has a general policy of looking with favor on "B" or "BB" zoning on 13th Street east of Bickel.
Action: Approved
- 3/9/67 ITEM 13--Case Z-0856--"AA" to "LC"--generally located on the west side of West Street between Bickel and Del Sienna Court.
Staff comments: The Planning Commission adopted a policy of looking with favor on "LC" zoning from Douglas to Bickel on 7/7/60. The policy was considered several times and the north line was adjusted several times and finally on 11/4/65, the Planning Commission rescinded its policy and stated that it would consider each case on its own merits. The policy had never extended north of Bickel primarily because of the quality of residential development in that area.
Action: Approved
- 3/9/67 ITEM 14--Case Z-0857--"A" to "BB"--generally located on the east side of Oliver in an area between Lewis and Kellogg.
Staff Comments: The Planning Commission and City Commission have established a general policy of looking with favor on "BB" office zoning in this area by the approval of previous applications.
- 5/25/67 *See Back Page*
- 6/8/67 ITEM 14--Case Z-0884--"A" and "RB" to "BB"--generally located at the southeast corner of Irving and Meridian.
Staff comments: The Planning Commission recently established a policy of not looking with favor on light commercial zoning along Meridian-McLean-Amidon between Haysville and Valley Center.
Action: Approved.
- 7/13/67 ITEM 23--Case Z-0895--"AA" to "LC"--generally located on the east side of West Street in an area between Murdock and 8th Street.
Staff comments: With the approval of case Z-0856 on 3/9/67 and subsequent City Commission approval, it is the Planning Department opinion that the policy of "LC" has been established in the area and that the application should be approved for "LC"
Action: Approved

- 6/13/68 ITEM 21--Case Z-0998--"A" to "BB"--generally located at the southwest corner of Central and Clifton
Staff recommendation: In view of the Planning Commission policy of looking with disfavor on requests for "BB" zoning in this area, it is the recommendation of the Planning Department that the application not be approved.
Action: Approved--New motion on POLICY: The Planning Commission's policy with respect to zoning changes on east Central be amended to indicate it would look with favor on "BB" zoning as far east as Clifton (rather than Vassar).
- 8/8/68 ITEM 15--Case Z-1005 "B" and "A" to "BB"--generally located between Poplar and Green in an area north of Lincoln.
Staff comments: Mention of the Planning Commission policy of looking with favor on "BB" office zoning when contiguous to "LC" or when located on a major street.
Action: Approved
- 4/10/69 ITEM 21--Case SCZ-0226--"R1" and "LC" to "E"--generally located on the northeast corner of Hoover and 21st Street.
MOTION: The Planning Commission would not look with favor on any heavier zoning classifications in the area of the zoo until a study is made by the staff and the zoo director.
- 5/8/69 ITEM 21--Case Z-1100--"BB" to "LC"--generally located at the northwest corner of 32nd Street South and Seneca.
Action: Approved --Motion passed that 32nd Street in this area be recognized as a buffer zone and that it is not the intent of the Planning Commission to strip Seneca Street South of 32nd Street.
- 6/26/69 ITEM 18--Case Z-1116--"B" to "LC"--generally located at the southwest corner of 17th and Vassar
Staff comments: The request is in conformance with the general policy of the Planning Commission of looking with favor on additional "LC" zoning in this area.
Action: Approved
- 6/26/69 ITEM 22--Case Z-1115--"A" to "BB"--generally located on the east side of Belmont between Kellogg and Lewis.
Staff comments: This request would be in keeping with the general policy of the Planning Commission of looking with favor on applications for "BB" zoning in this general area.
Action: Approved
- 10/9/69 ITEM 12--Case Z-1145--"AA" to "BB"--generally located on the north side of Central in an area east of St. Paul.
Staff comments: The request is in keeping with the Planning Commission policy of looking with favor on requests for "BB" office zoning in this area.

- 11/26/69 ITEM 18--Case Z-1153--"RB" to "BB"--generally located on the east side of Hillside north of Lincoln.
Staff comments: The Planning Commission has a general policy of looking with favor on "BB" office zoning on Hillside, as evidenced by the approval of several recent "BB" zone change requests.
- 12/11/69 ITEM 17--Case Z-1156--"AA" to "LC"--generally located at the southwest corner of Pawnee and Poplar.
Staff recommended denial--Action: Approved
HENNESSY commented that it could safely be assumed that the Planning Commission would look with favor on a change for the property to the west (Pawnee frontage) if an application for change is submitted. LAKIN asked if the staff should advise people to the east of subject area that the above action does not necessarily indicate that it is the Planning Commission's policy to recommend "LC" for properties to the East. The Commission agreed that by this action, it was not meant that commercial to the east would be looked on with favor.
- 2/12/70 ITEM 22--Case Z-1169--"RB" to "LC"--generally located on the southeast corner of 15th and Hillside.
Staff comments: Mention of the Planning Commission general policy of looking with favor on the "BB" office classification in this area, and recommendation for denial and "BB" approved
Action: "LC" approved
- 4/23/70 ITEM 16--Case Z-1187--"B" to "E"--generally located on the east side of Washington in an area south of Harry.
Staff comments: This request lies within an area where the Planning Commission has a general policy of looking with favor on deepening the existing zoning along Harry to a depth of 250'.
Action: Approved
- 6/11/70 ITEM 11--Case Z-1195--"AA" to "A"--generally located at the southwest corner of 25th North and Porter.
Staff comments: This request is in keeping with the Planning Commission policy of looking with favor on duplex zoning in instances such as this.
Action: Approved
- 1/14/71 ITEM 13--Case Z-1233--"LC" and "AA" to "A"--generally located on the west side of Broadway in an area north of 47th St. South.
GALBRAITH comments: This request is in an area where the Planning Commission has looked with favor on "LC" and "C" zoning.
Action: Tie vote twice--Resulted in failure to recommend.

2/11/70 ITEM 20--Case Z-1251--"A" to "BB"--generally located at the southeast corner of Douglas and Edwards.
Staff comments: (This and many other cases) The Planning Commission has a general policy of looking with favor on "B" and "BB" zoning adjacent to major streets.

10/8/71 POLICY STATEMENT # 6

The Metropolitan Area Planning Commission will encourage highway oriented commercial uses along South Broadway and Commercial and other service uses along South Seneca. The Metropolitan Area Planning Commission will not look with favor on "LC" or "C" commercial requests along 55th Street south from Hydraulic to Meridian except for adjustments to existing "LC" when a demonstrated need has been shown.

10/14/71 ITEM 24--Case Z-1329--"AA" to "LC"--generally located on the south side of 13th in an area between Ridge Rd and Scouller.
Action: Denied

HENNESSY suggested that for benefit of the residents of the area, let the records reflect that the Planning Commission would look with disfavor on any zoning district in this area other than single-family. BURNETT indicated he thought this would be appropriate, and it was the consensus of those members of the Commission present.

5/25/67 Case Z-0878 "B" to "LC"--generally located at the northeast corner of 21st and Chautauqua

Staff recommendation: The application should not be approved for "LC" inasmuch as buffers have already been established in the area to prevent the strip commercial zoning of 21st ~~xxxxx~~ and the approval of this request would encourage additional applications on the south side of 21st, which would lead to the eventual strip commercial zoning of 21st from Hillside to the existing "LC" zoning.

BLBDSOE pointed out that the policy of six acres of light commercial workers was apparently not followed at the intersection and apparently there is no objection from residents to the west or south. MOONEY asked the applicant if "BB" was acceptable on the west side. APPLICANT said yes if they could park to the property line. GALBRAITH said the setback on the south under the zoning ordinance would be 10' while the Commission's policy has been 35' ACTION: "LC" approved except for the west 70' which was approved for "BB".

- 1-McLean Boulevard--It shall be the policy of the Planning Commission that McLean from Amidon to 21st Street be not considered necessary as an arterial street or a river boulevard as part of the Master Plan for Thorofares.
- 2-Tracy Street--It shall be the policy of the Planning Commission that Tracy Street be considered as the alternative for a north-south half section line road for Section 26, Township 27 South, Range 1 West.
- 3-Hoover Street--It shall be the policy of the Planning Commission to look with favor on applications for Light Industrial for property generally located between U.S. 54 and K-42; and between the Flood Control Structure and the Municipal Airport (generally that property on both sides of Hoover from U.S. 54 and K-42) provided suitable development program or plan is submitted.
- 4-Broadway--It shall be the policy of the Planning Commission to look with favor on applications for light commercial to commercial on the east side of Broadway between MacArthur Road and I-235 to a depth of 600'.
- 5-Harry Street--It shall be the policy of the Planning Commission to look with favor on applications for light commercial, commercial, or light industrial where applicable on Harry between Broadway and Washington to a general depth of 250' and further that any request for an additional 50' be zoned "B" Multiple-Family for use as parking in conjunction with the commercial, will be looked on with favor.
- 6-Park Place--It shall be the policy of the Planning Commission to look with favor on any application for "E" light industrial zoning for the area between Park Place and Wellington Place in the block south of 29th Street. Any such zoning should be considered with appropriate buffering.
- 7-Washington--It shall be the policy of the Planning Commission to look with favor on Light Industrial zoning from the existing "E" zoned area to the west line of Washington between 13th & 17th.
- 8-MacArthur Road--It shall be the policy of the Planning Commission to look with favor on all requests for Commercial zoning between Broadway and I-35W right of way along the south side of MacArthur Road subject to suitable development standards.

9-U.S. 54 West--It shall be the policy of the Planning Commission to look with favor on applications for light industrial zoning in the area located south of U.S. 54, east of West Street, north of Atchison Topeka and Santa Fe Railroad and west of Sheridan.

(10-Kellogg--It shall be the policy of the Planning Commission to look with favor on granting "LC" zoning on Kellogg between Hillside and Holyoke, provided adequate depth is applied for to encourage reasonable and modern commercial development.

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Police Statement 5-11-72

P.C. go on record of looking with
disfavor on non-recognized
zoning classifications for the general
area on both sides of Douglas west
of this request (Delrose). ~~The~~
B.C.C. occurred in the police on
5/30/72 and established west
boundary line on Yale.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 12, 1967 RE

4. DR 66-40 - Consideration of a request of the City of Valley Center Planning Commission that the Metropolitan Area Planning Commission join with them by concurring in and adopting a policy of limiting additional commercial zoning along North Meridian, and consideration of not looking with favor on additional commercial zoning on Meridian within the City Limits of Wichita.....

MOTION: MOONEY moved, HILL seconded and it carried unanimously that the Planning Commission concur in and adopt as its policy the Valley Center Planning Commission policy of limiting additional commercial zoning along North Meridian;

- A. from the Wichita City Limits to the south City Limits of Valley Center; and
- B. from the north City Limits of Valley Center to 93rd Street North; and
- C. forward the above policy statement, together with the previously concurred in statement of the Haysville Planning Commission limiting additional commercial zoning along South Meridian to the Board of Sedgwick County Commissioners requesting their concurrence; and

that the Planning Commission adopt a policy of limiting additional commercial zoning along Meridian from 47th Street South to the point where it merges with McLean Boulevard at Central Avenue, and forward the above policy statement to the Wichita Board of City Commissioners requesting their concurrence.
