

DR 80-8 - Impact of Uses Permitted
by Certain Zoning Classifications
on Sanitary Sewer Design.

ACTION

DATE

COMMITTEE _____

M.A.P.C. _____

R.C.C./B. CO. C. _____

April 25, 1980

Ray Bruggeman, Director of Public Works

Robert A. Lakin, Director of Planning

**Impact Uses Permitted by Certain Zoning Classifications
on Sanitary Sewer Design**

I have received the attached two memorandums from Schneider concerning the above subject. I can appreciate the problems in estimating sewage flow. It is essentially the same problems that I sometimes face in trying to deal with traffic questions and of anticipating zone changes twenty years in the future.

What is suggested is essentially what I spent ten years of work on, trying to develop a new zoning ordinance and lost it with a crash. I'm not sure that Schneider appreciates the significance of the apparently simply request that he is making. If you are serious about pursuing this, then I think we ought to have a discussion on the matter, including possibly Don Anderson, John Wynkoop and Dekker. You are asking to open Pandora's box on what will be a politically sensitive issue. Please let me have your thoughts on this matter before I proceed further with discussion of this matter with my staff, and/or the Planning Commission.

Robert A. Lakin
Director of Planning

RAL:rme

cc: Dean Sellers, Acting City Engineer
Donald E. Schneider, P.E., Sanitary Chief Engineer

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE APRIL 21, 1980

TO ROBERT A. LAKIN, DIRECTOR OF PLANNING
FROM DONALD E. SCHNEIDER, SANITARY CHIEF ENGINEER

SUBJECT IMPACT OF USES PERMITTED BY
CERTAIN ZONING CLASSIFICATIONS
ON SANITARY SEWER DESIGN

I am in the process of assembling a policy statement for minimum standards of design for sanitary sewers within the service area of the City of Wichita, Kansas. This policy statement will include minimum design criteria for the anticipated quantity of wastewater flows from the various types of zoning districts permitted. It seems that several of the zoning districts have such a wide latitude of uses that it becomes impossible to accurately predict the anticipated quantity of wastewater flow.

It is my understanding that zoning classifications, such as office district, light commercial and commercial, allow also all uses permitted in the various residential zonings. Accepted criteria for average flows from land used for commercial and office district purposes is 2,500 gallons per acre per day while accepted criteria for average flows for land zoned multiple family dwelling is in the area of 10,500 gallons per acre per day based on maximum permissible dwelling units. Accepted criteria for average flows for land zoned general residence district (R-5 or R-6) is in the area of 5,300 gallons per acre per day.

Obviously sanitary sewers must be designed for the largest anticipated flow based on the various uses permitted for any specific zoning classification. It is also obvious that sewers designed for the permissible multiple family dwelling or general residence district uses for zone classifications of office district, light commercial and commercial will be greatly underutilized should the actual development be strictly commercial or office district use. The developer in such instances would have paid the cost for a sewer with much more capacity than what actually is needed.

I suggest that the zoning classifications for office district, light commercial and commercial zonings be changed such that the multiple family dwelling and the general residence districts (R-5 and R-6) be excluded as permissible uses in these three zoning classifications.

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APR 22 1980

METROPOLITAN PLANNING

ROUTE _____

Donald E. Schneider
Donald E. Schneider, P.E.
Sanitary Chief Engineer

DES/dla

cc: Mike Schomaker, Professional Engineering Consultants

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE APRIL 22, 1980

TO ROBERT A. LAKIN, DIRECTOR OF PLANNING
FROM DONALD E. SCHNEIDER, SANITARY CHIEF ENGINEER

SUBJECT MEMO OF 4-21-80 - IMPACT OF
CERTAIN ZONING CLASSIFICATIONS
ON SANITARY SEWER DESIGN

I inadvertently included the commercial zoning in my discussion in the above noted memo. The permissible residential uses of multiple family and general residence district (R-5 or R-6) uses for the zoning classification commercial is not a problem in the design of sanitary sewers since average flows from the business uses of the commercial zoning classification are similar to the average flows which are anticipated from the permissible high density residential uses.

I would like to suggest, however, that the classification notation be changed from commercial to heavy commercial to further distinguish the various permissible uses between the light commercial and commercial zoning classifications.

Donald E. Schneider
Donald E. Schneider, P.E.
Sanitary Chief Engineer

DES/d1a

cc: Mike Schomaker, Professional Engineering Consultants

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APR 22 1980
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