

CITY COMMISSION POLICY

Policy 19
August 21, 1978

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 10-06-60)

(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 04-16-73)

(BCC concurred 08-08-73)

(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 general area to the north.

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

(BCC adopted 04-13-78)

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.

CITY COMMISSION POLICY

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

(MAPC adopted 12-13-73)

(BCC received and filed 01-02-74)

(BCC approved as amended 12-30-75)

The following will be used as general guidelines for considering zone change applications:

1. The “E” Light Industrial District on the south side of 29th from Broadway to the Drainage Ditch.
2. The “E” Light Industrial District on the north side of 29th from Broadway to Park Place.
3. The “C” Commercial District on the north side of 29th between Park Place and the Drainage Ditch.
4. The “C” Commercial District for both sides of 29th from the Drainage Ditch to the east side of Arkansas Avenue.
5. The “LC” Light Commercial 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 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 be developed for light commercial purposes be rezoned the “BB” Office District.
7. The “R-5” and “R-6” General Residence Districts for both sides of 29th from the “LC” zoning just east of Hood to Coolidge.
8. The “B” Multiple Family 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 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 adopted 06-13-68)

(BCC approved 12-30-75)

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

CITY COMMISSION POLICY

Central Avenue (East)

(MAPC adopted 12-01-75)
(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 01-05-78)
(BCC approved 01-31-78)

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 02-22-73)
(BCC concurred 03-13-73)
(BCC approved 12-30-75)

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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 Structures

(MAPC adopted 04-19-77)

(BCC approved 05-10-77)

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 03-31-77)

(BCC approved 04-26-77)

1. Not look with favor on zone change requests on the north 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 05-11-72)

(BCC approved 05-30-72)

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

Harry Street between Broadway and Washington

(MAPC adopted 07-07-77)

(BCC approved 08-02-77)

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 commercial will be looked on with favor.

Hillside Avenue from city limit to city limit

(MAPC adopted 07-07-77)

(BCC approved 08-02-77)

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 as this time, and as future annexations occur on North Hillside, this Policy might have to be revised.

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2. Look with favor on a combinations of “R-5” General Residence/”U” University District form 17th north to 21st on the west side of Hillside for those lots which front on Hillside and the “BB” Office District from Ninth Street north on both sides of Hillside.
3. Look with favor on the “BB” Office District from Central to Ninth 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 decide 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. *

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

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” 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.

Hydraulic Avenue – south of Kellogg

(MAPC adopted 01-08-76)

(BCC approved 01-27-76)

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 intersection that “C” zoning will be favored south on Hydraulic.

Kellogg Avenue (East)

(MAPC adopted 03-22-73)

(BCC approved 12-30-75)

1. Look with favor on deepening of light commercial zoning adjacent to Meridian.

Meridian from Pawnee to 31st Street South

(MAPC adopted 05-24-73)

(BCC concurred 06-12-73)

(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.

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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 04-13-78)

(BCC approved 05-09-78)

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 properties already zoned “LC”) from English north to First 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 First 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 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 “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 “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 “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 “R-5” General Residence District or “BB” Office District might be appropriate depending on the specific application.

CITY COMMISSION POLICY

Pawnee between Broadway and Washington

(BCC adopted 02-27-73)

(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.

Pawnee from Arkansas River west

(MAPC approved 07-20-78)

(BCC approved 08-15-78)

1. Look with favor on retention of existing zoning classifications on both the north and south sides of Pawnee between the Arkansas River (McLean Boulevard) and Seneca.
2. Look with favor on retention of existing zoning classifications on both the north and south sides of Pawnee between Seneca and Meridian with the exception that the area immediately west of Grace Baptist Church Addition west to and including Lot 4, Haycraft Acres, on the north side of Pawnee be favored for low density residential classifications ("A" Two-Family; "R-5" General Residence).
3. Look with favor on the retention of the existing zoning classifications on both the north and south sides of Pawnee between Meridian and West Streets with the exception that the "C" Commercial District be favored on the south side of Pawnee between Meridian and Custer for a depth of one block provided that access is to the major street (Pawnee) rather than to the residential street to the south (Atlanta).

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

(MAPC adopted 03-27-75)

(BCC adopted 04-22-75)

(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 August 23, 1973, 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 from McLean Boulevard on the north to the city limits on the south

(MAPC adopted 03-30-78)

(BCC approved 04-18-78)

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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 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 “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”).

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

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 accomplished 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.

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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.

Topeka Avenue between Central and Murdock

(MAPC adopted 09-26-74)

(BCC approved 12-30-75)

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

Waco from Murdock to 13th

(MAPC adopted 08-09-73)

(BCC amended and approved 09-13-77)

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 classification (including the “BB” Office 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

(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 08-09-73)

(BCC approved 12-30-75)

(MAPC reviewed and reapproved 12-08-77)

(BCC reviewed and reapproved 01-03-78)

1. Look with favor on “C” zoning in the area between Second and Central and between Cleveland and the Canal to encourage new commercial development.

CITY COMMISSION POLICY

Central and Rock Road Intersection

(MAPC adopted 08-23-73)

(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 01-23-75)

(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.

Area north of Taft on the east side of LaClede

(MAPC adopted 10-04-62)

(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 08-04-60)

(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 09-08-60)

(BCC approved 12-30-75)

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 04-18-63)

(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 06-06-63)

(BCC approved 12-30-75)

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1. A motion passed that it is the consensus 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.

CITY COMMISSION POLICY

Wichita-Sedgwick County
Metropolitan Area Planning Department

Date: March 23, 1987

To: Policy Statement File

From: Jack H. Galibraith, Chief Planner, Current Plans

Subject: Policy Statement Amendment on East Central between Hillside and Oliver (BCC approved 12/9/86)

On December 9, 1986, the Board of City Commissioners adopted a new zoning policy for Central from Hillside to Oliver which is as follows:

1. North side of Central:
 - a. Hillside to Rutan – Look with favor on the “LC” Light Commercial District.
 - b. Rutan to Vassar – Renew the existing policy of looking with favor on the “BB” Office District.
 - c. Vassar to ½ - block east of Terrace (130’) – Retain the existing “A” Two-Family Dwelling District.
 - d. One-half block east of Terrace to Pershing – Renew the existing policy of looking with favor on the “BB” Office District.
 - e. Pershing to Oliver – Renew the existing policy of retaining the “LC” Light Commercial District.

2. South side of Central:
 - a. Hillside to Vassar – Look with favor on the “LC” Light Commercial District.
 - b. Vassar to Clifton – Renew the existing policy of looking with favor on the “BB” Office District.
 - c. Clifton to Terrace – Renew the existing policy of retaining the existing zoning districts (“AA” One-Family Dwelling and “A” Two-Family Dwelling).
 - d. Terrace to ½ block of east of Terrace (142.5’) – Renew the existing policy of looking with favor on the “BB” Office District.
 - e. One-half block east of Terrace to Oliver – Renew the existing policy of retaining the “LC” Light Commercial District.

The Planning Commission did not concur with the adopted policy on March 19, 1987.

Cc: DR 86-10
Z-2793
Zoning Staff
Map Room

PL/0083/1

CITY COMMISSION POLICY

**Wichita-Sedgwick County
Metropolitan Area Planning Department**

Date: December 23, 1986

To: Zoning Policy Statement File

From: Jack H. Galbraith

Subject: Policy Statement Amendment on east Central Avenue between Edgemoor and Woodlawn (DR 86-11)

The Board of City Commissioners on November 25, 1986, and the MAPC on December 22, 1986, amended their zoning policy on east Central Avenue by substituting the following statements for the segment of Central between Edgemoor and Woodlawn:

1. North side of Central:
“Look with favor on no more intensive use than “LC” Light Commercial”.
2. South side of Central:
“Retain the existing “LC” district at Central and Woodlawn and the “OC” district at Central and Edgemoor and look with favor on “BB” Office District zoning from Rockwood to Hillcrest but only if replatting is required and the issues of drainage, access, accel-decel lanes, parking and building setbacks are resolved at the time of platting. This policy applies to only those lots facing Central and future requests for the deepening of non-residential zoning further south into the neighborhood will not be looked upon with favor.”

The Planning Commission further stated that they would also look with favor on requests for “OC” zoning between Rockwood and Hillcrest on the south side of Central.

**Jack H. Galbraith
Chief Planner**

JHG/LO: blw

**cc: DR 86-11 File
Policy Statement #19 File
Z-2804, Z-2805, Z-2806 Files**

CITY COMMISSION POLICY

**Wichita-Sedgwick County
Metropolitan Area Planning Department**

Date: February 12, 1986

To: Zoning Policy Statement File

From: Jack H. Galbraith, Chief Planner, Current Plans Division

Subject: Policy Statement Amendment on Tyler Road (east side from south line of Ascension Lutheran Church Addition to south line of Northwest High School site).

In consideration of zone case Z-2737 (“AA” to “BB” at the NE corner of Tyler and 9th) the MAPC on January 9, 1986, and the Board of City Commissioners on February 4, 1986, amended their 1979 policy on Tyler Road by substituting the following statement for a portion of Tyler between Central and 13th Street:

“Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the “LC” Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from the south line of Ascension Lutheran Church Addition to the south line of the Northwest High School site be favored for the “BB” Office District.

**Jack H. Galbraith
Chief Planner**

JHG/LO: blw

**Cc: Policy Statement #19
Case No. Z-2737**

CITY COMMISSION POLICY

**Wichita-Sedgwick County
Metropolitan Area Planning Department**

Date: September 22, 1983

To: Policy Statement File

From: Jack H. Galbraith, Chief Planner

**Subject: Policy Statement Amendment on 13th Street between Hillside and Hydraulic.
(BCC approved 9-20-83)**

In consideration of zone case Z-2519 requesting a change from "LC" light commercial and "A" two-family to "C" commercial at the southwest corner of 13th and Spruce, the Board of City Commission amended its policy on 13th Street by adopting the following:

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 Kansas and one-half block east of Madison and between Green and Lorraine be looked on with disfavor.
2. All requests for the expansion of an existing "LC" district, requests for the "BB" office district or the "OC" office commercial district, and requests to change existing "LC" to the "C" commercial district for heavier commercial purposes in the area from one-half block east of Madison to Green Street will be looked upon with favor.
3. The MAPC will look with favor on requests for the "RB" four-family dwelling district, the "R-5" and "R-6" general residence district and the "B" multi-family dwelling district for any residential zoned area fronting on 13th Street between Hillside and Hydraulic.

**Jack H. Galbraith
Chief Planner**

JHG: el

**Cc: Policy #19
DR 83-19
Z-2519**

CITY COMMISSION POLICY

**Wichita-Sedgwick County
Metropolitan Area Planning Department**

Date: November 21, 1979

To: Zoning Policy Statement File

From: Jack H. Galbraith, Chief Planner

Subject: Policy Statement on 21st Street North, between Oliver and Woodlawn

The Board of City Commission at its regular meeting of November 20, 1979, in consideration of Zone Case Z-2139, adopted the following policy as recommended by the Planning Commission.

21st Street North, between Oliver and Woodlawn – Look with favor on retaining the existing zoning classifications on both the north and south sides of 21st Street for all properties which are platted.

**MAPC adopted 10-25-79
BCC adopted 11-20-79**

**Jack H. Galbraith
Chief Planner**

JHG: el

CITY COMMISSION POLICY

**Wichita-Sedgwick County
Metropolitan Planning Department**

Date: July 20, 1979

To: Zoning Policy Statement File

From: Jack H. Galbraith, Chief Planner

Subject: DR 78-31 – Zoning Policy Study for Tyler Road from City Limit Line to City Limit Line.

On July 17, 1979, the Board of Wichita City Commissioners passed a motion approving the zoning policies proposed in the Tyler Road Zoning Policy Study and concurring in comments made on June 21, 1979 by the Metropolitan Area Planning Commission relating to the policies.

The approved policies are as follows:

1. Look with favor on the retention of existing zoning classifications from K-42 north to Harry Street on both the east and west sides of Tyler Road.
2. Look with favor on the retention of existing zoning classifications from Harry Street to Maple on both the east and west sides of Tyler Road.
3. Look with favor on the retention of existing and approved zoning classifications from Maple north to Central Avenue on both the east and west sides of Tyler Road for a depth of approximately 1400 feet south of Central be favored for the “LC” Light Commercial District.
4. Look with favor on the retention of the existing zoning classifications from Central Avenue north to 13th Street North on both the east and west sides of Tyler Road with the exception that the east side of Tyler from Central north to a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) be favored for the “LC” Light Commercial District as part of an overall Community Unit Plan and that the east side of Tyler from Bekemeyer north to the Northwest High School site be favored for the “A” Two Family District (except for tracts presently zoned a more intensive district).
5. Look with favor on the retention of existing zoning classifications on both the east and west sides of Tyler Road from 13th Street North to the City limits on the north with the exception that the northeast corner of 13th and Tyler might be considered for an expansion of the existing “LC” or buffered by other districts should an overall Community Unit Plan be approved by the governing body.

During their review of recommendation No. 4 covering Tyler Road from Central to 13th Street, it was the consensus of the Planning Commission that requests for the “BB” office district or the “R-6” general residence district would be looked upon as favorably as the expansion of the “LC” light commercial district within the existing community unit plan south of the Ascension Lutheran Church Addition. The Planning Commission also indicated that they would reexamine

CITY COMMISSION POLICY

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the zoning policy relating to the 4H Club property on the west side of Tyler in the event of a change in ownership and/or a proposed change in the use of the large single purpose tract.

As indicated above, in their motion on July 17, 1979, the Board of Wichita City Commissioners concurred in the comments of the Planning Commission.

**Jack H. Galbraith
Chief Planner**

JHG: RLY: el

CITY COMMISSION POLICY

**Wichita-Sedgwick County
Metropolitan Area Planning Department**

Date: June 29, 1979

To: Zoning Policy Statement File

From: Jack H. Galbraith, Chief Planner

Subject: DR 78-30 – Zoning Policy Study for Ridge Road, from City Limit Line to City Limit Line.

On June 19, 1979, the Board of Wichita City Commissioners passed a motion approving the following zoning policies related to Ridge Road.

1. Look with favor on the retention of existing zoning classifications from Harry Street north to Kellogg (U.S. 54) on both the east and west sides of Ridge Road with the exception that the east side of Ridge Road from Harry Street north to Mariposa be favored for the “E” Light Industrial District.
2. Look with favor on existing and approved zoning classifications on both the east and west sides of Ridge Road from Kellogg north to Maple until such time as Kellogg/Ridge Road intersection improvements are completed (approximately December, 1981) with the policy to be reevaluated at that time.
3. Look with favor on the retention of existing and approved zoning classifications on both the east and west sides of Ridge road between Maple and Central with the exception that low density multi-family districts (“A” Two Family, “RB” Four Family and “R-5” General Residence Districts) be favored on the west side of Ridge Road between Maple and Douglas and the exception that the existing “LC” Light Commercial at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body.
4. Look with favor on retention of existing zoning classifications on both the east and west sides of Ridge Road between Central and 13th Street North. Consideration should be given to rezoning the residentially developed lots at the southwest corner of Ridge Road and 13th Street North from the current “LC” Light Commercial District to a residential district reflecting the current land use.
5. Look with favor on the retention of the existing zoning classifications on the west side of Ridge Road from 13th Street North to the City limits on the north with the exception that the triangular shaped piece zoned “AA” Single Family located to the north of the existing “LC” Light Commercial at the northwest corner of 13th Street North and Ridge Road be favored for the “R-5” General Residence District.

**Jack H. Galbraith
Chief Planner**

JHG: RLY: el

CITY COMMISSION POLICY

**Wichita-Sedgwick County
Metropolitan Area Planning Department**

Date: December 15, 1978

To: Zoning Policy Statement File

From: Mike Meek, Senior Planner

Subject: DR 78-25 – Depth of Light Commercial Zoning on the south side of U.S. 54.

On December 5, 1978, the Board of Wichita City Commissioners passed a motion establishing the following policies regarding the maximum depth of Light Commercial Zoning on the south side of U.S. 54 in an area between Woodlawn and Rock Road:

1. Not look with favor on extensions of the “LC” Light Commercial District or “BB” Office District on the south side of Kellogg between Woodlawn and Gouverneur Road to a depth greater than the existing east-west alley south of Kellogg (as extended through the lots where the alley does not currently exist), or an approximate depth of 270 feet. Requests for additional parking south of the alley should be considered by the Board of Zoning Appeals on an individual basis rather than by extension of zoning district.
2. That the existing depth of “LC” Light Commercial zoning not be extended on the south side of Kellogg between Gouverneur Road and Whittier Road.
3. That the “LC” Light Commercial or “BB” Office District not be extended south of Lots 1 and 3, Keys Second Addition on the south side of Kellogg between Whittier and Calhoun, and that approvals of such districts north of that point be subject to complete access control on the residential streets.
4. That the “LC” Light Commercial District and the “BB” Office District be limited to the north of Orme Street for existing uses having access to Kellogg Drive on the south side of Kellogg between Calhoun and Longfellow provided that complete access control be maintained on the residential streets.
5. That the existing depth of “LC” Light Commercial zoning not be extended on the south side of Kellogg between Longfellow and Rock Road.

The BCC also approved an additional statement relating to the same area as follows:

6. That the staff of the Traffic Engineering Division of the Department of Public Works and the staff of the Metropolitan Area Planning Department develop a study to consider the use of traffic diverters, cul-de-sacs, or other methods to limit the flow of commercial traffic from Kellogg into the residential areas by provision of such devices on Hunter, Calhoun, and Longfellow Drive. Said study should be provided to the Area “H” Citizen Participation Organization, the Traffic Commission, and the Metropolitan Area Planning Commission for recommendation to the Board of City Commissioners, as to the preferred method (if any) of limiting said traffic flows.

**Mike Meek
Senior Planner**

MM: el