

ACTION

DATE

COMMITTEE

8-5-65

M.A.P.C.

App subject
to conditions

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

2-9 - WESTLINK CENTER, Commercial
CUP at the southwest corner of Cen-
tral and Tyler Road

Map No. F-1W
Sec. 20
Twp. 27S
Range 1W

DATA SHEET
COMMUNITY UNIT PLAN

DP-9
Z- 2678
Filed 5-17-65

APPLICATION REQUEST: Approval of proposed planned commercial development.

1. Applicant Westlink Shopping Center, Inc.
Address _____ Phone _____
2. Agent Robert T. Feagins
Address 301 Laura Phone AM 20482
3. General Location At the southwest corner of Central and Tyler Road
Address _____
4. Proposed Uses = Shopping Center, professional offices, etc.

AREA DATA

1. Acres 1,387,500 sq. ft. (_____ ft. by _____ ft.)
2. Existing Zoning LC & AA Proposed Zoning "LC"
3. Area ~~to~~ (is not) platted. (Proposed - Westlink Center Add.) Addition
4. Existing R/W 40 ft. 50 ft. _____ ft.
Tyler Road St. Central St. _____ St.
Proposed R/W 40 & 50 ft. 50 ft. _____ ft.
Tyler Road St. Central St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date 8-5-65 Action Approve subject to conditions

2. Governing Body
Date _____ Action _____

NOTES:



**Barnett-Range
Corporation**

2609 East Hammer Lane / Stockton, California 95210
Post Office Box 8189 / 95208

(209) 951-5140
Bob Fiorholm

10-4-79

This Corporation representative
discussed the possible development
of apartments on Parcel 2.
Discussed the procedure for
amending the CUP, continued to
check about sewer capacity,
access, density, etc. Will
get with me again if
further interested

DP-9

May 8, 1980

Jack C. Oliver and Co.
% Jim Clark
Suite 115
6803 West 64th Street
Shawnee Mission, Kansas 66202

Dear Mr. Clark:

Jeff Krehbiel advises that you are in need of a letter certifying the zoning on property at the southwest corner of Central and Tyler Road in Wichita.

This is to advise you that this property is platted as Westlink Center Addition, is entirely zoned the "LC" Light Commercial classification, and that permitted land use, area requirements, heights, setbacks, fire lane easements, etc., are all regulated by a commercial community unit plan that was approved by the Planning Commission in 1965. The community unit plan limits land use to general business uses, including shopping centers, professional office, drive-in banks, etc.

If any additional information on specifications of either the plat or community plan are needed, please advise.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Jeff Krehbiel, 1021 E. Waterman, 67211

WICHITA-SEDGWICK COUNTY

DATE

March 3, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert Feldner, Superintendent of Central Inspection
FROM Robert A. Lakin, Director of Planning
SUBJECT DP-8 Westlink Center Request for Administrative Adjustment
of Building Setback Lines

We have received a request from Mr. W. Alan Huffman of Talley Investment Company for an administrative interpretation as to whether adjustment of a building setback line on DP-9, Westlink Center C.U.P. at the southwest corner of Central and Tyler Road, constitutes a substantial deviation of the plan. This plan was originally approved on August 5, 1965, subject to 13 conditions, one of which was the usual provision that any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute violation of the building permit authorizing construction of the proposed development.

Specifically, Mr. Huffman would like to expand the existing building of the northeast corner of the site. However, such expansion would violate the existing 35 foot building setbacks adjacent to the existing structure. The proposed expansion is only 36 feet by 14 feet, and we see no problem with the proposed expansion as long as the building setbacks are adjusted accordingly to still provide a 35 foot setback adjacent to the south and west of the expanded structure.

Another point we would like to discuss in conjunction with this request is the provision of a 10 foot landscaped strip adjacent to the west edge of parcel one which was required as a condition of C.U.P. approval, yet has not been established. Inasmuch as our current policy is one of not approving adjustments to C.U.P.'s where there is an existing violation, this landscaping must be provided/guaranteed prior to final occupancy of the expanded building. It is our feeling that a landscape plan, approved through our office, should be provided indicating the location, type and specifications of plant materials to be used in the 10 foot planting strip; such plan to be provided prior to the issuance of any building permits for any new buildings or for expansion of existing buildings. We have discussed this landscaping requirement with Mr. Huffman, and a landscape architect has been retained and has contacted our office regarding provision of the plan. Once the plan is submitted, approved, and the building expansion constructed, final occupancy permits should be withheld until such time as the required landscaping is provided, or a financial guarantee made for the provision of such landscaping.

Page Two
March 3, 1978
Robert Feldner
Re: DP-9 Westlink Center

It is our opinion that the adjustment of the 35 foot building setback lines adjacent to the existing building at the northeast corner of DP-9 is not a substantial deviation of the plan provided that:

1. The building setback lines shall be adjusted to provide a 35 foot setback to the south and west of the expanded structure.
2. An approved landscape plan for the 10 foot planting strip adjacent to the west lines of parcel WC #1 shall be provided prior to the issuance of building permits for the proposed building expansion. Said landscape plan shall be planted, or a financial guarantee for such material shall be provided prior to issuance of occupancy permits on the expanded building.

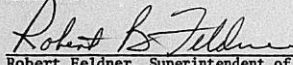
We would, therefore, recommend that if you concur this request is not a substantial deviation, you so indicate by your signature. Upon your approval, we will then mark both our file copies of the Community Unit Plan.

If you have any questions, please call.

APPROVED:


Robert A. Lakin, Director of Planning

APPROVED:


Robert Feldner, Superintendent of
Central Inspection

RAL:MM:bbc

cc: W. Alan Huffman
Wichita Property Manager
Talley Investment Company
437 South Hydraulic
Wichita, Kansas 67211

Mr. James Miner
517 N. Westfield
Wichita, Kansas 67212



February 27, 1978

437 South Hydraulic
Wichita, Kansas 67211
(316) 263-3172

Robert A. Lakin
Director of Planning
455 N. Main
Wichita, Kansas 67201

Dear Mr. Lakin:

With this letter I am making application for an administrative adjustment to the Community Unit Plan for Westlink Shopping Center. This adjustment would allow us to build an addition to an existing building on the northeast corner of the property, as shown in the attached diagram.

Aside from providing the current tenant of that building an additional 500 sq. ft. of space, the addition would also serve to screen from the center the unsightly rear area of the service station on the adjacent parcel.

Your consideration in this matter will be appreciated.

Sincerely,

A handwritten signature in cursive script that reads 'W. Alan Huffman'.

W. Alan Huffman
Wichita Property Manager

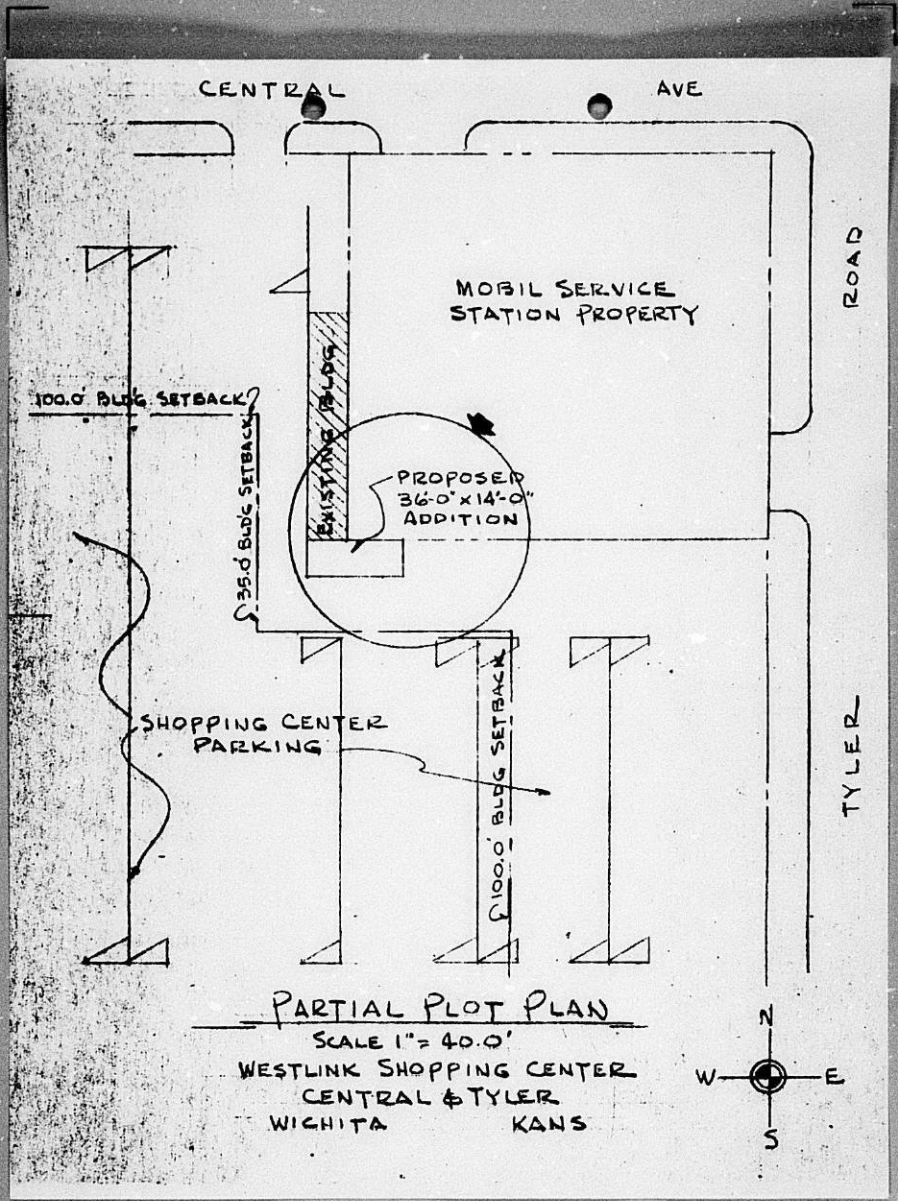
WAH:ka

Enc.

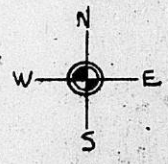
CC: Robert Feldner

Member:
Wichita Board of Realtors
Kansas Association of Realtors
National Association of Realtors
Realtors National Marketing Institute
Institute of Real Estate Management
Wichita Association of Home Builders
National Association of Home Builders





PARTIAL PLOT PLAN
 SCALE 1" = 40.0'
 WESTLINK SHOPPING CENTER
 CENTRAL & TYLER
 WICHITA KANS



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

March 18, 1970

TO Robert Feldner, Superintendent of
Central Inspection
FROM Jack H. Galbraith, Senior Planner
SUBJECT DP-9 - Setbacks on Westlink
Center Community Unit Plan

On January 24, 1966, we forwarded a memorandum and copy of the approved CUP of the Westlink Center to your office. The Planning Commission approved the CUP subject to 13 conditions, one of which was the usual provision that any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development. In accordance with this provision, we have received a letter from Howard Murray, one of the applicants, requesting an interpretation that what he desires is not a substantial deviation from the plan.

Adjacent to the building setback line on the east side of Parcel #4, Murray Realty has constructed an office building. This building is south of the 100-foot front setback line from Central. He has requested that they be permitted to extend their building north in line with the 35-foot setback from Central on Parcel #4. The extension would be for an east-west direction of 50 feet. Mr. Murray has stated that they no longer are desirous of developing on Parcel #3 and has agreed to request the elimination of that parcel from the approved plan, provided they be permitted to extend their office.

Attached is a copy of a letter requesting that they be permitted to extend the 100-foot setback line north to a 35-foot setback line for a distance of 50 feet wide which is adjacent on the east side of the north-south 35-foot setback on the east side of Parcel #4, and in lieu thereof the elimination of Parcel #3 from the plan.

It is our opinion that this request, to extend an existing building to be in line with the adjacent approved setback of 35 feet on Parcel #4, is not a substantial deviation from the plan. Even though the applicant requests the elimination

COPY

Page 2 - Robert Feldner
March 18, 1970

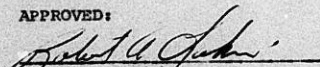
of Parcel #3, we feel that this request, which will open up the view of the center and no doubt lessen congestion by eliminating potential buildings close to Central, is a benefit to the plan and not a change which would require the advertising of this case for a public hearing.

We would, therefore, recommend that if you concur that this request is not a substantial deviation, you so indicate by your signature. Upon your approval, we will then mark both our file copies of the CUP.


If you have any questions, please call.

JHG:ber

APPROVED:


Robert A. Lakin
Director of Planning

APPROVED:


Robert Feldner, Superintendent
of Central Inspection

March 18, 1970

Robert Feldner, Superintendent of
Central Inspection

Jack H. Galbraith, Senior Planner

DP-9 - Setbacks on Weslink
Center Community Unit Plan

On January 24, 1966, we forwarded a memorandum and copy of the approved CUP of the Westlink Center to your office. The Planning Commission approved the CUP subject to 13 conditions, one of which was the usual provision that any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development. In accordance with this provision, we have received a letter from Howard Murray, one of the applicants, requesting an interpretation that what he desires is not a substantial deviation from the plan.

Adjacent to the building setback line on the east side of Parcel #4, Murray Realty has constructed an office building. This building is south of the 100-foot front setback line from Central. He has requested that they be permitted to extend their building north in line with the 35-foot setback from Central on Parcel #4. The extension would be for an east-west direction of 50 feet. Mr. Murray has stated that they no longer are desirous of developing on Parcel #3 and has agreed to request the elimination of that parcel from the approved plan, provided they be permitted to extend their office.

Attached is a copy of a letter requesting that they be permitted to extend the 100-foot setback line north to a 35-foot setback line for a distance of 50 feet wide which is adjacent on the east side of the north-south 35-foot setback on the east side of Parcel #4, and in lieu thereof the elimination of Parcel #3 from the plan.

It is our opinion that this request, to extend an existing building to be in line with the adjacent approved setback of 35 feet on Parcel #4, is not a substantial deviation from the plan. Even though the applicant requests the elimination

Page 2 - Robert Feldner
March 18, 1970

of Parcel #3, we feel that this request, which will open up the view of the center and no doubt lessen congestion by eliminating potential buildings close to Central, is a benefit to the plan and not a change which would require the advertising of this case for a public hearing.

We would, therefore, recommend that if you concur that this request is not a substantial deviation, you so indicate by your signature. Upon your approval, we will then mark both our file copies of the CUP.


If you have any questions, please call.

JHG:ber

APPROVED:


Robert A. Lakin
Director of Planning

APPROVED:


Robert Feldner, Superintendent
of Central Inspection

M&B Investment, Inc.

Murray Construction / Murray Realty / Investments

359 S. HYDRAULIC • WICHITA, KANSAS 67211

March 16, 1970

Robert Lakin
Director Metropolitan Planning
104 S. Main
Wichita, Kansas 67202



RE: Set back Westlink Center,
an Addition to Wichita,
Sedgwick County, Kansas

Dear Mr. Lakin;

As you are probably aware, the Westlink Center has been platted and has gone through zoning and Metropolitan Planning as Community Unit Planning and is divided into parcels number one, two, three, and four.

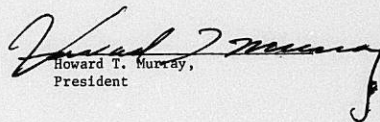
If you will note, parcel #3, which lies adjacent to Central Avenue, and is approximately at the midway point east and west of the addition, is an area 150' deep, 200' wide with a building set back of 35'. Parcel #4, located in the extreme northwest corner of the addition, is 180' x 150' with a 35' setback, and adjacent to parcel #4 there is a building which is 26' wide and 79'10" long. This is located immediately to the east of parcel #4 and at the extreme west edge of parcel #1. This building is set back from Central 106' and is 41' east of the east edge of parcel #4. It is my understanding that the Central Inspection and the Directors of Metropolitan Planning can make certain exceptions to the building set back line in areas where there is Community Unit Planning.

Our company has an office in the north end of this building and we are desirous of expanding our office. In fact it is our desire to extend this building with an addition 33' wide an approximately 63'6" long. We respectfully request that we be permitted to build this addition on the north end of our present building. This would mean that the 100' set back line at this given point would have to be waived. However, for this consideration, we are willing, and desirous of having parcel #3 eliminated in it's entirety and do hereby request the same. However, we do request that the 100' setback be maintained across the entire width of parcel #1 except for the request as set out in the next paragraph of this letter.

Page #2
Robert Lakin

We respectfully request that the 100' building setback line in parcel #1 be changed from 100' to 35' at a point commencing 35' east of the east line of parcel #4 and extending eastward 50' (adjacent to Central Avenue).

Very truly yours,
M&B INVESTMENT, INC.


Howard T. Murray,
President

HTM/km

LAMBERTZ Company

Established 1955

AREA CODE 316 PHONE LAMBERT 5-8827
1608 EAST CENTRAL WICHITA, KANSAS 67214



October 7, 1967

Mr. Jack Galbraith
Planning Department
City Building Annex
104 South Main
Wichita, Kansas

Dear Jack:

Attached you will find several copies of the Community Unit Plan for Westlink Shopping Center.


We believe this is the one that was zoned, and are hopeful that it and that you will stamp it and mark it so we will have this for our files.

We had a meeting with the Westlink owners the other day, and none of them seemed to have a copy that they could refer to and use that was official.

We appreciate your cooperation in the past, and shall attempt to assist in any way possible.

Cordially yours,

LAMBERTZ Company


Vern Lambertz:blm
Enclosures





June 16, 1966

RE: Community Unit Plan
Westlink Shopping Center

Chief Simpson
Wichita Fire Department
300 North Water
Wichita, Kansas

Dear Sir:

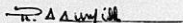
This letter is to confirm our verbal agreement yesterday morning concerning moving the approach to the fire lane on community unit plan approximately twenty feet east of the location shown on the plans.

Free access from the approach to the fire lane will always be available since no parking will be allowed in that first forty feet.

Thank you for your cooperation.

Sincerely,

BEKEMEYER CONSTRUCTION CO., INC.


R.D. Dunfield
Project Manager

cc: Tom Burns
Bob Laken

RDD:de



Glen Lytle, Superintendent
of Central Inspection

January 24, 1966

3. The Planning Commission granted the applicant a waiver of the screening and landscaping requirements under 8.A and 8.B of the Community Unit Plan Ordinance along the north (Central Avenue) and the east (Tyler Road).
4. The Planning Commission granted the applicant a waiver of the 5 to 8-foot wall along the north side of the paved access road, inasmuch as most of this area will be utilized as a 30-foot fire lane easement.
5. The Planning Commission denied the applicant's request for a waiver of the 10-foot planting screen adjacent to the south and west lines of the fire lane easement. Consequently, it will now be necessary that a 10-foot planting screen be indicated on the community unit plan. The 10-foot planting screen should be indicated along the east and north lines of the 20-foot fire lane easement except for points of ingress and egress which will allow sufficient room for access to the parking lot.
6. The Planning Commission granted the applicant's request under Condition 3 of the General Provisions Section for a waiver of the 5 to 8-foot wall (which is required under Condition 8.A of the Community Unit Plan Ordinance) adjacent to the east side of Parcel WC #2. This waiver request was granted until such time as a building permit is issued for construction on Parcel WC #2.
7. Condition 4 under General Provisions relating to sign controls shall be changed to read as follows: "Signs along Central and Tyler Road shall not exceed 30 feet in height, and shall be placed so as not to project over any public right-of-way. No signs shall be permitted adjacent to Westlink Avenue and along the ingress and egress area to Tyler Road at the southeast corner of the Plan.
8. Under General Provisions for Parcel WC #1 the following provisions shall be made: "The building setback line on the north should be changed to 100 feet, and the building setback line on the south should be changed to 20 feet."

Glen Lytle, Superintendent
of Central Inspection

January 24, 1966

9. Under Parcel WC #2 the following changes shall be made: "The building setback line on the north should be changed from 40 feet to 20 feet, and the maximum height should be changed from 50 feet to 35 feet".
10. The 40-foot east-west fire lane easement shown on the development plan should be deleted and should be changed to a 40-foot utility easement.
11. It should be noted on the development plan that the 5 to 8-foot wall which is to be provided adjacent to the unplatted tract on the east side of Parcel WC #2 and adjacent to the south line of the ingress and egress drive should be reduced from 5 to 8-feet in height to 3 feet in height in the required front yard setback area of 25 feet.
12. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan as determined by the Superintendent of Central Inspection and the Director of Planning shall constitute a violation of the building permit authorizing construction of the proposed development.
13. Any major changes in this development plan shall be resubmitted to the Planning Commission and the City Commission for their consideration.

Attached for your information and files is a copy of the approved and corrected development plan under the community unit plan provisions of the Zoning Ordinance.

If you have any questions concerning these conditions please call.

JHG:bgs

Attachment

August 9, 1965

Mr. Robert T. Feagins
301 Laura
Wichita, Kansas

Subject: DP-9 - Westlink Center Community
Unit Plan

Dear Mr. Feagins:

At its regular meeting on August 5, 1965, the Metropolitan Area Planning Commission considered the above-captioned Community Unit Plan. The action of the Planning Commission was to approve the Development Plan subject to the following conditions:

1. The 35-foot setback shown on the south line of Central Avenue shall be increased to a setback of 100 feet.

Note: If the applicant desires to have detached from the principal structure such uses as service stations, drive-in restaurants, drive-in banks, liquor stores, etc., in the 35-foot setback area adjacent to Central, then the proper solution is to designate additional parcels indicating the required information and necessary setbacks. If the applicant desires to include additional parcels in this area, there shall not be more than two additional parcels included. If additional parcels are indicated a note should be made under General Provisions if the parcels include such uses as service stations, where the applicant may desire to have canopies, gasoline pumps, etc., which would extend into the 35-foot setback area. These projections, if any, should not extend into the 35-foot setback area more than 20 feet.

August 9, 1965

2. If the applicant desires to have a curb cut in line with Shade Avenue in the event a bridge is constructed across the drainage channel in the future, a note should be made under General Provisions to the effect that the construction of the bridge will be at the sole expense of the developers.
3. The Planning Commission granted the applicant a waiver of the screening and landscaping requirements under 8.A and 8.B of the Community Unit Plan Ordinance along the north (Central Avenue) and the east (Tyler Road).
4. The Planning Commission granted the applicant a waiver of the 5 to 8-foot wall along the north side of the paved access road, inasmuch as most of this area will be utilized as a 30-foot fire lane easement.
5. The Planning Commission denied the applicant's request for a waiver of the 10-foot planting screen adjacent to the south and west lines of the fire lane easement. Consequently, it will now be necessary that a 10-foot planting screen be indicated on the Community Unit Plan. The 10-foot planting screen should be indicated along the east and north lines of the 20-foot fire lane easement except for points of ingress and egress which will allow sufficient room for access to the parking lot.
6. The Planning Commission granted the applicant's request under Condition 3 of the General Provisions Section for a waiver of the 5 to 8-foot wall (which is required under Conditions 8.A of the Community Unit Plan Ordinance) adjacent to the east side of Parcel WC #2. This waiver request was granted until such time as a building permit is issued for construction on Parcel WC #2.
7. Condition 4 under General Provisions relating to sign controls shall be changed to read as follows:
"Signs along Central and Tyler Road shall not exceed 30 feet in height, and shall be placed so as not to project over any public right of way. No signs shall be permitted adjacent to Westlink Avenue and along the ingress and egress area to Tyler Road at the southeast corner of the Plan.

August 9, 1965

8. Under General Provisions for Parcel WC #1 the following provisions shall be made: "The building setback line on the north should be changed to 100 feet, and the building setback line on the south should be changed to 20 feet".
9. Under Parcel WC #2 the following changes shall be made: "The building setback line on the north should be changed from 40 feet to 20 feet, and the maximum height should be changed from 50 feet to 35 feet".
10. The 40-foot east-west fire lane easement shown on the Development Plan should be deleted and should be changed to a 40-foot utility easement.
11. It should be noted on the Development Plan that the 5 to 8-foot wall which is to be provided adjacent to the unplatted tract on the east side of Parcel WC #2 and adjacent to the south line of the ingress and egress drive should be reduced from 5 to 3 feet in height to 3 feet in height in the required front yard setback area of 25 feet.
12. The development of this property shall proceed in accordance with the Development Plan as approved by the Planning Commission, and any substantial deviation of the Plan as determined by the Superintendent of Central Inspection and the Director of Planning shall constitute a violation of the building permit authorizing construction of the proposed development.
13. Any major changes in this Development Plan shall be resubmitted to the Planning Commission and the City Commission for their consideration.

Since we do not have any additional copies of the Development Plan, we are not enclosing a marked copy outlining the changes shown above. However, it will now be necessary that you submit three revised copies of the Development Plan to this office showing all of the changes as outlined above. One copy of the revised Development Plan will be filed with the Superintendent of Central Inspection so that he will be aware of the conditions of approval at the time a building permit is requested.

WICHITA-SEDGWICK COUNTY 4

August 9, 1965

If you should have any questions concerning this matter, please do not hesitate to call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: Mr. Vern Lambertz
323 West Murdock
Wichita, Kansas

Mr. Norman Bekemeyer
3305 East Douglas
Wichita, Kansas

MICHITA-SEDEWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: August 5, 1965

Case No. DP-9	Request: Commercial CUP
Location: Southwest corner of Central and Tyler Road	
Acres:	Size: 1,387,500 square feet

	<u>Land Use</u>	<u>Zoning</u>
Existing	Shopping Center and Vacant	"LC"
North	County 4-H Barn and vacant	"LC" & "AA"
East	Single family and vacant	"LC" & "AA"
South	Residential	"AA"
West	Residential	"AA" & "BB"

Existing R/W - Tyler Road - 40'

Proposed R/W - Tyler Road - 50'

Existing R/W - Central - 50'

Proposed R/W - Central - 50'

Comments

1. As a requirement under the Community Unit P an provisions, a Preliminary Development Plan has been submitted to the Planning Commission for review. The Development Plan indicates the required information pertaining to gross area, maximum coverage, maximum height, proposed general uses, maximum curb cuts, building setbacks and general sign information.

It is the opinion of the staff that the setback lines as shown on Parcels WC #1 and WC #2 will meet the General Intent Section of the Ordinance, as far as setbacks from adjacent property is concerned. However, it is recommended that the 35-foot setback shown along the south line of Central Avenue should be increased to a setback of 100 feet. If the applicant desires to have detached from the principal structure such uses as service stations, drive-in restaurants, drive-in banks, liquor stores, etc., in the 35-foot setback area adjacent to Central, then the proper solution is to designate additional parcels indicating the required information and necessary setbacks. If the applicant desires to include additional parcels in this area, it is recommended by the staff that not more than two additional parcels be included. If it is the desire of the applicant to include any additional parcels in this area, a note should be made under General Provisions if the parcels include such uses as service stations where the applicant

may desire to have canopies, gasoline pumps, etc., which would extend into the 35-foot setback area. These projections, if any, should not extend into the 35-foot setback area more than 20 feet.

2. Under Condition No. 1 of the General Provisions Section of the Plan, it is indicated that the applicants desire to have a curb cut in line with Shade Avenue in the event a bridge is constructed across the drainage channel. If it is the desire of the applicants to construct this bridge across the drainage channel at some future date, a note should be made under General Provisions to the effect that the construction of the bridge will be at the sole expense of the developers.
3. Under Item No. 2 of the General Provisions, the applicants have requested a waiver of screening and landscaping requirements under 8.A and 8.B of the Community Unit Plan Ordinance along the north (Central Avenue) and the east (Tyler Road). It is the opinion of the staff that a 10-foot planting screen should not be required adjacent to the south line of Central Avenue, inasmuch as a portion of the area to the north has just been zoned "LC" Light Commercial, and it is very doubtful if the balance of the property, which is owned by the Board of County Commissioners, will ever be developed for residential use. It is also the recommendation of the staff that the 10-foot planting screen requirement adjacent to the east property line and north of the paved access road, and the required 5-8 foot wall along the north side of the paved access road should also be waived inasmuch as most of this area will be utilized as a 40-foot fire lane easement.

Also, under Condition No. 2 of the General Provisions Section, the applicants have requested that the 10-foot planting screen adjacent to the south and west (drainage channel and Westlink Avenue) be waived inasmuch as the applicants have pointed out that if a 10-foot planting screen is required adjacent to the south and west lines of the fire lane easement, that the Flood Control Division has pointed out that this would not leave sufficient area for ingress and egress to the drainage channel.

It is the recommendation of the staff that a 10-foot planting screen should be required in order to provide protection for the residential properties to the south and to the west. It is also the opinion of the staff that the drainage channel does not afford the type of visual screening treatment which should be provided for the adjacent residential properties. Therefore, it is recommended that the 10-foot planting screen be provided on the east and north lines of the 20-foot fire lane easement, except for points of ingress and egress which will allow sufficient room for access to the drainage channel.

4. In Condition No. 3 of the General Provisions, the applicants have requested that the 5 to 8-foot wall, which is required under Condition B.A of the CUP Ordinance, be waived adjacent to the unplatted tract along the east side of Parcel WC #2, until such time as a building permit is issued for construction on Parcel WC #2.

It is the recommendation of the staff that this waiver request be granted inasmuch as there will be nothing to screen until such time as construction takes place.

5. It is the recommendation of the staff that Condition No. 4 under General Provisions relating to sign controls be changed to read as follows:

"Signs along Central and Tyler Road shall not exceed 30 feet in height and shall be placed so as not to project over any public right of way. No signs shall be permitted adjacent to Westlink Avenue and along the ingress and egress area to Tyler Road."

6. Under General Provisions for Parcel WC #1, the following changes should be made: The building setback line on the north should be changed to 100 feet; and the building setback line on the south should be changed to 20 feet.

It should be pointed out that normally a 35-foot setback line would be required adjacent to the division lines between Parcels WC #1 and WC #2. However, in this instance, these parcels will not be separated by a dedicated public way and for all practical purposes, the division line between the two parcels is an imaginary line, inasmuch as it is the intent of the developers to construct the shopping center over this 40-foot easement with some type of mall or canopy arrangement which would connect the structures on Parcels WC #1 and WC#2. It is recommended that the normal 35-foot setback requirement be reduced to 20 feet which is half the distance of the 40-foot utility easement.

7. Under Parcel WC #2, the following changes should be made: The building setback line on the north should be changed from 40 feet to 20 feet; and the maximum height should be changed from 50 feet to 35 feet. This recommendation is made in view of the fact that the shopping center proposed uses as now being developed throughout Wichita rarely exceeds one story.

8. It is recommended that the 40-foot east-west fire lane easement shown on the Development Plan should be deleted and should be changed to a 40-foot utility easement.
9. It is also recommended that it should also be noted on the Development Plan that the 5 to 8-foot wall which is to be provided adjacent to the unplatted tract on the east side of Parcel WC #2 and adjacent to the south line of the ingress and egress drive should be reduced from 5 to 8 feet in height to 3 feet in height in the required front yard setback area of 25 feet.

Recommendation

The Planning Department recommends that the Development Plan be approved with the above underlined changes and with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190 of the Zoning Ordinance to promote well planned and well organized shopping centers. It is further recommended that, in addition to the above underlined changes as noted in the report, that the following two conditions also be attached:

1. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: August 5, 1965

Case No. DP-9	Request: Commercial CUP	
Location: Southwest corner of Central and Tyler Road		
Acres:	Size: 1,387,500 square feet	
	Land Use	Zoning
Existing	Shopping Center and Vacant	"LC"
North	County 4-H Barn and vacant	"LC" & "AA"
East	Single family and vacant	"LC" & "AA"
South	Residential	"AA"
West	Residential	"AA" & "BB"
Existing R/W - Tyler Road - 40'		
Proposed R/W - Tyler Road - 50'		
Existing R/W - Central - 50'		
Proposed R/W - Central - 50'		

Comments

- As a requirement under the Community Unit P an provisions, a Preliminary Development Plan has been submitted to the Planning Commission for review. The Development Plan indicates the required information pertaining to gross area, maximum coverage, maximum height, proposed general uses, maximum curb cuts, building setbacks and general sign information.

It is the opinion of the staff that the setback lines as shown on Parcels WC #1 and WC #2 will meet the General Intent Section of the Ordinance, as far as setbacks from adjacent property is concerned. However, it is recommended that the 35-foot setback shown along the south line of Central Avenue should be increased to a setback of 100 feet. If the applicant desires to have detached from the principal structure such uses as service stations, drive-in restaurants, drive-in banks, liquor stores, etc., in the 35-foot setback area adjacent to Central, then the proper solution is to designate additional parcels indicating the required information and necessary setbacks. If the applicant desires to include additional parcels in this area, it is recommended by the staff that not more than two additional parcels be included. If it is the desire of the applicant to include any additional parcels in this area, a note should be made under General Provisions if the parcels include such uses as service stations where the applicant

Page 2 - Case No. DP-9
August 5, 1965

may desire to have canopies, gasoline pumps, etc., which would extend into the 35-foot setback area. These projections, if any, should not extend into the 35-foot setback area more than 20 feet.

2. Under Condition No. 1 of the General Provisions Section of the Plan, it is indicated that the applicants desire to have a curb cut in line with Shade Avenue in the event a bridge is constructed across the drainage channel. If it is the desire of the applicants to construct this bridge across the drainage channel at some future date, a note should be made under General Provisions to the effect that the construction of the bridge will be at the sole expense of the developers.
3. Under Item No. 2 of the General Provisions, the applicants have requested a waiver of screening and landscaping requirements under 8.A and 8.B of the Community Unit Plan Ordinance along the north (Central Avenue) and the east (Tyler Road). It is the opinion of the staff that a 10-foot planting screen should not be required adjacent to the south line of Central Avenue, inasmuch as a portion of the area to the north has just been zoned "1C" Light Commercial, and it is very doubtful if the balance of the property, which is owned by the Board of County Commissioners, will ever be developed for residential use. It is also the recommendation of the staff that the 10-foot planting screen requirement adjacent to the east property line and north of the paved access road, and the required 5-8 foot wall along the north side of the paved access road should also be waived inasmuch as most of this area will be utilized as a 40-foot fire lane easement.

Also, under Condition No. 2 of the General Provisions Section, the applicants have requested that the 10-foot planting screen adjacent to the south and west (drainage channel and Westlink Avenue) be waived inasmuch as the applicants have pointed out that if a 10-foot planting screen is required adjacent to the south and west lines of the fire lane easement, that the Flood Control Division has pointed out that this would not leave sufficient area for ingress and egress to the drainage channel.

It is the recommendation of the staff that a 10-foot planting screen should be required in order to provide protection for the residential properties to the south and to the west. It is also the opinion of the staff that the drainage channel does not afford the type of visual screening treatment which should be provided for the adjacent residential properties. Therefore, it is recommended that the 10-foot planting screen be provided on the east and north lines of the 20-foot fire lane easement, except for points of ingress and egress which will allow sufficient room for access to the drainage channel.

Page 3 - Case No. DP-9
August 5, 1965

4. In Condition No. 3 of the General Provisions, the applicants have requested that the 5 to 8-foot wall, which is required under Condition 8.A of the CUP Ordinance, be waived adjacent to the unplatted tract along the east side of Parcel WC #2, until such time as a building permit is issued for construction on Parcel WC #2.

It is the recommendation of the staff that this waiver request be granted inasmuch as there will be nothing to screen until such time as construction takes place.

5. It is the recommendation of the staff that Condition No. 4 under General Provisions relating to sign controls be changed to read as follows:

"signs along Central and Tyler Road shall not exceed 20 feet in height and shall be placed so as not to project over any public right of way. No signs shall be permitted adjacent to Westlink Avenue and along the ingress and egress area to Tyler Road."

6. Under General Provisions for Parcel WC #1, the following changes should be made: The building setback line on the north should be changed to 100 feet; and the building setback line on the south should be changed to 20 feet.

It should be pointed out that normally a 35-foot setback line would be required adjacent to the division lines between Parcels WC #1 and WC #2. However, in this instance, these parcels will not be separated by a dedicated public way and for all practical purposes, the division line between the two parcels is an imaginary line, inasmuch as it is the intent of the developers to construct the shopping center over this 40-foot easement with some type of mall or canopy arrangement which would connect the structures on Parcels WC #1 and WC#2. It is recommended that the normal 35-foot setback requirement be reduced to 20 feet which is half the distance of the 40-foot utility easement.

7. Under Parcel WC #2, the following changes should be made: The building setback line on the north should be changed from 40 feet to 20 feet; and the maximum height should be changed from 50 feet to 25 feet. This recommendation is made in view of the fact that the shopping center proposed uses as now being developed throughout Wichita rarely exceeds one story.

Page 4 - Case No. DP-9
August 5, 1965

8. It is recommended that the 40-foot east-west fire lane easement shown on the Development Plan should be deleted and should be changed to a 40-foot utility easement.
9. It is also recommended that it should also be noted on the Development Plan that the 5 to 8-foot wall which is to be provided adjacent to the unplatted tract on the east side of Parcel WC #2 and adjacent to the south line of the ingress and access drive should be reduced from 5 to 3 feet in height to 3 feet in height in the required front yard setback area of 25 feet.

Recommendation

The Planning Department recommends that the Development Plan be approved with the above underlined changes and with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190 of the Zoning Ordinance to promote well planned and well organized shopping centers. It is further recommended that, in addition to the above underlined changes as noted in the report, that the following two conditions also be attached:

1. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.

DP-9 - 173 NOTICES MAILED JULY 15, 1965, FOR AUGUST 5, 1965, MEETING

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

NOTICE TO ADJOINING PROPERTY OWNERS

JUL 15 1965

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on AUG 5 - 1965, at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

DP-9 - WESTLINK CENTER
Commercial Community Unit Plan

Beginning 50' S and 200' W of the NE corner of the NE $\frac{1}{4}$ of Section 20, T27S, Range 1 West of the 6th P.M.; thence W parallel to the N line of said NE $\frac{1}{4}$ 1268.5'; thence S at right angles 151.1' to the P.C. of a curve; thence SEly on a curve to the left having a radius of 448.71' and a deflection angle of 28^o45', 225.15' to the P.T. of said curve; thence SEly on a tangent to said curve, 1101.88' to the P.C. of a curve; thence SEly on a curve to the left having a radius of 201.7' and a deflection angle of 61^o37' a distance of 216.91' to the P.T. of said curve; thence E parallel to the S line of said NE $\frac{1}{4}$, 465.3' to a point 230' W of the E line of said NE $\frac{1}{4}$; thence N parallel to the E line of said NE $\frac{1}{4}$ 23'; thence E parallel to the S line of said NE $\frac{1}{4}$, 180' to a point 50' W of the E line of said NE $\frac{1}{4}$; thence N parallel to the E line of said NE $\frac{1}{4}$, 95'; thence W parallel to the S line of said NE $\frac{1}{4}$ 180'; thence N parallel to the E line of said NE $\frac{1}{4}$ 707.8', more or less, to the S line of the N $\frac{1}{2}$ of the N $\frac{1}{4}$ of said NE $\frac{1}{4}$; thence E on the S line of said N $\frac{1}{2}$ N $\frac{1}{4}$ NE $\frac{1}{4}$, 180' to a point 50' W of the E line of said NE $\frac{1}{4}$; thence N parallel to the east line of said NE $\frac{1}{4}$, 458.6' to a point 200' S of the N line of said NE $\frac{1}{4}$; thence W parallel to the N line of said NE $\frac{1}{4}$ 150'; thence N 150' to the point of beginning. Generally located at the southwest corner of Central and Tyler Road.

A copy of the Development Plan is one file in the office the Planning Department. You may feel free to review this plan if you so desire.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, C. Bickley Foster, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" - One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" - Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" - Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "B" - Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" - Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; motels under certain conditions; and all residential uses.
- "LC" - Light Commercial District
Permits all purely retail business conducted within an enclosed building; service stations; all residential and office uses.
- "C" - Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" - Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" - Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" - Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" - Mobile Home District
Permits mobile home parks and associated uses.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

NOTICE TO ADJOINING PROPERTY OWNERS

JUL 1 5 1965

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on AUG 5 - 1965, at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

DP-9 - WESTLINK CENTER
Commercial Community Unit Plan

Beginning 50' S and 200' W of the NE corner of the NE $\frac{1}{4}$ of Section 20, T27S, Range 1 West of the 6th P.M.; thence W parallel to the N line of said NE $\frac{1}{4}$ 1268.5'; thence S at right angles 151.1' to the P.C. of a curve; thence SEly on a curve to the left having a radius of 448.71' and a deflection angle of 28°45', 225.15' to the P.T. of said curve; thence SEly on a tangent to said curve, 1101.88' to the P.C. of a curve; thence SEly on a curve to the left having a radius of 201.7' and a deflection angle of 61°37' a distance of 216.91' to the P.T. of said curve; thence E parallel to the S line of said NE $\frac{1}{4}$, 465.3' to a point 230' W of the E line of said NE $\frac{1}{4}$; thence N parallel to the E line of said NE $\frac{1}{4}$ 23'; thence E parallel to the S line of said NE $\frac{1}{4}$, 180' to a point 50' W of the E line of said NE $\frac{1}{4}$; thence N parallel to the E line of said NE $\frac{1}{4}$, 95'; thence W parallel to the S line of said NE $\frac{1}{4}$ 180'; thence N parallel to the E line of said NE $\frac{1}{4}$ 707.8', more or less, to the S line of the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of said NE $\frac{1}{4}$; thence E on the S line of said N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$, 180' to a point 50' W of the E line of said NE $\frac{1}{4}$; thence N parallel to the east line of said NE $\frac{1}{4}$, 458.6' to a point 200' S of the N line of said NE $\frac{1}{4}$; thence W parallel to the N line of said NE $\frac{1}{4}$ 150'; thence N 150' to the point of beginning. Generally located at the southwest corner of Central and Tyler Road.

A copy of the Development Plan is one file in the office the Planning Department. You may feel free to review this plan if you so desire.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, C. Bickley Foster, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

T9-215

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" - One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" - Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" - Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "B" - Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" - Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; motels under certain conditions; and all residential uses.
- "LC" - Light Commercial District
Permits all purely retail business conducted within an enclosed building; service stations; all residential and office uses.
- "C" - Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" - Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" - Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" - Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" - Mobile Home District
Permits mobile home parks and associated uses.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

NOTICE TO ADJOINING PROPERTY OWNERS

JUL 15 1965

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on AUG 5 - 1965, at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

DP-9 - WESTLINK CENTER
Commercial Community Unit Plan

Beginning 50' S and 200' W of the NE corner of the NE $\frac{1}{4}$ of Section 20, T27S, Range 1 West of the 6th P.M.; thence W parallel to the N line of said NE $\frac{1}{4}$ 1268.5'; thence S at right angles 151.1' to the P.C. of a curve; thence SEly on a curve to the left having a radius of 448.71' and a deflection angle of 28 $^{\circ}$ 45', 225.15' to the P.T. of said curve; thence SEly on a tangent to said curve, 1101.88' to the P.C. of a curve; thence SEly on a curve to the left having a radius of 201.7' and a deflection angle of 61 $^{\circ}$ 37' a distance of 216.91' to the P.T. of said curve; thence E parallel to the S line of said NE $\frac{1}{4}$, 465.3' to a point 230' W of the E line of said NE $\frac{1}{4}$; thence N parallel to the E line of said NE $\frac{1}{4}$ 23'; thence E parallel to the S line of said NE $\frac{1}{4}$, 180' to a point 50' W of the E line of said NE $\frac{1}{4}$; thence N parallel to the E line of said NE $\frac{1}{4}$, 95'; thence W parallel to the S line of said NE $\frac{1}{4}$ 180'; thence N parallel to the E line of said NE $\frac{1}{4}$ 707.8', more or less, to the S line of the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of said NE $\frac{1}{4}$; thence E on the S line of said N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$, 180' to a point 50' W of the E line of said NE $\frac{1}{4}$; thence N parallel to the east line of said NE $\frac{1}{4}$, 458.6' to a point 200' S of the N line of said NE $\frac{1}{4}$; thence W parallel to the N line of said NE $\frac{1}{4}$ 150'; thence N 150' to the point of beginning. Generally located at the southwest corner of Central and Tyler Road.

A copy of the Development Plan is one file in the office the Planning Department. You may feel free to review this plan if you so desire.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, C. Bickley Foster, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" - One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" - Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" - Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "B" - Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" - Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; motels under certain conditions; and all residential uses.
- "IC" - Light Commercial District
Permits all purely retail business conducted within an enclosed building; service stations; all residential and office uses.
- "C" - Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" - Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" - Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" - Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" - Mobile Home District
Permits mobile home parks and associated uses.

FEAGINS *and* KIRSCH

ARCHITECTS ENGINEERS

301 LAURA WICHITA 11, KANSAS AMherst 2-0482

June 2, 1965

Mr. Jack H. Galbraith
Senior Planner
Metropolitan Area Planning Dept.
104 South Main St.
Wichita, Kansas



Subject: DP-9 - Westlink Center
Preliminary Development Plan

Dear Mr. Galbraith:

Attached hereto are twelve revised copies of the Development Plan with some of your suggested corrections.

All of your suggestions were incorporated into the plan with the exception of the following, which we will explain.

1. The opening to Tyler Road at the southeast corner of Parcel W. C. #2 cannot be deleted from the plan without destroying the effective planning of the center. The traffic flow to this area is restricted by the drainage channel on the west and the residential (unplatted area) on the east. It is imperative that the Parcel has access from the southeast in order to interest major tenants (Department stores) in negotiating leases for this area.

2. Our recent meeting with Flood Control representatives confirmed our reason for asking for a waiver of the 10' planting strip along the east side of the drainage channel. They will not permit a planting strip directly adjacent to their east easement line. An additional 15'-0" strip will be required if your suggestions are forced upon the owner. This will require additional acreage which will decrease the parking area.

It appears more logical to screen the service areas within the center itself as the owners agreed verbally. This can be a part of the requirements of the C.U.P.

Mr. Jack H. Gammath
June 2, 1965
Page 2

3. The 10'-0" wide planting strip along Central Avenue should be waived since it serves no useful function. The property, presently unplatted, on the north side of Central Avenue will eventually be zoned "LC".

4. The attached Plot Plan of the Proposed and Existing Shopping Center will explain the general plan configuration of structures and parking layout. The lease with Ward's is in final stages of negotiations depending on C.U.P. approval as shown. Parcels other than indicated will not be necessary.

5. The attached Plot Plan shows the approximate location of existing and proposed curb cuts. The owner feels that the number of curb cuts requested is not excessive in view of our request for access to parcel W.C. #2 from Tyler Road.

6. The height requirement for Parcel W.C. #1 was reduced to 35'-0" as you suggested. The height requirement for Parcel W.C. #2 is required for the Department Store tenant in the event he wishes to build three stories (class "A" store). A 50'-0" height maximum will be minimum in this case.

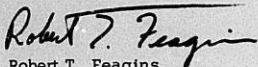
7. The bridge across the drainage channel is a matter that should be decided at a later date. It was mentioned for curb cut requirements only.

Jack, it is becoming increasingly difficult to understand the planning department's views on C.U.P. interpretation on matters that are primarily architectural in scope. Heights of buildings, setback lines, screening of adjacent entourage, number of approaches, traffic generation, etc. are dependent completely upon the design of the center itself. It is evident by several of the comments in your letter that you do not trust the judgment of the architect to determine such elements of design. If so, then perhaps the minimums set forth in the C.U.P. ordinance should be revised to accommodate the exact determinants for "well-planned and well organized commercial developments" which you have referred to so frequently.

You and your staff have our deepest gratitude for your sincere devotion to matters of good design and the general beautification of our city. At the same time, we are hoping that you consider the architectural profession proponents of the same high ideals. Please allow that we, too, do not think in terms of minimums without a reason.

Mr. Jack H. Galbraith
June 2, 1965
Page 3

Yours very truly,



Robert T. Feagins
Architect and Engineer

RTF: sc

Attachment

cc: Norman Bekemeyer
Vern N. Lambertz

FEAGINS *and* KIRSCH

ARCHITECTS ENGINEERS

301 LAURA WICHITA 11, KANSAS AMherst 2-0482

June 2, 1965

Mr. Jack H. Galbraith
Senior Planner
Metropolitan Area Planning Dept.
104 South Main St.
Wichita, Kansas

Subject: DP-9 - Westlink Center
Preliminary Development Plan

Dear Mr. Galbraith:

Attached hereto are twelve revised copies of the Development Plan with some of your suggested corrections.

All of your suggestions were incorporated into the plan with the exception of the following, which we will explain.

1. The opening to Tyler Road at the southeast corner of Parcel W. C. #2 cannot be deleted from the plan without destroying the effective planning of the center. The traffic flow to this area is restricted by the drainage channel on the west and the residential (unplatted area) on the east. It is imperative that the Parcel has access from the southeast in order to interest major tenants (Department stores) in negotiating leases for this area.

2. Our recent meeting with Flood Control representatives confirmed our reason for asking for a waiver of the 10' planting strip along the east side of the drainage channel. They will not permit a planting strip directly adjacent to their east easement line. An additional 15'-0" strip will be required if your suggestions are forced upon the owner. This will require additional acreage which will decrease the parking area.

It appears more logical to screen the service areas within the center itself as the owners agreed verbally. This can be a part of the requirements of the C. U. P.

ROBERT V. KIRSCH
ARCHITECT
ROBERT T. FEAGINS
ARCHITECT
PROFESSIONAL ENG.

A
I
A

Mr. Jack H. Galbraith
June 2, 1965
Page 2

3. The 10'-0" wide planting strip along Central Avenue should be waived since it serves no useful function. The property, presently unplatted, on the north side of Central Avenue will eventually be zoned "LC".

4. The attached Plot Plan of the Proposed and Existing Shopping Center will explain the general plan configuration of structures and parking layout. The lease with Ward's is in final stages of negotiations depending on C.U.P. approval as shown. Parcels other than indicated will not be necessary.

5. The attached Plot Plan shows the approximate location of existing and proposed curb cuts. The owner feels that the number of curb cuts requested is not excessive in view of our request for access to parcel W.C. #2 from Tyler Road.

6. The height requirement for Parcel W.C. #1 was reduced to 35'-0" as you suggested. The height requirement for Parcel W.C. #2 is required for the Department Store tenant in the event he wishes to build three stories (class "A" store). A 50'-0" height maximum will be minimum in this case.

7. The bridge across the drainage channel is a matter that should be decided at a later date. It was mentioned for curb cut requirements only.

Jack, it is becoming increasingly difficult to understand the planning department's views on C.U.P. interpretation on matters that are primarily architectural in scope. Heights of buildings, setback lines, screening of adjacent entourage, number of approaches, traffic generation, etc. are dependent completely upon the design of the center itself. It is evident by several of the comments in your letter that you do not trust the judgment of the architect to determine such elements of design. If so, then perhaps the minimums set forth in the C.U.P. ordinance should be revised to accommodate the exact determinants for "well-planned and well organized commercial developments" which you have referred to so frequently.

You and your staff have our deepest gratitude for your sincere devotion to matters of good design and the general beautification of our city. At the same time, we are hoping that you consider the architectural profession proponents of the same high ideals. Please allow that we, too, do not think in terms of minimums without a reason.

Mr. Jack H. Galbraith
June 2, 1965
Page 3

Yours very truly,

Robert T. Feagins

Robert T. Feagins
Architect and Engineer

RTF : sc

Attachment

cc : Norman Bekemeyer
Vern N. Lambertz

May 27, 1965

Mr. Robert T. Feagins
Feagins and Kirsch
301 Laura
Wichita 11, Kansas

Subject: DP-9 - Westlink Center Preliminary
Development Plan

Dear Mr. Feagins:

We have reviewed the Preliminary Development Plan which you submitted to this office relative to the Community Unit Plan Development for Westlink Center. Following are the comments relative to the various segments of the CUP as indicated in the proposed Preliminary Development Plan.

Zoning

Indicated on the enclosed marked copy of the Development Plan is the area now zoned "LC" and the area zoned "AA". Prior to the advertising of the CUP for public hearing, it will be necessary that you submit a zoning application for the area now zoned "AA". We recommend that the area zoned "AA" lying between existing residences at the southeast corner of the Development Plan be deleted from this Plan. This area will not be encouraged for an "LC" classification, nor will the staff recommend access through this area to Tyler Road. The closing date for the Planning Commission meeting of July 1, 1965, is June 2, 1965. If you intend to have the zoning and Community Unit Plan considered on that date, it will be necessary for you to submit an application to this office for a zoning change and Community Unit Plan, and the necessary ownership lists and filing fee. Enclosed are the necessary applications. It will also be necessary for you to submit twelve revised copies of the Development Plan with suggested

May 27, 1965

corrections so that the Plan can be forwarded to the Planning Commission for its review prior to the public hearing.

Building Setback Lines

The building setback lines which are proposed generally meet the requirements of the CUP Ordinance. However, it should be pointed out that the 35-foot setback from Tyler Road and Central will not be recommended for approval. As is indicated on the Plan, the existing structure now sets back 356 feet from Central and 131 feet from Tyler Road. It should also be pointed out that at the last meeting of the Planning Commission, the Commission did not approve a Community Unit Plan which indicated only the minimum setbacks. It is the opinion of the Planning Department that minimum setbacks on major streets is not in keeping with the intent and purpose of the Ordinance to promote well-planned and well-organized commercial developments. If the applicant's proposed uses, which are detached from the principal structure such as service stations, drive-in restaurants and drive-in banks, then the proper solution is to designate additional parcels indicating the required information and necessary setbacks. If additional service stations are proposed, then it is suggested that under General Provisions a statement be included to provide that canopies and gasoline pumps may extend into the required 35-foot setback a distance not to exceed 20 feet. Other setbacks should be shown as indicated on the enclosed Plan.

Screening

The Ordinance provides that a 5 to 8-foot solid or semi-solid wall be provided adjacent to the rear of the residences which front onto Tyler Road. This Plan does not indicate the required wall; however, the Plan does indicate a request for a conditional waiver. The Plan should indicate the wall on the west side of the property, as well as the waiver request, only until a building permit is issued on WC #2. No provisions have been made for a 10-foot planting area along the west and along Central Avenue. A request for a waiver of screening and landscaping is shown under General Provisions, but no other solution is shown on the layout to support such waiver requests. Since you have requested the waiver of both the wall and landscape requirements, the alternate solution must be submitted to show how the screening will be accomplished. If you intend to screen the area internally, then provisions must be made to screen the parking lot from all

May 27, 1965

adjacent "AA" zoned areas. This could be handled partially by a planting area adjacent to the fire lane easement with access points to the easement. Indicated in green on the enclosed copy of the Development Plan is the required 10-foot planting area.

Signs

In reviewing the Plan, we have found that no provisions have been made for signs of any type. We would suggest that you indicate the number of signs proposed along Tyler Road and Central Avenue. We recommend that advertising signs be planned only along Central and Tyler, and that signs be prohibited adjacent to Westlink Avenue. Advertising signs should be indicated as not to exceed 30 feet in height.

Fire Lane Easements

As we are concerned with the area extending to Tyler Road between the existing residences, we will not recommend that this area be approved as a part of this Community Unit Plan. Access to the shopping center, either as a fire lane easement or for vehicular traffic, should not be encouraged. We would recommend that the fire lane easement turn north and extend to the paved access road.

Provisions for bumper guards along the fire lane easement should be provided to ensure traffic control and to keep the easement open for a free flow of traffic for emergencies. The fire lane easement along the drainage channel leaves no provision for landscaped areas and indicates a traffic generator adjacent to the residential land with no screening provisions for lights.

Curb Cuts

The revised Plan should indicate existing curb cuts. It appears that four proposed curb cuts along Tyler Road, in addition to the existing curb cuts for the service station, as well as the paved access road, is excessive.

Height Limitations

You have not indicated any uses which will justify a proposed height of 55 feet. The proposed uses, as now being developed in shopping centers in Wichita, rarely exceed one story. We would appreciate a realistic height proposal, such as a maximum height of 35 feet.

May 27, 1965

Bridges

We have discussed the matter of a bridge across the drainage channel in line with Shade Avenue. It is the general consensus that the public at large should not be required to pay for the construction of such a bridge. If such a bridge is proposed, it should be constructed at the cost of the developer, and should be so stated on the Development Plan.

Uses

We suggest that detached uses, such as service stations and drive-in banks, be proposed in separate parcels with the minimum of 35-foot building setbacks so that maximum setbacks for the major center can be indicated from Central and Tyler Road.

These are most of the problems which we can foresee at this time as related to the Development Plan. I hope the comments which have been made will be beneficial to you in making changes on the Preliminary Development Plan. We feel that these problems need further discussion prior to the preparation of the Final Development Plan, and would appreciate an opportunity to discuss the Plan at your earliest convenience.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

Enclosure

cc: Mr. Vern Lambertz
323 West Murdock

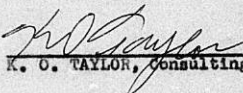
Mr. Norman Bekemeyer
3305 East Douglas

KENNETH O. TAYLOR
AMhers 4-4892 307½ Laura, Rm 203
WICHITA, KANSAS

June 14, 1965

DESCRIPTION OF COMMUNITY UNIT PLAN
WESTLINK CENTER
(WESTLINK SHOPPING CENTER)

Beginning 50 feet south and 200 feet west of the NE corner of the NE¼ of Section 20, T27S, R1W of the 6th P.M.; thence west parallel to the north line of said NE¼, 1268.5 feet; thence south at right angles, 151.1 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 448.71 feet and a deflection angle of 28° 45', 225.15 feet to the P.T. of said curve; thence southeasterly on a tangent to said curve, 1101.88 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 201.7 feet and a deflection angle of 61° 37' a distance of 216.91 feet to the P.T. of said curve; thence east parallel to the south line of said NE¼, 465.3 feet to a point 230 feet west of the east line of said NE¼; thence north parallel to the east line of said NE¼, 23 feet; thence east parallel to the south line of said NE¼, 130 feet to a point 50 feet west of the east line of said NE¼; thence north parallel to the east line of said NE¼, 95 feet; thence west parallel to the south line of said NE¼, 180 feet; thence north parallel to the east line of said NE¼, 707.8 feet, more or less, to the south line of the NE¼ of the NE¼ of said NE¼; thence east on the south line of said NE¼, 180 feet to a point 50 feet west of the east line of said NE¼; thence north parallel to the east line of said NE¼, 458.6 feet to a point 200 feet south of the north line of said NE¼; thence west parallel to the north line of said NE¼, 150 feet; thence north 150 feet to the point of beginning, containing 37.8 acres, more or less.


K. O. TAYLOR, Consulting Engineer

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant M & B Investment Company
Address 359 So. Hydraulic Phone Am 70291
Agent David Murray President
Address 359 So. Hydraulic Phone AM 70291
- b. Applicant Bill Mesker
Address 1300 Airport Road Phone Wh 33223
Agent Bill E Mesker
Address _____ Phone _____
- c. Applicant Rolling Hills Development Co. Inc.
Address 1300 Airport Road Phone Wh 33223
Agent Bill E. Mesker
Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on property zoned LG & AA and legally described as Lot(s) _____, Block(s) _____, Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

See Attached Legal Description

II.B There are 37.8 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 8929 West Central.

The general location is (use appropriate section) NE 20-27-1W

a. at the sw corner of Tyler Road
and Central Ave.; or

b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction
sheet explaining the method of submitting this application.
(we) realize that this application cannot be processed unless it
is completely filled in and accompanied by a current abstractor's
certificate as required in the instruction sheet.

M & S Investment Inc
David J. Murray
By Alman M. Baluyut By _____
Authorized Agent (if any) Authorized Agent (if any)

Rolling Hills Development Inc Bob E. Dushier
By Bob E. Dushier By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
11:40 a.m. (AM, PM) on June 21, 1965 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$200.⁰⁰.

Jack Halvord Name
Senior Planner Title

OWNERSHIP LIST

LOT	BLOCK	ADDITION	PROPERTY OWNER
1		Rolling Hills	✓ Karl K. Richardson Constance M. Richardson #2 Rolling Hill Dr.
2		"	✓ Richard S. Powelson Delma T. Powelson #4 Rolling Hills Dr.
3		"	✓ Velma Dowling #6 Rolling Hills Dr.
4		"	✓ Grover C. Jackson Lucille M. Jackson #8 Rolling Hills Dr.
5		"	✓ Edwin E. Chipman Mary A. Chipman #10 Rolling Hills Dr.
6		"	X Richard E. Persons Elaine J. Persons no address found <i>no address found</i>
7		"	✓ Robert E. Pollock Nancy H. Pollock #14 Rolling Hills Dr.
8		"	✓ Sam K. Parsons Monna K. Parsons #16 Rolling Hills Dr.
19		"	✓ Douglas E. Wegemer Miriam R. Wegemer #11 Rolling Hills Dr.
20		"	✓ Lloyd R. Johnson Patricia J. Johnson no address found <i>9 Rolling Hills</i>
21		"	✓ John P. Simon Bertha Simon #7 Rolling Hills Dr.
22 & W $\frac{1}{2}$ Wood Lane adj. on E		"	✓ Emerson E. Cain Tekla I. Cain #5 Rolling Hills Dr.
23 & E $\frac{1}{2}$ Wood Lane Adj. on W.		"	✓ Kenetta F. Shuey 338 S. Summitlawn
24		"	✓ Elizabeth Francis #1 Rolling Hills Dr.
1		Rolling Hills 2nd	✓ R. Bruce Foree Mildred N. Foree 316 N. Wood Lane
4		"	✓ Paul H. Whitton Helen M. Whitton 1318 S. Maize Rd.
2	B	Rolling Hills 3rd	✓ Ray N. Martin Naida C. Martin 364 N. Westfield

continued page 2

3	B	Rolling Hills 3rd	✓Maxine V. Head 400 N. Westfield
4	"	"	✓George H. Shuker Emma Shuker 420 N. Westfield
5	"	"	✓Harold V. Bauer <i>Harry S. Blidsoe</i> Betty Jo Bauer <i>440 Westfield</i> 1112 N. Armour
6	"	"	✓Ted Roberts Ruth Roberts 460 N. Westfield
7	"	"	✓Vanna Lewis 470 N. Westfield
8	"	"	✓Nancy Julia Fankhauser 483 Pamela
14	"	"	✓Richard A. Clark Patricia Ann Clark 447 Pamela
1		Replat of Part of Blk. B Rolling Hills 3rd	✓Roth R. Tucker Esther L. Tucker 479 Pamela
N 10' 2		"	"
S 70' 2		"	✓James R. Woodsmall Catherine M. Woodsmall 473 Pamela
N 45' 3		"	"
S 35' 3		"	✓Catha E. Harrell 467 Pamela
4		"	"
5		"	✓William D. Anderson Ruth M. Anderson 463 Pamela
6		"	✓William O. Long Betty L. Long 459 Pamela
7		"	✓Keith F. Saylor 432 S. Vassar
8		"	✓Willard L. Haney Berniece M. Haney 453 Pamela
9		"	✓Edward F. O'Brien Arlene R. O'Brien 441 Pamela
10		"	✓Gary P. Conklin Ellen F. Conklin 9820 W. 9th
11		"	✓Thomas J. Melton Joetta Melton 431 Pamela

continued page 3

12		Replat of Part of Blk. B Rolling Hills 3rd	✓ William E. Forshee Thomasine Forshee 9431 Shade
13		"	"
1	1	Rolling Hills 4th	/ International Paper Co. Inc. 901 S. West St.
2	"	"	"
3	"	"	"
4	"	"	/ Church of Jesus Christ of Latter Day Saints no address found <i>401 North Westlink</i>
5	"	"	✓ J. Walter Ross 9800 W. 2nd St.
6	"	"	/ James R. Nye Dorothy E. Nye 420 Pamela
1	2	"	X International Paper Co. Inc. 901 S. West St.
2	"	"	"
3	"	"	"
4	"	"	"
5	"	"	"
6	"	"	"
7	"	"	"
8	"	"	"
1	3	"	✓ Clinton E. O'Dell Twila J. O'Dell 3362 Riverdale
2	"	"	X International Paper Co. Inc. 901 S. West St.
3	"	"	"
4	"	"	"
5	"	"	"
6	"	"	/ Thomas W. Sanders Ramona Sue Sanders 357 N. Wood Lane
6	A	Rolling Hills 5th	/ James J. Fields Iona Fields 534 N. Westfield
7	"	"	/ Olyn E. Wilson Peggy R. Wilson 528 N. Westfield

continued page 4

8	A	Rolling Hills 5th	✓ Keith C. Moreland La Deen E. Moreland 520 N. Westfield
9	"	"	✓ Donald L. Boggs Margaret A. Boggs 516 N. Westfield
10	"	"	✓ Charles T. Saye Catherine Ann Saye 9400 Shade
11	"	"	✓ W. Herman Lambdin Bess Marie Lambdin 9326 Shade
12	"	"	✓ Kenneth K. Knapp Patricia K. Knapp 521 Pamela
13	"	"	✓ Esther M. Hildreth 531 Pamela
14	"	"	✓ Donald E. Lambdin Frances L. Lambdin 530 Pamela
15	"	"	✓ Clyde L. Hartter Diane L. Hartter 547 Pamela
16	"	"	✓ Thomas A. Mitchell Elinor Mitchell 9401 Hardtner
17	"	"	✓ Joe F. Sanford Ila Pauline Sanford 9421 Hardtner
18	"	"	✓ Richard Allen Bumgardner Rita M. Bumgardner 9429 Hardtner
1	B	"	✓ Frank A. Willms V. Maxine Willms 9325 Hardtner
2	"	"	✓ Les L. Holmes Carolyn M. Holmes 546 Pamela
3	"	"	✓ Harold J. Strunk Virginia A. Strunk 301 Putter Lane
4	"	"	✓ Herbert Harold Benck Joyce M. Benck 530 Pamela
5	"	"	✓ William R. Tucker Norma E. Tucker 9300 Shade
6	"	"	✓ Curtis L. Armour Catherine R. Armour 9228 Shade
7	"	"	

continued page 5

7	B	Rolling Hills 5th	✓ Bob Bekemeyer Geneva Bekemeyer 633 Trotter, <i>Maize, Kansas</i>
8	"	"	✓ Joseph W. Laughlin Delores J. Laughlin no address found <i>547 Peterson</i>
9	"	"	✓ Merlyn Eugene Taylor Rosalie Smith Taylor 9301 Hardtner
1	C	"	✓ James George Richter Nancy I. Richter 550 Peterson
2	"	"	✓ Ernest L. Evans Cora N. Evans 546 Peterson
3	"	"	✓ Douglas L. Ballard Marjorie L. Ballard 9200 Shade
4	"	"	✓ Thomas E. Curry Sally Jo Curry 9126 Shade
5	"	"	X Rolling Hills Dev. Inc. no address found
1	E	"	✓ Tom J. Castrisos Shirley B. Castrisos 9301 Shade
2	"	"	✓ Wallace French Dorothy J. French 500 Pamela
3	"	"	✓ Everett E. Stephens Jessie P. Stephens 484 Pamela
4	"	"	Dwaine A. Johnson Gayle Johnson X no address found <i>no address found</i>
5	"	"	✓ William K. Reeble Suzanne Eby Reeble 472 Pamela
6	"	"	✓ Joseph J. Gittrich E. Doris Gittrich 466 Pamela
7	"	"	✓ John F. Nutter Ruth J. Nutter 460 Pamela
8	"	"	✓ E. Eugene Lambdin Aylene K. Lambdin 454 Pamela
9	"	"	✓ Ernest W. Tajchman Hazel M. Tajchman 448 Pamela

continued page 6

10	E	Rolling Hills 5th	X D. Dean Mc Cormick Mary Helen Mc Cormick no address found <i>no address found</i>
11	"	"	✓ Billy E. Henline Cleta M. Henline 401 Peterson
12	"	"	✓ James H. Saunders Frances K. Saunders 427 Peterson
13	"	"	✓ Thomas R. Fry Anna J. Fry 435 Peterson
14	"	"	✓ Bekemeyer Const. Co. Inc. 3305 E. Douglas
15	"	"	✓ Victor A. McClanahan Patricia I. Mc Clanahan 451 Peterson
16	"	"	✓ Arthur F. Weismiller 459 Peterson
17	"	"	✓ R. L. Rogers Dorothy J. Rogers 465 Peterson
18	"	"	✓ Douglas G. Aitken Elizabeth Aitken 501 Peterson
19	"	"	✓ Murray Inc. 359 S. Hydraulic
20	"	"	✓ Lecel N. Elenburg Melba E. Elenburg 519 Peterson
1	F	"	✓ Orval R. Dill Lavis E. Dill 9201 Shade
2	"	"	✓ Eugene Merton Sire Lucille M. Sire 518 Peterson
3	"	"	✓ Dwayne V. Harsh Bonnie E. Harsh 510 Peterson
4	"	"	✓ Westwood Presbyterian Church Inc. 8007 Maple
5	"	"	✓ Clifford W Wolgamott Lola K. Wolgamott 466 Peterson
6	"	"	✓ Emerson Jack Dole Patricia J. Dole 458 Peterson
7	"	"	✓ Claude F. Kaskie Rosemary A. Kaskie 450 Peterson

continued page 7

8	F	Rolling Hills 5th	✓ Robert L. Taylor Kathryn M. Taylor 444 Peterson
NW 7' 9	"	"	"
9 exc NW 7'	"	"	X Elvin C. Meireis Elaine A. Meireis no address found <i>no address found</i>
NW 7' 10	"	"	"
10 exc NW 7'	"	"	✓ Delbert Otis Gilliland Nellie Irene Gilliland 430 Peterson
part 11	"	"	"
part 11	"	"	✓ Willard L. Haury Marjorie L. Haury 400 Peterson
12	"	"	"
13	"	"	X International Paper Co. Inc. 901 S. West St.
14	"	"	"
15	"	"	"
16	"	"	"
17	"	"	✓ Dale E. Greenlee Mary F. Greenlee 513 N. Westlink
18	"	"	✓ Ronald L. Dixon Elizabeth Sue Dixon 521 N. Westlink
19	"	"	X Kenneth E. Yoeman Alice J. Yoeman no address found <i>no address found</i>
20	"	"	Joseph Daney Bertha May Daney 9127 Shade
4		Rolling Hills 6th	✓ Wolham Dev. Inc. 2436 W. Douglas
5	"	"	"
6	"	"	"
7	"	"	"
8	"	"	✓ Willis H. Alexander Viola C. Alexander no address found <i>17450 Hardtner Co.</i>
9	"	"	✓ Felisa Galvan 320 N. Chautauqua
1	1	Rolling Hills 7th	X Nome Investments Inc. no address found <i>no address found</i>

continued page 8

W 750' S200' exc. W 450' Blk. 31	Westlink Village 2nd	✓ Wichita Properties Inc. 2903 E. Douglas
E 100' W 850' S 200' Blk 31	"	X Erie Dev. Co. no address found <i>no address found</i>
Beg. at NW cor. Blk 31 th NEly on N ln sd Blk. 300.38' th SEly at int. angle 87° 06' to pt 200' N of S ln Blk 31 th W parl. to S ln Blk 31 to pt. 150' E of W ln sd. Blk. 31, th S parl. W ln sd Blk. 50' th W parl S ln sd. Blk. 150' to W ln Blk. 31 th N on W ln sd. Blk. to beg.	"	X City of Wichita
W 450' of S 200' of Blk 31 exc. W 250'	"	✓ Pearl I. Wheeler Jack E. Wheeler 1423 Salina Marie H. Kottler Neil Kottler 830 N. Woodlawn Blvd. ✓ Kathryn S. Hiebert Theo A. Hiebert 12 English ✓ Margaret Ann Yourdon Forrest L. Yourdon 4700 E. 37th N
S 200' exc W 850' Blk 31	"	X Ampco Corporation no address found <i>no address found</i>
E 100' of W 850' of S 200' Blk 31	"	✓ Virgil D. Gilbert Esther M. Gilbert 3840 S. Hoover
part 3 32	"	✓ Walter E. Curtis Prudence L. Curtis 760 S. Westlink
part 3 "	"	✓ William G. Halls Carolyn Halls 752 S. Westlink
4 "	"	"
5 "	"	✓ Bonnie Jean Stancher 746 S. Westlink
N 18ft 6 "	"	"
6 exc NW 18' "	"	✓ Lonnie E. Rhodes Carol Rhodes no address found <i>740 N. Westlink</i>
SE 36' 7 "	"	"
S 18' 8 "	"	✓ Fred C. Gardner Nancy C. Gardner 6104 Oakwood
9 "	"	"
10 "	"	✓ Wichita Baptist Assn. of Churches Inc. no address found <i>720 N. Westlink</i>

continued page 9

11	32	Westlink Village 2nd	✓ Joe H. Boyersmith Mildred M. Boyersmith 739 Murray
S 25' 12	"	"	"
12 exc SEly 25'	"	"	✓ Coy J. Burge Jr. Marjorie C. Burge 745 Murray
13 exc NWly 25'	"	"	"
NW 25' 13	"	"	✓ Robert L. Foster Connie M. Foster 7333 Frazier Lane
14	"	"	"
15	"	"	✓ Harold Marvin Unruh Nelva R. Unruh 755 Murray Ave
part 16	"	"	"
16 exc. S 25' at rear & 12.89' at front	"	"	✓ Ray Hodge Betty Marlene Hodge 761 Murray
10	33	"	✓ George H. Peacock Barbara A. Peacock no address found 758 7 th Murray
11	"	"	✓ Kansas District Lutheran Church Missouri Synod no address found 76 Riv. S. St. Widiger 920 So. Main
NWly 6.5' 12	"	"	"
12 exc NWly 6.5'	"	"	✓ Carl Jaax 750 Murray
NWly 7' of 13	"	"	"
13 exc NWly 7'	"	"	✓ Carl A. Tate Betty J. Tate 2362 N. Volutsia
14	"	"	✓ Robert G. Witherspoon Delores May Witherspoon 9130 Murray Court
15	"	"	✓ William J. Hull Jr. Vera M. Hull no address found 913 Murray Ct
16	"	"	✓ Ronald F. Miner Jeannetta L. Miner 9120 Murray Court
17	"	"	✓ Alpha I. Goode 9115 Murray Court

continued page 10

18	33	Westlink Village 2nd	✓ John R. Youngman Elouise Youngman 9117 Murray Court
19	"	"	✓ Herbert E. Clinesmith R. Aileen Clinesmith 9123 Murray Court
20	"	"	X Wichita Baptist Assn. of Churches Inc no address found
21	"	"	"
22	"	"	"
23	"	"	"
24	"	"	✓ G. Gordon Dotzour
25	"	"	937 Peterson
26	"	"	"

Beg. 200' S & 40' W of the NE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, th, S parl. to the E line of said NE $\frac{1}{4}$, 428.6' to a point 30' N of the S line of the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of said NE $\frac{1}{4}$ th. W parl. to the S line of said N $\frac{1}{2}$ of N $\frac{1}{2}$ NE $\frac{1}{4}$ 710.08' to the point of curvature of a curve, th. SWly on a curve to the left having a radius of 421.36' and a deflection angle of 28°40', 210.82' to the point of tangency of said curve, th. SWly on a tangent to said curve 198.54', th. NWly at a right angle, 451.48' to the point of curvature of a curve, th. NEly on a curve to the right having a radius of 373.71' and a deflection angle of 28° 45' ,187.52' to the point of tangency of said curve, thence N on a tangent to said curve, 151.10' More or Less to a point 50' S of the N line of said NE $\frac{1}{4}$ thence E parl. to said N line of said NE $\frac{1}{4}$ 1193.5' to a oint 200' W of the E line of said NE $\frac{1}{4}$ th. S parl. to the E line of said NE $\frac{1}{4}$ 150', th. E parl. to the N line of said nE $\frac{1}{4}$ /to the point of Beg.

X M & B Investment Inc.
359 S. Hydraulic

160'
Beginning 30' N & 230' W of the SE corner of the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec 20-27-1W,, th. W 520.08' to the P.C. of a curve, th. SWly on a curve to the left having a radius of 421.36' and a deflection angle of 28° 40', a distance of 210.32' to the P.T. of said curve, thence SWly on a tangent to said curve, 198.54', th. SEly at right angles 650.4' to the P.C. of a curve, th. SEly and Easterly on a curve to the left having a radius of 126.7' and a deflection anlge of 61° 37' a distance of 136.25' to the P.T. of said curve, thence East parl. to the South lineof said NE $\frac{1}{4}$ to a point 230' W of the E line of said NE $\frac{1}{4}$ th. N Parl. to the said E line of said NE $\frac{1}{4}$ 781.8' More or Less to beg.

X M & B Investment Inc.
359 S. Hydraulic

continued page 11

Beg. 1173' N of the SE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W th. W 230' th. N 159' th. E 230' th. S 159' to the place of beginning, except the N 64'

X M & B Investment Inc.
359 S. Hydraulic

Beginnign at the E. line of Peterson Ave., and the Northerly line of Lot 1, Blk. C Rolling Hills 5th Add., th. NEly at right angles to said E line of said Peterson Ave., 231.6' to the N line of S $\frac{1}{2}$ of NE $\frac{1}{4}$ if NE $\frac{1}{4}$ of Sec. 20-27-1W, th. W on said N line 314.6' to the intersection of the N line of Hardtner Ave. as platted in said Rolling Hills 5th and the said N ln of said S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ th. SEly on the N ln of said Hardtner Ave. and the E line of said Peterson Ave to the point of beg.

Trustees of Bishop Vail Foundation
Topeka, Kansas

Beginnign 485' E of the SW corner of N $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 20-27-1W, th. E 748.9' th. NEly at an interior angle of 151°17' a distance of 78.4' th. NWly at right angles 254.3' to a point 400' S of the N line of said NE $\frac{1}{4}$ th. W parl. to the N ln of said NE $\frac{1}{4}$ 693.1' to a point 485' E of W line of said NE $\frac{1}{4}$ th. S 261.1' to the point of beg.

Trustees of Bishop Vail Foundation
Topeka, Kansas

Beg 637.5' N of SE corner NE $\frac{1}{4}$ Sec. 20-27-1W W 230' N 156.7' E 230' S to beg., E 40' for road

Shirley P. Gorsage
~~no address found~~
403 N. Tyler Rd.

Beg 794.02' N SE corner NE $\frac{1}{4}$ Sec. 20-27-1W W 230' N 94.7' E 230' S to beg Sec. 20, E 40 for road

Harry E. Martin
Helen L. Martin
~~no address found~~
415 N. Tyler Rd.
Victor R. Bales
Mary E. Bales
311 N Tyler Road

N 96.05' S 192.1' E 226.5' S 3/4 of NE $\frac{1}{4}$ Sec. 20-27-1W

Evangelical Lutheran Church Synod
in the Central States
~~no address found~~ to Rev. Juan
B. Mattern
425 N. Waco

Beg NW corner NE $\frac{1}{4}$ Sec. 20-27-1W, th. E 290' th. S 400' th. W 290' th. S 400' to beg.

Beg. 628.35' S of NE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W th. S 30' th. W 230' th. N 30' th. E 230' to beg.

X M & B Investment Inc.
359 S. Hydraulic

N 27.9' of S 220' of E 226.75' of the NE $\frac{1}{4}$ of Sec 20-27-1W

Bill E. Mesker
Doris Jean Mesker
33 Rolling Hills Dr.

N 200' E 200' NE $\frac{1}{4}$ Sec. 20-27-1W

X F M S M Corp.
~~no address found~~
~~no address found~~

Beg 495' N SE corner NE $\frac{1}{4}$ Sec. 20-27-1W W 230' N 142.5' E 230' S to beg.

Clement F. Clark Jr.
Elizabeth Clark
357 N. Tyler
Edward T. Neville
127 S. Fern

S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 16-27-1W exc part platted as Tyler Acres and exc DE 215-2 Kansas Dist Lutheran Church

The E 30 acres of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 17-27-1W

Sedgwick County
320 County Courthouse

Continued page 12

Description	Property Owner
Beginning 658.35' S. of the NE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence S. 124.7', thence E. 230', thence N. 124.7' to the place of beginning	✓ Skelly Oil Co., 911 E. Orme
Beginning 783.05' S. of the NE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence S. 94.7', thence E. 230', thence N. 94.7' to the place of beginning	✓ Gilbert F. Fox Rosann C. Fox 545 N. Tyler Road
Beginning 877.75' S. of the NE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence S. 94.7', thence E. 230', thence N. 94.7' to the place of beginning	✓ Elgin T. Rainer Alberta Inez Rainer 541 N. Tyler Road
Beginning 972.45' S. of the NE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence S. 94.7', thence E. 230', thence N. 94.7' to the place of beginning	✓ W. R. Overeem Jean E. Overeem 533 N. Tyler Road
Beginning 1067.15' S. of the NE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence S. 94.7', thence E. 230', thence N. 94.7' to the place of beginning	✓ Edward L. Staab Peggy Staab 531 N. Tyler Road
Beginning 1161.85' S. of the NE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence S. 82', thence E. 230', thence N. 82' to the place of beginning	✓ Woodrow W. Wise Constance K. Wise 529 N. Tyler Road
Beginning 1173' N of the SE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence N. 223.15', thence E. 230', thence S. to the place of beginning except the S. 95'	✓ Charles Garrett Craig 527 N. Tyler Road
Beginning 1173' N. of the SE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence S. 94.7', thence E. 230', thence N. to beginning	✓ Edward E. Boyles Wanda L. Boyles 1920 S. Estelle
Beginning 983.6' N. of the SE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence N. 94.7', thence E. 230', thence S. 94.7' to the place of beginning	✓ Jennings, Inc. 6621 E. Kellogg
Beginning 888.9' N. of the SE corner of the NE $\frac{1}{4}$ of Sec. 20-27-1W, thence W. 230', thence N. 94.7', thence E. 230', thence S. 94.7' to the place of beginning	✓ A. R. Littell Norma J. Littell 427 N. Tyler Road
Beg. at the NW corner of lot 1, Blk 2, in Rolling Hills 4th Add., thence N. 75', thence W and NW along the N line of Westlink Ave. as platted in Rolling Hills 4th Add. to the Southerly terminus of the East line of Westlink Avenue as platted in Westlink 5th Add., thence S. to the N line of Westlink Avenue as platted in Rolling Hills 4th Add., thence Southeasterly and Easterly along said N. line of Westlink Ave. to the place of beginning	✓ M. & B., Investment, Inc. 359 S. Hydraulic

Continued page 13

Description

Property Owner

Beginning at the NW corner of Lot 5, Blk C, in Rolling Hills 5th Add., thence Easterly along the N line of Lot 5, Block C, Rolling Hills 5th Addition and the extension of said N line of lot 5, to the intersection with the S. line of the $N\frac{1}{2}$ of the $N\frac{1}{2}$ of the $NE\frac{1}{4}$ of Sec. 20-27-1W, thence W. along said S line of $N\frac{1}{2}$ of $N\frac{1}{2}$ of $NE\frac{1}{4}$ of Sec. 20, to the intersection with the Northerly line of lot 1, Blk C, Rolling Hills 5th Addition as extended Easterly, thence Southeasterly along the said extended N line of lot 1, Blk C, Rolling Hills 5th Addition to the NE corner of lot 1, Blk C, in Rolling Hills 5th Addition, thence Southeasterly on the Easterly line of said lot 1, Block C, Rolling Hills 5th Add. to the place of beginning

M. & B. Investment, Inc..

The $N\frac{1}{2}$ of the $N\frac{1}{2}$ of the $NE\frac{1}{4}$ of Sec. 20-27-1W, except the W. 290' of the N. 400' thereof, and except that part lying E' of the following described line: Beginning 50' S. and 1396.5' W. of the NE corner of said $NE\frac{1}{4}$, thence S. 151.1', thence Southeasterly on a curve to the left having a radius of 373.71' and a deflection angle of $28^{\circ} 45'$, 187.52', thence Southeasterly on a tangent to said curve to the intersection with the S. line of the $N\frac{1}{2}$ of the $N\frac{1}{2}$ of said $NE\frac{1}{4}$; and except beginning 485' E. of the SW corner of the $N\frac{1}{2}$ of the $N\frac{1}{2}$ of the $NE\frac{1}{4}$ of said Sec. 20, th. E. 748.9', thence NEly at an interior angle of $151^{\circ} 17'$ a distance of 78.4', th. NWly at right angles 254.3' to a point 400' S. of the N line of said $NE\frac{1}{4}$, th. W. part to the N line of said $NE\frac{1}{4}$, 693.1' to a point 485' E. of the W. line of said $NE\frac{1}{4}$, th. S. 621.1' to the place of beginning, and except that part platted as Rolling Hills 6th Add. and except that part platted as Rolling Hills 7th Addition

Bill E. Mesker
Doris Jean Mesker
1300 Airport Road

The $NW\frac{1}{4}$ of Sec. 21-27-1W.

Catholic Diocese of Wichita.
445 N. Emporia

Beg. at the NW corner of the $S\frac{1}{2}$ $SW\frac{1}{4}$ Sec. 16 27-1W th. E 984.4' th. S at right angle 114° to P.C. of a curve to the right having a central angle of $18^{\circ} 46'$ and a radius of 721.78' th. alg. said curve a distance of 118.2' to pt. of tangency of sd. curve, th. continuing on the tangent of said curve 160' th. with angle to the right of 90° a distance of 137' More or Less to the intersection with a line 450' S of N line of said $S\frac{1}{2}$ $SW\frac{1}{4}$ 775' more or less to the W line of said $S\frac{1}{2}$ of $SW\frac{1}{4}$ thence N 450' to beg

Kansas District of Lutheran
Church Missouri Synod

continued page 14

9		Rolling Hills	✓ Ralph P. Lee Ruth B. Lee #18 Rolling Hills Dr.
18		"	✓ Nelle M. Eby 256 N. Topeka
1	B	Rolling Hills 3rd	✓ Robert H. Laurence Eunice R. Laurence 354 N. Westfield
5	A	Rolling Hills 5th	✓ Jack L. Cook Lillian E. Cook 9500 Tee Lane
19	"	"	✓ Donald R. Hammond Marilyn J. Hammond 9501 Hardtner
4		Replat of Blk D Rolling Hills 5th	✓ Wallace Jerome Jacobs Karen Ann Jacobs 533 N. Westfield
5	"	"	✗ J. Walter Ross 9800 W. 2nd
6	"	"	✓ Jimmie M. Shaults Patrcia E. Shaults 517 N. Westfield
7	"	"	✓ Louis G. Montre Lorna B. Montre 501 N. Westfield
1	32	Westlink Village 2nd	✓ E. H. Wood Jr. Patrcia J. Wood 768 N. Westlink
part 2	"	"	"
part 2	"	"	✗ Walter E. Curtis Prudence L. Curtis 760 S Westlink
17 exc N 30' at rear & N 26.11 at front	"	"	✗ Ray Hodge Betty Marlene Hodge 761 Murray Ave.
part 17 NWly of a ln beg pt on rear ln 30' fr SEly fr NWly corner & running NEly to pt in front ln 26.11' SEly fr NEly corner	"	"	✓ Everitt C. Glasse Nancy J. Glasse 767 Murray Ave.
18	"	"	"
1	33	"	✓ R. Wayne Toman Audrey F. Toman 9101 Delano
2	"	"	✓ Virgil Pugh Wilberta A. Pugh 9111 Delano
3	"	"	

continued page 15

3	33	Westlink Village 2nd	X Hubert B. Nay Helen E. Nay no address found <i>no address found</i>
4	"	"	✓ Lawrence E. Ford Bessie F. Ford 9127 Delano
5	"	"	✓ Samuel P. Richmond Alice M. Richmond 9135 Delano
6	"	"	✓ John H. Bruce Anna M. Bruce 9201 Delano
7	"	"	✓ Herbert C. Hawk Jr. Gloria B. Hawk 9215 Delano
8	"	"	William T. Gough Twila J. Gough 9225 Delano
9	"	"	Robert D. Carrithers Shirley E. Carrithers 762 Murray

We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners within a 1000 foot radius of the following described property:

Beginning 50 feet south and 200 feet west of the NE corner of the NE $\frac{1}{4}$ of Section 20, T27S, R1W of the 6th P.M.; thence west parallel to the north line of said NE $\frac{1}{4}$, 1260.5 feet; thence south at right angles, 151.1 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 448.71 feet and a deflection angle of 28° 45', 225.15 feet to the P.T. of said curve; thence southeasterly on a tangent to said curve, 1101.88 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 201.7 feet and a deflection angle of 61° 37' a distance of 216.91 feet to the P.T. of said curve; thence east parallel to the south line of said NE $\frac{1}{4}$, 465.3 feet to a point 230 feet west of the east line of said NE $\frac{1}{4}$; thence north parallel to the east line of said NE $\frac{1}{4}$, 23 feet; thence east parallel to the south line of said NE $\frac{1}{4}$, 130 feet to a point 50 feet west of the east line of said NE $\frac{1}{4}$; thence north parallel to the east line of said NE $\frac{1}{4}$, 180 feet; thence west parallel to the south line of said NE $\frac{1}{4}$, 95 feet; thence west parallel to the south line of said NE $\frac{1}{4}$, 180 feet; thence north parallel to the east line of said NE $\frac{1}{4}$, 707.8 feet, more or less, to the south line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said NE $\frac{1}{4}$; thence east on the south line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, 180 feet to a point 50 feet west of the east line of said NE $\frac{1}{4}$; thence north parallel to the east line of said NE $\frac{1}{4}$, 458.6 feet to a point 200 feet south of the north line of said NE $\frac{1}{4}$; thence west parallel to the north line of said NE $\frac{1}{4}$, 150 feet; thence north 150 feet to the point of beginning, containing 37.8 acres, more or less.
as shown by the deeds on file in the office of the Register of Deeds of Sedgwick County, Kansas on this 15th day of June, 1965 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

J. R. M. Wain
Vice-President

Order No. 125573

UNPLATTED

BRIDGE

12" DRAINAGE PIPE

CENTRAL AVE.

WATER MAIN

SEE NOTE #2 FOR WAIVER OF Bb C/P

PARCEL W.C. #4

This extension of the setback approved on 3/18/70 (See memo in file)

Note: Parcel #3 eliminated from the plan on 3/18/70

PARCEL W.C. #1

ASPHALTIC SURFACE

EDGE OF EXIST. SURF.

15" STORM SEWER

CONTINUOUS 10' PLANTING AREA EXCEPT FOR POINTS OF INGRESS AND EGRESS.

25' FIRE LANE & ACCESS EASEMENT

EXISTING

COMMERCIAL

140.5'

318'

80.3'

110'

60.2'

40'

EPISCOPAL CHURCH SITE

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

35.0'

60.0'

75.0'

SHADE AVE

ROLLING HILLS

FIFTH ADDITION

PETERSON AVE.

PARCEL W.C. #2

SEE NOTE #5 5'-0" MIN. H. WALL

30' FIRE LANE UTILITY & ACC EASEMENT

BUILDING SETBACK

CONTINUOUS 10' PLANTING AREA EXCEPT FOR POINTS OF INGRESS AND EGRESS.



NORTH SCALE 1" = 100'

ROLLING HILLS FOURTH ADD.

100'-LINE

BRIDGE

36" DRAINAGE PIPE

CENTRAL AVE.

WATER MAIN

SEE NOTE #2 FOR
NAIVER OF 86 CUP

ASPHALTIC SURFACE

EDGE OF EXIST. SURF.

15" STORM SEWER

111.5'

PARCEL
W.C. #4

This extension
of the setback
approved on 3/18/70
(See memo
in file)

Note: Parcel #3
eliminated from the plan on 3/18/70

PARCEL W.C. #1

CONTINUOUS 10' PLANTING
AREA EXCEPT FOR POINTS
OF INGRESS AND EGRESS.

28

30

EXISTING

COMMERCIAL

140.5'

315'

80.3'

110'

30'

40'

60.2'

20'

EPISCOPAL CHURCH SITE

135.0'

60.0'

25' FIRE LANE &
ACCESS EASEMENT

75.0'

100.0'

SHADE AVE

PETERSON AVE.

ROLLING HILLS

FIFTH ADDITION

8" SANITARY SEWER

6" WATER LINE

SEE NOTE
5'-0" MIN. H
WALL

30' FIRE LA
UTILITY & ACC
EASEMENT

PARCEL W.C. #2

BUILDING SETBACK L

CONTINUOUS 10' PLANTING
AREA EXCEPT FOR POINTS
OF INGRESS AND EGRESS.

28



NORTH

SCALE 1" = 100'

25'

60.0'

75.0'

100.0'

135.0'

395.0'

25'

60.0'

75.0'

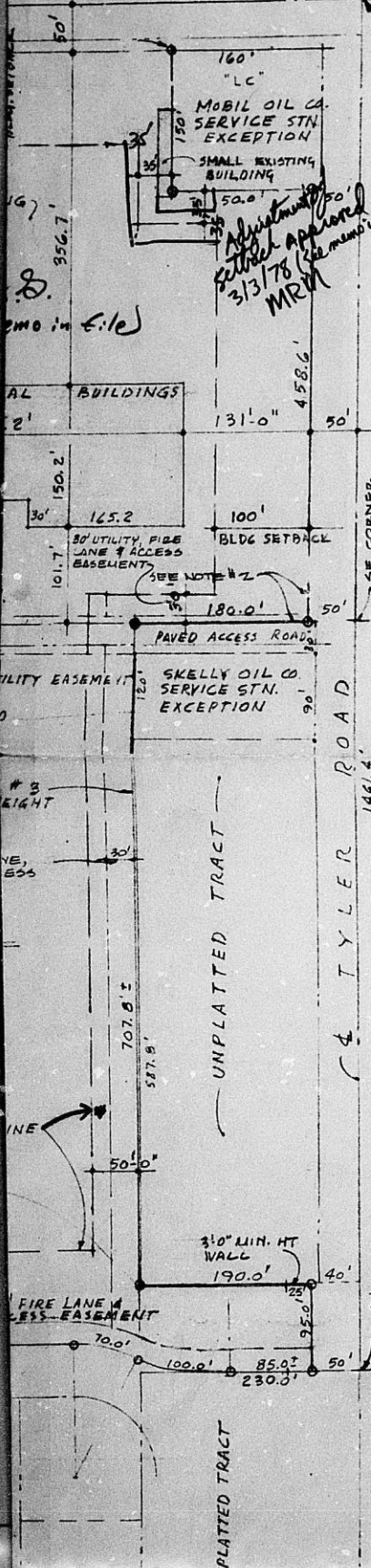
100.0'

135.0'

ROLLING HILLS FOURTH ADD.

WOOD-LANE

NE CORNER NE 1/4 20-27-1W



GENERAL PROVISIONS:

1. PROVIDE A MAXIMUM OF FIVE (5) CURB CUTS ALONG CENTRAL AVENUE, FOUR (4) ALONG TYLER ROAD AND ONE (1) IN LINE WITH SHADE AVENUE IN THE EVENT A BRIDGE IS CONSTRUCTED ACROSS THE DRAINAGE CHANNEL. BRIDGE CONST. TO BE AT DEVELOPER'S EXPENSE
2. WAIVER OF SCREENING AND LANDSCAPING REQUIREMENTS UNDER 3a. AND 3b. C.U.P. ALONG NORTH (CENTRAL AVE.), EAST (TYLER ROAD).
3. SCREENING IN ACCORDANCE WITH 3a C.U.P. CONDITIONALLY WAIVERED UNTIL A BUILDING PERMIT IS ISSUED FOR CONSTRUCTION OF PARCEL W.C. #2.
4. SIGNS ALONG CENTRAL AND TYLER ROAD SHALL NOT EXCEED 30' IN HEIGHT AND SHALL BE PLACED SO AS NOT TO PROJECT OVER ANY PUBLIC RIGHT-OF-WAY. NO SIGNS SHALL BE PERMITTED ADJACENT TO WESTLINK AVENUE AND ALONG THE INGRESS AND EGRESS AREA TO TYLER ROAD AT THE SOUTHEAST CORNER OF THE PLAN.

PARCEL W.C. #1

TOTAL AREA	756,750 #'
MAXIMUM LAND COVERAGE (30%)	227,025 #'
APPROX. GROSS FLOOR AREA	454,050 #'
BUILDING SETBACK LINE (NORTH)	100 FEET
BUILDING SETBACK LINE (EAST)	100 FEET
BUILDING SETBACK LINE (SOUTH)	20 FEET
BUILDING SETBACK LINE (WEST)	100 FEET
MAXIMUM HEIGHT	35 FEET
PARKING RATIO AS REQUIRED UNDER "LC" ZONING.	
PROPOSED USES: SHOPPING CENTER W/ VARIOUS RETAIL BUSINESSES, PROFESSIONAL OFFICES, DRIVE-IN BANK, ETC.	

PARCEL W.C. #2

TOTAL AREA	570,300 #'
MAXIMUM LAND COVERAGE (30%)	171,090 #'
APPROX. GROSS FLOOR AREA	250,000 #'
BUILDING SETBACK LINE (NORTH)	20 FEET
BUILDING SETBACK LINE (EAST)	35 FEET
BUILDING SETBACK LINE (SOUTH)	100 FEET
BUILDING SETBACK LINE (WEST)	100 FEET
MAXIMUM HEIGHT	35 FEET
PARKING RATIO AS REQUIRED UNDER "LC" ZONING.	
PROPOSED USES: SHOPPING CENTER, PROFESSIONAL OFFICES, ETC.	

PARCEL W.C. #3

TOTAL AREA	30,000 #'
MAXIMUM LAND COVERAGE (30%)	9,000 #'
APPROX. GROSS FLOOR AREA	18,000 #'
BUILDING SETBACK LINE (NORTH)	35 FEET
BUILDING SETBACK LINE (EAST)	0 FEET
BUILDING SETBACK LINE (SOUTH)	0 FEET
BUILDING SETBACK LINE (WEST)	0 FEET
MAXIMUM HEIGHT	35 FEET
PARKING RATIO AS REQUIRED UNDER "LC" ZONING.	
PROPOSED USE: DRIVE-IN BANK	

PARCEL W.C. #4

TOTAL AREA	27,000 #'
MAXIMUM LAND COVERAGE (30%)	8,100 #'
APPROX. GROSS FLOOR AREA	16,200 #'
BUILDING SETBACK LINE (NORTH)	35 FEET
BUILDING SETBACK LINE (EAST)	0 FEET
BUILDING SETBACK LINE (SOUTH)	0 FEET
BUILDING SETBACK LINE (WEST)	35 FEET
MAXIMUM HEIGHT	35 FEET
PARKING RATIO AS REQUIRED UNDER "LC" ZONING.	
PROPOSED USE: ONE OF THE FOLLOWING, EITHER A SERVICE STATION, DRIVE-IN RESTAURANT, LIQUOR STORE, ETC.; SHALL NOT EXTEND INTO THE 35-FOOT SETBACK AREA MORE THAN 20 FEET.	

GROSS LAND AREA 1,392,050 #'
 MAXIMUM LAND COVERAGE BY BLDGS. 410,335 #'
 TOTAL ACRES 31.95

*Final Development Plan
 Submitted 1-19-66 as approved
 by Planning Comm. on 8-5-65*

**COMMUNITY UNIT PLAN
 FOR
 WESTLINK CENTER**

AN ADDITION TO WICHITA, KANSAS
 SEDGWICK COUNTY, KANSAS
 (FINAL DEVELOPMENT PLAN)

DP-9 1847 P.C. 6.1

A - A

ROBERT V. KIRSCH ARCHITECT

ROBERT T. FEAGINS ARCHITECT

KIRSCH

ENGINEERS

WICHITA 11, KANSAS
 2-0-482

FEAGINS

ARCHITECTS

301 LAURA WICHITA 11, KANSAS
 AMHERST 2-0-482

**OFFICE COPY
 DO NOT REMOVE**

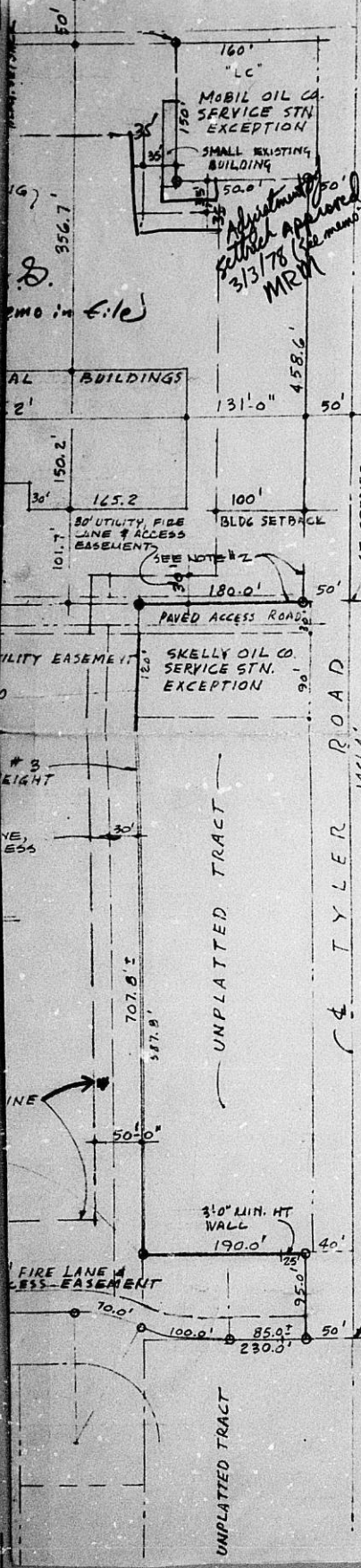
DP-9

REVISED 6-2-65

DRAWN BY

DATE 11-18-65

APPROVED CUP
 MADC
 BCC
 11-18-65
 JOB NO. 11-18-65
 None required



- GENERAL PROVISIONS:**
1. PROVIDE A MAXIMUM OF FIVE (5) CURB CUTS ALONG CENTRAL AVENUE, FOUR (4) ALONG TYLER ROAD AND ONE (1) IN LINE WITH SHADE AVENUE IN THE EVENT A BRIDGE IS CONSTRUCTED ACROSS THE DRAINAGE CHANNEL. BRIDGE CONST. TO BE AT DEVELOPER'S EXPENSE
 2. WAIVER OF SCREENING AND LANDSCAPING REQUIREMENTS UNDER 2a. AND 2b. C.U.P. ALONG NORTH (CENTRAL AVE.), EAST (TYLER ROAD).
 3. SCREENING IN ACCORDANCE WITH 2a C.U.P. CONDITIONALLY WAIVERED UNTIL A BUILDING PERMIT IS ISSUED FOR CONSTRUCTION OF PARCEL W.C. #2.
 4. SIGNS ALONG CENTRAL AND TYLER ROAD SHALL NOT EXCEED 30' IN HEIGHT AND SHALL BE PLACED SO AS NOT TO PROJECT OVER ANY PUBLIC RIGHT-OF-WAY. NO SIGNS SHALL BE PERMITTED ADJACENT TO WESTLINK AVENUE AND ALONG THE INGRESS AND EGRESS ADJACENT TO TYLER ROAD AT THE SOUTHEAST CORNER OF THE PLAN.

PARCEL W.C. #1

TOTAL AREA	756,750 #'
MAXIMUM LAND COVERAGE (30%)	227,025 #'
APPROX. GROSS FLOOR AREA	454,050 #'
BUILDING SETBACK LINE (NORTH)	100 FEET
BUILDING SETBACK LINE (EAST)	100 FEET
BUILDING SETBACK LINE (SOUTH)	20 FEET
BUILDING SETBACK LINE (WEST)	100 FEET
MAXIMUM HEIGHT	35 FEET
PARKING RATIO AS REQUIRED UNDER "LC" ZONING.	
PROPOSED USES: SHOPPING CENTER, VARIED RETAIL BUSINESSES, PROFESSIONAL OFFICES, DRIVE-IN BANK, ETC.	

PARCEL W.C. #2

TOTAL AREA	578,500 #'
MAXIMUM LAND COVERAGE (30%)	172,230 #'
APPROX. GROSS FLOOR AREA	250,000 #'
BUILDING SETBACK LINE (NORTH)	20 FEET
BUILDING SETBACK LINE (EAST)	35 FEET
BUILDING SETBACK LINE (SOUTH)	100 FEET
BUILDING SETBACK LINE (WEST)	100 FEET
MAXIMUM HEIGHT	35 FEET
PARKING RATIO AS REQUIRED UNDER "LC" ZONING.	
PROPOSED USES: SHOPPING CENTER, PROFESSIONAL OFFICES, ETC.	

PARCEL W.C. #3

TOTAL AREA	30,000 #'
MAXIMUM LAND COVERAGE (30%)	9,000 #'
APPROX. GROSS FLOOR AREA	18,000 #'
BUILDING SETBACK LINE (NORTH)	35 FEET
BUILDING SETBACK LINE (EAST)	0 FEET
BUILDING SETBACK LINE (SOUTH)	0 FEET
BUILDING SETBACK LINE (WEST)	0 FEET
MAXIMUM HEIGHT	35 FEET
PARKING RATIO AS REQUIRED UNDER "LC" ZONING.	
PROPOSED USE: DRIVE-IN BANK	

PARCEL W.C. #4

TOTAL AREA	27,000 #'
MAXIMUM LAND COVERAGE (30%)	8,100 #'
APPROX. GROSS FLOOR AREA	16,200 #'
BUILDING SETBACK LINE (NORTH)	35 FEET
BUILDING SETBACK LINE (EAST)	0 FEET
BUILDING SETBACK LINE (SOUTH)	0 FEET
BUILDING SETBACK LINE (WEST)	35 FEET
MAXIMUM HEIGHT	35 FEET
PARKING RATIO AS REQUIRED UNDER "LC" ZONING.	
PROPOSED USE: ONE OF THE FOLLOWING, EITHER A SERVICE STATION, DRIVE-IN RESTAURANT, LIQUOR STORE, ETC.	
PROJECTIONS INTO THE 35-FOOT SETBACK AREA SUCH AS CANOPIES, GASOLINE PUMPS, ETC., SHALL NOT EXTEND INTO THE 35-FOOT SETBACK AREA MORE THAN 20 FEET.	

GROSS LAND AREA	1,392,050 #'
MAXIMUM LAND COVERAGE BY BLDGS.	410,355 #'
TOTAL ACREAGE	31.95

Final Development Plan
 Submitted 1-19-66 as approved
 by Planning Comm. on 8-5-65

COMMUNITY UNIT PLAN
 FOR
WESTLINK CENTER

AN ADDITION TO WICHITA
 SEDGWICK COUNTY, KANSAS
 (FINAL DEVELOPMENT PLAN)

DP-9 1967
 P.C.
 B.I.

ROBERT V. KIRSCH
 ARCHITECT

ROBERT T. PEAGINS
 ARCHITECT
 PROFESSIONAL ENG.

KIRSCH
 ENGINEERS

PEAGINS
 ARCHITECTS

OFFICE COPY
 DO NOT REMOVE

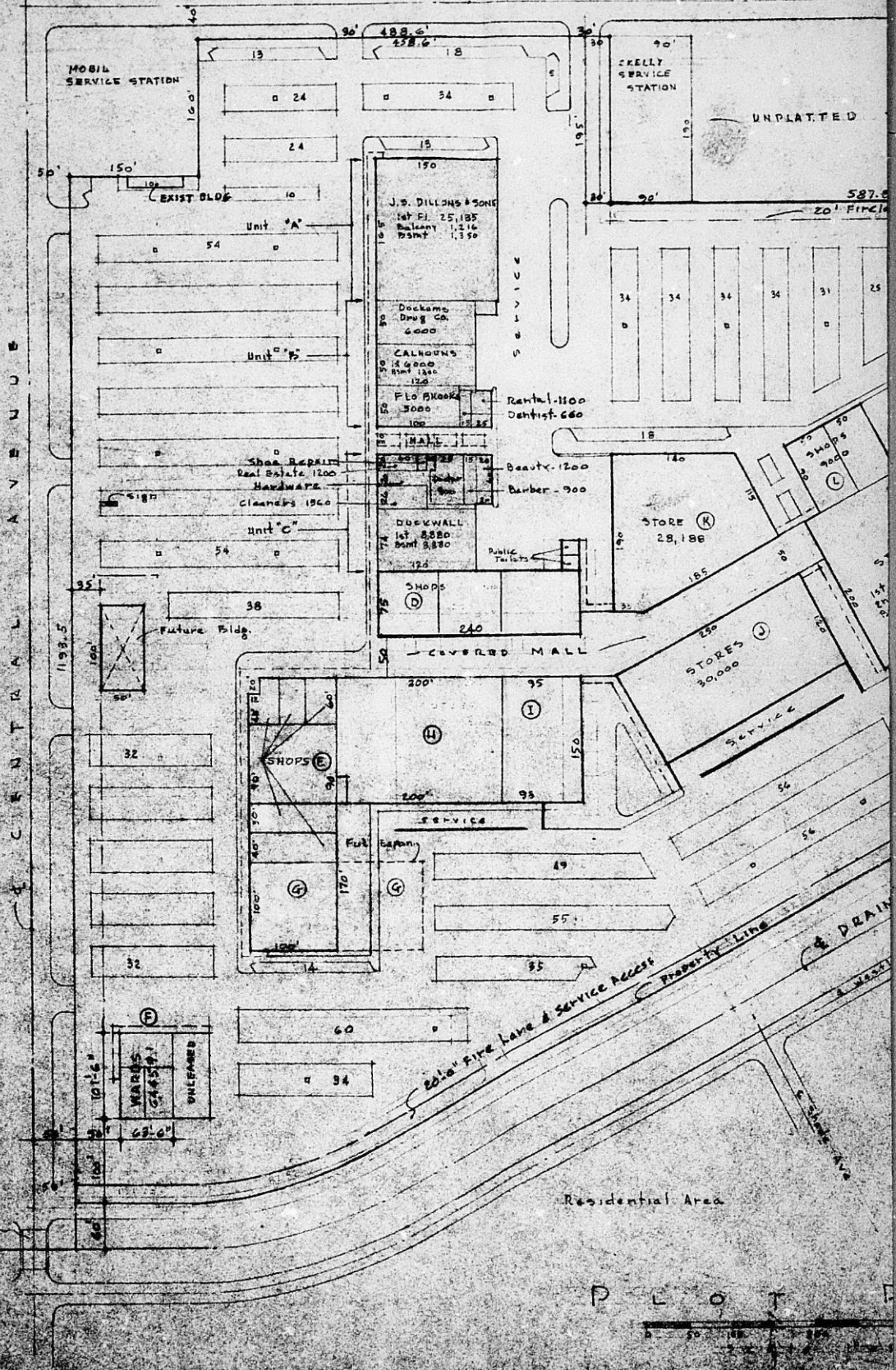
DP-9

REVISED	DIRECT
6-2-65	
DRAWN BY	
APPROVED BY	
DATE	
10/15/65	
JOB NO.	

APPROVED CUP

MAP
 BCC

None required

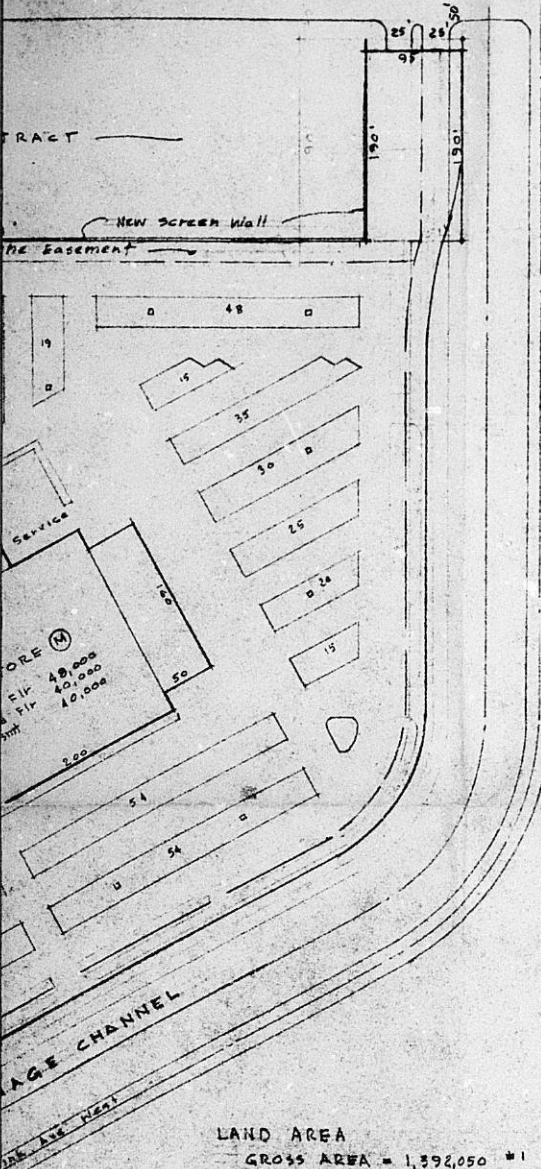


P L O T



A D

A I A



LEGAL DESCRIPTION

Starting Point of Legal Description
 1393.5' West of Center line of Tyler
 Road & 50.0' South of The Center
 Line of Central Avenue.
 From The Starting Point East 1,193.5',
 South 150.0', East 160.0', South 488.6',
 West 190.0', South 612.0', East 190.0',
 South 160.0', West 196.0', North 51.0',
 West 464.0' R=126.7' Δ=61°57' 136.25',
 North NorthEast 1,101.88', R373.71
 Δ=28°45' 187.52', North 151.10'

Residential Area

ORE (M)
 Fir 40,000
 Fir 40,000
 Fir 40,000

DRAINAGE CHANNEL
 ONE WAY STREET

LAND AREA
 GROSS AREA = 1,392,050 sq. ft.
 = 32 ± Acres

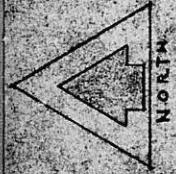
PARKING
 TOTAL NUMBER OF CARS = 2,500 ±

*Building Location Plan
 June 3, 1965*

WESTLINK SHOPPING CENTER
 WICHITA, KANSAS

FEAGINS and KIRSCH
 ARCHITECTS ENGINEERS
 501 LAURA WICHITA 11, KANSAS
 AMHERST 2, 0482

OWNER: WESTLINK SHOPPING
 CENTER, INC.



Existing Construction - Units A, B & C (78,971' Gross Area)

Unit D - 18,000 sq. ft.
 Unit E - 22,000 sq. ft.
 Unit F - 11,165 sq. ft.
 Unit G - 16,000 sq. ft.
 Unit H - 20,000 sq. ft.
 Unit I - 14,250 sq. ft.

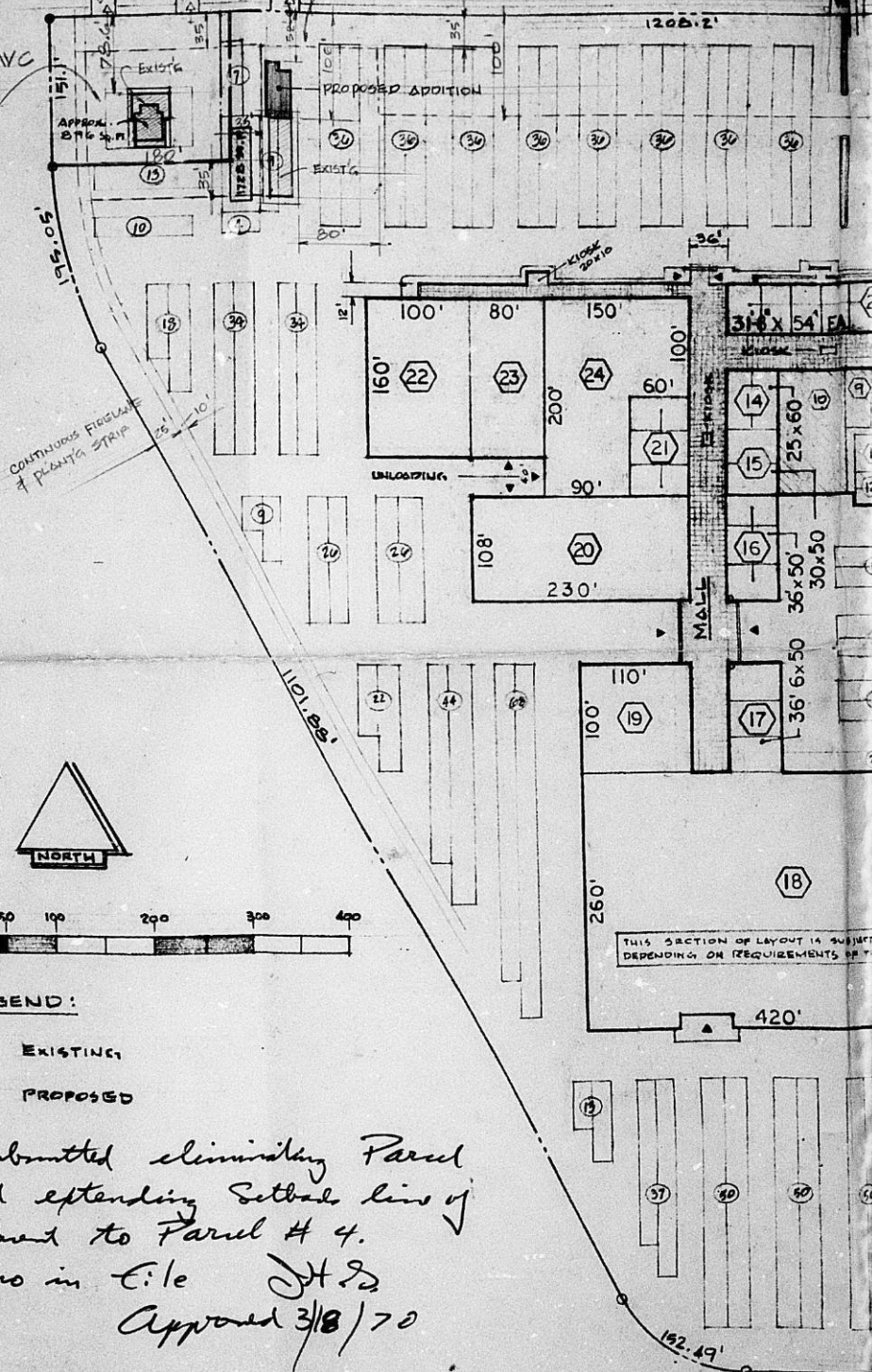
RENTAL AGENT
 L.N. "VERN" LAMBERTZ CO.
 PHONE AN-36987 323 MURDOCK WICHITA, KANS.

REVISED	5-25-65
DRAWN BY	
CHECKED BY	
DATE	1-24-64
SCALE	5/8"

CENTRAL AVENUE (WEST)

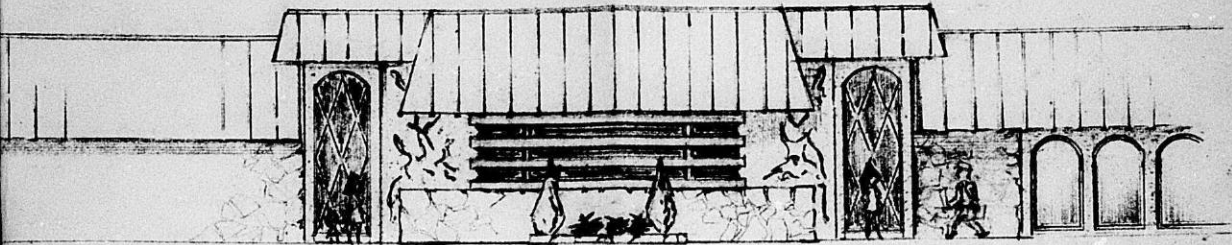
REQUESTED CHANGE IN SET BACK FROM 100'

PARCEL VC # 4



LEGEND:
 [Hatched Box] EXISTING
 [Empty Box] PROPOSED

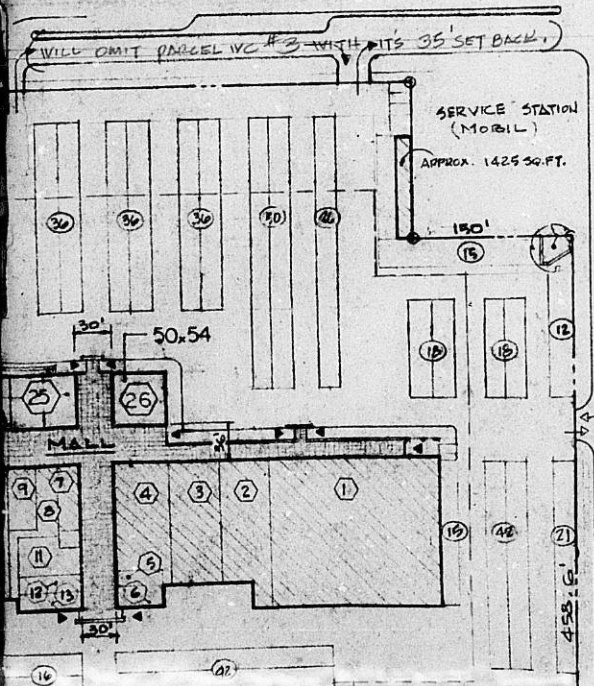
Plan submitted eliminating Parcel # 3 and extending setback line of 35' adjacent to Parcel # 4.
 See Memo in file JH 22
 Approved 3/18/70



NORTH ENTRANCE ELEVATION



ELEVATION STRIP



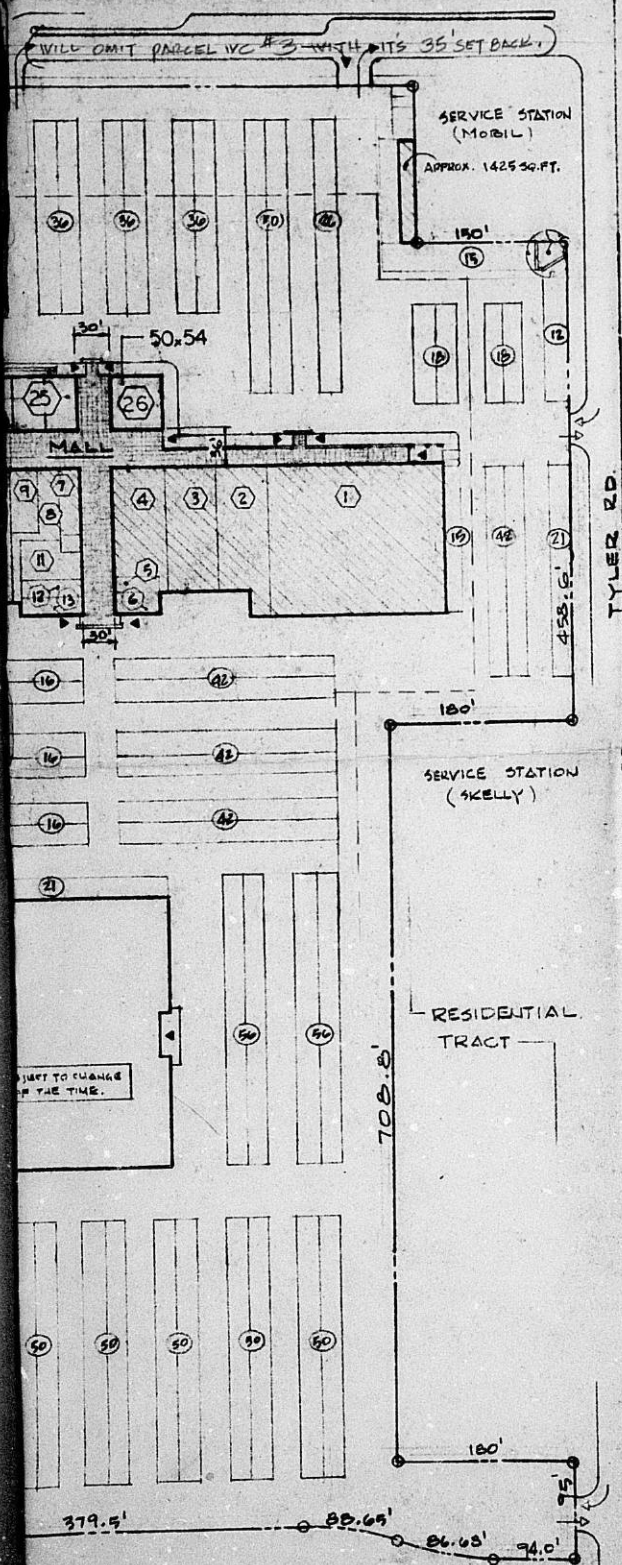
MARK	SIZE		- TENANTS -
	SQ. FT.	DIMENSION	
1	25,125	150x165	J S DILLONS
2	6,000	50x120	DOCKUMS DRUGS
3	6,000	50x120	CALHOUNS
4	5,000	50x100	BROOKS
5	660	15x44	DENTIST
6	1,100	25x44	DENTIST
7	1200	20x60	SHOP
8	1,100		W.L. GARDEN & SUPPLY
9	1,560	26x50	COWBOY CLEANERS
10	8,880	74x120	DUCKWALLS
11	900	15x60	DOCTOR
12	900	15x60	BARBER SHOP
13	1200	20x60	BEAUTY SHOP
14	1500 EA	25x60	
15	1500 EA	30x50	
16	1800	36x50	

PHASE NO 1 - EXISTING

PHASE NO 2

TYLER RD.

ELEVATION STRIP



MARK	SIZE		TENANTS
	SQ. FT.	DIMENSION	
1	25,125	150x165	J S DILLONS
2	6,000	50x120	DOCKUMS DRUGS
3	6,000	50x120	CALHOUNS
4	5,000	50x100	BROOKS
5	660	15x44	DENTIST
6	1,100	25x44	DENTIST
7	1,200	20x60	SHOP
8	1,100		W.L. GARDEN & SUPPLY
9	1,560	26x50	COWBOY CLEANERS
10	8,880	74x120	DUCKWALLS
11	900	15x60	DOCTOR
12	900	15x60	BARBER SHOP
13	1,200	20x60	BEAUTY SHOP
14	1,500 EA	25x60	
15	1,500 EA	30x50	
16	1,800	36x50	
17	1,833	36x6x50	
18	109,200	420x260	
19	11,000	100x110	
20	24,840	230x108	
21	2,000	33-4 x 60	
22	14,800	100x148	
23	10,360	70x148	
24	24,000	150x100 90x100	
25	1,710	31-8x54	
26	2,500	50x54	
Ⓟ	1628 CAR	PARKING	

REVISED LAYOUT - THIS REVISION SUPERSEDES ALL OTHERS DATED BEFORE FEB. 2, 1970 REV.

PLOT PLAN

LEGAL DESCRIPTION
SURVEYED & PLATTED AS,
WESTLINK CENTER
VICTORIA BERG. CO. KANSAS

M & B INVESTMENT INC.
RENTAL AGENT - VERN H. LAMBERTZ
VICTORIA, KANSAS