

DR 74-13 - Amendment to Urban  
Renewal North Industrial Plan  
(Inclusion of Bridgeport)

ACTION

DATE

COMMITTEE

M.A.P.C.

*Approved in 4-25-74  
Conformance with plan*

B.C.C./B. CO. C. *Adopted Resolution 5-7-74*

EXCERPT FROM PLANNING COMMISSION MINUTES OF APRIL 25, 1974:

29. DR 74-13 - Amendment to the Urban Renewal North Industrial Area Plan (inclusion of Bridgeport).

GALBRAITH reviewed the following staff report which had been submitted to the Commissioners prior to this meeting:

At the meeting of April 16, 1974, the City Commission referred an amended urban renewal plan for the Bridgeport area to the MAPC for review as to its conformity to the adopted Comprehensive Plan. The City Commission has asked that this be returned to them for public hearing on May 7, 1974.

The Planning Commission has previously approved the Urban Renewal's NDP (Neighborhood Development Program), as a part of their annual work program. This included the acquisition and clearance of the residential area known as Bridgeport, lying south of 37th Street North and between Broadway and I-35W. This area is currently a mixed residential, commercial and industrial use, with predominant residential usage. The entire area is zoned heavy industrial and is indicated in the Land Use Plan for industrial development.

Copies of the map with the expanded boundary of the North Wichita Industrial Area Urban Renewal Project and a copy of the Urban Renewal Plan are enclosed.

We have reviewed all the maps submitted by the agency and find that they are in conformance with the plan, and it is my recommendation that the Planning Commission find that the plan amendments conform to the adopted Comprehensive Plan, and adopt the attached resolution.

HILL commented that he was in favor of this amendment inasmuch as it is in conformance with the Comprehensive Plan. No one spoke concerning this matter.

MOTION: That the following resolution be adopted and the Vice Chairman and Secretary be authorized to execute the resolution on behalf of the Commission:

R E S O L U T I O N

A RESOLUTION FINDING THE NORTH WICHITA INDUSTRIAL AREA AMENDED URBAN RENEWAL PLAN, KANSAS R-21, IN CONFORMITY TO THE GENERAL PLAN FOR THE CITY OF WICHITA AS A WHOLE.

WHEREAS, in accordance with the provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the North Wichita Industrial

Area Amended Urban Renewal Plan, dated April 10, 1974, to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendation respecting said amended Urban Renewal Plan, as to its conformity with the general plan for the development of the municipality as a whole; and

WHEREAS, the Comprehensive Plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, that it is hereby found and determined that the Amended Plan, Kansas R-21, for the project area, conforms to the said Comprehensive Plan of the locality.

ADOPTED at Wichita, Kansas, this 25th day of April, 1974.

SS/ Harlan Kamen  
Harlan Kamen, Vice Chairman  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

ATTEST:

SS/Robert A. Lakin  
Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

(SEAL)

Hill moved, Hopper seconded and it carried  
unanimously. (Blakey, Gardenhire, Hennessy,  
and Taylor absent.)

-----

EXCERPT FROM PLANNING COMMISSION MINUTES OF APRIL 25, 1974:

29. DR 74-13 - Amendment to the Urban Renewal North Industrial Area Plan (inclusion of Bridgeport).

GALBRAITH reviewed the following staff report which had been submitted to the Commissioners prior to this meeting:

At the meeting of April 16, 1974, the City Commission referred an amended urban renewal plan for the Bridgeport area to the MAPC for review as to its conformity to the adopted Comprehensive Plan. The City Commission has asked that this be returned to them for public hearing on May 7, 1974.

The Planning Commission has previously approved the Urban Renewal's NDP (Neighborhood Development Program), as a part of their annual work program. This included the acquisition and clearance of the residential area known as Bridgeport, lying south of 37th Street North and between Broadway and I-35W. This area is currently a mixed residential, commercial and industrial use, with predominant residential usage. The entire area is zoned heavy industrial and is indicated in the Land Use Plan for industrial development.

Copies of the map with the expanded boundary of the North Wichita Industrial Area Urban Renewal Project and a copy of the Urban Renewal Plan are enclosed.

We have reviewed all the maps submitted by the agency and find that they are in conformance with the plan, and it is my recommendation that the Planning Commission find that the plan amendments conform to the adopted Comprehensive Plan, and adopt the attached resolution.

HILL commented that he was in favor of this amendment inasmuch as it is in conformance with the Comprehensive Plan. No one spoke concerning this matter.

MOTION: That the following resolution be adopted and the Vice Chairman and Secretary be authorized to execute the resolution on behalf of the Commission:

R E S O L U T I O N

A RESOLUTION FINDING THE NORTH WICHITA INDUSTRIAL AREA AMENDED URBAN RENEWAL PLAN, KANSAS R-21, IN CONFORMITY TO THE GENERAL PLAN FOR THE CITY OF WICHITA AS A WHOLE.

WHEREAS, in accordance with the provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the North Wichita Industrial

Area Amended Urban Renewal Plan, dated April 10, 1974, to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendation respecting said amended Urban Renewal Plan, as to its conformity with the general plan for the development of the municipality as a whole; and

WHEREAS, the Comprehensive Plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, that it is hereby found and determined that the Amended Plan, Kansas R-21, for the project area, conforms to the said Comprehensive Plan of the locality.

ADOPTED at Wichita, Kansas, this 25th day of April, 1974.

SS/ Harlen Kamen  
Harlan Kamen, Vice Chairman  
Wichita-Sedgwick County Metropolitan Area Planning Commission

ATTEST:

SS/Robert A. Lakin  
Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metropolitan Area Planning Commission

(SEAL)

Hill moved, Hopper seconded and it carried unanimously. (Blakey, Gardenhire, Hennessy, and Taylor absent.)

-----

EXCERPT FROM PLANNING COMMISSION MINUTES OF APRIL 25, 1974:

29. DR 74-13 - Amendment to the Urban Renewal North Industrial Area Plan (inclusion of Bridgeport).

GALBRAITH reviewed the following staff report which had been submitted to the Commissioners prior to this meeting:

At the meeting of April 16, 1974, the City Commission referred an amended urban renewal plan for the Bridgeport area to the MAPC for review as to its conformity to the adopted Comprehensive Plan. The City Commission has asked that this be returned to them for public hearing on May 7, 1974.

The Planning Commission has previously approved the Urban Renewal's NDP (Neighborhood Development Program), as a part of their annual work program. This included the acquisition and clearance of the residential area known as Bridgeport, lying south of 37th Street North and between Broadway and I-35W. This area is currently a mixed residential, commercial and industrial use, with predominant residential usage. The entire area is zoned heavy industrial and is indicated in the Land Use Plan for industrial development.

Copies of the map with the expanded boundary of the North Wichita Industrial Area Urban Renewal Project and a copy of the Urban Renewal Plan are enclosed.

We have reviewed all the maps submitted by the agency and find that they are in conformance with the plan, and it is my recommendation that the Planning Commission find that the plan amendments conform to the adopted Comprehensive Plan, and adopt the attached resolution.

HILL commented that he was in favor of this amendment inasmuch as it is in conformance with the Comprehensive Plan. No one spoke concerning this matter.

MOTION: That the following resolution be adopted and the Vice Chairman and Secretary be authorized to execute the resolution on behalf of the Commission:

R E S O L U T I O N

A RESOLUTION FINDING THE NORTH WICHITA INDUSTRIAL AREA AMENDED URBAN RENEWAL PLAN, KANSAS R-21, IN CONFORMITY TO THE GENERAL PLAN FOR THE CITY OF WICHITA AS A WHOLE.

WHEREAS, in accordance with the provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the North Wichita Industrial

Area Amended Urban Renewal Plan, dated April 10, 1974, to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendation respecting said amended Urban Renewal Plan, as to its conformity with the general plan for the development of the municipality as a whole; and

WHEREAS, the Comprehensive Plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, that it is hereby found and determined that the Amended Plan, Kansas R-21, for the project area, conforms to the said Comprehensive Plan of the locality.

ADOPTED at Wichita, Kansas, this 25th day of April, 1974.

SS/ Harlen Kamen  
Harlan Kamen, Vice Chairman  
Wichita-Sedgwick County Metropolitan Area Planning Commission

ATTEST:

SS/Robert A. Lakin  
Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metropolitan Area Planning Commission

(SEAL)

Hill moved, Hopper seconded and it carried unanimously. (Blakey, Gardenhire, Hennessy, and Taylor absent.)

-----

RE: AGENDA ITEM NO.

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

April 18, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

*RAL & JLD*

SUBJECT DR 74-13 - Amended Urban Renewal Plan -  
North Wichita Industrial Area (Bridgeport)

At the meeting of April 16, 1974, the City Commission referred an amended urban renewal plan for the Bridgeport area to the MAPC for review as to its conformity to the adopted Comprehensive Plan. The City Commission has asked that this be returned to them for public hearing on May 7, 1974.

The Planning Commission has previously approved the Urban Renewal's NDP (Neighborhood Development Program), as a part of their annual work program. This included the acquisition and clearance of the residential area known as Bridgeport, lying south of 37th Street North and between Broadway and I-35W. This area is currently a mixed residential, commercial and industrial use, with predominant residential usage. The entire area is zoned heavy industrial and is indicated in the Land Use Plan for industrial development.

Copies of the map with the expanded boundary of the North Wichita Industrial Area Urban Renewal Project and a copy of the Urban Renewal Plan are enclosed.

We have reviewed all the maps submitted by the Agency and find that they are in conformance with the plan, and it is my recommendation that the Planning Commission find that the plan amendments conform to the adopted Comprehensive Plan, and adopt the attached resolution.

RAL:ber

Attachment

cc: Kenneth Kitchen, Executive Director  
Wichita Urban Renewal Agency

WICHITA-~~SEDGWICK COUNTY~~ **AGEND? ITEM NO.**

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

April 18, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

*RAL & JAS*

SUBJECT DR 74-13 - Amended Urban Renewal Plan -  
North Wichita Industrial Area (Bridgeport)

At the meeting of April 16, 1974, the City Commission referred an amended urban renewal plan for the Bridgeport area to the MAPC for review as to its conformity to the adopted Comprehensive Plan. The City Commission has asked that this be returned to them for public hearing on May 7, 1974.

The Planning Commission has previously approved the Urban Renewal's NDP (Neighborhood Development Program), as a part of their annual work program. This included the acquisition and clearance of the residential area known as Bridgeport, lying south of 37th Street North and between Broadway and I-35W. This area is currently a mixed residential, commercial and industrial use, with predominant residential usage. The entire area is zoned heavy industrial and is indicated in the Land Use Plan for industrial development.

Copies of the map with the expanded boundary of the North Wichita Industrial Area Urban Renewal Project and a copy of the Urban Renewal Plan are enclosed.

We have reviewed all the maps submitted by the Agency and find that they are in conformance with the plan, and it is my recommendation that the Planning Commission find that the plan amendments conform to the adopted Comprehensive Plan, and adopt the attached resolution.

RAL:ber

Attachment

cc: Kenneth Kitchen, Executive Director  
Wichita Urban Renewal Agency

WICHITA-SEDCWICK COUNTY METROPLAN ITEM NO.

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 18, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

*RAJ. & JLD*

SUBJECT DR 74-13 - Amended Urban Renewal Plan -  
North Wichita Industrial Area (Bridgeport)

At the meeting of April 16, 1974, the City Commission referred an amended urban renewal plan for the Bridgeport area to the MAPC for review as to its conformity to the adopted Comprehensive Plan. The City Commission has asked that this be returned to them for public hearing on May 7, 1974.

The Planning Commission has previously approved the Urban Renewal's NDP (Neighborhood Development Program), as a part of their annual work program. This included the acquisition and clearance of the residential area known as Bridgeport, lying south of 37th Street North and between Broadway and I-35W. This area is currently a mixed residential, commercial and industrial use, with predominant residential usage. The entire area is zoned heavy industrial and is indicated in the Land Use Plan for industrial development.

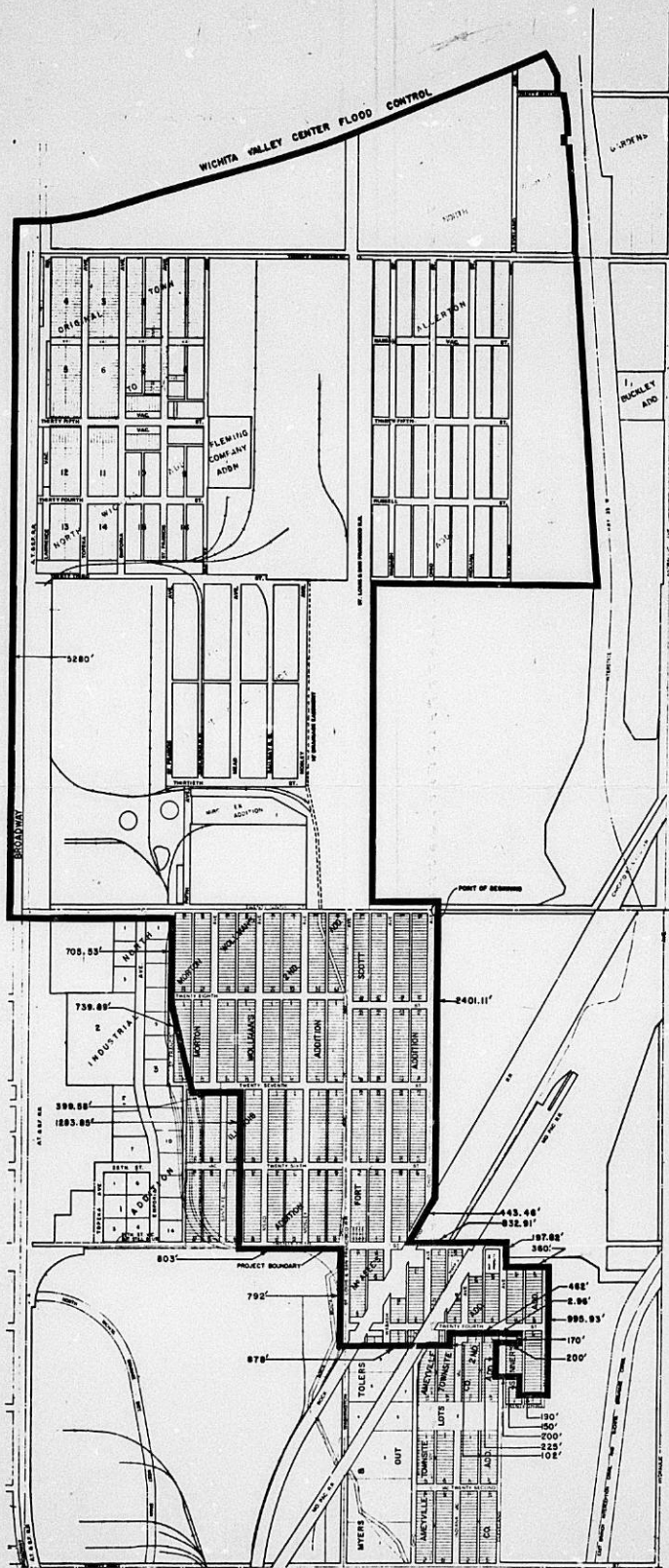
Copies of the map with the expanded boundary of the North Wichita Industrial Area Urban Renewal Project and a copy of the Urban Renewal Plan are enclosed.

We have reviewed all the maps submitted by the Agency and find that they are in conformance with the plan, and it is my recommendation that the Planning Commission find that the plan amendments conform to the adopted Comprehensive Plan, and adopt the attached resolution.

RAL:ber

Attachment

cc: Kenneth Kitchen, Executive Director  
Wichita Urban Renewal Agency



**BOUNDARY MAP**  
**NORTH INDUSTRIAL PARK**

URBAN REVENUE AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA

Prepared by GEO. MEYER & SONS CORPORATION, CONSULTERS IN PLANNING, SURVEYING AND DEVELOPMENT

RE-AGENDA ITEM NO. 29

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 18, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

RAL:ber JHS

SUBJECT DR 74-13 - Amended Urban Renewal Plan -  
North Wichita Industrial Area (Bridgeport)

At the meeting of April 16, 1974, the City Commission referred an amended urban renewal plan for the Bridgeport area to the MAPC for review as to its conformity to the adopted Comprehensive Plan. The City Commission has asked that this be returned to them for public hearing on May 7, 1974.

The Planning Commission has previously approved the Urban Renewal's NDP (Neighborhood Development Program), as a part of their annual work program. This included the acquisition and clearance of the residential area known as Bridgeport, lying south of 37th Street North and between Broadway and I-35W. This area is currently a mixed residential, commercial and industrial use, with predominant residential usage. The entire area is zoned heavy industrial and is indicated in the Land Use Plan for industrial development.

Copies of the map with the expanded boundary of the North Wichita Industrial Area Urban Renewal Project and a copy of the Urban Renewal Plan are enclosed.

We have reviewed all the maps submitted by the Agency and find that they are in conformance with the plan, and it is my recommendation that the Planning Commission find that the plan amendments conform to the adopted Comprehensive Plan, and adopt the attached resolution.

RAL:ber

Attachment

cc: Kenneth Kitchen, Executive Director  
Wichita Urban Renewal Agency

URBAN RENEWAL PLAN  
FOR  
NORTH INDUSTRIAL PARK URBAN RENEWAL PROJECT  
WICHITA, KANSAS

Project No. Kans. R-21

AMENDED: April 10, 1974

URBAN RENEWAL PLAN  
FOR  
NORTH INDUSTRIAL PARK RENEWAL PROJECT  
WICHITA, KANSAS

Project No. Kans. R-21

PART A. TABLE OF CONTENTS

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area  
Exhibit: Boundary Map
2. The Urban Renewal Plan Objectives
3. Types of Proposed Renewal Actions

PART C. LAND USE PLAN

1. Land Use Map  
Exhibit: Land Use Plan Map
2. Land Use Provisions and Building Requirements

PART D. PROJECT PROPOSALS

1. Land Acquisition  
Exhibit: Acquisition Map
2. Redeveloper's Obligations
3. Underground Utility Lines

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

I. Boundaries of Urban Renewal Area

The NORTH INDUSTRIAL PARK URBAN RENEWAL PROJECT situated in the City of Wichita, County of Sedgwick, State of Kansas, is described as follows:

BEGINNING at a point which is the intersection of the north line of 29th Street North and the east line of Ohio Street;

THENCE south along the east line of Ohio Street, 2,401.11 feet, to the northwesterly line of the existing Chicago-Rock Island & Pacific Railroad right-of-way;

THENCE southwesterly along said right-of-way line, 443.46 feet, to the center line of 25th Street North;

THENCE east along said line 832.91 feet to the center line of Cleveland Avenue;

THENCE south along said line, 197.82 feet, to the westerly projection of the north line of Lots 82 and 81, respectively, Skinner's Addition;

THENCE east along said north line of Lots 82 and 81, Skinner's Addition, and projections thereof, 360 feet, to the center line of Mathewson Avenue;

THENCE south along said line, 995.93 feet, to the easterly projection of the south line of Lot 9, Skinner's Addition;

THENCE west along said south line of Lot 9, Skinner's Addition, and projections thereof, 190 feet, to the west line of the north-south alley between Mathewson and Cleveland Avenues;

THENCE north along said line, 150 feet, to the south line of Lot 22, Skinner's Addition;

THENCE west along said line and projection thereof, 200 feet, to the west line of Cleveland Avenue;

THENCE north along said line, 225 feet, to the north line of Lot 38, Skinner's Addition, and westerly projection thereof;

THENCE east along said line, 200 feet, to the west line of the north-south alley between Mathewson Avenue and Cleveland Avenue;

THENCE north along said line, 125 feet, to the south line of 24th Street North;

THENCE west along said line, 170 feet, to the center line of Cleveland Avenue;

THENCE north along said line 2.96 feet, to the south line of 24th Street North, as platted west of Cleveland Avenue;

THENCE west along said line, 462.23 feet, to the east line of the north-south alley immediately east of Lot 7, Ameyville Townsite Company 2nd Addition;

THENCE south along said line, 102 feet, to the south line of Lots 7 and 5, projected, Ameyville Townsite Company 2nd Addition;

THENCE west along said line and westerly projection thereof (said line also being a line 102 feet south of and parallel to the south line of 24th Street North), 878 feet, to the west line of Washington Avenue;

THENCE north along said line, 792 feet, to the center line of 25th Street North;

THENCE west along said line, 803.5 feet, to the west line of the north-south alley west of Mead Avenue;

THENCE north along said line 1,283.85 feet, to the south line of 27th Street North;

THENCE west along said line, 399.58 feet, to the southerly projection of a straight line from the southwest corner of Lot 1 on St. Francis Avenue, to the southwest corner of Lot 54 on Santa Fe Avenue Morton Woolman's Addition;

THENCE northerly along said line, 739.89 feet, to the said southwest corner of Lot 1, St. Francis Avenue, in Morton Woolman's Addition;

THENCE north along the east line of St. Francis Avenue, 705.53 feet, to the south line of 29th Street North as projected from the west;

THENCE west along said south line of 29th Street North to its intersection with the westerly line of Broadway (U.S. 81);

THENCE northerly along said west line of Broadway approximately one (1) mile to the south right-of-way line of the Wichita-Valley Center Flood Control;

THENCE east and northeasterly along the southerly right-of-way line of the Wichita Valley Center Flood Control to its intersection with the westerly right-of-way line of Interstate Highway 35-W;

THENCE southeasterly along the westerly right-of-way line of Interstate Highway 35-W to the south line of 33rd Street North;

THENCE west along said south line of 33rd Street North to its intersection with the east right-of-way line of the St. Louis & San Francisco Railroad;

THENCE south along said east right-of-way line of the St. Louis & San Francisco Railroad to the north line of 29th Street North;

THENCE east along said north line of 29th Street North to its intersection with the east line of Ohio Avenue, as extended north, being the point of beginning.

2. Urban Renewal Plan Objectives

The Objectives of the Urban Renewal Plan are:

- to eliminate the deplorable conditions in the North Industrial Park Project
- to eliminate substandard buildings
- to eliminate blighting influences
- to provide land for needed public facilities
- to remove impediments to land disposition and development
- to achieve a change in land use by the removal of the nonconforming residential uses from an environment naturally suited for heavy industry

3. Types of Proposed Renewal Action

The North Industrial Park consists of an undesirable mix of residential and industrial uses. Most of the residential structures are in poor or dilapidated condition. All residential uses, as well as other parcels required to eliminate impediments to land disposition and development, will be acquired. Right-of-way will be dedicated where necessary to provide for major and collector streets, as well as minor access streets required to serve the project.

In the portion of the project south of 29th Street North, the existing street and subdivision pattern will be vacated and a new plat, in keeping with objectives of this Plan, will be filed. In the remainder of the project area, a combination of replatting and retaining the old street and platting patterns will be undertaken. Streets, curbs and gutters, sidewalks, sanitary sewers, storm drainage, water distribution and street lighting facilities, as necessary, will be installed in the project area in connection with the undertaking of this Plan.

PART C. LAND USE PLAN

1. Land Use Map

The map entitled Land Use Plan indicates the proposed land use and street pattern for the project area. Utility and access easements are also indicated on the Land Use Plan Map.

2. Land Use Provisions and Building Requirements

- a. Land Use shall be as indicated on the Land Use Plan Map. The land use shall be exclusively industrial, which shall include heavy and light industry, commercial and warehousing development. Residential uses are specifically excluded from the Project Area. Necessary public supporting uses shall be permitted.
- b. In addition to other conditions and requirements of this Urban Renewal Plan, the following regulations, controls or restrictions shall be imposed on all real property acquired in connection with the Project.
- (1) General. The real property covered hereunder shall be subject to these conditions, covenants, restrictions, reservations and easements to insure its best use and most appropriate development and improvement; to preserve, so far as practicable, the natural beauty of such property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to insure the highest and best development of said property; to encourage and secure the erection of attractive structures thereon; to secure and maintain proper setbacks from streets, and adequate free space between structures; and, in general, to provide adequately for a high type and quality of improvement in said property.
- (2) Procedure. No improvement shall be undertaken for which plans and specifications have not been submitted to, and approved in writing by, the Urban Renewal Agency as to conformity and harmony with the objectives of this Urban Renewal Plan. Should the Urban Renewal Agency fail to approve or disapprove such plans and specifications within thirty (30) days after said plans and specifications have been submitted to it, this requirement will be deemed to have been fully complied with. If construction or alteration of original improvements or any subsequent additional improvements are begun in violation of this Urban Renewal Plan, and no suit to enjoin the erection, establishment or alteration of such improvements has been commenced prior to completion thereof, this restriction will be deemed to have been fully complied with.

(3) Objectives of Minimum Standards. The minimum standards set forth here are designed to:

- (a) Promote the orderly development of the Project into an efficient industrial subdivision conducive to a stable investment.
- (b) Minimize the emission of smoke, sound, vibration, odor from individual industries, which would be detrimental to the Project or to other industries located within it.
- (c) Provide standards for building site design and to minimize conflict between the operations of individual industries within the Project.
- (d) Make the area an attractive and desirable place in which to work.
- (e) Provide an equitable means of evaluating redevelopment proposals.

(4) Performance Standards. No industrial or commercial establishment may be located, constructed, operated or maintained within the Project Area unless the same shall conform to each of the following standards:

- (a) No emission shall be permitted at any point, from any chimney or otherwise, of visible gray smoke of a shade equal to or darker than No. 2 on the Power's Micro-Ringlemann Chart, published by the McGraw-Hill Publishing Company, except that the visible gray smoke of a shade equal to No. 2 on said chart may be emitted for four (4) minutes in any thirty (30) minutes.

No emission shall be permitted which is injurious to human health, or to animals, vegetation or other forms of property, or which can cause soiling of any object at or beyond the boundaries of the building site. This requirement will not take precedence over later, more restrictive requirements passed by an Agency with more than local jurisdiction.

- (b) The level of continuing or recurring objectionable noise produced by operations other than construction conducted on any building site shall be controlled so that it shall not exceed at the boundaries of the building site the noise level of vehicular traffic which may occur on major streets within the Project; provided, however, that this level may be exceeded by occasional intermittent peaks.
- (c) The level of continuing or recurring vibration produced by operations conducted on any building site shall be controlled by insulation, suspension or other means so that at the boundaries of the building site there shall be no evidence of continuing ground vibration detectable without the use of instruments.

- (d) Odor resulting from operations conducted on any building site shall be controlled so that it is not offensive beyond the boundaries of the building site.
  - (e) All activities involving, and all storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire-fighting and fire suppression equipment and devices standard in industry shall be provided and maintained.
- (5) Maximum Site Coverage of Structures. The maximum building coverage of any individual building site shall be 60 percent of the land area.
- (6) Maximum Building Height. No restriction under this Plan.
- (7) Minimum Building Setbacks
- (a) All buildings shall be set back not less than thirty-five (35) feet from any property line abutting a street right-of-way.
  - (b) All buildings shall either have no setback or a setback of not less than ten (10) feet for side yards not abutting a street right-of-way.
  - (c) All buildings shall either have no setback or a setback of not less than ten (10) feet for rear yards.
- (8) Minimum Off-Street Parking. Each building site shall be provided with off-street parking area of sufficient size to allow for automobile parking for all employees and visitors and all company-operated vehicles; provided, however, no building site shall have less than five (5) usable parking spaces and, provided further, at the time of review of the developer's plan, the Urban Renewal Agency shall make the final determination as to the initial minimum number of off-street parking spaces to be provided in accordance with this requirement.
- Each off-street parking space shall:
- (a) Be located not closer than 5 feet to any street property line.
  - (b) Have a usable area of not less than 180 square feet.
  - (c) Be surfaced with concrete, asphaltic concrete or asphalt.
  - (d) Have appropriate bumper guards where needed.
  - (e) Be connected with an access drive so that there shall be no necessity for cars backing onto a street. Such access drives shall be surfaced with a suitable hard surface material.

- (9) Off-Street Loading. There shall be at least one off-street loading space of not less than ten (10) feet in width and fifty-five (55) feet in length, exclusive of access platform. Such loading space shall be surfaced with a suitable hard surface material and equipped with appropriate guards where needed.
- (10) Signs.
- (a) All identifying or advertising signs must be planned as a part of the total design of the improvements to the building site. The location and design of the sign shall be indicated on the final working drawings to be submitted to the Urban Renewal Agency for approval.
  - (b) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
  - (c) Any proposed change in the size or position of any identifying or advertising sign must be submitted to and approved by the Urban Renewal Agency prior to erection. No approval shall be required for changes in lettering only.
- (11) Storage of Materials. Any area outside the confines of a building which is used for the storage of supplies, semi-finished or finished products or materials, or any other articles including waste materials and refuse shall be enclosed by an opaque fence or wall of permanent construction. Each such fence or wall shall be a minimum of six feet in height. In no case shall supplies, semi-finished or finished products or materials, or any other articles including waste materials or refuse be stored within required front or side yard setback.
- (12) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest in the City of Wichita and shall be exercised by its Board of City Commissioners. Where referred to in these restrictions, the term "Urban Renewal Agency" shall mean Urban Renewal Agency of the Wichita, Kansas Metropolitan Area. From and after the filing of an appropriate "Declaration of Restrictive Covenants" in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Plan shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for a period of thirty (30) years, and, automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority

of the square foot area covered hereunder, and by approval of the City Commission of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements of this Urban Renewal Plan shall be made applicable, insofar as is practicable, to properties within the Project Boundary, which are not to be acquired through enforcement of the Zoning Ordinance and the Building Code of the City of Wichita, Kansas. However, such provisions and requirements shall be made applicable to a property which is not to be acquired when the owner thereof acquires Project Land.

PART D. PROJECT PROPOSALS

1. Land Acquisition

All properties in residential use and certain other properties required to remove impediments to land disposition or development shall be acquired. All parcels scheduled to be acquired are delineated on the map entitled Land Acquisition Map.

2. Redeveloper's Obligations

In the conveyance of land in cleared portions of the Renewal Project, an obligation shall be imposed upon the purchaser to commence and complete construction of improvements within a reasonable time and in conformance with the Urban Renewal Plan.

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified, or amended any time by the Urban Renewal Agency, provided that if changed, modified or amended after lease or sale of real property in the Project Area by the Urban Renewal Agency, the change, modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his or their successors in interest. Approval of the City Commission will also be required to effect any change, modification or amendment which will substantially change the Urban Renewal Plan as previously approved by the City Commission.

\* \* \*

AMENDED: April 10, 1974

R E S O L U T I O N

A RESOLUTION FINDING THE NORTH WICHITA INDUSTRIAL AREA AMENDED URBAN RENEWAL PLAN, KANSAS R-21, IN CONFORMITY TO THE GENERAL PLAN FOR THE CITY OF WICHITA AS A WHOLE.

WHEREAS, in accordance with the provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the North Wichita Industrial Area Amended Urban Renewal Plan, dated April 10, 1974, to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said amended Urban Renewal Plan, as to its conformity with the general plan for the development of the municipality as a whole; and

WHEREAS, the Comprehensive Plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, that it is hereby found and determined that the Amended Plan, Kansas R-21, for the project area, conforms to the said Comprehensive Plan of the locality.

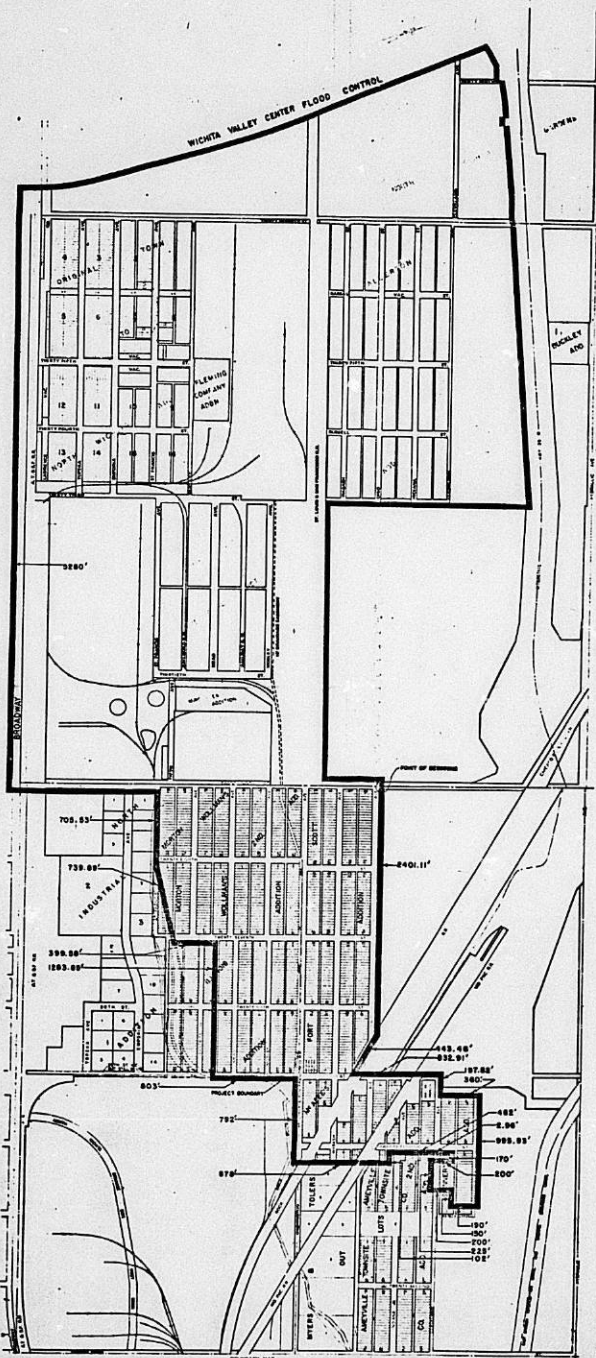
ADOPTED at Wichita, Kansas, this 25th day of April, 1974.

Marjorie L. Taylor, Chairman  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

ATTEST:

Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

(SEAL)



**RE: AGENDA ITEM NO. 29**

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

April 18, 1974

**TO** Wichita-Sedgwick County Metropolitan  
Area Planning Commission

**FROM** Robert A. Lakin, Director of Planning

*RAL & JLD*

**SUBJECT** DR 74-13 - Amended Urban Renewal Plan -  
North Wichita Industrial Area (Bridgeport)

At the meeting of April 16, 1974, the City Commission referred an amended urban renewal plan for the Bridgeport area to the MAPC for review as to its conformity to the adopted Comprehensive Plan. The City Commission has asked that this be returned to them for public hearing on May 7, 1974.

The Planning Commission has previously approved the Urban Renewal's NDP (Neighborhood Development Program), as a part of their annual work program. This included the acquisition and clearance of the residential area known as Bridgeport, lying south of 37th Street North and between Broadway and I-35W. This area is currently a mixed residential, commercial and industrial use, with predominant residential usage. The entire area is zoned heavy industrial and is indicated in the Land Use Plan for industrial development.

Copies of the map with the expanded boundary of the North Wichita Industrial Area Urban Renewal Project and a copy of the Urban Renewal Plan are enclosed.

We have reviewed all the maps submitted by the Agency and find that they are in conformance with the plan, and it is my recommendation that the Planning Commission find that the plan amendments conform to the adopted Comprehensive Plan, and adopt the attached resolution.

RAL:ber

Attachment

cc: Kenneth Kitchen, Executive Director  
Wichita Urban Renewal Agency

URBAN RENEWAL PLAN  
FOR  
NORTH INDUSTRIAL PARK URBAN RENEWAL PROJECT  
WICHITA, KANSAS

Project No. Kans. R-21

AMENDED: April 10, 1974

URBAN RENEWAL PLAN  
FOR  
NORTH INDUSTRIAL PARK RENEWAL PROJECT  
WICHITA, KANSAS

Project No. Kans. R-21

PART A. TABLE OF CONTENTS

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area  
Exhibit: Boundary Map
2. The Urban Renewal Plan Objectives
3. Types of Proposed Renewal Actions

PART C. LAND USE PLAN

1. Land Use Map  
Exhibit: Land Use Plan Map
2. Land Use Provisions and Building Requirements

PART D. PROJECT PROPOSALS

1. Land Acquisition  
Exhibit: Acquisition Map
2. Redeveloper's Obligations
3. Underground Utility Lines

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

I. Boundaries of Urban Renewal Area

The NORTH INDUSTRIAL PARK URBAN RENEWAL PROJECT situated in the City of Wichita, County of Sedgwick, State of Kansas, is described as follows:

BEGINNING at a point which is the intersection of the north line of 29th Street North and the east line of Ohio Street;

THENCE south along the east line of Ohio Street, 2,401.11 feet, to the northwesterly line of the existing Chicago-Rock Island & Pacific Railroad right-of-way;

THENCE southwesterly along said right-of-way line, 443.46 feet, to the center line of 25th Street North;

THENCE east along said line 832.91 feet to the center line of Cleveland Avenue;

THENCE south along said line, 197.82 feet, to the westerly projection of the north line of Lots 82 and 81, respectively, Skinner's Addition;

THENCE east along said north line of Lots 82 and 81, Skinner's Addition, and projections thereof, 360 feet, to the center line of Mathewson Avenue;

THENCE south along said line, 995.93 feet, to the easterly projection of the south line of Lot 9, Skinner's Addition;

THENCE west along said south line of Lot 9, Skinner's Addition, and projections thereof, 190 feet, to the west line of the north-south alley between Mathewson and Cleveland Avenues;

THENCE north along said line, 150 feet, to the south line of Lot 22, Skinner's Addition;

THENCE west along said line and projection thereof, 200 feet, to the west line of Cleveland Avenue;

THENCE north along said line, 225 feet, to the north line of Lot 38, Skinner's Addition, and westerly projection thereof;

THENCE east along said line, 200 feet, to the west line of the north-south alley between Mathewson Avenue and Cleveland Avenue;

THENCE north along said line, 125 feet, to the south line of 24th Street North;

THENCE west along said line, 170 feet, to the center line of Cleveland Avenue;

THENCE north along said line 2.96 feet, to the south line of 24th Street North, as platted west of Cleveland Avenue;

THENCE west along said line, 462.23 feet, to the east line of the north-south alley immediately east of Lot 7, Ameyville Townsite Company 2nd Addition;

THENCE south along said line, 102 feet, to the south line of Lots 7 and 5, projected, Ameyville Townsite Company 2nd Addition;

THENCE west along said line and westerly projection thereof (said line also being a line 102 feet south of and parallel to the south line of 24th Street North), 878 feet, to the west line of Washington Avenue;

THENCE north along said line, 792 feet, to the center line of 25th Street North;

THENCE west along said line, 803.5 feet, to the west line of the north-south alley west of Mead Avenue;

THENCE north along said line 1,283.85 feet, to the south line of 27th Street North;

THENCE west along said line, 399.58 feet, to the southerly projection of a straight line from the southwest corner of Lot 1 on St. Francis Avenue, to the southwest corner of Lot 54 on Santa Fe Avenue Morton Woolman's Addition;

THENCE northerly along said line, 739.89 feet, to the said southwest corner of Lot 1, St. Francis Avenue, in Morton Woolman's Addition;

THENCE north along the east line of St. Francis Avenue, 705.53 feet, to the south line of 29th Street North as projected from the west;

THENCE west along said south line of 29th Street North to its intersection with the westerly line of Broadway (U.S. 81);

THENCE northerly along said west line of Broadway approximately one (1) mile to the south right-of-way line of the Wichita-Valley Center Flood Control;

THENCE east and northeasterly along the southerly right-of-way line of the Wichita Valley Center Flood Control to its intersection with the westerly right-of-way line of Interstate Highway 35-W;

THENCE southeasterly along the westerly right-of-way line of Interstate Highway 35-W to the south line of 33rd Street North;

THENCE west along said south line of 33rd Street North to its intersection with the east right-of-way line of the St. Louis & San Francisco Railroad;

THENCE south along said east right-of-way line of the St. Louis & San Francisco Railroad to the north line of 29th Street North;

THENCE east along said north line of 29th Street North to its intersection with the east line of Ohio Avenue, as extended north, being the point of beginning.

2. Urban Renewal Plan Objectives

The Objectives of the Urban Renewal Plan are:

- to eliminate the deplorable conditions in the North Industrial Park Project
- to eliminate substandard buildings
- to eliminate blighting influences
- to provide land for needed public facilities
- to remove impediments to land disposition and development
- to achieve a change in land use by the removal of the nonconforming residential uses from an environment naturally suited for heavy industry

3. Types of Proposed Renewal Action

The North Industrial Park consists of an undesirable mix of residential and industrial uses. Most of the residential structures are in poor or dilapidated condition. All residential uses, as well as other parcels required to eliminate impediments to land disposition and development, will be acquired. Right-of-way will be dedicated where necessary to provide for major and collector streets, as well as minor access streets required to serve the project.

In the portion of the project south of 29th Street North, the existing street and subdivision pattern will be vacated and a new plat, in keeping with objectives of this Plan, will be filed. In the remainder of the project area, a combination of replatting and retaining the old street and platting patterns will be undertaken. Streets, curbs and gutters, sidewalks, sanitary sewers, storm drainage, water distribution and street lighting facilities, as necessary, will be installed in the project area in connection with the undertaking of this Plan.

PART C. LAND USE PLAN

1. Land Use Map

The map entitled Land Use Plan indicates the proposed land use and street pattern for the project area. Utility and access easements are also indicated on the Land Use Plan Map.

2. Land Use Provisions and Building Requirements

- a. Land Use shall be as indicated on the Land Use Plan Map. The land use shall be exclusively industrial, which shall include heavy and light industry, commercial and warehousing development. Residential uses are specifically excluded from the Project Area. Necessary public supporting uses shall be permitted.
- b. In addition to other conditions and requirements of this Urban Renewal Plan, the following regulations, controls or restrictions shall be imposed on all real property acquired in connection with the Project.
  - (1) General. The real property covered hereunder shall be subject to these conditions, covenants, restrictions, reservations and easements to insure its best use and most appropriate development and improvement; to preserve, so far as practicable, the natural beauty of such property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to insure the highest and best development of said property; to encourage and secure the erection of attractive structures thereon; to secure and maintain proper setbacks from streets, and adequate free space between structures; and, in general, to provide adequately for a high type and quality of improvement in said property.
  - (2) Procedure. No improvement shall be undertaken for which plans and specifications have not been submitted to, and approved in writing by, the Urban Renewal Agency as to conformity and harmony with the objectives of this Urban Renewal Plan. Should the Urban Renewal Agency fail to approve or disapprove such plans and specifications within thirty (30) days after said plans and specifications have been submitted to it, this requirement will be deemed to have been fully complied with. If construction or alteration of original improvements or any subsequent additional improvements are begun in violation of this Urban Renewal Plan, and no suit to enjoin the erection, establishment or alteration of such improvements has been commenced prior to completion thereof, this restriction will be deemed to have been fully complied with.

(3) Objectives of Minimum Standards. The minimum standards set forth here are designed to:

- (a) Promote the orderly development of the Project into an efficient industrial subdivision conducive to a stable investment.
- (b) Minimize the emission of smoke, sound, vibration, odor from individual industries, which would be detrimental to the Project or to other industries located within it.
- (c) Provide standards for building site design and to minimize conflict between the operations of individual industries within the Project.
- (d) Make the area an attractive and desirable place in which to work.
- (e) Provide an equitable means of evaluating redevelopment proposals.

(4) Performance Standards. No industrial or commercial establishment may be located, constructed, operated or maintained within the Project Area unless the same shall conform to each of the following standards:

- (a) No emission shall be permitted at any point, from any chimney or otherwise, of visible gray smoke of a shade equal to or darker than No. 2 on the Power's Micro-Ringlemann Chart, published by the McGraw-Hill Publishing Company, except that the visible gray smoke of a shade equal to No. 2 on said chart may be emitted for four (4) minutes in any thirty (30) minutes.

No emission shall be permitted which is injurious to human health, or to animals, vegetation or other forms of property, or which can cause soiling of any object at or beyond the boundaries of the building site. This requirement will not take precedence over later, more restrictive requirements passed by an Agency with more than local jurisdiction.

- (b) The level of continuing or recurring objectionable noise produced by operations other than construction conducted on any building site shall be controlled so that it shall not exceed at the boundaries of the building site the noise level of vehicular traffic which may occur on major streets within the Project; provided, however, that this level may be exceeded by occasional intermittent peaks.
- (c) The level of continuing or recurring vibration produced by operations conducted on any building site shall be controlled by insulation, suspension or other means so that at the boundaries of the building site there shall be no evidence of continuing ground vibration detectable without the use of instruments.

- (d) Odor resulting from operations conducted on any building site shall be controlled so that it is not offensive beyond the boundaries of the building site.
  - (e) All activities involving, and all storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire-fighting and fire suppression equipment and devices standard in industry shall be provided and maintained.
- (5) Maximum Site Coverage of Structures. The maximum building coverage of any individual building site shall be 60 percent of the land area.
- (6) Maximum Building Height. No restriction under this Plan.
- (7) Minimum Building Setbacks
- (a) All buildings shall be set back not less than thirty-five (35) feet from any property line abutting a street right-of-way.
  - (b) All buildings shall either have no setback or a setback of not less than ten (10) feet for side yards not abutting a street right-of-way.
  - (c) All buildings shall either have no setback or a setback of not less than ten (10) feet for rear yards.
- (8) Minimum Off-Street Parking. Each building site shall be provided with off-street parking area of sufficient size to allow for automobile parking for all employees and visitors and all company-operated vehicles; provided, however, no building site shall have less than five (5) usable parking spaces and, provided further, at the time of review of the developer's plan, the Urban Renewal Agency shall make the final determination as to the initial minimum number of off-street parking spaces to be provided in accordance with this requirement.

Each off-street parking space shall:

- (a) Be located not closer than 5 feet to any street property line.
- (b) Have a usable area of not less than 180 square feet.
- (c) Be surfaced with concrete, asphaltic concrete or asphalt.
- (d) Have appropriate bumper guards where needed.
- (e) Be connected with an access drive so that there shall be no necessity for cars backing onto a street. Such access drives shall be surfaced with a suitable hard surface material.

- (9) Off-Street Loading. There shall be at least one off-street loading space of not less than ten (10) feet in width and fifty-five (55) feet in length, exclusive of access platform. Such loading space shall be surfaced with a suitable hard surface material and equipped with appropriate guards where needed.
- (10) Signs.
- (a) All identifying or advertising signs must be planned as a part of the total design of the improvements to the building site. The location and design of the sign shall be indicated on the final working drawings to be submitted to the Urban Renewal Agency for approval.
  - (b) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
  - (c) Any proposed change in the size or position of any identifying or advertising sign must be submitted to and approved by the Urban Renewal Agency prior to erection. No approval shall be required for changes in lettering only.
- (11) Storage of Materials. Any area outside the confines of a building which is used for the storage of supplies, semi-finished or finished products or materials, or any other articles including waste materials and refuse shall be enclosed by an opaque fence or wall of permanent construction. Each such fence or wall shall be a minimum of six feet in height. In no case shall supplies, semi-finished or finished products or materials, or any other articles including waste materials or refuse be stored within required front or side yard setback.
- (12) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest in the City of Wichita and shall be exercised by its Board of City Commissioners. Where referred to in these restrictions, the term "Urban Renewal Agency" shall mean Urban Renewal Agency of the Wichita, Kansas Metropolitan Area. From and after the filing of an appropriate "Declaration of Restrictive Covenants" in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Plan shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for a period of thirty (30) years, and, automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority

of the square foot area covered hereunder, and by approval of the City Commission of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements of this Urban Renewal Plan shall be made applicable, insofar as is practicable, to properties within the Project Boundary, which are not to be acquired through enforcement of the Zoning Ordinance and the Building Code of the City of Wichita, Kansas. However, such provisions and requirements shall be made applicable to a property which is not to be acquired when the owner thereof acquires Project Land.

PART D. PROJECT PROPOSALS

1. Land Acquisition

All properties in residential use and certain other properties required to remove impediments to land disposition or development shall be acquired. All parcels scheduled to be acquired are delineated on the map entitled Land Acquisition Map.

2. Redeveloper's Obligations

In the conveyance of land in cleared portions of the Renewal Project, an obligation shall be imposed upon the purchaser to commence and complete construction of improvements within a reasonable time and in conformance with the Urban Renewal Plan.

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified, or amended any time by the Urban Renewal Agency, provided that if changed, modified or amended after lease or sale of real property in the Project Area by the Urban Renewal Agency, the change, modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his or their successors in interest. Approval of the City Commission will also be required to effect any change, modification or amendment which will substantially change the Urban Renewal Plan as previously approved by the City Commission.

\* \* \*

AMENDED: April 10, 1974

R E S O L U T I O N

A RESOLUTION FINDING THE NORTH WICHITA INDUSTRIAL AREA AMENDED URBAN RENEWAL PLAN, KANSAS R-21, IN CONFORMITY TO THE GENERAL PLAN FOR THE CITY OF WICHITA AS A WHOLE.

WHEREAS, in accordance with the provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the North Wichita Industrial Area Amended Urban Renewal Plan, dated April 10, 1974, to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said amended Urban Renewal Plan, as to its conformity with the general plan for the development of the municipality as a whole; and

WHEREAS, the Comprehensive Plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, that it is hereby found and determined that the Amended Plan, Kansas R-21, for the project area, conforms to the said Comprehensive Plan of the locality.

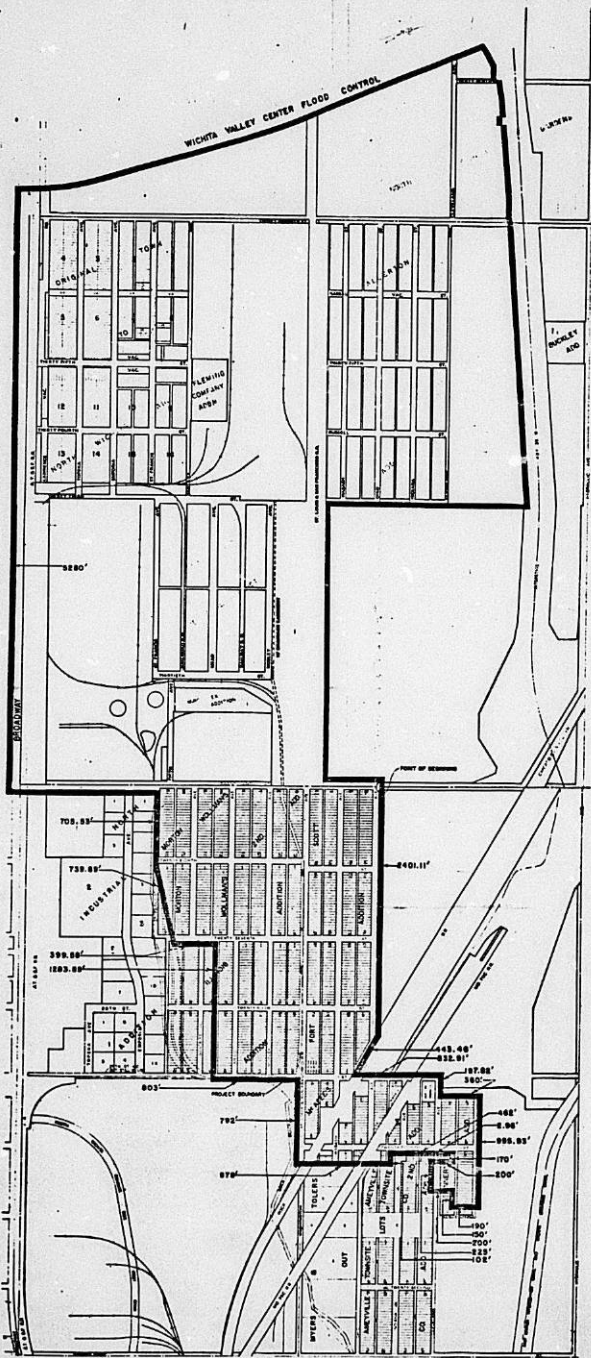
ADOPTED at Wichita, Kansas, this 25th day of April, 1974.

Marjorie L. Taylor, Chairman  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

ATTEST:

Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

(SEAL)



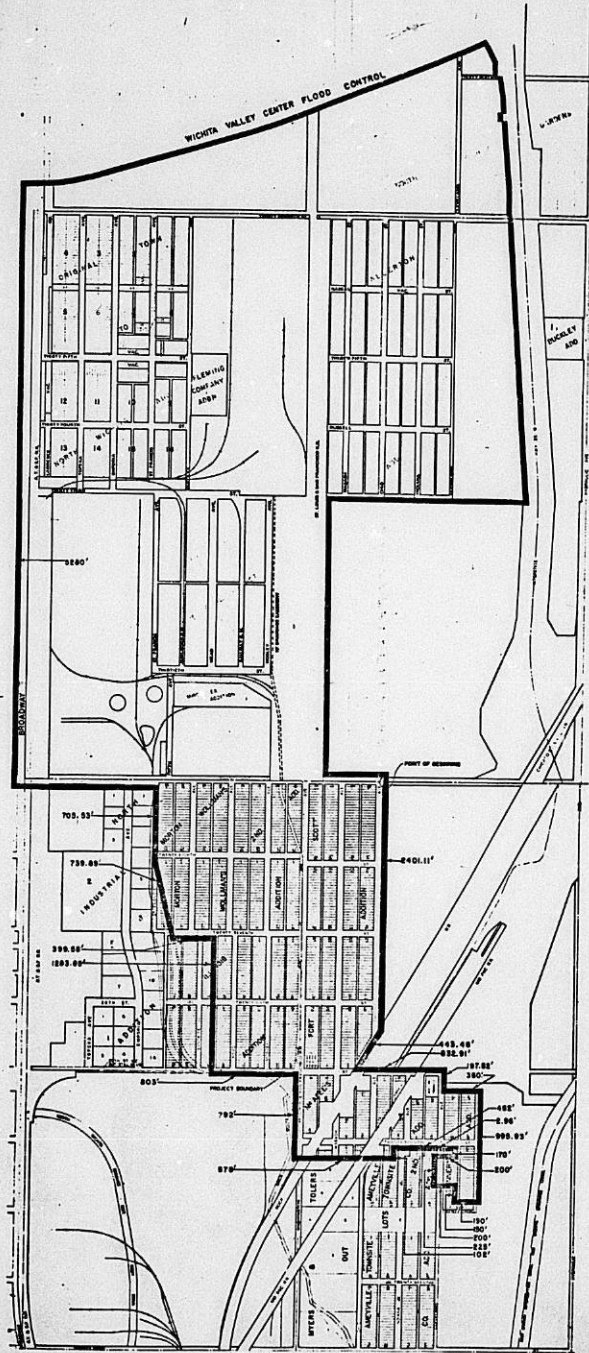
**NORTH INDUSTRIAL PARK**

WICHITA VALLEY CENTER, KANSAS

WICHITA VALLEY CENTER, KANSAS

WICHITA VALLEY CENTER, KANSAS





**REVISION MAP**  
**NORTH INDUSTRIAL PARK**

URBAN REVENUE AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA  
 Prepared by: THE WICHITA AREA ENGINEERS, ARCHITECTS & PLANNERS, WICHITA, KANSAS



R E S O L U T I O N

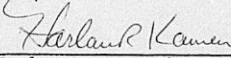
A RESOLUTION FINDING THE NORTH WICHITA INDUSTRIAL AREA AMENDED URBAN RENEWAL PLAN, KANSAS R-21, IN CONFORMITY TO THE GENERAL PLAN FOR THE CITY OF WICHITA AS A WHOLE.

WHEREAS, in accordance with the provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the North Wichita Industrial Area Amended Urban Renewal Plan, dated April 10, 1974, to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendation respecting said amended Urban Renewal Plan, as to its conformity with the general plan for the development of the municipality as a whole; and

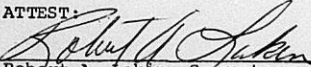
WHEREAS, the Comprehensive Plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, that it is hereby found and determined that the Amended Plan, Kansas R-21, for the project area, conforms to the said Comprehensive Plan of the locality.

ADOPTED at Wichita, Kansas, this 25th day of April, 1974.

  
\_\_\_\_\_  
Harlan Kamen, Vice-Chairman  
Wichita-Sedgwick County Metropolitan Area Planning Commission

ATTEST:

  
\_\_\_\_\_  
Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metropolitan Area Planning Commission

(SEAL)

April 26, 1974

Kenneth Kitchen, Executive Director, Urban Renewal Agency  
Jack H. Galbraith, Chief Planner

DR 74-13 - Amended Urban Renewal Plan -  
North Wichita Industrial Area (Bridgeport)

At the regular meeting of the Metropolitan Area Planning Commission on April 25, 1974, the above-captioned case was considered. It was the action of the Commission to adopt a Resolution finding that the amended Urban Renewal Plan for the North Wichita Industrial Area (Bridgeport) conforms to the adopted Comprehensive Plan. Attached is the original copy of the executed Resolution.

If you have any questions concerning this matter, please contact our office.

JHG:ber

Attachment

cc: Ralph Wulz  
City Manager

April 18, 1974

Wichita-Sedgwick County Metropolitan  
Area Planning Commission

Robert A. Lakin, Director of Planning

DR 74-13 - Amended Urban Renewal Plan -  
North Wichita Industrial Area (Bridgeport)

At the meeting of April 16, 1974, the City Commission referred an amended urban renewal plan for the Bridgeport area to the MAPC for review as to its conformity to the adopted Comprehensive Plan. The City Commission has asked that this be returned to them for public hearing on May 7, 1974.

The Planning Commission has previously approved the Urban Renewal's NDP (Neighborhood Development Program), as a part of their annual work program. This included the acquisition and clearance of the residential area known as Bridgeport, lying south of 37th Street North and between Broadway and I-35W. This area is currently a mixed residential, commercial and industrial use, with predominant residential usage. The entire area is zoned heavy industrial and is indicated in the Land Use Plan for industrial development.

Copies of the map with the expanded boundary of the North Wichita Industrial Area Urban Renewal Project and a copy of the Urban Renewal Plan are enclosed.

We have reviewed all the maps submitted by the Agency and find that they are in conformance with the plan, and it is my recommendation that the Planning Commission find that the plan amendments conform to the adopted Comprehensive Plan, and adopt the attached resolution.

RAL:ber

Attachment

cc: Kenneth Kitchen, Executive Director  
Wichita Urban Renewal Agency

URBAN RENEWAL PLAN  
FOR  
NORTH INDUSTRIAL PARK URBAN RENEWAL PROJECT  
WICHITA, KANSAS

Project No. Kans. R-21

AMENDED: April 10, 1974

URBAN RENEWAL PLAN  
FOR  
NORTH INDUSTRIAL PARK RENEWAL PROJECT  
WICHITA, KANSAS

Project No. Kans. R-21

PART A. TABLE OF CONTENTS

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area  
Exhibit: Boundary Map
2. The Urban Renewal Plan Objectives
3. Types of Proposed Renewal Actions

PART C. LAND USE PLAN

1. Land Use Map  
Exhibit: Land Use Plan Map
2. Land Use Provisions and Building Requirements

PART D. PROJECT PROPOSALS

1. Land Acquisition  
Exhibit: Acquisition Map
2. Redeveloper's Obligations
3. Underground Utility Lines

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

I. Boundaries of Urban Renewal Area

The NORTH INDUSTRIAL PARK URBAN RENEWAL PROJECT situated in the City of Wichita, County of Sedgwick, State of Kansas, is described as follows:

BEGINNING at a point which is the intersection of the north line of 29th Street North and the east line of Ohio Street;

THENCE south along the east line of Ohio Street, 2,401.11 feet, to the northwesterly line of the existing Chicago-Rock Island & Pacific Railroad right-of-way;

THENCE southwesterly along said right-of-way line, 443.46 feet, to the center line of 25th Street North;

THENCE east along said line 832.91 feet to the center line of Cleveland Avenue;

THENCE south along said line, 197.82 feet, to the westerly projection of the north line of Lots 82 and 81, respectively, Skinner's Addition;

THENCE east along said north line of Lots 82 and 81, Skinner's Addition, and projections thereof, 360 feet, to the center line of Mathewson Avenue;

THENCE south along said line, 995.93 feet, to the easterly projection of the south line of Lot 9, Skinner's Addition;

THENCE west along said south line of Lot 9, Skinner's Addition, and projections thereof, 190 feet, to the west line of the north-south alley between Mathewson and Cleveland Avenues;

THENCE north along said line, 150 feet, to the south line of Lot 22, Skinner's Addition;

THENCE west along said line and projection thereof, 200 feet, to the west line of Cleveland Avenue;

THENCE north along said line, 225 feet, to the north line of Lot 38, Skinner's Addition, and westerly projection thereof;

THENCE east along said line, 200 feet, to the west line of the north-south alley between Mathewson Avenue and Cleveland Avenue;

THENCE north along said line, 125 feet, to the south line of 24th Street North;

THENCE west along said line, 170 feet, to the center line of Cleveland Avenue;

THENCE north along said line 2.96 feet, to the south line of 24th Street North, as platted west of Cleveland Avenue;

THENCE west along said line, 462.23 feet, to the east line of the north-south alley immediately east of Lot 7, Ameyville Townsite Company 2nd Addition;

THENCE south along said line, 102 feet, to the south line of Lots 7 and 5, projected, Ameyville Townsite Company 2nd Addition;

THENCE west along said line and westerly projection thereof (said line also being a line 102 feet south of and parallel to the south line of 24th Street North), 878 feet, to the west line of Washington Avenue;

THENCE north along said line, 792 feet, to the center line of 25th Street North;

THENCE west along said line, 803.5 feet, to the west line of the north-south alley west of Mead Avenue;

THENCE north along said line 1,283.85 feet, to the south line of 27th Street North;

THENCE west along said line, 399.58 feet, to the southerly projection of a straight line from the southwest corner of Lot 1 on St. Francis Avenue, to the southwest corner of Lot 54 on Santa Fe Avenue Morton Woolman's Addition;

THENCE northerly along said line, 739.89 feet, to the said southwest corner of Lot 1, St. Francis Avenue, in Morton Woolman's Addition;

THENCE north along the east line of St. Francis Avenue, 705.53 feet, to the south line of 29th Street North as projected from the west;

THENCE west along said south line of 29th Street North to its intersection with the westerly line of Broadway (U.S. 81);

THENCE northerly along said west line of Broadway approximately one (1) mile to the south right-of-way line of the Wichita-Valley Center Flood Control;

THENCE east and northeasterly along the southerly right-of-way line of the Wichita Valley Center Flood Control to its intersection with the westerly right-of-way line of Interstate Highway 35-W;

THENCE southeasterly along the westerly right-of-way line of Interstate Highway 35-W to the south line of 33rd Street North;

THENCE west along said south line of 33rd Street North to its intersection with the east right-of-way line of the St. Louis & San Francisco Railroad;

THENCE south along said east right-of-way line of the St. Louis & San Francisco Railroad to the north line of 29th Street North;

THENCE east along said north line of 29th Street North to its intersection with the east line of Ohio Avenue, as extended north, being the point of beginning.

2. Urban Renewal Plan Objectives

The Objectives of the Urban Renewal Plan are:

- to eliminate the deplorable conditions in the North Industrial Park Project
- to eliminate substandard buildings
- to eliminate blighting influences
- to provide land for needed public facilities
- to remove impediments to land disposition and development
- to achieve a change in land use by the removal of the nonconforming residential uses from an environment naturally suited for heavy industry

3. Types of Proposed Renewal Action

The North Industrial Park consists of an undesirable mix of residential and industrial uses. Most of the residential structures are in poor or dilapidated condition. All residential uses, as well as other parcels required to eliminate impediments to land disposition and development, will be acquired. Right-of-way will be dedicated where necessary to provide for major and collector streets, as well as minor access streets required to serve the project.

In the portion of the project south of 29th Street North, the existing street and subdivision pattern will be vacated and a new plat, in keeping with objectives of this Plan, will be filed. In the remainder of the project area, a combination of replatting and retaining the old street and platting patterns will be undertaken. Streets, curbs and gutters, sidewalks, sanitary sewers, storm drainage, water distribution and street lighting facilities, as necessary, will be installed in the project area in connection with the undertaking of this Plan.

PART C. LAND USE PLAN

1. Land Use Map

The map entitled Land Use Plan indicates the proposed land use and street pattern for the project area. Utility and access easements are also indicated on the Land Use Plan Map.

2. Land Use Provisions and Building Requirements

- a. Land Use shall be as indicated on the Land Use Plan Map. The land use shall be exclusively industrial, which shall include heavy and light industry, commercial and warehousing development. Residential uses are specifically excluded from the Project Area. Necessary public supporting uses shall be permitted.
- b. In addition to other conditions and requirements of this Urban Renewal Plan, the following regulations, controls or restrictions shall be imposed on all real property acquired in connection with the Project.
  - (1) General. The real property covered hereunder shall be subject to these conditions, covenants, restrictions, reservations and easements to insure its best use and most appropriate development and improvement; to preserve, so far as practicable, the natural beauty of such property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to insure the highest and best development of said property; to encourage and secure the erection of attractive structures thereon; to secure and maintain proper setbacks from streets, and adequate free space between structures; and, in general, to provide adequately for a high type and quality of improvement in said property.
  - (2) Procedure. No improvement shall be undertaken for which plans and specifications have not been submitted to, and approved in writing by, the Urban Renewal Agency as to conformity and harmony with the objectives of this Urban Renewal Plan. Should the Urban Renewal Agency fail to approve or disapprove such plans and specifications within thirty (30) days after said plans and specifications have been submitted to it, this requirement will be deemed to have been fully complied with. If construction or alteration of original improvements or any subsequent additional improvements are begun in violation of this Urban Renewal Plan, and no suit to enjoin the erection, establishment or alteration of such improvements has been commenced prior to completion thereof, this restriction will be deemed to have been fully complied with.

(3) Objectives of Minimum Standards. The minimum standards set forth here are designed to:

- (a) Promote the orderly development of the Project into an efficient industrial subdivision conducive to a stable investment.
- (b) Minimize the emission of smoke, sound, vibration, odor from individual industries, which would be detrimental to the Project or to other industries located within it.
- (c) Provide standards for building site design and to minimize conflict between the operations of individual industries within the Project.
- (d) Make the area an attractive and desirable place in which to work.
- (e) Provide an equitable means of evaluating redevelopment proposals.

(4) Performance Standards. No industrial or commercial establishment may be located, constructed, operated or maintained within the Project Area unless the same shall conform to each of the following standards:

- (a) No emission shall be permitted at any point, from any chimney or otherwise, of visible gray smoke of a shade equal to or darker than No. 2 on the Power's Micro-Ringlemann Chart, published by the McGraw-Hill Publishing Company, except that the visible gray smoke of a shade equal to No. 2 on said chart may be emitted for four (4) minutes in any thirty (30) minutes.

No emission shall be permitted which is injurious to human health, or to animals, vegetation or other forms of property, or which can cause soiling of any object at or beyond the boundaries of the building site. This requirement will not take precedence over later, more restrictive requirements passed by an Agency with more than local jurisdiction.

- (b) The level of continuing or recurring objectionable noise produced by operations other than construction conducted on any building site shall be controlled so that it shall not exceed at the boundaries of the building site the noise level of vehicular traffic which may occur on major streets within the Project; provided, however, that this level may be exceeded by occasional intermittent peaks.
- (c) The level of continuing or recurring vibration produced by operations conducted on any building site shall be controlled by insulation, suspension or other means so that at the boundaries of the building site there shall be no evidence of continuing ground vibration detectable without the use of instruments.

- (d) Odor resulting from operations conducted on any building site shall be controlled so that it is not offensive beyond the boundaries of the building site.
  - (e) All activities involving, and all storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire-fighting and fire suppression equipment and devices standard in industry shall be provided and maintained.
- (5) Maximum Site Coverage of Structures. The maximum building coverage of any individual building site shall be 60 percent of the land area.
- (6) Maximum Building Height. No restriction under this Plan.
- (7) Minimum Building Setbacks
- (a) All buildings shall be set back not less than thirty-five (35) feet from any property line abutting a street right-of-way.
  - (b) All buildings shall either have no setback or a setback of not less than ten (10) feet for side yards not abutting a street right-of-way.
  - (c) All buildings shall either have no setback or a setback of not less than ten (10) feet for rear yards.
- (8) Minimum Off-Street Parking. Each building site shall be provided with off-street parking area of sufficient size to allow for automobile parking for all employees and visitors and all company-operated vehicles; provided, however, no building site shall have less than five (5) usable parking spaces and, provided further, at the time of review of the developer's plan, the Urban Renewal Agency shall make the final determination as to the initial minimum number of off-street parking spaces to be provided in accordance with this requirement.
- Each off-street parking space shall:
- (a) Be located not closer than 5 feet to any street property line.
  - (b) Have a usable area of not less than 180 square feet.
  - (c) Be surfaced with concrete, asphaltic concrete or asphalt.
  - (d) Have appropriate bumper guards where needed.
  - (e) Be connected with an access drive so that there shall be no necessity for cars backing onto a street. Such access drives shall be surfaced with a suitable hard surface material.

- (9) Off-Street Loading. There shall be at least one off-street loading space of not less than ten (10) feet in width and fifty-five (55) feet in length, exclusive of access platform. Such loading space shall be surfaced with a suitable hard surface material and equipped with appropriate guards where needed.
- (10) Signs.
- (a) All identifying or advertising signs must be planned as a part of the total design of the improvements to the building site. The location and design of the sign shall be indicated on the final working drawings to be submitted to the Urban Renewal Agency for approval.
  - (b) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
  - (c) Any proposed change in the size or position of any identifying or advertising sign must be submitted to and approved by the Urban Renewal Agency prior to erection. No approval shall be required for changes in lettering only.
- (11) Storage of Materials. Any area outside the confines of a building which is used for the storage of supplies, semi-finished or finished products or materials, or any other articles including waste materials and refuse shall be enclosed by an opaque fence or wall of permanent construction. Each such fence or wall shall be a minimum of six feet in height. In no case shall supplies, semi-finished or finished products or materials, or any other articles including waste materials or refuse be stored within required front or side yard setback.
- (12) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest in the City of Wichita and shall be exercised by its Board of City Commissioners. Where referred to in these restrictions, the term "Urban Renewal Agency" shall mean Urban Renewal Agency of the Wichita, Kansas Metropolitan Area. From and after the filing of an appropriate "Declaration of Restrictive Covenants" in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Plan shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for a period of thirty (30) years, and, automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority

of the square foot area covered hereunder, and by approval of the City Commission of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements of this Urban Renewal Plan shall be made applicable, insofar as is practicable, to properties within the Project Boundary, which are not to be acquired through enforcement of the Zoning Ordinance and the Building Code of the City of Wichita, Kansas. However, such provisions and requirements shall be made applicable to a property which is not to be acquired when the owner thereof acquires Project Land.

PART D. PROJECT PROPOSALS

1. Land Acquisition

All properties in residential use and certain other properties required to remove impediments to land disposition or development shall be acquired. All parcels scheduled to be acquired are delineated on the map entitled Land Acquisition Map.

2. Redeveloper's Obligations

In the conveyance of land in cleared portions of the Renewal Project, an obligation shall be imposed upon the purchaser to commence and complete construction of improvements within a reasonable time and in conformance with the Urban Renewal Plan.

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified, or amended any time by the Urban Renewal Agency, provided that if changed, modified or amended after lease or sale of real property in the Project Area by the Urban Renewal Agency, the change, modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his or their successors in interest. Approval of the City Commission will also be required to effect any change, modification or amendment which will substantially change the Urban Renewal Plan as previously approved by the City Commission.

\* \* \*

AMENDED: April 10, 1974

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE April 17, 1974



ON SAFETY  
PHASE II

TO Kenneth H. Kitchen, Executive Director URA

FROM Robert C. Finch, Assistant City Manager *RCF*

SUBJECT Amended Urban Renewal Plan -  
Bridgeport

At the meeting of April 16, 1974, the City Commission referred the amended Urban Renewal Plan for the Bridgeport Area to the Metropolitan Area Planning Commission for review of its conformity to the Comprehensive Plan. You indicated at that time that you hoped to return this matter to the City Commission for public hearing on May 7, 1974.

Please coordinate with the Director of Planning to insure an early presentation to the MAPC to meet this time schedule.

RGF:kjh

cc: Robert A. Lakin, Director of Planning ✓



RESOLUTION FINDING THE AMENDED URBAN  
RENEWAL PLAN FOR THE NORTH INDUSTRIAL  
URBAN RENEWAL PROJECT, KANS. R-21,  
IN CONFORMITY WITH THE GENERAL PLAN FOR  
THE MUNICIPALITY AS A WHOLE

WHEREAS, in accordance with provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, The Board of City Commissioners of the City of Wichita, Kansas, has referred the North Industrial Park Amended Urban Renewal Plan, dated April 10, 1974, to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said Amended Urban Renewal Plan as to its conformity with the general plan for the development of the municipality as a whole; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION that it is hereby found and determined that said Amended Urban Renewal Plan for the Project area conforms to said general plan of the locality.

ADOPTED this \_\_\_\_\_ day of April, 1974.

\_\_\_\_\_  
Marjorie L. Taylor, Chairman

ATTEST:

\_\_\_\_\_  
Robert A. Lakin, Secretary

VOID