

DR 77-27 - Amendment to Revised
Park Plaza "A" Urban Renewal Plan
Urban Renewal

ACTION

DATE

COMMITTEE

Amended Parking Requirements

12-8-77

M.A.P.C.

to per Zon Ordinance
See Ordinance 12/17/77

B.C.C./B. CO. C. Refer Back's. 12-20-77

BCC Refer to Jan 24 1-3-78

BCC Strike from agenda - 2-4-78

no further consideration until WRA and
Developer completes design.

BCC Approve the proposed Site Plan
3/14/78

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Agenda Item No. 24
DATE

December 8, 1977

TO Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM Robert A. Lakin

SUBJECT Amendments to the Park Plaza "A" and Administrative Center Urban Renewal Plans

Attached is a copy of a memorandum forwarded to the Wichita City Manager from the Director of the Wichita Urban Renewal Agency wherein the Urban Renewal Board proposes to redesignate, for commercial purposes, certain areas currently reserved for open space and/or highway purposes on the Park Plaza "A" and Administrative Center Plans. Copies of these plans are also attached for your reference. A listing of the uses permitted in the light commercial and commercial categories are found on Pages 5, 6 and 7 of the Park Plaza "A" plan. The original land use designations for the reserve areas in question are indicated on land use plan following Page 15 in the document entitled "Urban Renewal Plan - Park Plaza "A" - Wichita, Kansas, Project No. Kans. R-17 and the Administrative Center Plan following Page 4 in the document entitled "General Urban Renewal Plan for Wichita Neighborhood Development Program Urban Renewal Area - Wichita, Kansas".

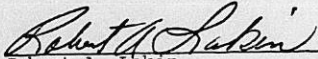
In addition to the proposed redesignation of land use, the Urban Renewal Board also proposes to change the minimum parking space requirements in the Park Plaza "A" Plan from 10 spaces per 1,000 square feet of building area for shopping center and commercial uses to 4 spaces per 1,000 square feet which corresponds to the existing requirements of the City Zoning Ordinance.

The current minimum parking standards are listed under Item 8 on Page 12 of the Park Plaza "A" Urban Renewal Plan.

These proposed changes were presented to the Wichita Board of City Commissioners on November 15, 1977 and it was the action of the Board to forward these proposals to the Metropolitan Area Planning Commission for review in relation to compliance with the Comprehensive Plan.

A preliminary review of the proposed changes has brought to light several unresolved questions concerning the proposed land use des-

ignations. These questions will be discussed during consideration of this item which is scheduled for the Planning Commission Agenda of December 8, 1977. Representatives from the Wichita Urban Renewal Agency will be in attendance and answer questions the Planning Commission may have.



Robert A. Lakin
Director of Planning

RLY:RAL:et

THE URBAN RENEWAL AGENCY

November 4, 1977

E. H. Denton, City Manager

Kenneth H. Kitchen, Executive Director

Changes in Park Plaza "A" and
Administration Center Urban Renewal
Plans - Request to be placed on
City Commission Agenda

Background

When land was acquired in the Park Plaza "A" and Administration Center projects, the Inner Loop Expressway was in the early planning stages. Therefore, the land use plans for both projects indicated areas for public open space and/or limited access highway. On the Park Plaza "A" project reserves "A", "B", "C", "D", "E", and "F" were shown on the Park Plaza First Addition plat to be used for public open space and/or limited access highway. The Administration Center project plat is being prepared.

Shortly after the City Commission voted to delete the Inner Loop from the Transportation Plan, the Urban Renewal Agency Board of Commissioners at their February 10, 1977 meeting voted to change the Urban Renewal Land Use Plans for Park Plaza "A" and Administration Center to reflect light commercial land use in those areas formerly indicated as public open space and/or limited access highway.

Also, the Park Plaza "A" Urban Renewal Plan calls for ten parking spaces per 1,000 square feet of building area for shopping center and commercial uses. This has proven to be an excessive amount and presents a problem to redevelopment of the commercial property. It is not economically feasible or desirable to provide that much parking. City Code requires four spaces per 1,000 square feet of building area.

Objective

The main objectives of these Urban Renewal Plan changes are 1) to bring the Urban Renewal Land Use Plan in compliance with the City Commission's request to delete the Inner Loop; 2) to use more realistic parking requirements for the commercial area.

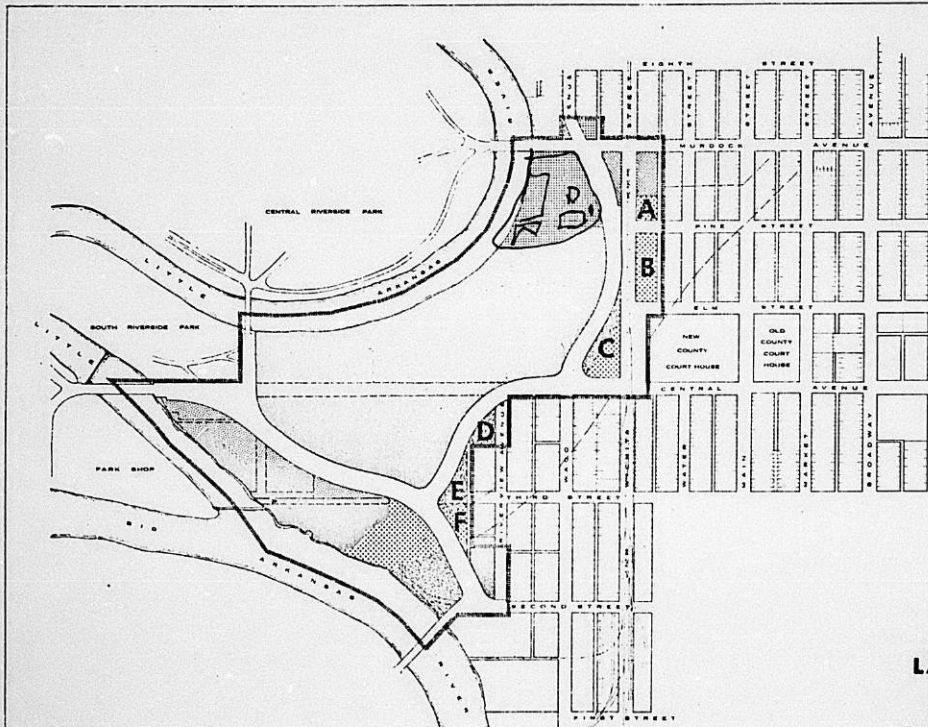
Recommendation

We are requesting that the City Commission refer these changes to the Metropolitan Planning Commission for their review as relates to compliance with the Comprehensive Plan.

I and my staff will be present at the City Commission meeting to make a presentation and answer any questions the Commissioners may have.

Kenneth H. Kitchen, Executive Director

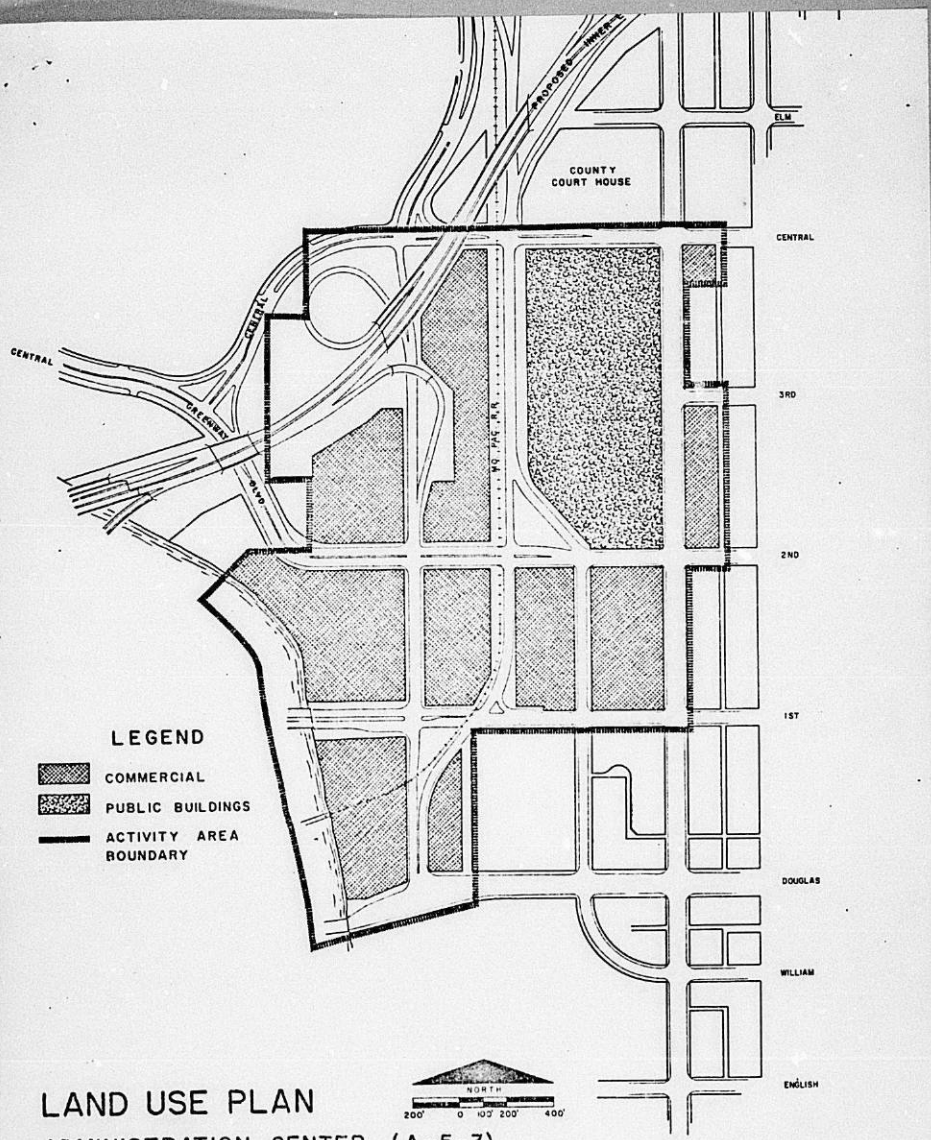
KHK-JMK/jm



- LEGEND**
- RESIDENTIAL
 - LIGHT COMMERCIAL
 - COMMERCIAL
 - DEDICATED PARK & PUBLIC OPEN SPACE
 - PUBLIC UTILITY
 - LANDSCAPED OPEN SPACE
 - LIMITED ACCESS HIGHWAY
 - INTERM. PARK & OPEN SPACE
 - UTILITY BASINENT

LAND USE PLAN

URBAN RENOVATION AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA
PARK PLAZA "A"
 PLANNING CONSULTANTS
 201 WEST 12TH STREET - WICHITA, KANSAS
PROJECT KANS. 8-17
 1" = 100'
 1" = 100'
 1" = 100'



LEGEND

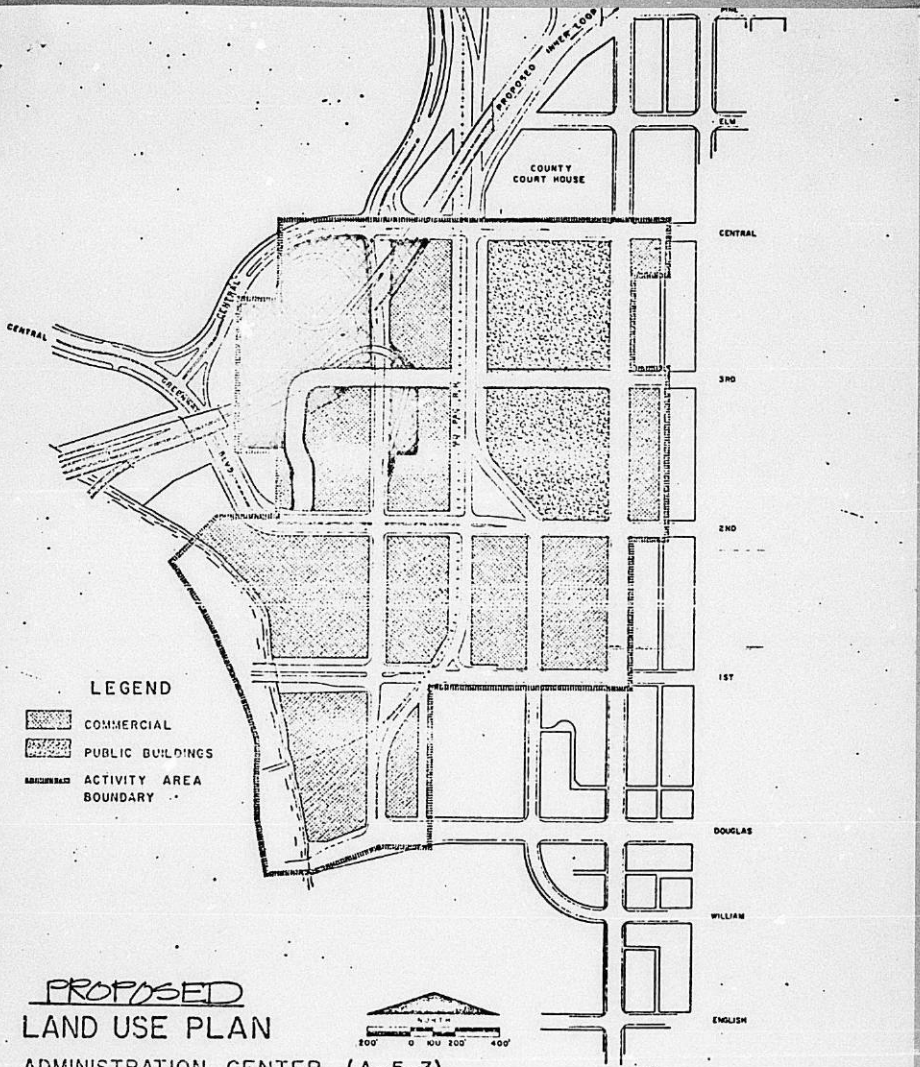
-  COMMERCIAL
-  PUBLIC BUILDINGS
-  ACTIVITY AREA BOUNDARY

**LAND USE PLAN
ADMINISTRATION CENTER (A-5-3)**

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA
PREPARED BY: OBLINGER-SMITH CORPORATION



THE PREPARATION OF THIS DOCUMENT WAS FINANCED
IN PART THROUGH A FEDERAL ADVANCE FROM THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



PROPOSED
LAND USE PLAN
 ADMINISTRATION CENTER (A-5-3)

URBAN RENEWAL AGENCY of the
 WICHITA, KANSAS METROPOLITAN AREA

PREPARED BY: OBLINGER-SMITH CORPORATION
 CONSULTANTS IN PLANNING, DESIGN & DEVELOPMENT

THE PREPARATION OF THIS PROJECT WAS FINANCED
 PARTIALLY BY FEDERAL AID FROM THE
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

JANUARY 1972
 JULY 1972
 NOVEMBER 1972

**URBAN RENEWAL PLAN
PARK PLAZA 'A'**

**WICHITA, KANSAS
PROJECT NO. KANS. R-17**

AMENDED

DATED: SEPTEMBER 28, 1972



**URBAN RENEWAL AGENCY OF THE
WICHITA, KANSAS' METROPOLITAN AREA**

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The PARK PLAZA "A" Urban Renewal Project is located approximately one-half mile northwest of the central business district. The boundary of the project is indicated on Plate I - Property Map, and more specifically includes that certain area situated in the City of Wichita, County of Sedgwick, State of Kansas, and described as follows:

BEGINNING at the point of intersection of the north line of Murdock Avenue with the center line of the Little Arkansas River;

THENCE east along said line to the west line of Waco Avenue;

THENCE north along said line 120 feet;

THENCE west along the common line between Lots 92 and 94 of Mungers Plat of the Original Town and said line extended to the east line of the north-south alley between Waco and Wichita Streets;

THENCE south along said line to the north line of Murdock Avenue;

THENCE east along said line to the east line of the north-south alley between Wichita and Water Streets;

THENCE south along said line to the south line of Elm Street;

THENCE west along said line to the east line of Wichita Street;

THENCE south along said line to the south line of Central Avenue;

THENCE west along said line to the east line of Riverview Avenue;

THENCE south along said line 298 feet to the north line of Lot 55 in Watermans Addition to Watermans Addition;

THENCE west along said line to the east line of the north-south alley between Sherman and Riverview Avenues;

AMENDED
URBAN RENEWAL PLAN
FOR
PARK PLAZA "A" URBAN RENEWAL PROJECT
WICHITA, KANSAS

Project No. Kans. R-17

DATED: September 28, 1972

PART A. TABLE OF CONTENTS

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area
Exhibit: Plate I - Property Map
2. Summary of Proposed Renewal Actions

PART C. LAND USE PLAN

1. Land Use Map
Exhibit: Plate II - Land Use Map
2. Land Use Provisions and Building Requirements

PART D. PROJECT PROPOSALS

1. Land Acquisition
2. Redevelopers' Obligations

PART E. PROCEDURES FOR CHANGES IN APPROVED PLAN



THENCE south along said line 641.91 feet to the common line between Lots 11 and 12 of Stewart and Burns Subdivision;

THENCE east along said line and said line extended to the east line of Riverview Avenue;

THENCE south along said line to the south line of Second Street;

THENCE west along said line to the center line of the Arkansas River;

THENCE northwesterly along said center line of the Arkansas River to the center line of the Little Arkansas River;

THENCE northwesterly along said center line of the Little Arkansas River to the north line of Central Avenue;

THENCE east along said line to the west line of Nims Avenue;

THENCE north along said line to the center line of the Little Arkansas River;

THENCE northeasterly along the center line of the Little Arkansas River to the north line of Murdock Avenue, the point of beginning.

2. Summary of Proposed Renewal Actions

The Project Area, on the fringe of downtown, is currently occupied by old, blighted, predominantly residential structures. Under this Urban Renewal Plan, the entire Project Area will be acquired and cleared with the exception of certain perimeter properties. Properties not to be acquired include all of Parcel 103-E, and portions of Parcels 102-I, 119-N, 126-A, and 126-B.

Additional park land will be dedicated within the Project to complement the adjacent South and Central Riverside Parks.

The existing internal street pattern will be vacated, and an entirely new vehicular circulation system will be provided. Streets, curb and gutter, sidewalks, sanitary sewers and storm drainage facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan.

Existing 4 KV and 12 KV overhead electric circuits passing through the Project Area will be relocated underground. All new utilities serving the Project Area will be located underground.

In addition, the owner of Parcels 119-N, 126-A, and 126-B (Electric Power Plant) will be required to remove the spray pond baffle fences now located on Parcel 119-N and the smoke stacks (if feasible) and the large illuminated sign atop the building on Parcel 126-A.

PART C. LAND USE PLAN

1. Land Use Map

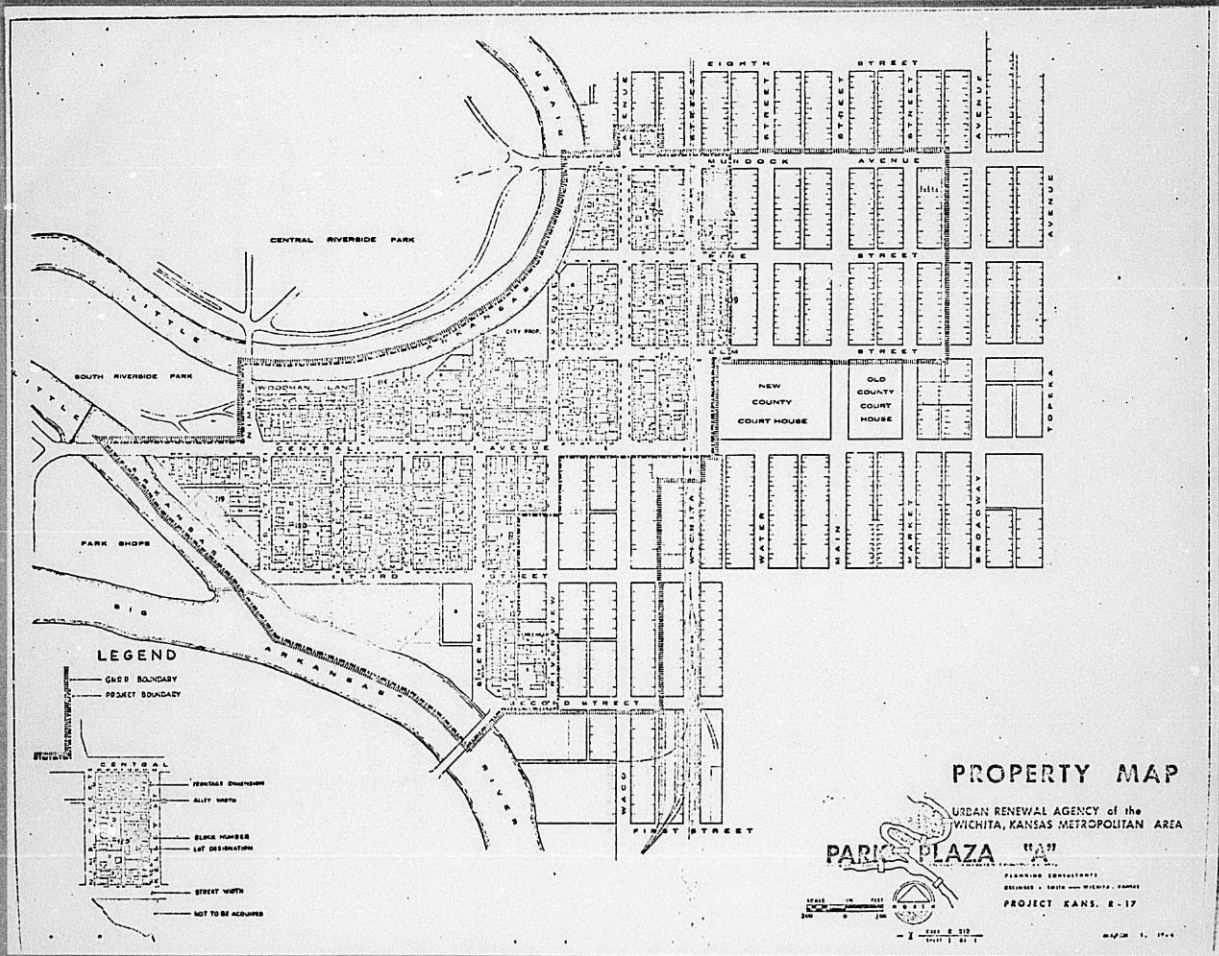
Plate II - Land Use Plan - indicates the proposed land use pattern and major thoroughfares. This Plan provides for a portion of the right-of-way which will be required for construction of a proposed limited access highway. While this proposed highway was adopted as an element of Wichita's Comprehensive Development Plan - Transportation Element - it has not yet been committed to construction. For this reason, an interim land use (park and open space) is proposed.

2. Land Use Provisions and Building Requirements

a. Land uses permitted under this plan are as follows:

Residential. Only high density residential development will be permitted in the residential portion of the Plan area. In addition, certain commercial uses shall be permitted on the ground floor of all residential structures which rise five or more stories in height. Commercial operations in such locations shall be limited to a maximum of 1,200 square feet of floor space each, including storage and stockrooms. The following specific commercial uses shall be permitted:

- bakery shop
- barber shop
- beauty salon
- bar or lounge
- cleaning and laundry pick-up station
- clothing shops
- delicatessen
- dentist offices



LEGEND

- GARD BOUNDARY
- PROJECT BOUNDARY
- PERCENTAGE DIMENSION
- ALLEY WIDTH
- BLOCK NUMBER
- LOT DESIGNATION
- STREET WIDTH
- NOT TO BE ACQUIRED

PROPERTY MAP

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA



PLANNING CONSULTANTS
BRIDGES & NORTH - WICHITA, KANSAS

PROJECT KANS. E-17

— 1 —
DATE: 8-21-64
SCALE: 1" = 100'

MAY 11, 1964

- doctor offices
- drug stores
- florist shops
- gift shops
- jewelry shops
- liquor stores
- news stands
- offices
- photo studio or camera supplies
- restaurant
- tailor shop
- tobacconist

Commercial uses other than those enumerated above shall not be permitted in residential structures.

Light Commercial. Light commercial areas of the Plan are primarily designed for a neighborhood shopping center development to serve the residential portion of the Plan area as well as the surrounding neighborhood. Specifically, the following uses will be permitted in Light Commercial Areas:

- multi-family residential
- amusement place
- apparel and accessory stores
- art and antique shop
- artist supply stores
- auto supply stores
- banks and other lending and savings institutions
- barber shop and beauty parlor
- bicycle sale and repair shop
- boat marina sales and service
- book store
- bowling alley
- business and technical school and schools for photography, music and dancing
- car rental establishment
- catering establishment
- cigar and tobacco store
- cleaning and laundry pickup stations
- clothing and costume rental

- custom dressmaking, furrier, millinery and tailor shops.
- department store
- drinking places, soft
- drug and proprietary store
- dry goods store
- eating places
- electric repair shop
- florists
- food store
- frozen food lockers
- furniture and home furnishing store
- gasoline service station
- gift shops
- hardware stores
- hobby and stamp, and coin shops
- household appliances store
- interior decorator's shop
- jewelry and art metal craft stores
- leather goods and luggage stores
- lock and key shop
- mail order catalog stores
- medical and orthopedic appliance stores
- medical and dental office
- messenger or telegraph service stations
- music, radio or TV shops
- musical instrument repair shops
- offices
- optician and optometrists shops
- package liquor stores
- photographic equipment and supply stores
- photographic studios
- picture framing shops
- private clubs
- restaurants
- self-service laundries
- shoe repair shops
- shoeshine shops
- sporting and athletic goods stores
- stationery stores
- tavern
- theater
- travel bureau
- toy stores
- variety stores
- watch repair shops

Commercial. Commercial areas designated under the Plan provide for existing-to-remain commercial uses. These uses are a wholesale ice cream outlet and a cleaning and laundry establishment. Uses permitted in these plan areas are:

- amusement places
- apparel and accessory stores
- art and antique shop
- artists supply stores
- auto sales and service
- auto supply stores
- banks and other lending and savings institutions
- barber shops and beauty parlors
- bookstores
- bowling alleys
- business and technical schools and schools for photography, music and dancing
- car and truck rental establishments
- catering establishments
- cigar and tobacco stores
- cleaning, pressing and garment repair shops, provided that no flammable cleaning agents are used and with not more than 70 persons employed at any one establishment at any time
- cleaning and laundry pickup stations
- clothing and costume rental
- commercial parking garages
- commercial parking lots
- custom dressmaking, furrier, millinery and tailor shops
- department store
- drinking places, soft
- drug and proprietary stores
- dry goods stores
- eating places
- electric repair shops
- florists
- food stores
- frozen food lockers
- furniture and home furnishing stores
- gasoline service stations
- gift shops
- hardware stores
- hobby and stamp and coin shops
- household appliance stores

- ice cream manufacturer and wholesaler, provided not more than 30 persons are employed at any one establishment at any one time
- interior decorators shops
- jewelry and art metal craft stores
- leather goods and luggage stores
- lock and key shops
- mail order catalog stores
- medical and orthopedic appliance stores
- medical and dental offices and clinics
- messenger or telegraph service stations
- music, radio or TV shops
- musical instrument repair shops
- newsstands
- offices
- office supply and equipment stores
- optician and optometrists shops
- paint stores
- package liquor stores
- pet shops
- photographic equipment and supply stores
- photographic studios
- picture framing shops
- private clubs
- restaurants
- public garages
- seed stores
- self-service laundries
- sewing machine stores
- shoe repair shops
- shoeshine shops
- sporting and athletic goods stores
- stationery stores
- taverns
- theaters
- travel bureaus
- toy stores
- wallpaper stores
- watch repair shops

Park and Public Open Space. The Park and Public Open Space areas of the Plan are to provide for landscaped areas that buffer and screen adjacent uses and landscaped open space for both passive and active recreation.

Public Utility. This land use designation provides for the existing-to-remain: Kansas Gas & Electric Generating Plant, and the use permitted in this area is this power generating utility or park and public open space.

Landscaped Open Space. The Plan designates an area adjacent to the Kansas Gas & Electric Company's power plant as landscaped open space. It is anticipated that the Kansas Gas & Electric Company will acquire fee title to this property; however, it shall be maintained solely as an open-landscaped area.

Transient Housing. On Project acquired land, transient housing is specifically prohibited.

- 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 subjected 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 proportionated 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 spaces 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 as to conformity and harmony with the objectives of this Urban Renewal Plan by the Urban Renewal Agency, provided, however, if the Urban Renewal Agency fails 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) Maximum Site Coverage of Structures. Thirty-five percent (35%) of net area. In this context, net area is defined to be the tract of land for the intended use, less public

streets and river area, but including easements or contiguous public open space.

For the purposes of this section, roof overhang, accessory structures, and structures or parts of structures without exterior walls shall not be construed as structures or parts thereof in the computation of ground coverage.

(4) Maximum Building Heights.

| | |
|-------------|------------------------------|
| Residential | No restriction |
| Commercial | 2 stories above street grade |

(5) Minimum Open Landscaped Area.

| | |
|-------------------|------------------|
| Residential Sites | 25% of site area |
| Commercial Sites | 10% of site area |

(6) Maximum Residential Density.

One Thousand Five Hundred (1,500) dwelling units for Project Area.

(7) Building Setbacks and Separation. All buildings shall be oriented in such a manner that no part of any such structure is closer than thirty-five (35) feet to a street right-of-way line.

No two buildings of more than three (3) stories in height shall be constructed closer than eighty (80) feet to each other.

In no event shall any two buildings be constructed closer than twenty (20) feet to each other.

(8) Minimum Parking Requirement.

| | |
|------------------------------------|--|
| Residential Areas | 1.3 spaces per dwelling unit |
| Shopping Center | 10 spaces per 1,000 square feet of building area |
| Commercial in Residential Building | 10 spaces per 1,000 square feet of gross floor area used |

In the event that any of the land designated as "residential use" on the land use plan shall be used for the construction of housing for elderly citizens, then the minimum parking requirement shall be reduced to 0.5 spaces per dwelling unit. Open parking lots shall contain tree-planting areas at maximum intervals of eighty (80) feet.

(9) Signs.

- (a) All identifying or advertising signs must be designed and their positions indicated on the final working drawings and plans to be submitted for approval prior to erection of the proposed development. The signs should be related to the structure to which they are to be attached in position, form, color and size. The one permitted exception is the case of individual occupiers of retail space, but final drawings should nevertheless indicate the proposed position of the sign.
- (b) Signs affixed to a building wall shall not extend more than 12 inches from the building wall.

- (c) No hanging sign will be permitted unless affixed immediately beneath a porch or pedestrian canopy. Roof signs are prohibited.
- (d) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
- (e) One sign devoted exclusively to the identification of each occupancy of the main floor of a building, or to identify the products or services available on such main floor premises will be permitted on each elevation to which such occupancy abuts, provided that, in addition, multiple-occupancy structures, either retail, commercial or residential, shall be permitted one sign at each entrance identifying the building as a whole.
- (f) Signs advertising building or premises as for sale or for lease shall be limited to one in number for each building, shall not exceed five square feet in area and shall be removed on consummation of the sale or lease.
- (g) For each commercial site, one free-standing major identifying sign, such as a shopping center identification, shall be allowed.

(10) 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 the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area.

c. 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.

d. The provisions and requirements of this Urban Renewal Plan shall be made applicable, insofar as is practicable, to properties 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

The entire Project Area, as shown in Plate I - Property Map - shall be acquired by the Urban Renewal Agency with the following exceptions:

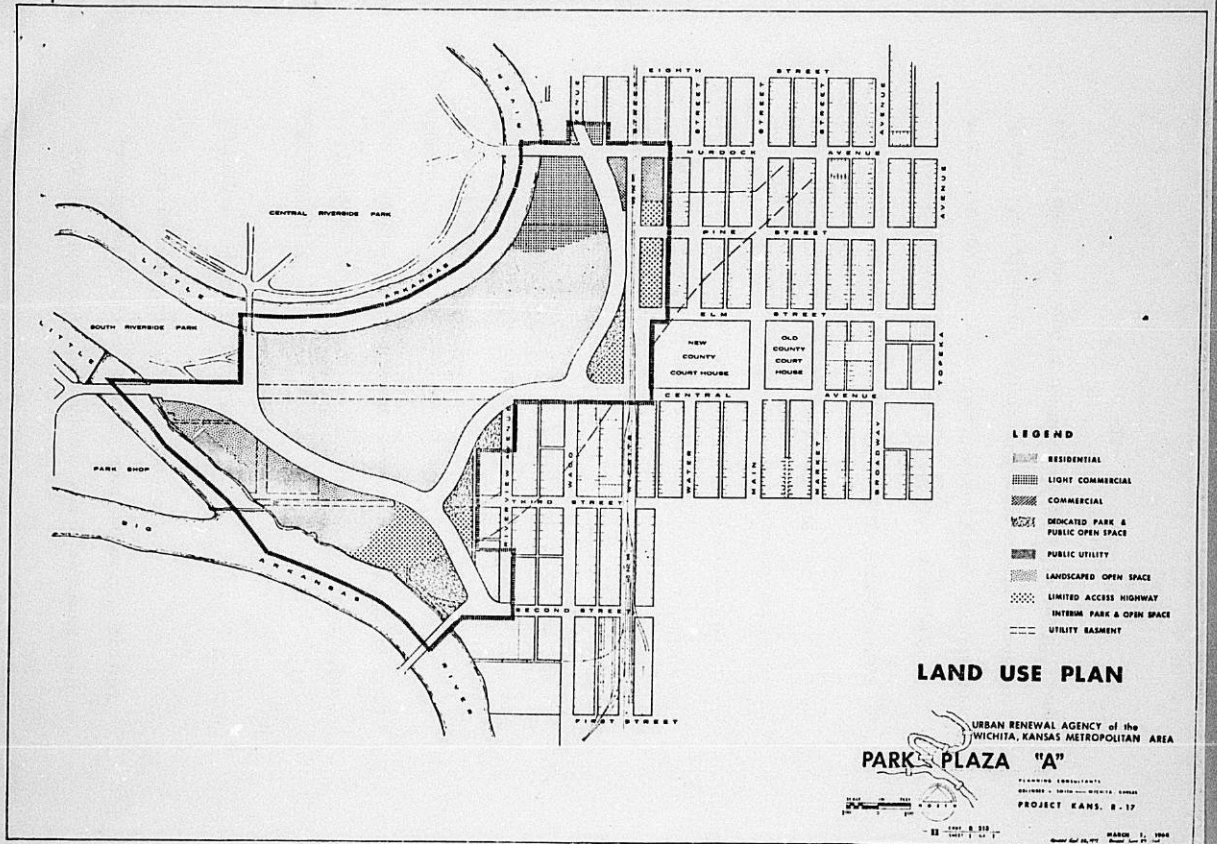
- a. All of Parcel 103-E
- b. Those portions of Parcels 102-I, 119-N, 125-A and 126-B not acquired for right-of-way, park and open-space purposes (as indicated in Plate II).

2. Redevelopers' 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 conformity with the Plan.

PART E. PROCEDURES FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified or amended at 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,



- LEGEND**
- RESIDENTIAL
 - LIGHT COMMERCIAL
 - COMMERCIAL
 - DEDICATED PARK & PUBLIC OPEN SPACE
 - PUBLIC UTILITY
 - LANDSCAPED OPEN SPACE
 - LIMITED ACCESS HIGHWAY
 - INTERIM PARK & OPEN SPACE
 - UTILITY BASINMENT

LAND USE PLAN

URBAN RENEWAL AGENCY of the
PARK PLAZA "A"
 WICHITA, KANSAS METROPOLITAN AREA

PLANNING CONSULTANTS
 GEORGE C. SMITH AND ASSOCIATES, INCORPORATED
 PROJECT E.A.N.S. 8-17

NOV. 8, 1968
 SHEET 1 OF 1

MADE IN U.S.A.
 DRAWN BY: J. J. [unreadable]
 CHECKED BY: [unreadable]

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.



Kenneth H. Kitchen
Secretary

GENERAL URBAN RENEWAL PLAN

for

**WICHITA NEIGHBORHOOD DEVELOPMENT PROGRAM
URBAN RENEWAL AREA**

WICHITA , KANSAS

NOVEMBER 27, 1972

DISPOSITION SUPPLEMENT NO. 4
TO
GENERAL URBAN RENEWAL PLAN
FOR
WICHITA NDP URBAN RENEWAL AREA
ADMINISTRATION CENTER

DATED: January 17, 1972

LAND DISPOSITION SUPPLEMENT

This section contains the land disposition controls for an area generally known as the Administration Center. The boundary of the project is indicated on the map entitled Land Use Plan. This exhibit indicates specific allowable land uses and the proposed street pattern.

1. Land Use Provisions and Building Requirements.

- a. Land use shall be as indicated on the map entitled Land Use Plan. In those areas indicated for commercial land use, land uses permitted shall be commercial, retail, office, multi-family residential, and transient housing provided that all such uses are integrated into a scheme to enable various parts of the design to function properly, and provided, that such uses are in proper relationship to each other and enhance rather than reduce pedestrian movement in safety and pleasant surroundings.
- b. Building Requirements.

In addition to the foregoing, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the Administrative Center Area:

- (1) Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level. At least twenty percent (20%) of the lot area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.
- (2) Building Setbacks Adjacent to Street Right-of-Way. A minimum setback of ten (10) feet from the adjacent street right-of-way shall be required for any structure from two to six feet in height above the abutting street grade. A minimum setback of twenty-five (25) feet from the adjacent street right-of-way line shall be required for any structure more than six (6) feet in height above the abutting street grade.
- (3) Minimum Off-Street Parking. One car space for each dwelling unit, except for dwelling units specifically designed for elderly occupants, .5 spaces per unit shall be required, and four (4) car spaces for each one thousand square feet of gross office and retail floor area. These spaces to be provided within 800 feet (as measured along the lines of public access) from the use which it serves.
- (4) Signs.
 - (a) The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the Agency for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.

- (b) Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the Agency for written approval prior to the erection thereof.
- (c) Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a non-flashing type.
- (d) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- (e) Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
- (f) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

2. Circulation Requirements

Circulation requirements are delineated on the Land Use Plan Map.

3. Redevelopers Obligations

In the conveyance of land in cleared portions of the Administration Center Area, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

4. Design Objectives

The real property covered under this supplement shall be subjected to the requirements and restrictions set forth herein in order to ensure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property; to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to ensure the highest and best development of said properties; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

5. Procedure

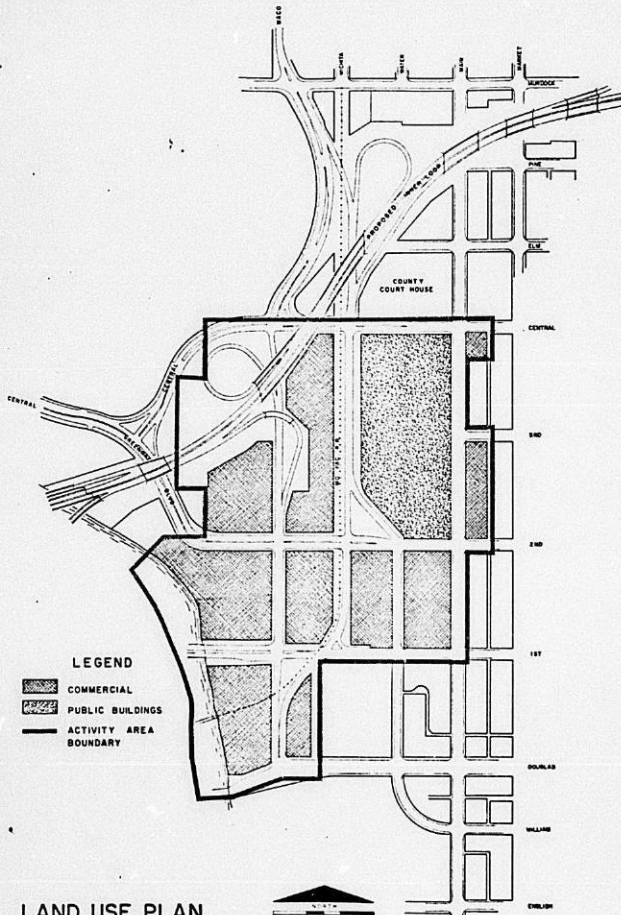
No improvements shall be undertaken until the complete plans and specifications including the floor plans and grade and plot plan of such improvement, shall have been submitted to and approved in writing by the Urban Renewal Agency, which shall incur no liability by reason of its judgment, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the Agency within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provisions of this section fully complied with.

6. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenants," in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Supplement shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for 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 Governing Body of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements under 1.a. and 1.b. shall be made applicable to properties

which are not to be acquired through enforcement of the zoning ordinance of the City of Wichita, Kansas. Said "Declaration of Restrictive Covenants" will, however, exclude applicability to existing structures now in place, but will pertain to alterations, additions and replacements. As a minimum, these provisions and requirements shall be applicable to a property which is not to be acquired when the owner thereof acquires project land.



LAND USE PLAN
ADMINISTRATION CENTER (A-5-3)

URBAN RENEWAL AGENCY of the
 WICHITA, KANSAS METROPOLITAN AREA

PREPARED BY: OBLINGER-SMITH CORPORATION
 CONSULTANTS IN PLANNING, DESIGN & DEVELOPMENT

THE PREPARATION OF THIS DOCUMENT WAS FUNDING
 PROVIDED BY THE FEDERAL GOVERNMENT THROUGH THE
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

JANUARY 1971
 JULY 1972
 NOVEMBER 1972

THE CITY OF WICHITA
OFFICE OF Urban Renewal

DATE March 2, 1978

nm

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| Office of the City Manager | |
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TO E. H. Denton, City Manager
FROM Kenneth H. Kitchen, Executive Director

SUBJECT Changes in Park Plaza "A" and Administration Center Urban Renewal Plans - Request to be placed on City Commission Agenda for March 14, 1978



Background

When land was acquired in the Park Plaza "A" and Administration Center projects, the Inner Loop Expressway was in the early planning stages. Therefore, the land use plans for both projects indicated areas for public open space and/or limited access highway. On the Park Plaza "A" project reserves "A", "B", "C", "D", "E", and "F" were shown on the Park Plaza First Addition plat to be used for public open space and/or limited access highway. The Administration Center project plat is being prepared.

Shortly after the City Commission voted to delete the Inner Loop from the Transportation Plan, the Urban Renewal Agency Board of Commissioners at their February 10, 1977 meeting voted to change the Urban Renewal Land Use Plans for Park Plaza "A" and Administration Center to reflect light commercial land use in those areas formerly indicated as public open space and/or limited access highway.

Also, the Park Plaza "A" Urban Renewal Plan calls for ten parking spaces per 1,000 square feet of building area for shopping center and commercial uses. This has proven to be an excessive amount and presents a problem to redevelopment of the commercial property. It is not economically feasible or desirable to provide that much parking. City Code requires four spaces per 1,000 square feet of building area.

Objective

The main objectives of these Urban Renewal Plan changes are 1) to bring the Urban Renewal Land Use Plan in compliance with the City Commission's request to delete the Inner Loop; 2) to use more realistic parking requirements for the commercial area.

Action to Date

In November 1977, the URA staff presented these changes to the City Commission and requested that the City Commission defer the matter to the

E. H. Denton, City Manager
March 2, 1978
Page Two

MAPC for their review as to compliance with the Comprehensive Plan. MAPC agreed to the parking requirement change to comply with the City Code and recommended that the land use changes be deferred until a total land use plan for the area prepared. This plan is being prepared and will be presented at a later date.

Banner Development Co. is the redeveloper for the commercial area in Park Plaza "A" and has prepared redevelopment plans for the site. These plans were reviewed and approved by URA Board and later reconsidered and disapproved. The reasons for not approving the site plan revolved mainly around the "strip commercial" nature of the development. The developer redesigned the site plan and presented to the URA Board at its February 23, 1978 meeting. The URA Board approved the plan unanimously, subject to submitting the following items for URA staff approval:

1. A site development plan for the entire site showing the size and location of all structures, parking, etc. It is understood that only the first phase - the three (3) buildings at the southeast - will be constructed immediately and that the other buildings will be constructed as market conditions dictate.
2. A site grading plan showing how drainage is to be handled and also the location of berms and other site amenities.
3. A complete landscaping plan for the site showing all existing trees to remain and all new plant materials to be added including size, species and location.

Mr. Lakin, MAPD, also indicated a zoning requirement for solid fence or landscaping screening requirement adjacent to the residential zoning to the south of the site. MAPD and URA staff will need to approve this screening plan.

This item has been on the City Commission agenda and deferred several times to allow the developer to prepare a revised site plan. This site plan has been revised and approved by the URA Board at their February 23, 1978 meeting.

Recommended Action

Approve revised site plan and change the parking requirements for the commercial area in the Park Plaza "A" Urban Renewal Plan to conform to City Code requirements.

E. H. Denton, City Manager
March 2, 1978
Page Two

Representatives from Banner Development will make a presentation at the City Commission meeting and answer any questions the Commissioners may have.



Kenneth H. Kitchen

KHK/JR/jan
cc: Banner Development Co.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

File
DATE

December 8, 1977

TO Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM Robert A. Lakin
SUBJECT Amendments to the Park Plaza "A" and Administrative Center
Urban Renewal Plans

Attached is a copy of a memorandum forwarded to the Wichita City Manager from the Director of the Wichita Urban Renewal Agency wherein the Urban Renewal Board proposes to redesignate, for commercial purposes, certain areas currently reserved for open space and/or highway purposes on the Park Plaza "A" and Administrative Center Plans. Copies of these plans are also attached for your reference. A listing of the uses permitted in the light commercial and commercial categories are found on Pages 5, 6 and 7 of the Park Plaza "A" plan. The original land use designations for the reserve areas in question are indicated on land use plan following Page 15 in the document entitled "Urban Renewal Plan - Park Plaza "A" - Wichita, Kansas, Project No. Kans. R-17 and the Administrative Center Plan following Page 4 in the document entitled "General Urban Renewal Plan for Wichita Neighborhood Development Program Urban Renewal Area - Wichita, Kansas".

In addition to the proposed redesignation of land use, the Urban Renewal Board also proposes to change the minimum parking space requirements in the Park Plaza "A" Plan from 10 spaces per 1,000 square feet of building area for shopping center and commercial uses to 4 spaces per 1,000 square feet which corresponds to the existing requirements of the City Zoning Ordinance.

The current minimum parking standards are listed under Item 8 on Page 12 of the Park Plaza "A" Urban Renewal Plan.

These proposed changes were presented to the Wichita Board of City Commissioners on November 15, 1977 and it was the action of the Board to forward these proposals to the Metropolitan Area Planning Commission for review in relation to compliance with the Comprehensive Plan.

A preliminary review of the proposed changes has brought to light several unresolved questions concerning the proposed land use des-

ignations. These questions will be discussed during consideration of this item which is scheduled for the Planning Commission Agenda of December 8, 1977. Representatives from the Wichita Urban Renewal Agency will be in attendance and answer questions the Planning Commission may have.



Robert A. Lakin
Director of Planning

RLY:RAL:et

THE URBAN RENEWAL AGENCY

November 4, 1977

E. H. Denton, City Manager

Kenneth H. Kitchen, Executive Director

Changes in Park Plaza "A" and
Administration Center Urban Renewal
Plans - Request to be placed on
City Commission Agenda

Background

When land was acquired in the Park Plaza "A" and Administration Center projects, the Inner Loop Expressway was in the early planning stages. Therefore, the land use plans for both projects indicated areas for public open space and/or limited access highway. On the Park Plaza "A" project reserves "A", "B", "C", "D", "E", and "F" were shown on the Park Plaza First Addition plat to be used for public open space and/or limited access highway. The Administration Center project plat is being prepared.

Shortly after the City Commission voted to delete the Inner Loop from the Transportation Plan, the Urban Renewal Agency Board of Commissioners at their February 10, 1977 meeting voted to change the Urban Renewal Land Use Plans for Park Plaza "A" and Administration Center to reflect light commercial land use in those areas formerly indicated as public open space and/or limited access highway.

Also, the Park Plaza "A" Urban Renewal Plan calls for ten parking spaces per 1,000 square feet of building area for shopping center and commercial uses. This has proven to be an excessive amount and presents a problem to redevelopment of the commercial property. It is not economically feasible or desirable to provide that much parking. City Code requires four spaces per 1,000 square feet of building area.

Objective

The main objectives of these Urban Renewal Plan changes are 1) to bring the Urban Renewal Land Use Plan in compliance with the City Commission's request to delete the Inner Loop; 2) to use more realistic parking requirements for the commercial area.

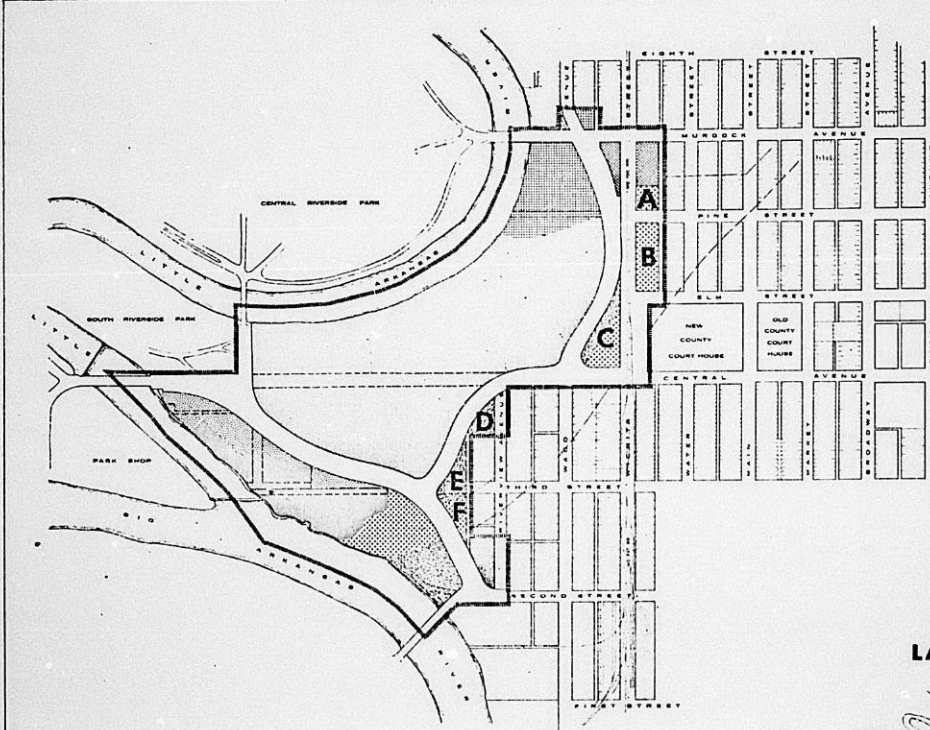
Recommendation

We are requesting that the City Commission refer these changes to the Metropolitan Planning Commission for their review as relates to compliance with the Comprehensive Plan.

I and my staff will be present at the City Commission meeting to make a presentation and answer any questions the Commissioners may have.

Kenneth H. Kitchen, Executive Director

KHK-JMR/jm

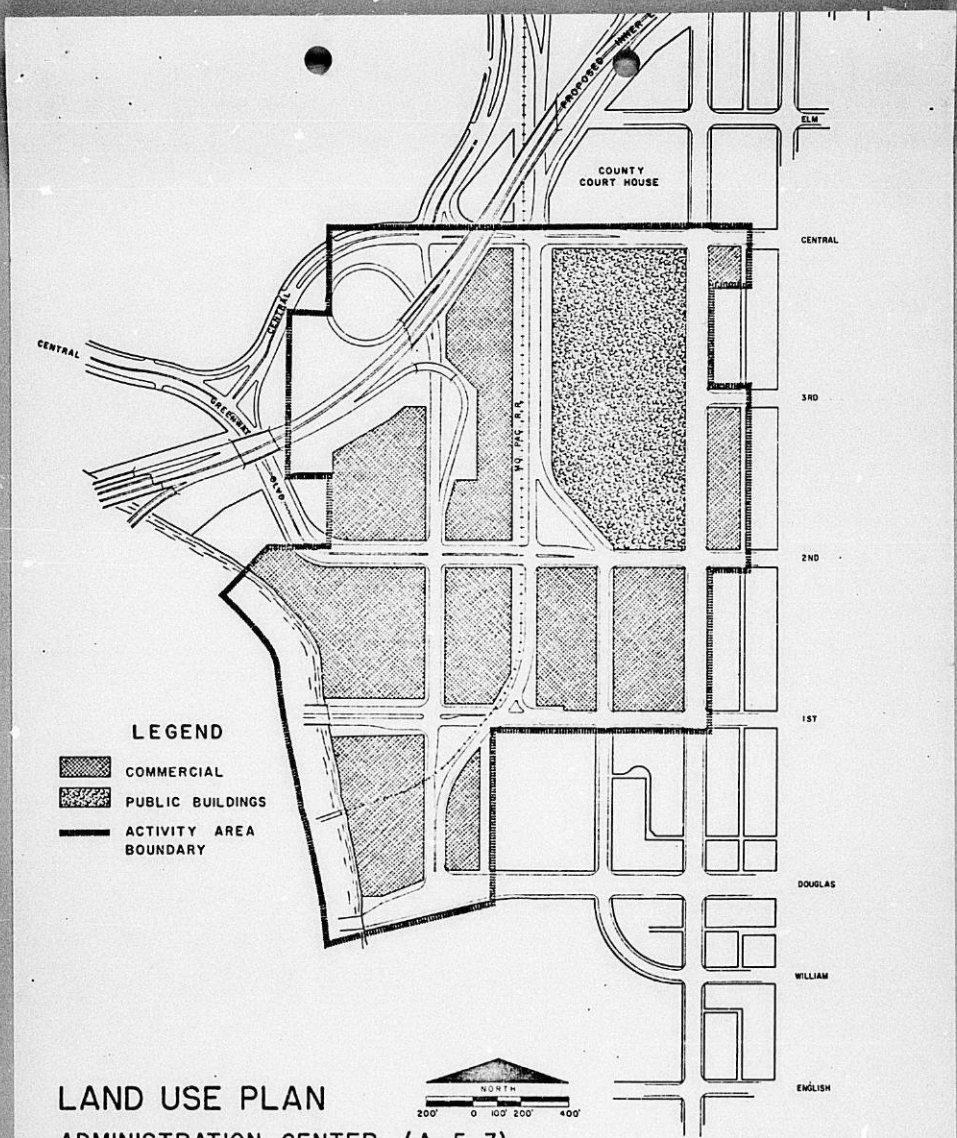


- LEGEND**
- RESIDENTIAL
 - LIGHT COMMERCIAL
 - COMMERCIAL
 - DEDICATED PARK & PUBLIC OPEN SPACE
 - PUBLIC UTILITY
 - LANDSCAPED OPEN SPACE
 - LIMITED ACCESS HIGHWAY
 - INTERIM PARK & OPEN SPACE
 - UTILITY EASEMENT

LAND USE PLAN

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA
PARK PLAZA "A"
 PLANNING INSTRUMENTS
 DEVELOPED UNDER FEDERAL ASSISTANCE
 PROJECT KANS. 8-17

Scale: 1" = 100' (approximate)
 11 100' 0 50' 0
 100' 0 50' 0
 MARCH 1, 1966
 Revised April 26, 1966



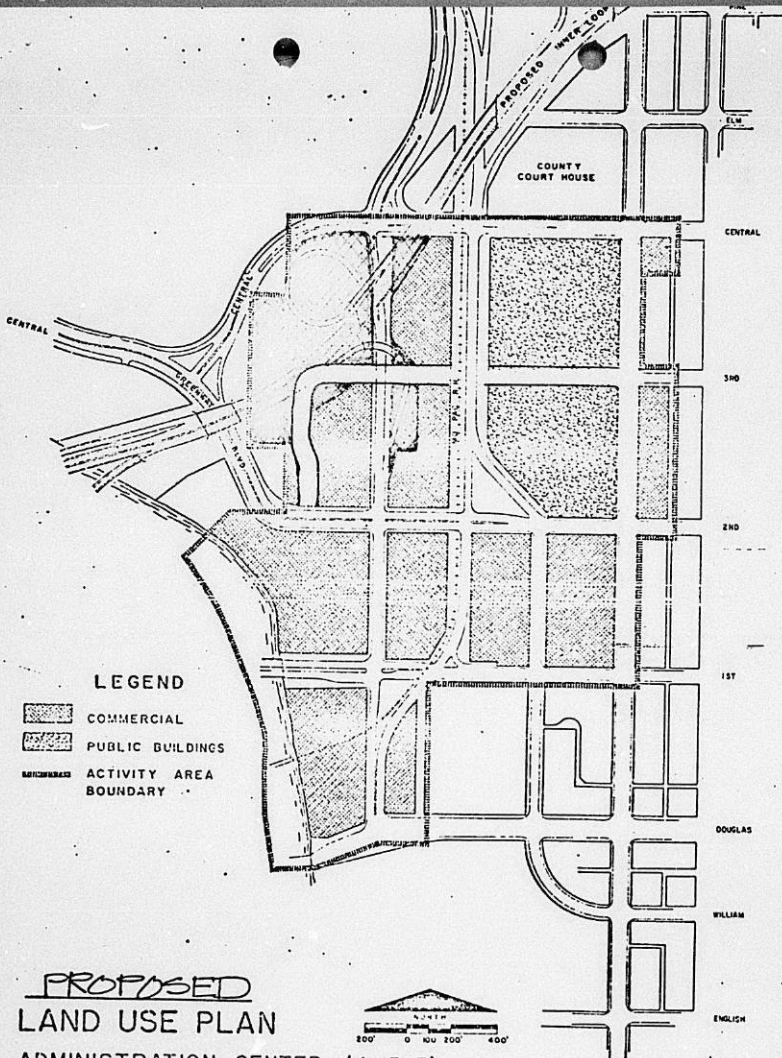
LAND USE PLAN

ADMINISTRATION CENTER (A-5-3)

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA

PREPARED BY: OBLINGER-SMITH CORPORATION

THE PREPARATION OF THIS DOCUMENT WAS FINANCED
IN PART THROUGH A FEDERAL ADVANCE FROM THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



PROPOSED
LAND USE PLAN
ADMINISTRATION CENTER (A-5-3)

URBAN RENEWAL AGENCY of the
 WICHITA, KANSAS METROPOLITAN AREA
 PREPARED BY: OBLINGER-SMITH CORPORATION
 CONSULTANTS IN PLANNING, DESIGN & DEVELOPMENT

THE PREPARATION OF THIS PLAN HAS BEEN FINANCED
 IN PART THROUGH A FEDERAL AID GRANT FROM THE
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

JANUARY 1972
 JULY 1972
 NOVEMBER 1972

**URBAN RENEWAL PLAN
PARK PLAZA 'A'**

**WICHITA, KANSAS
PROJECT NO. KANS. R-17**

AMENDED

DATED: SEPTEMBER 28, 1972



**URBAN RENEWAL AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA**

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The PARK PLAZA "A" Urban Renewal Project is located approximately one-half mile northwest of the central business district. The boundary of the project is indicated on Plate I - Property Map, and more specifically includes that certain area situated in the City of Wichita, County of Sedgwick, State of Kansas, and described as follows:

BEGINNING at the point of intersection of the north line of Murdock Avenue with the center line of the Little Arkansas River;

THENCE east along said line to the west line of Waco Avenue;

THENCE north along said line 120 feet;

THENCE west along the common line between Lots 92 and 94 of Mungers Plat of the Original Town and said line extended to the east line of the north-south alley between Waco and Wichita Streets;

THENCE south along said line to the north line of Murdock Avenue;

THENCE east along said line to the east line of the north-south alley between Wichita and Water Streets;

THENCE south along said line to the south line of Elm Street;

THENCE west along said line to the east line of Wichita Street;

THENCE south along said line to the south line of Central Avenue;

THENCE west along said line to the east line of Riverview Avenue;

THENCE south along said line 298 feet to the north line of Lot 55 in Watermans Addition to Watermans Addition;

THENCE west along said line to the east line of the north-south alley between Sherman and Riverview Avenues;

AMENDED
URBAN RENEWAL PLAN
FOR
PARK PLAZA "A" URBAN RENEWAL PROJECT
WICHITA, KANSAS

Project No. Kans. R-17

DATED: September 28, 1972

PART A. TABLE OF CONTENTS

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area
Exhibit: Plate I - Property Map
2. Summary of Proposed Renewal Actions

PART C. LAND USE PLAN

1. Land Use Map
Exhibit: Plate II - Land Use Map
2. Land Use Provisions and Building Requirements

PART D. PROJECT PROPOSALS

1. Land Acquisition
2. Redevelopers' Obligations

PART E. PROCEDURES FOR CHANGES IN APPROVED PLAN



THENCE south along said line 641.91 feet to the common line between Lots 11 and 12 of Stewart and Burns Subdivision;

THENCE east along said line and said line extended to the east line of Riverview Avenue;

THENCE south along said line to the south line of Second Street;

THENCE west along said line to the center line of the Arkansas River;

THENCE northwesterly along said center line of the Arkansas River to the center line of the Little Arkansas River;

THENCE northwesterly along said center line of the Little Arkansas River to the north line of Central Avenue;

THENCE east along said line to the west line of Nims Avenue;

THENCE north along said line to the center line of the Little Arkansas River;

THENCE northeasterly along the center line of the Little Arkansas River to the north line of Murdock Avenue, the point of beginning.

2. Summary of Proposed Renewal Actions

The Project Area, on the fringe of downtown, is currently occupied by old, blighted, predominantly residential structures. Under this Urban Renewal Plan, the entire Project Area will be acquired and cleared with the exception of certain perimeter properties. Properties not to be acquired include all of Parcel 103-E, and portions of Parcels 102-I, 119-N, 126-A, and 126-B.

Additional park land will be dedicated within the Project to complement the adjacent South and Central Riverside Parks.

The existing internal street pattern will be vacated, and an entirely new vehicular circulation system will be provided. Streets, curb and gutter, sidewalks, sanitary sewers and storm drainage facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan.

Existing 4 KV and 12 KV overhead electric circuits passing through the Project Area will be relocated underground. All new utilities serving the Project Area will be located underground.

In addition, the owner of Parcels 119-N, 126-A, and 126-B (Electric Power Plant) will be required to remove the spray pond baffle fences now located on Parcel 119-N and the smoke stacks (if feasible) and the large illuminated sign atop the building on Parcel 126-A.

PART C. LAND USE PLAN

1. Land Use Map

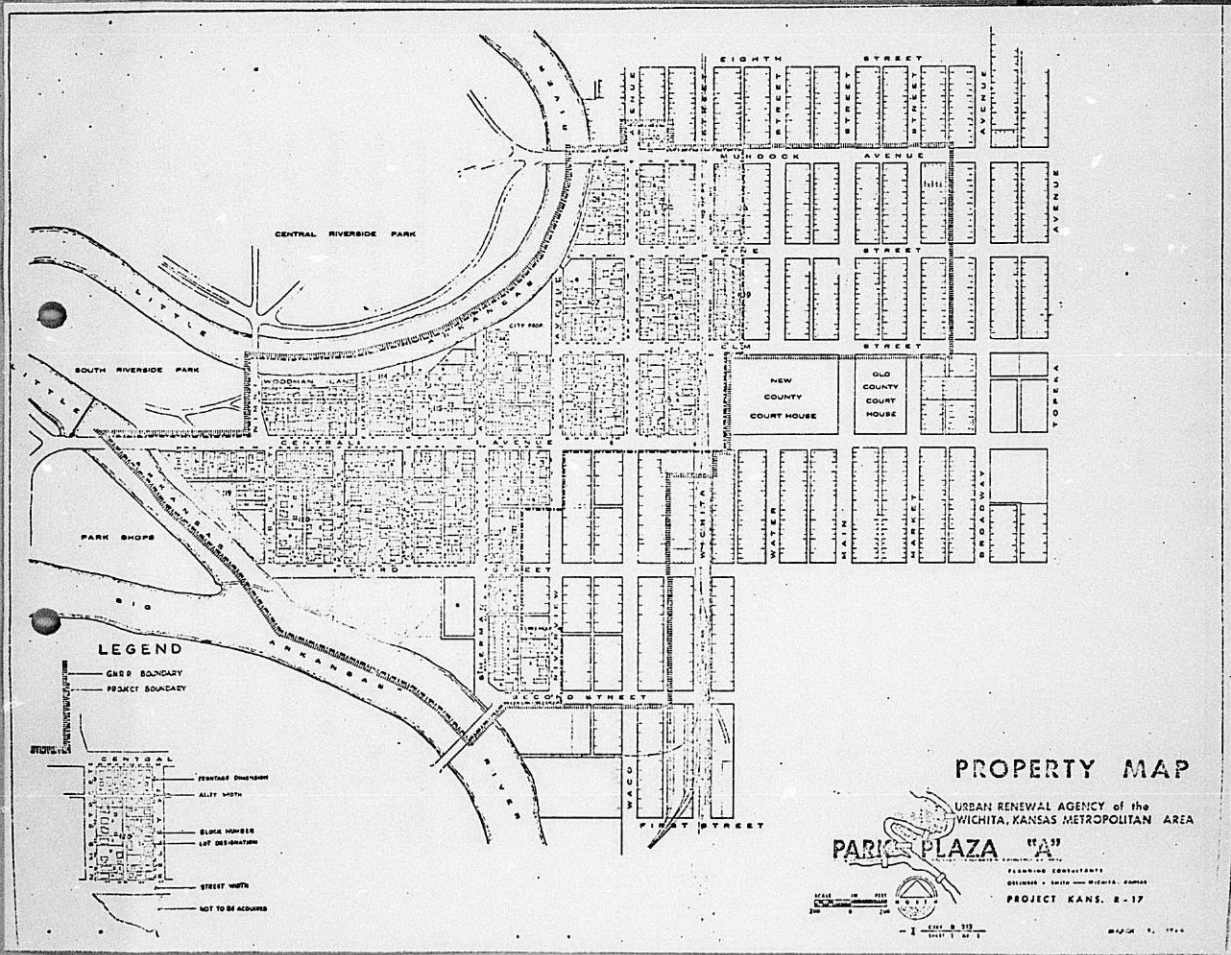
Plate II - Land Use Plan - indicates the proposed land use pattern and major thoroughfares. This Plan provides for a portion of the right-of-way which will be required for construction of a proposed limited access highway. While this proposed highway was adopted as an element of Wichita's Comprehensive Development Plan - Transportation Element - it has not yet been committed to construction. For this reason, an interim land use (park and open space) is proposed.

2. Land Use Provisions and Building Requirements

a. Land uses permitted under this plan are as follows:

Residential. Only high density residential development will be permitted in the residential portion of the Plan area. In addition, certain commercial uses shall be permitted on the ground floor of all residential structures which rise five or more stories in height. Commercial operations in such locations shall be limited to a maximum of 1,200 square feet of floor space each, including storage and stockrooms. The following specific commercial uses shall be permitted:

- bakery shop
- barber shop
- beauty salon
- bar or lounge
- cleaning and laundry pick-up station
- clothing shops
- delicatessen
- dentist offices



LEGEND

- CITY BOUNDARY
- PROJECT BOUNDARY
- STREET WIDTH
- NOT TO BE ACQUIRED
- PERMANENT DIMENSION
- ALLEY WIDTH
- BLOCK NUMBER
- LOT DESIGNATION

PROPERTY MAP

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA

PARK PLAZA "A"

PLANNING ESTABLISHMENT
DESIGNED BY JOHN AND MARGARET JAMES
PROJECT KANS. E-17



— 1 — CITY OF WICHITA
SHEET 1 OF 1

MAY 1964

- doctor offices
- drug stores
- florist shops
- gift shops
- jewelry shops
- liquor stores
- news stands
- offices
- photo studio or camera supplies
- restaurant
- tailor shop
- tobacconist

Commercial uses other than those enumerated above shall not be permitted in residential structures.

Light Commercial. Light commercial areas of the Plan are primarily designed for a neighborhood shopping center development to serve the residential portion of the Plan area as well as the surrounding neighborhood. Specifically, the following uses will be permitted in Light Commercial Areas:

- multi-family residential
- amusement place
- apparel and accessory stores
- art and antique shop
- artist supply stores
- auto supply stores
- banks and other lending and savings institutions
- barber shop and beauty parlor
- bicycle sale and repair shop
- boat marina sales and service
- book store
- bowling alley
- business and technical school and schools for photography, music and dancing
- car rental establishment
- catering establishment
- cigar and tobacco store
- cleaning and laundry pickup stations
- clothing and costume rental

- custom dressmaking, furrier, millinery and tailor shops.
- department store
- drinking places, soft
- drug and proprietary store
- dry goods store
- eating places
- electric repair shop
- florists
- food store
- frozen food lockers
- furniture and home furnishing store
- gasoline service station
- gift shops
- hardware stores
- hobby and stamp, and coin shops
- household appliances store
- interior decorator's shop
- jewelry and art metal craft stores
- leather goods and luggage stores
- lock and key shop
- mail order catalog stores
- medical and orthopedic appliance stores
- medical and dental office
- messenger or telegraph service stations
- music, radio or TV shops
- musical instrument repair shops
- offices
- optician and optometrists shops
- package liquor stores
- photographic equipment and supply stores
- photographic studios
- picture framing shops
- private clubs
- restaurants
- self-service laundries
- shoe repair shops
- shoeshine shops
- sporting and athletic goods stores
- stationery stores
- tavern
- theater
- travel bureau
- toy stores
- variety stores
- watch repair shops

Commercial. Commercial areas designated under the Plan provide for existing-to-remain commercial uses. These uses are a wholesale ice cream outlet and a cleaning and laundry establishment. Uses permitted in these plan areas are:

- amusement places
- apparel and accessory stores
- art and antique shop
- artists supply stores
- auto sales and service
- auto supply stores
- banks and other lending and savings institutions
- barber shops and beauty parlors
- bookstores
- bowling alleys
- business and technical schools and schools for photography, music and dancing
- car and truck rental establishments
- catering establishments
- cigar and tobacco stores
- cleaning, pressing and garment repair shops, provided that no flammable cleaning agents are used and with not more than 70 persons employed at any one establishment at any time
- cleaning and laundry pickup stations
- clothing and costume rental
- commercial parking garages
- commercial parking lots
- custom dressmaking, furrier, millinery and tailor shops
- department store
- drinking places, soft
- drug and proprietary stores
- dry goods stores
- eating places
- electric repair shops
- florists
- food stores
- frozen food lockers
- furniture and home furnishing stores
- gasoline service stations
- gift shops
- hardware stores
- hobby and stamp and coin shops
- household appliance stores

- ice cream manufacturer and wholesaler, provided not more than 30 persons are employed at any one establishment at any one time
- interior decorators shops
- jewelry and art metal craft stores
- leather goods and luggage stores
- lock and key shops
- mail order catalog stores
- medical and orthopedic appliance stores
- medical and dental offices and clinics
- messenger or telegraph service stations
- music, radio or TV shops
- musical instrument repair shops
- newsstands
- offices
- office supply and equipment stores
- optician and optometrists shops
- paint stores
- package liquor stores
- pet shops
- photographic equipment and supply stores
- photographic studios
- picture framing shops
- private clubs
- restaurants
- public garages
- seed stores
- self-service laundries
- sewing machine stores
- shoe repair shops
- shoeshine shops
- sporting and athletic goods stores
- stationery stores
- taverns
- theaters
- travel bureaus
- toy stores
- wallpaper stores
- watch repair shops

Park and Public Open Space. The Park and Public Open Space areas of the Plan are to provide for landscaped areas that buffer and screen adjacent uses and landscaped open space for both passive and active recreation.

Public Utility. This land use designation provides for the existing-to-remain: Kansas Gas & Electric Generating Plant, and the use permitted in this area is this power generating utility or park and public open space.

Landscaped Open Space. The Plan designates an area adjacent to the Kansas Gas & Electric Company's power plant as landscaped open space. It is anticipated that the Kansas Gas & Electric Company will acquire fee title to this property; however, it shall be maintained solely as an open-landscaped area.

Transient Housing. On Project acquired land, transient housing is specifically prohibited.

- 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 subjected 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 proportionated 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 spaces 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 as to conformity and harmony with the objectives of this Urban Renewal Plan by the Urban Renewal Agency, provided, however, if the Urban Renewal Agency fails 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) Maximum Site Coverage of Structures. Thirty-five percent (35%) of net area. In this context, net area is defined to be the tract of land for the intended use, less public

streets and river area, but including easements or contiguous public open space.

For the purposes of this section, roof overhang, accessory structures, and structures or parts of structures without exterior walls shall not be construed as structures or parts thereof in the computation of ground coverage.

(4) Maximum Building Heights.

| | |
|-------------|------------------------------|
| Residential | No restriction |
| Commercial | 2 stories above street grade |

(5) Minimum Open Landscaped Area.

| | |
|-------------------|------------------|
| Residential Sites | 25% of site area |
| Commercial Sites | 10% of site area |

(6) Maximum Residential Density.

One Thousand Five Hundred (1,500) dwelling units for Project Area.

(7) Building Setbacks and Separation. All buildings shall be oriented in such a manner that no part of any such structure is closer than thirty-five (35) feet to a street right-of-way line.

No two buildings of more than three (3) stories in height shall be constructed closer than eighty (80) feet to each other.

In no event shall any two buildings be constructed closer than twenty (20) feet to each other.

(8) Minimum Parking Requirement.

| | |
|------------------------------------|--|
| Residential Areas | 1.3 spaces per dwelling unit |
| Shopping Center | 10 spaces per 1,000 square feet of building area |
| Commercial in Residential Building | 10 spaces per 1,000 square feet of gross floor area used |

In the event that any of the land designated as "residential use" on the land use plan shall be used for the construction of housing for elderly citizens, then the minimum parking requirement shall be reduced to 0.5 spaces per dwelling unit.

Open parking lots shall contain tree-planting areas at maximum intervals of eighty (80) feet.

(9) Signs.

- (a) All identifying or advertising signs must be designed and their positions indicated on the final working drawings and plans to be submitted for approval prior to erection of the proposed development. The signs should be related to the structure to which they are to be attached in position, form, color and size. The one permitted exception is the case of individual occupiers of retail space, but final drawings should nevertheless indicate the proposed position of the sign.
- (b) Signs affixed to a building wall shall not extend more than 12 inches from the building wall.

- (c) No hanging sign will be permitted unless affixed immediately beneath a porch or pedestrian canopy. Roof signs are prohibited.
- (d) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
- (e) One sign devoted exclusively to the identification of each occupancy of the main floor of a building, or to identify the products or services available on such main floor premises will be permitted on each elevation to which such occupancy abuts, provided that, in addition, multiple-occupancy structures, either retail, commercial or residential, shall be permitted one sign at each entrance identifying the building as a whole.
- (f) Signs advertising building or premises as for sale or for lease shall be limited to one in number for each building, shall not exceed five square feet in area and shall be removed on consummation of the sale or lease.
- (g) For each commercial site, one free-standing major identifying sign, such as a shopping center identification, shall be allowed.

(10) 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 the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area.

- c. 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.
- d. The provisions and requirements of this Urban Renewal Plan shall be made applicable, insofar as is practicable, to properties 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

The entire Project Area, as shown in Plate I - Property Map - shall be acquired by the Urban Renewal Agency with the following exceptions:

- a. All of Parcel 103-E
- b. Those portions of Parcels 102-I, 119-N, 125-A and 126-B not acquired for right-of-way, park and open-space purposes (as indicated in Plate II).

2. Redevelopers' 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 conformity with the Plan.

PART E. PROCEDURES FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified or amended at 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.



Kenneth H. Kitchen
Secretary

GENERAL URBAN RENEWAL PLAN

for

**WICHITA NEIGHBORHOOD DEVELOPMENT PROGRAM
URBAN RENEWAL AREA**

WICHITA , KANSAS

NOVEMBER 27, 1972

DISPOSITION SUPPLEMENT NO. 4
TO
GENERAL URBAN RENEVAL PLAN
FOR
WICHITA NDP URBAN RENEVAL AREA
ADMINISTRATION CENTER

DATED: January 17, 1972

LAND DISPOSITION SUPPLEMENT

This section contains the land disposition controls for an area generally known as the Administration Center. The boundary of the project is indicated on the map entitled Land Use Plan. This exhibit indicates specific allowable land uses and the proposed street pattern.

I. Land Use Provisions and Building Requirements.

- a. Land use shall be as indicated on the map entitled Land Use Plan. In those areas indicated for commercial land use, land uses permitted shall be commercial, retail, office, multi-family residential, and transient housing provided that all such uses are integrated into a scheme to enable various parts of the design to function properly, and provided, that such uses are in proper relationship to each other and enhance rather than reduce pedestrian movement in safety and pleasant surroundings.

b. Building Requirements.

In addition to the foregoing, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the Administrative Center Area:

- (1) Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level. At least twenty percent (20%) of the lot area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.
- (2) Building Setbacks Adjacent to Street Right-of-Way. A minimum setback of ten (10) feet from the adjacent street right-of-way shall be required for any structure from two to six feet in height above the abutting street grade. A minimum setback of twenty-five (25) feet from the adjacent street right-of-way line shall be required for any structure more than six (6) feet in height above the abutting street grade.
- (3) Minimum Off-Street Parking. One car space for each dwelling unit, except for dwelling units specifically designed for elderly occupants, .5 spaces per unit shall be required, and four (4) car spaces for each one thousand square feet of gross office and retail floor area. These spaces to be provided within 800 feet (as measured along the lines of public access) from the use which it serves.
- (4) Signs.
 - (a) The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the Agency for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the size.

- (b) Should the re-developer deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the Agency for written approval prior to the erection thereof.
- (c) Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a non-flashing type.
- (d) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- (e) Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
- (f) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

2. Circulation Requirements

Circulation requirements are delineated on the Land Use Plan Map.

3. Redevelopers Obligations

In the conveyance of land in cleared portions of the Administration Center Area, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

4. Design Objectives

The real property covered under this supplement shall be subjected to the requirements and restrictions set forth herein in order to ensure its best use and most appropriate development and improvement; to preserve and enhance the quality and convenience of such property; to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to ensure the highest and best development of said properties; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

5. Procedure

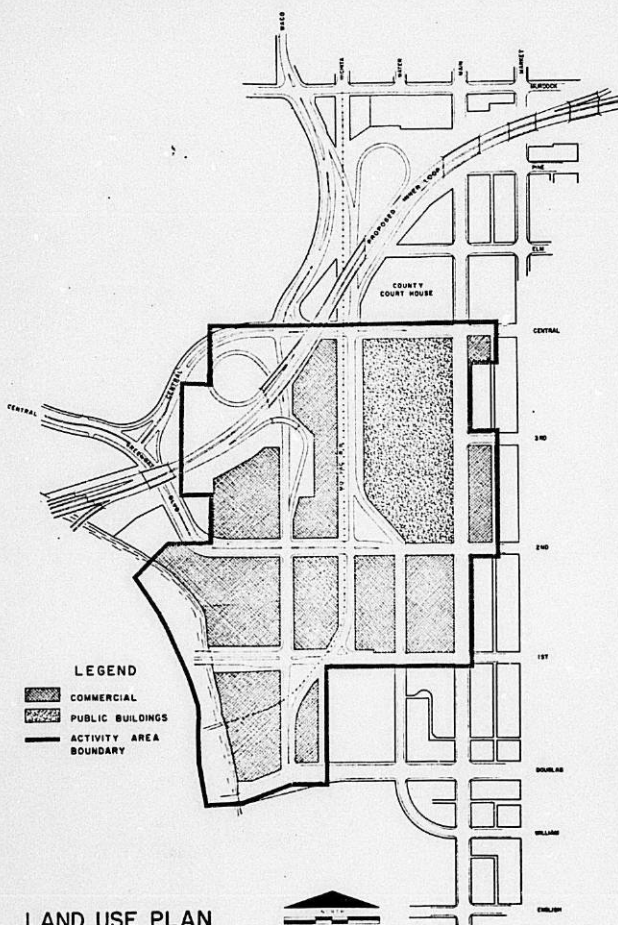
No improvements shall be undertaken until the complete plans and specifications including the floor plans and grade and plot plan of such improvement, shall have been submitted to and approved in writing by the Urban Renewal Agency, which shall incur no liability by reason of its judgment, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the Agency within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provisions of this section fully complied with.

6. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenants," in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Supplement shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for 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 Governing Body of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements under 1.a. and 1.b. shall be made applicable to priorities

which are not to be acquired through enforcement of the zoning ordinance of the City of Wichita, Kansas. Said "Declaration of Restrictive Covenants" will, however, exclude applicability to existing structures now in place, but will pertain to alterations, additions and replacements. As a minimum, these provisions and requirements shall be applicable to a property which is not to be acquired when the owner thereof acquires project land.



LAND USE PLAN
ADMINISTRATION CENTER (A-5-3)

URBAN RENEWAL AGENCY of the
 WICHITA, KANSAS METROPOLITAN AREA

PREPARED BY: OBLINGER-SMITH CORPORATION
 CONSULTANTS IN PLANNING, DESIGN & DEVELOPMENT

THE INFORMATION ON THIS DOCUMENT WAS PREPARED
 BY THE URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA
 AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE
 APPROVAL OF THE URBAN RENEWAL AGENCY

JANUARY 1972
 JULY 1972
 FEBRUARY 1972

THE CITY OF WICHITA
OFFICE OF Urban Renewal

DATE December 27, 1977

JK
2/2

TO E. H. Denton, City Manager
FROM Kenneth H. Kitchen, Executive Director

SUBJECT Site Plan & Redevelopment Plan
for Park Plaza "A" Commercial
Development

On December 22, 1977, at their regularly scheduled meeting, the Urban Renewal Commission rescinded their earlier action of approving the site and redevelopment plans for Park Plaza "A".

Also, the Urban Renewal Commission directed the Urban Renewal staff to work with the redeveloper to re-design the site and redevelopment plans for Park Plaza "A" to consider the objections to the plans. The Urban Renewal Commission will review the new plans and make their recommendations at their meeting of January 12, 1978. These recommendations will be presented to the City Commission on January 24, 1978.

It is recommended that the City Commission defer any action until their meeting of January 24, 1978.

Kenneth H. Kitchen
Kenneth H. Kitchen
Executive Director

KHK/REF/jan
cc: Robert Lakin
cc: John Dekker



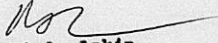
December 21, 1977

Kenneth H. Kitchen, Executive Director
Urban Renewal Agency
Robert A. Lakin, Director of Planning

DR 77-27 - Amendment to the Revised Park Plaza Urban
Renewal Plan and Administrative Center Plan

When the Planning Commission considered the requested amendments relative to land use, I suggested to the Planning Commission that some of the proposed changes may not be totally compatible with what we perceive to be the ultimate development of those areas now that the Inner Loop is gone. Some of the members of the Planning Commission appeared to share my concerns. As a part of their consideration on the above matter and based on the comment of Mr. Risdal who appeared on your behalf, that you were preparing additional changes to Park Plaza "C", the MAPC would like to have an opportunity to meet informally with your Commission prior to again considering formally any changes to the land use designations in this area.

Since you meet on the same day that we do, it may be convenient to meet for a noon luncheon (following your meeting and prior to ours) for a short discussion of these items. May I suggest January 19 as a possible date. We could meet for sandwiches and coke in our 10th Floor Conference Room if this would be an appropriate date. Please let me know what might be acceptable to you and your Commission.


Robert A. Lakin
Director of Planning

RAL:rne

cc: Marjorie L. Taylor, Chairman, Metropolitan Area Planning
Commission

December 14, 1977

Honorable Board of City
Commissioners
City Hall
455 North Main
Wichita, Kansas 67202

Subject: DR 77-27 - Amendment
to Revised Park Plaza
Urban Renewal Plan and
Administrative Center
Plan.

Dear Commissioners:

The Urban Renewal Agency has requested that the adopted "plans" for the Park Plaza "A" Area and the Administrative Center Area be amended. These amendments come in two categories, 1) an amendment to the Park Plaza Plan to adjust off-street parking requirements for commercial uses; and 2) changes in land use designations for parcels in both the Park Plaza "A" Area and the Administrative Center Area.

The Planning Department has expressed concern as to some of the recommended land use designations and have requested that additional review take place between the Planning Commission and the Urban Renewal Agency. In response, the Planning Commission has unanimously (6 members present in voting) requested that the City Commission defer approving or concurring in any land use changes; and that the Secretary be requested to arrange a meeting between the members of the Urban Renewal Agency and the Metropolitan Area Planning Commission to discuss the land use policies in this area. The staff person for the Agency indicated that they were considering other land use amendments to Park Plaza "C" and would combine all of these proposed land use amendments for future consideration.

As to the requested amendment on off-street parking, the Planning Commission by unanimous vote (6 members present) recommend that Part C 2b(8) of the Park Plaza "A" Plan, be amended to read as follows:

Board of City Commissioners
December 14, 1977
Page 2

Shopping Center

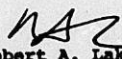
As required by the Zoning Ordinance including computation of off-street parking rates for different uses within a structure and for those uses in free standing buildings or structures.

Commercial in Residential Building

As required by the Zoning Ordinance. The rate shall be separate and in addition to any parking requirement for residential purposes.

The reason for a recommended change of language from that requested by the Urban Renewal Agency is that it is apparent that the use-mix in the commercial development is not going to be a normal retail shopping center as was envisioned several years ago. There may be a mix of uses, any of which set forth in the light commercial listings on page 5 and 6 of the adopted Urban Renewal plan. Several of these uses such as offices, theatres, eating establishments may produce an off-street parking requirement in excess of four spaces per thousand. Other uses however, may produce a lesser amount. In order that the parking be related to the use-mix approved for and allowed in the Center, it was felt that the Zoning Ordinance requirements would more properly meet the needs for the development of the Center rather than a standard rate for all types of uses. Depending on the development style, a private club, theatre and offices could produce a demand rate in excess of the four per thousand. Therefore, the Planning Commission concurred with its staff's recommendation of the amended language. The Planning Department staff will be available to supply additional information if requested.

Respectfully submitted,


Robert A. Lakin
Secretary

RAL:rme

cc: E. H. Denton, City Manager
Kenneth H. Kitchen, Executive Director
Urban Renewal Agency

Questions on URA Amendments: ^{Young}

1. Does the proposed commercial redesignation reflected on the land use maps include all the "light commercial" and "commercial" uses listed on pages 5 through 8 in the Park Plaza "A" Urban Renewal Plan?
2. Wouldn't the individual parcels in Park Plaza "A" be more appropriately designated for some public and/or other uses? i.e. public buildings/parking on Reserve B, public buildings on Reserve D, and residential or some use other than commercial on Reserves E and F, open space for Reserve C?
3. Shouldn't the Administrative Center Plan be further modified to reflect public building uses of the Board of Education and housing west of Waco and north of ~~3rd~~?
4. Does the proposed change in parking requirements apply to commercial in residential buildings as indicated on page 12 of the Park Plaza "A" plan?
5. Wouldn't a standard higher than 4 spaces per 1000 square feet be desirable for specific uses such as private clubs, restaurants and other heavy parking users.

WICHITA-SEDGWICK COUNTY

DATE

December 8, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM Robert A. Lakin

SUBJECT Amendments to the Park Plaza "A" and Administrative Center Urban Renewal Plans

Attached is a copy of a memorandum forwarded to the Wichita City Manager from the Director of the Wichita Urban Renewal Agency wherein the Urban Renewal Board proposes to redesignate, for commercial purposes, certain areas currently reserved for open space and/or highway purposes on the Park Plaza "A" and Administrative Center Plans. Copies of these plans are also attached for your reference. A listing of the uses permitted in the light commercial and commercial categories are found on Pages 5, 6 and 7 of the Park Plaza "A" plan. The original land use designations for the reserve areas in question are indicated on land use plan following Page 15 in the document entitled "Urban Renewal Plan - Park Plaza "A" - Wichita, Kansas, Project No. Kans. R-17 and the Administrative Center Plan following Page 4 in the document entitled "General Urban Renewal Plan for Wichita Neighborhood Development Program Urban Renewal Area - Wichita, Kansas".


In addition to the proposed redesignation of land use, the Urban Renewal Board also proposes to change the minimum parking space requirements in the Park Plaza "A" Plan from 10 spaces per 1,000 square feet of building area for shopping center and commercial uses to 4 spaces per 1,000 square feet which corresponds to the existing requirements of the City Zoning Ordinance.

The current minimum parking standards are listed under Item 8 on Page 12 of the Park Plaza "A" Urban Renewal Plan.

These proposed changes were presented to the Wichita Board of City Commissioners on November 15, 1977 and it was the action of the Board to forward these proposals to the Metropolitan Area Planning Commission for review in relation to compliance with the Comprehensive Plan.

A preliminary review of the proposed changes has brought to light several unresolved questions concerning the proposed land use des-

ignations. These questions will be discussed during consideration of this item which is scheduled for the Planning Commission Agenda of December 8, 1977. Representatives from the Wichita Urban Renewal Agency will be in attendance and answer questions the Planning Commission may have.



Robert A. Lakin
Director of Planning

RLY:RAL:et

December 8, 1977

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert A. Lakin

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Urban Renewal Plans

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Robert A. Lakin
Director of Planning

RLY:RAL:et

Questions on UKA Amendments:

1. Does the proposed commercial redesignation reflected on the land use maps include all the "light commercial" and "commercial" uses listed on pages 5 through 8 in the Park Plaza "A" Urban Renewal Plan?
2. Wouldn't the individual parcels in Park Plaza "A" be more appropriately designated for some public and/or other uses? i.e. public buildings/parking on Reserve B, public buildings on Reserve D, and residential or some use other than commercial on Reserves E and F, open space for Reserve C?
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WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

December 8, 1977

TO Wichita-Sedgwick County Metropolitan Area Planning Commission

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These proposed changes were presented to the Wichita Board of City Commissioners on November 15, 1977 and it was the action of the Board to forward these proposals to the Metropolitan Area Planning Commission for review in relation to compliance with the Comprehensive Plan.

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Robert A. Lakin
Director of Planning

RLY:RAL:et

THE URBAN RENEWAL AGENCY

November 4, 1977

E. H. Denton, City Manager

Kenneth H. Kitchen, Executive Director

Changes in Park Plaza "A" and
Administration Center Urban Renewal
Plans - Request to be placed on
City Commission Agenda

Background

When land was acquired in the Park Plaza "A" and Administration Center projects, the Inner Loop Expressway was in the early planning stages. Therefore, the land use plans for both projects indicated areas for public open space and/or limited access highway. On the Park Plaza "A" project reserves "A", "B", "C", "D", "E", and "F" were shown on the Park Plaza First Addition plat to be used for public open space and/or limited access highway. The Administration Center project plat is being prepared.

Shortly after the City Commission voted to delete the Inner Loop from the Transportation Plan, the Urban Renewal Agency Board of Commissioners at their February 10, 1977 meeting voted to change the Urban Renewal Land Use Plans for Park Plaza "A" and Administration Center to reflect light commercial land use in those areas formerly indicated as public open space and/or limited access highway.

Also, the Park Plaza "A" Urban Renewal Plan calls for ten parking spaces per 1,000 square feet of building area for shopping center and commercial uses. This has proven to be an excessive amount and presents a problem to redevelopment of the commercial property. It is not economically feasible or desirable to provide that much parking. City Code requires four spaces per 1,000 square feet of building area.

Objective

The main objectives of these Urban Renewal Plan changes are 1) to bring the Urban Renewal Land Use Plan in compliance with the City Commission's request to delete the Inner Loop; 2) to use more realistic parking requirements for the commercial area.

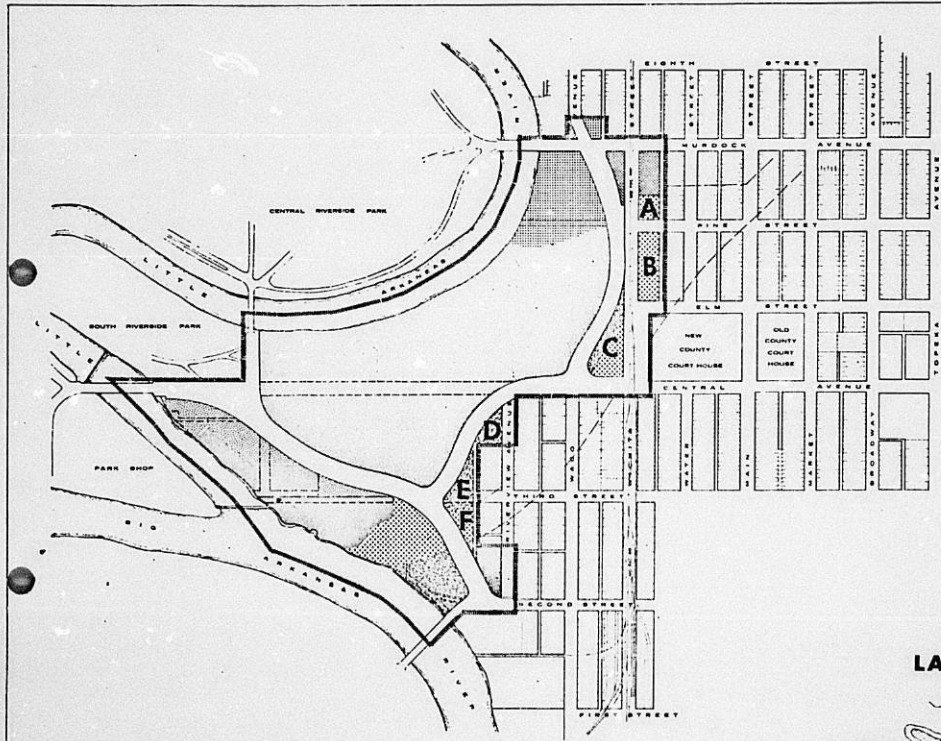
Recommendation

We are requesting that the City Commission refer these changes to the Metropolitan Planning Commission for their review as relates to compliance with the Comprehensive Plan.

I and my staff will be present at the City Commission meeting to make a presentation and answer any questions the Commissioners may have.

Kenneth H. Kitchen, Executive Director

KHK-JMR/jm



- LEGEND**
- RESIDENTIAL
 - LIGHT COMMERCIAL
 - COMMERCIAL
 - DEDICATED PARK & PUBLIC OPEN SPACE
 - PUBLIC UTILITY
 - LANDSCAPED OPEN SPACE
 - LIMITED ACCESS HIGHWAY
 - INTERIM PARK & OPEN SPACE
 - UTILITY easement

LAND USE PLAN

URBAN RENEWAL AGENCY of the
PARK PLAZA "A"
 WICHITA, KANSAS METROPOLITAN AREA

PLANNING CONSULTANTS
 1015 WEST 10TH STREET, SUITE 100
 WICHITA, KANSAS 67202
 PROJECT E.A.M. 8-17

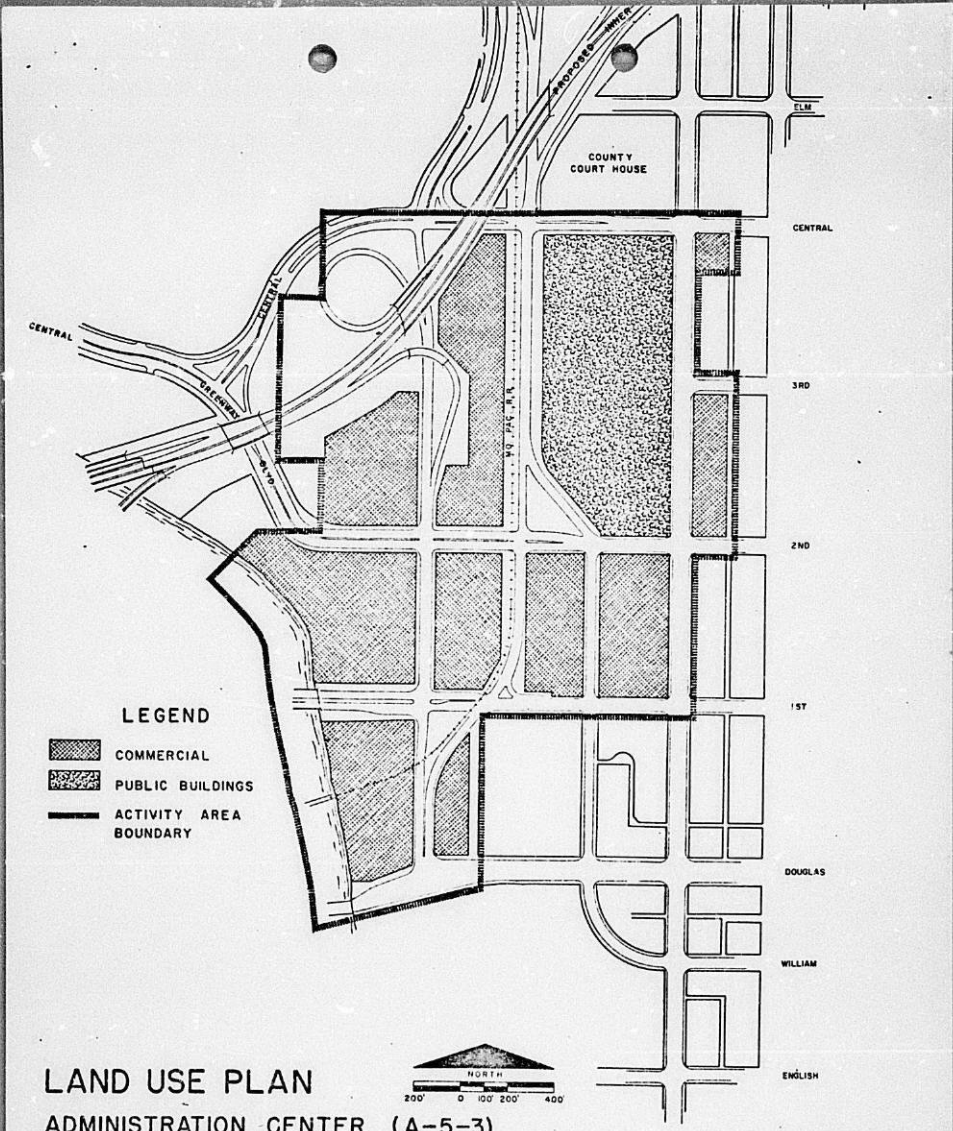
SCALE: 1" = 100' (SEE NOTE)

DATE: 8-15-68

BY: [Signature]

REVISION: 1-1-68

PROJECT: 8-17



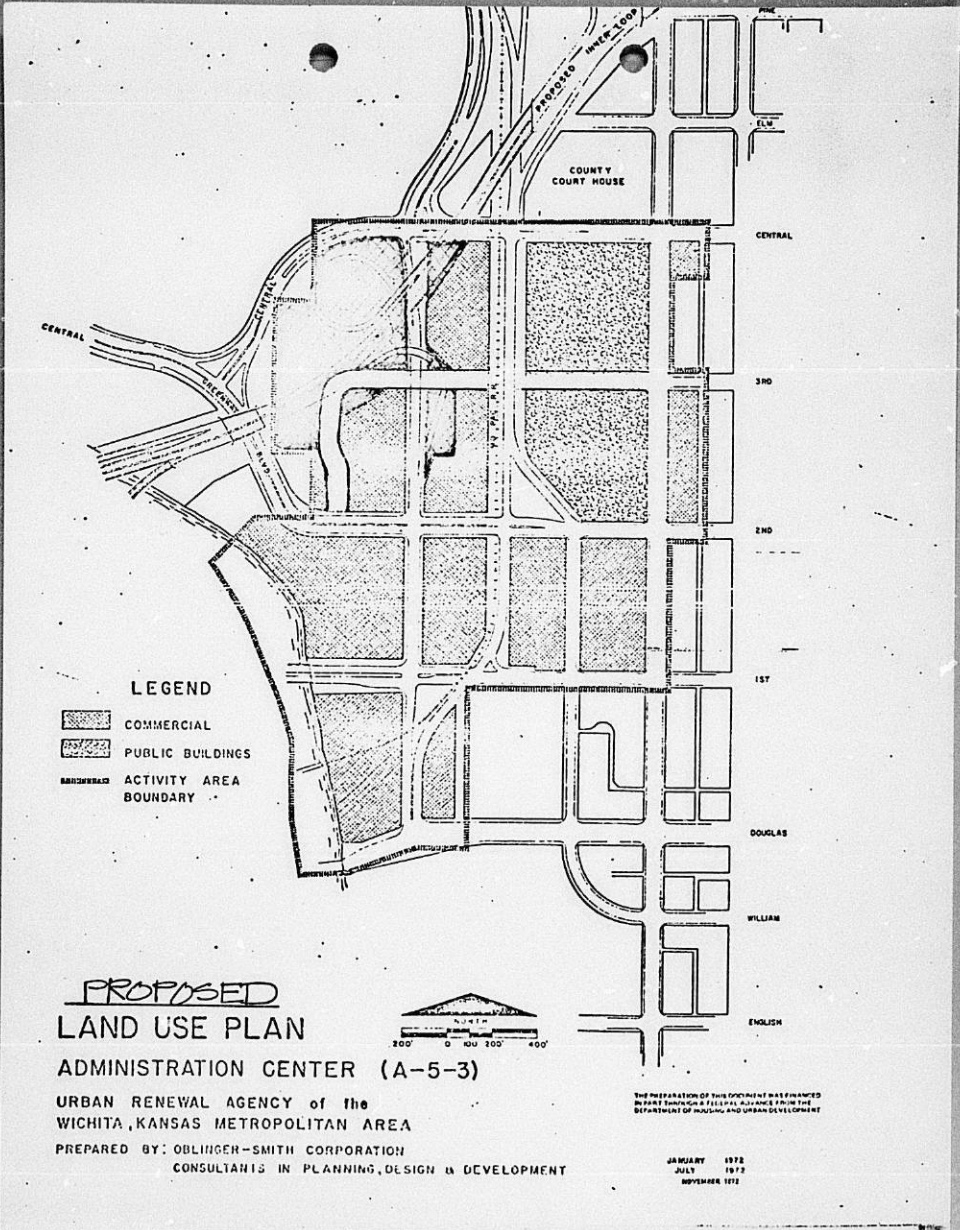
LEGEND

-  COMMERCIAL
-  PUBLIC BUILDINGS
-  ACTIVITY AREA BOUNDARY

LAND USE PLAN
ADMINISTRATION CENTER (A-5-3)

URBAN RENEWAL AGENCY of the
 WICHITA, KANSAS METROPOLITAN AREA
 PREPARED BY: OBLINGER-SMITH CORPORATION
 CONSULTANTS IN PLANNING, DESIGN & DEVELOPMENT

THE PREPARATION OF THIS DOCUMENT WAS FINANCED
 IN PART THROUGH A FEDERAL ADVANCE FROM THE
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



LEGEND

-  COMMERCIAL
-  PUBLIC BUILDINGS
-  ACTIVITY AREA BOUNDARY

PROPOSED
LAND USE PLAN

ADMINISTRATION CENTER (A-5-3)

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA

PREPARED BY: OBLINGER-SMITH CORPORATION
CONSULTANTS IN PLANNING, DESIGN & DEVELOPMENT



THE PREPARATION OF THIS DOCUMENT WAS FINANCED
IN PART THROUGH A FEDERAL AWARD FROM THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

JANUARY 1972
JULY 1972
NOVEMBER 1972

**URBAN RENEWAL PLAN
PARK PLAZA 'A'**

**WICHITA, KANSAS
PROJECT NO. KANS. R-17**

AMENDED

DATED: SEPTEMBER 28, 1972



**URBAN RENEWAL AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA**

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The PARK PLAZA "A" Urban Renewal Project is located approximately one-half mile northwest of the central business district. The boundary of the project is indicated on Plate I - Property Map, and more specifically includes that certain area situated in the City of Wichita, County of Sedgwick, State of Kansas, and described as follows:

BEGINNING at the point of intersection of the north line of Murdock Avenue with the center line of the Little Arkansas River;

THENCE east along said line to the west line of Waco Avenue;

THENCE north along said line 120 feet;

THENCE west along the common line between Lots 92 and 94 of Mungers Plat of the Original Town and said line extended to the east line of the north-south alley between Waco and Wichita Streets;

THENCE south along said line to the north line of Murdock Avenue;

THENCE east along said line to the east line of the north-south alley between Wichita and Water Streets;

THENCE south along said line to the south line of Elm Street;

THENCE west along said line to the east line of Wichita Street;

THENCE south along said line to the south line of Central Avenue;

THENCE west along said line to the east line of Riverview Avenue;

THENCE south along said line 298 feet to the north line of Lot 55 in Watermans Addition to Watermans Addition;

THENCE west along said line to the east line of the north-south alley between Sherman and Riverview Avenues;

AMENDED
URBAN RENEWAL PLAN
FOR
PARK PLAZA "A" URBAN RENEWAL PROJECT
WICHITA, KANSAS

Project No. Kans. R-17

DATED: September 28, 1972

PART A. TABLE OF CONTENTS

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area
Exhibit: Plate I - Property Map
2. Summary of Proposed Renewal Actions

PART C. LAND USE PLAN

1. Land Use Map
Exhibit: Plate II - Land Use Map
2. Land Use Provisions and Building Requirements

PART D. PROJECT PROPOSALS

1. Land Acquisition
2. Redevelopers' Obligations

PART E. PROCEDURES FOR CHANGES IN APPROVED PLAN



THENCE south along said line 641.91 feet to the common line between Lots 11 and 12 of Stewart and Burns Subdivision;

THENCE east along said line and said line extended to the east line of Riverview Avenue;

THENCE south along said line to the south line of Second Street;

THENCE west along said line to the center line of the Arkansas River;

THENCE northwesterly along said center line of the Arkansas River to the center line of the Little Arkansas River;

THENCE northwesterly along said center line of the Little Arkansas River to the north line of Central Avenue;

THENCE east along said line to the west line of Nims Avenue;

THENCE north along said line to the center line of the Little Arkansas River;

THENCE northeasterly along the center line of the Little Arkansas River to the north line of Murdock Avenue, the point of beginning.

2. Summary of Proposed Renewal Actions

The Project Area, on the fringe of downtown, is currently occupied by old, blighted, predominantly residential structures. Under this Urban Renewal Plan, the entire Project Area will be acquired and cleared with the exception of certain perimeter properties. Properties not to be acquired include all of Parcel 103-E, and portions of Parcels 102-I, 119-N, 126-A, and 126-B.

Additional park land will be dedicated within the Project to complement the adjacent South and Central Riverside Parks.

The existing internal street pattern will be vacated, and an entirely new vehicular circulation system will be provided. Streets, curb and gutter, sidewalks, sanitary sewers and storm drainage facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan.

Existing 4 KV and 12 KV overhead electric circuits passing through the Project Area will be relocated underground. All new utilities serving the Project Area will be located underground.

In addition, the owner of Parcels 119-N, 126-A, and 126-B (Electric Power Plant) will be required to remove the spray pond baffle fences now located on Parcel 119-N and the smoke stacks (if feasible) and the large illuminated sign atop the building on Parcel 126-A.

PART C. LAND USE PLAN

1. Land Use Map

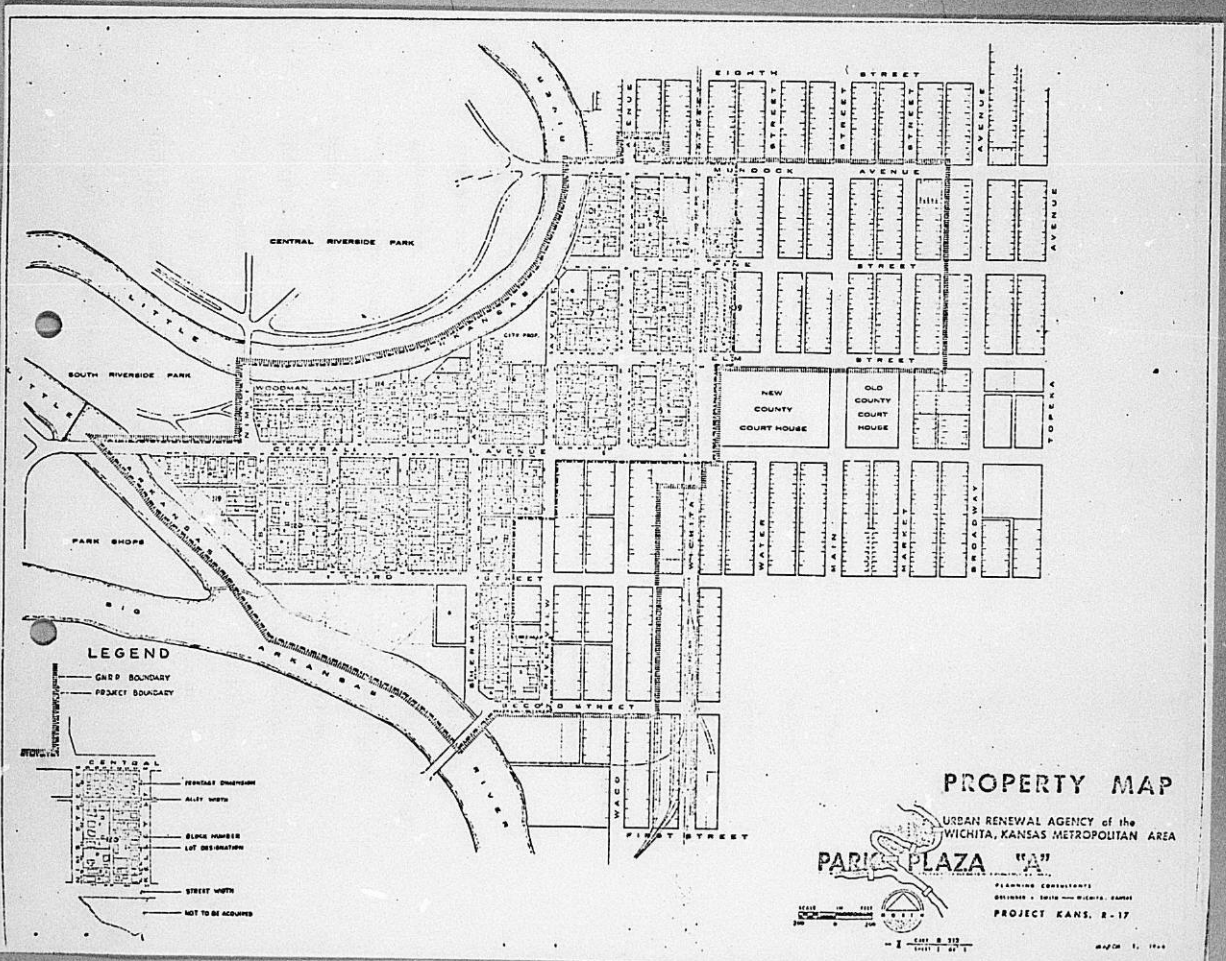
Plate II - Land Use Plan - indicates the proposed land use pattern and major thoroughfares. This Plan provides for a portion of the right-of-way which will be required for construction of a proposed limited access highway. While this proposed highway was adopted as an element of Wichita's Comprehensive Development Plan - Transportation Element - it has not yet been committed to construction. For this reason, an interim land use (park and open space) is proposed.

2. Land Use Provisions and Building Requirements

a. Land uses permitted under this plan are as follows:

Residential. Only high density residential development will be permitted in the residential portion of the Plan area. In addition, certain commercial uses shall be permitted on the ground floor of all residential structures which rise five or more stories in height. Commercial operations in such locations shall be limited to a maximum of 1,200 square feet of floor space each, including storage and stockrooms. The following specific commercial uses shall be permitted:

- bakery shop
- barber shop
- beauty salon
- bar or lounge
- cleaning and laundry pick-up station
- clothing shops
- delicatessen
- dentist offices



- doctor offices
- drug stores
- florist shops
- gift shops
- jewelry shop
- liquor stores
- news stands
- offices
- photo studio or camera supplies
- restaurant
- tailor shop
- tobacconist

Commercial uses other than those enumerated above shall not be permitted in residential structures.

Light Commercial. Light commercial areas of the Plan are primarily designed for a neighborhood shopping center development to serve the residential portion of the Plan area as well as the surrounding neighborhood. Specifically, the following uses will be permitted in Light Commercial Areas:

- multi-family residential
- amusement place
- apparel and accessory stores
- art and antique shop
- artist supply stores
- auto supply stores
- banks and other lending and savings institutions
- barber shop and beauty parlor
- bicycle sale and repair shop
- boat marina sales and service
- book store
- bowling alley
- business and technical school and schools for photography, music and dancing
- car rental establishment
- catering establishment
- cigar and tobacco store
- cleaning and laundry pickup stations
- clothing and costume rental

- custom dressmaking, furrier, millinery and tailor shops.
- department store
- drinking places, soft
- drug and proprietary store
- dry goods store
- eating places
- electric repair shop
- florists
- food store
- frozen food lockers
- furniture and home furnishing store
- gasoline service station
- gift shops
- hardware stores
- hobby and stamp, and coin shops
- household appliances store
- interior decorator's shop
- jewelry and art metal craft stores
- leather goods and luggage stores
- lock and key shop
- mail order catalog stores
- medical and orthopedic appliance stores
- medical and dental office
- messenger or telegraph service stations
- music, radio or TV shops
- musical instrument repair shops
- offices
- optician and optometrists shops
- package liquor stores
- photographic equipment and supply stores
- photographic studios
- picture framing shops
- private clubs
- restaurants
- self-service laundries
- shoe repair shops
- shoeshine shops
- sporting and athletic goods stores
- stationery stores
- tavern
- theater
- travel bureau
- toy stores
- variety stores
- watch repair shops

Commercial. Commercial areas designated under the Plan provide for existing-to-remain commercial uses. These uses are a wholesale ice cream outlet and a cleaning and laundry establishment. Uses permitted in these plan areas are:

- amusement places
- apparel and accessory stores
- art and antique shop
- artists supply stores
- auto sales and service
- auto supply stores
- banks and other lending and savings institutions
- barber shops and beauty parlors
- bookstores
- bowling alleys
- business and technical schools and schools for photography, music and dancing
- car and truck rental establishments
- catering establishments
- cigar and tobacco stores
- cleaning, pressing and garment repair shops, provided that no flammable cleaning agents are used and with not more than 70 persons employed at any one establishment at any time
- cleaning and laundry pickup stations
- clothing and costume rental
- commercial parking garages
- commercial parking lots
- custom dressmaking, furrier, millinery and tailor shops
- department store
- drinking places, soft
- drug and proprietary stores
- dry goods stores
- eating places
- electric repair shops
- florists
- food stores
- frozen food lockers
- furniture and home furnishing stores
- gasoline service stations
- gift shops
- hardware stores
- hobby and stamp and coin shops
- household appliance stores

- ice cream manufacturer and wholesaler, provided not more than 30 persons are employed at any one establishment at any one time
- interior decorators shops
- jewelry and art metal craft stores
- leather goods and luggage stores
- lock and key shops
- mail order catalog stores
- medical and orthopedic appliance stores
- medical and dental offices and clinics
- messenger or telegraph service stations
- music, radio or TV shops
- musical instrument repair shops
- newsstands
- offices
- office supply and equipment stores
- optician and optometrists shops
- paint stores
- package liquor stores
- pct shops
- photographic equipment and supply stores
- photographic studios
- picture framing shops
- private clubs
- restaurants
- public garages
- seed stores
- self-service laundries
- sewing machine stores
- shoe repair shops
- shoeshine shops
- sporting and athletic goods stores
- stationery stores
- taverns
- theaters
- travel bureaus
- toy stores
- wallpaper stores
- watch repair shops

Park and Public Open Space. The Park and Public Open Space areas of the Plan are to provide for landscaped areas that buffer and screen adjacent uses and landscaped open space for both passive and active recreation.

Public Utility. This land use designation provides for the existing-to-remain: Kansas Gas & Electric Generating Plant, and the use permitted in this area is this power generating utility or park and public open space.

Landscaped Open Space. The Plan designates an area adjacent to the Kansas Gas & Electric Company's power plant as landscaped open space. It is anticipated that the Kansas Gas & Electric Company will acquire fee title to this property; however, it shall be maintained solely as an open-landscaped area.

Transient Housing. On Project acquired land, transient housing is specifically prohibited.

- 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 subjected 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 proportionated 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 spaces 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 as to conformity and harmony with the objectives of this Urban Renewal Plan by the Urban Renewal Agency, provided, however, if the Urban Renewal Agency fails 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) Maximum Site Coverage of Structures. Thirty-five percent (35%) of net area. In this context, net area is defined to be the tract of land for the intended use, less public

streets and river area, but including easements or contiguous public open space.

For the purposes of this section, roof overhang, accessory structures, and structures or parts of structures without exterior walls shall not be construed as structures or parts thereof in the computation of ground coverage.

(4) Maximum Building Heights.

| | |
|-------------|------------------------------|
| Residential | No restriction |
| Commercial | 2 stories above street grade |

(5) Minimum Open Landscaped Area.

| | |
|-------------------|------------------|
| Residential Sites | 25% of site area |
| Commercial Sites | 10% of site area |

(6) Maximum Residential Density.

One Thousand Five Hundred (1,500) dwelling units for Project Area.

(7) Building Setbacks and Separation. All buildings shall be oriented in such a manner that no part of any such structure is closer than thirty-five (35) feet to a street right-of-way line.

No two buildings of more than three (3) stories in height shall be constructed closer than eighty (80) feet to each other.

In no event shall any two buildings be constructed closer than twenty (20) feet to each other.

(8) Minimum Parking Requirement.

| | |
|------------------------------------|--|
| Residential Areas | 1.3 spaces per dwelling unit |
| Shopping Center | 10 spaces per 1,000 square feet of building area |
| Commercial in Residential Building | 10 spaces per 1,000 square feet of gross floor area used |

In the event that any of the land designated as "residential use" on the land use plan shall be used for the construction of housing for elderly citizens, then the minimum parking requirement shall be reduced to 0.5 spaces per dwelling unit. Open parking lots shall contain tree-planting areas at maximum intervals of eighty (80) feet.

(9) Signs.

- (a) All identifying or advertising signs must be designed and their positions indicated on the final working drawings and plans to be submitted for approval prior to erection of the proposed development. The signs should be related to the structure to which they are to be attached in position, form, color and size. The one permitted exception is the case of individual occupiers of retail space, but final drawings should nevertheless indicate the proposed position of the sign.
- (b) Signs affixed to a building wall shall not extend more than 12 inches from the building wall.

- (c) No hanging sign will be permitted unless affixed immediately beneath a porch or pedestrian canopy. Roof signs are prohibited.
- (d) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
- (e) One sign devoted exclusively to the identification of each occupancy of the main floor of a building, or to identify the products or services available on such main floor premises will be permitted on each elevation to which such occupancy abuts, provided that, in addition, multiple-occupancy structures, either retail, commercial or residential, shall be permitted one sign at each entrance identifying the building as a whole.
- (f) Signs advertising building or premises as for sale or for lease shall be limited to one in number for each building, shall not exceed five square feet in area and shall be removed on consummation of the sale or lease.
- (g) For each commercial site, one free-standing major identifying sign, such as a shopping center identification, shall be allowed.

(10) 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 the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area.

- c. 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.
- d. The provisions and requirements of this Urban Renewal Plan shall be made applicable, insofar as is practicable, to properties 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

The entire Project Area, as shown in Plate I - Property Map - shall be acquired by the Urban Renewal Agency with the following exceptions:

- a. All of Parcel 103-E
- b. Those portions of Parcels 102-I, 119-N, 126-A and 126-B not acquired for right-of-way, park and open-space purposes (as indicated in Plate II).

2. Redevelopers' 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 conformity with the Plan.

PART E. PROCEDURES FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified or amended at 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.



Kenneth H. Kitchen
Secretary

GENERAL URBAN RENEWAL PLAN

for

**WICHITA NEIGHBORHOOD DEVELOPMENT PROGRAM
URBAN RENEWAL AREA**

WICHITA , KANSAS

NOVEMBER 27, 1972

DISPOSITION SUPPLEMENT NO. 4
TO
GENERAL URBAN RENEWAL PLAN
FOR
WICHITA NDP URBAN RENEWAL AREA
ADMINISTRATION CENTER

DATED: January 17, 1972

LAND DISPOSITION SUPPLEMENT

This section contains the land disposition controls for an area generally known as the Administration Center. The boundary of the project is indicated on the map entitled Land Use Plan. This exhibit indicates specific allowable land uses and the proposed street pattern.

i. Land Use Provisions and Building Requirements.

- a. Land use shall be as indicated on the map entitled Land Use Plan. In those areas indicated for commercial land use, land uses permitted shall be commercial, retail, office, multi-family residential, and transient housing provided that all such uses are integrated into a schema to enable various parts of the design to function properly, and provided, that such uses are in proper relationship to each other and enhance rather than reduce pedestrian movement in safety and pleasant surroundings.

b. Building Requirements.

In addition to the foregoing, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the Administrative Center Area:

- (1) Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level. At least twenty percent (20%) of the lot area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.
- (2) Building Setbacks Adjacent to Street Right-of-Way. A minimum setback of ten (10) feet from the adjacent street right-of-way shall be required for any structure from two to six feet in height above the abutting street grade. A minimum setback of twenty-five (25) feet from the adjacent street right-of-way line shall be required for any structure more than six (6) feet in height above the abutting street grade.
- (3) Minimum Off-Street Parking. One car space for each dwelling unit, except for dwelling units specifically designed for elderly occupants, .5 spaces per unit shall be required, and four (4) car spaces for each one thousand square feet of gross office and retail floor area. These spaces to be provided within 800 feet (as measured along the lines of public access) from the use which it serves.
- (4) Signs.
 - (a) The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the Agency for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.

- (b) Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the Agency for written approval prior to the erection thereof.
- (c) Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a non-flashing type.
- (d) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- (e) Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
- (f) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

2. Circulation Requirements

Circulation requirements are delineated on the Land Use Plan Map.

3. Redevelopers Obligations

In the conveyance of land in cleared portions of the Administration Center Area, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

4. Design Objectives

The real property covered under this supplement shall be subjected to the requirements and restrictions set forth herein in order to ensure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property; to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to ensure the highest and best development of said properties; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

5. Procedure

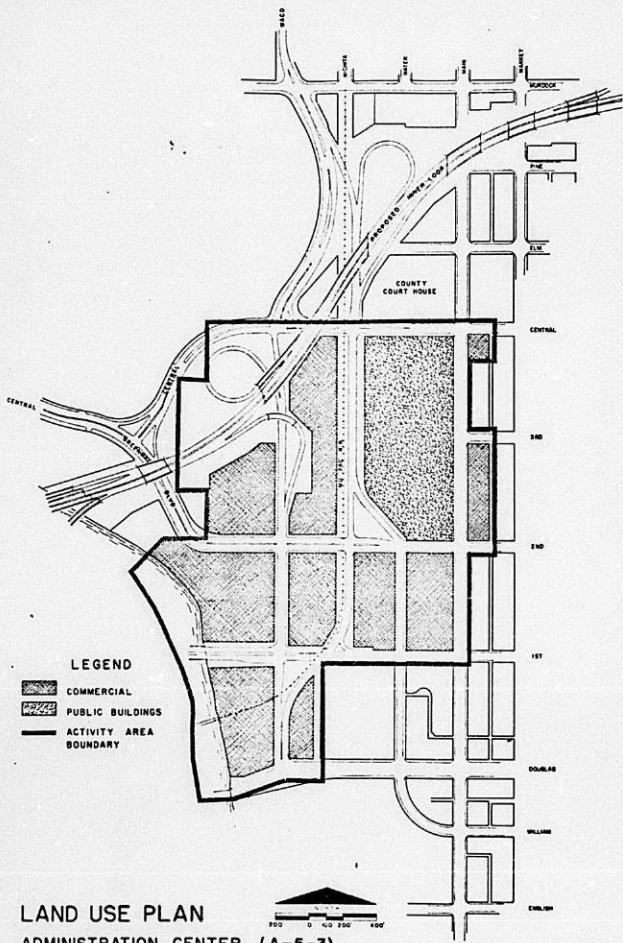
No improvements shall be undertaken until the complete plans and specifications including the floor plans and grade and plot plan of such improvement, shall have been submitted to and approved in writing by the Urban Renewal Agency, which shall incur no liability by reason of its judgment, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the Agency within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provisions of this section fully complied with.

6. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenants," in the office of the Register of Deeds of Sedgewick County, Kansas, the restrictions contained in this Supplement shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for 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 Governing Body of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements under 1.a. and 1.b. shall be made applicable to properties:

which are not to be acquired through enforcement of the zoning ordinance of the City of Wichita, Kansas. Said "Declaration of Restrictive Covenants" will, however, exclude applicability to existing structures now in place, but will pertain to alterations, additions and replacements. As a minimum, these provisions and requirements shall be applicable to a property which is not to be acquired when the owner thereof acquires project land.



LAND USE PLAN
ADMINISTRATION CENTER (A-5-3)

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA
 PREPARED BY: OBLINGER-SMITH CORPORATION
 CONSULTANTS IN PLANNING, DESIGN & DEVELOPMENT

THE PREPARATION OF THIS DOCUMENT WAS FINANCED
 IN PART THROUGH A FEDERAL ASSISTANCE FROM THE
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

JANUARY 1972
 JULY 1972
 MAY 1972

November 8, 1977

Kenneth H. Kitchen, Executive Director
Urban Renewal Agency
Robert A. Lakin, Director of Planning


Changes in Park Plaza "A" and Administration
Center Urban Renewal Plans - Request to be
placed on City Commission Agenda.

I have read your memo to Denton. I am not clear on your proposed changes in land use designation. As I understand it, your board has changed all designations to "light commercial land use", that were open space and limited access highway. Is the "light commercial" the same as LC in the zoning ordinance or is it a separate list of uses?

I would hope we might talk on this before submitting this to the Planning Commission or Board of City Commissioners. The proposal may be appropriate for Reserve A Park Plaza and with certain appropriate constraints such as setbacks allright on Reserve C. Reserve B should be for public use/parking. Reserve D is to be for public buildings, the same as City Hall. Reserve E and F should be Residential or some other use. Commercial is inappropriate in relation to the housing south and north of the area, the park to the southwest and the Board of Education to the north and northeast. Frankly, I would still like to see Reserve C kept for Open Space.

On the Administration Center area, the Plan should be changed to reflect the new revised street pattern including 3rd Street, Riverview, etc. The land use east of Waco, north and south of 3rd Street should be commercial or commercial/Residential/Public Buildings as you see fit. West of Waco, north of 3rd should reflect your current contracts for public building use and for housing. Waco frontage south of the school could be commercial.

I hope the plan and its constraints through conditions will be considered also (and also provided). The map and land use designations per se I believe will be inadequate to find the plan in conformity.


Robert A. Lakin
Director of Planning

RAL:rme

cc: E. H. Denton, City Manager
Willard L. Stockwell, Chief Planner, Advance Plans Division
Jack H. Galbraith, Chief Planner, Current Plans Division

THE CITY OF WICHITA

OFFICE OF THE URBAN RENEWAL AGENCY

DATE November 4, 1977

TO E. H. Denton, City Manager
FROM Kenneth H. Kitchen, Executive Director

SUBJECT Changes in Park Plaza "A" and
Administration Center Urban Renewal
Plans - Request to be placed on
City Commission Agenda

Background

When land was acquired in the Park Plaza "A" and Administration Center projects, the Inner Loop Expressway was in the early planning stages. Therefore, the land use plans for both projects indicated areas for public open space and/or limited access highway. On the Park Plaza "A" project reserves "A", "B", "C", "D", "E", and "F" were shown on the Park Plaza First Addition plat to be used for public open space and/or limited access highway. The Administration Center project plat is being prepared.

Shortly after the City Commission voted to delete the Inner Loop from the Transportation Plan, the Urban Renewal Agency Board of Commissioners at their February 10, 1977 meeting voted to change the Urban Renewal Land Use Plans for Park Plaza "A" and Administration Center to reflect light commercial land use in those areas formerly indicated as public open space and/or limited access highway.

Also, the Park Plaza "A" Urban Renewal Plan calls for ten parking spaces per 1,000 square feet of building area for shopping center and commercial uses. This has proven to be an excessive amount and presents a problem to redevelopment of the commercial property. It is not economically feasible or desirable to provide that much parking. City Code requires four spaces per 1,000 square feet of building area.


Objective

The main objectives of these Urban Renewal Plan changes are 1) to bring the Urban Renewal Land Use Plan in compliance with the City Commission's request to delete the Inner Loop; 2) to use more realistic parking requirements for the commercial area.

Recommendation

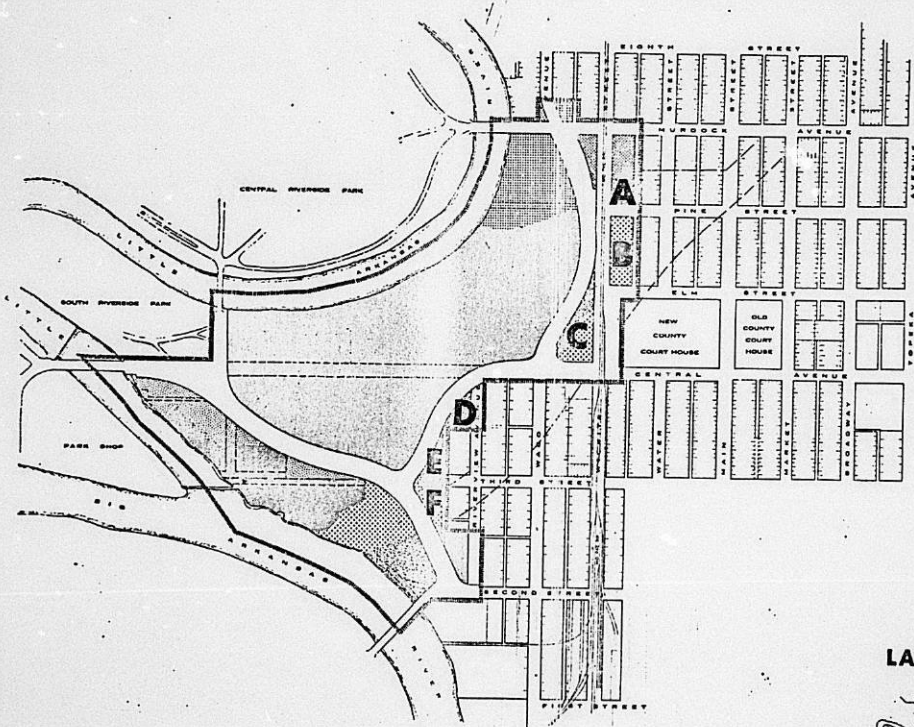
We are requesting that the City Commission refer these changes to the Metropolitan Planning Commission for their review as relates to compliance with the Comprehensive Plan.

I and my staff will be present at the City Commission meeting to make a presentation and answer any questions the Commissioners may have.



Kenneth H. Kitchen, Executive Director

KHK-JMR/jm
cc: Bob Lakin, Planning



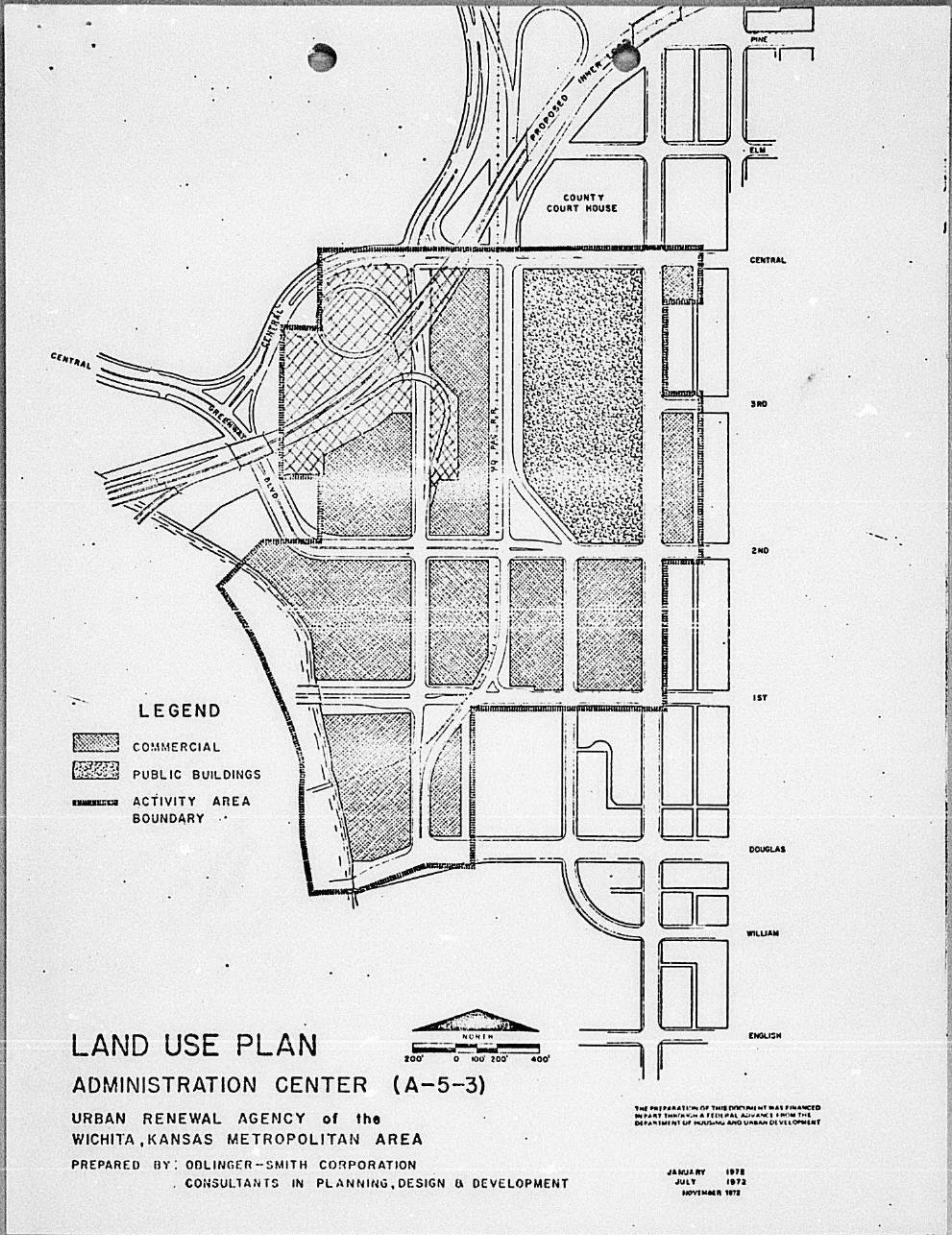
- LEGEND**
- RESIDENTIAL
 - LIGHT COMMERCIAL
 - COMMERCIAL
 - DEDICATED PARK & PUBLIC OPEN SPACE
 - PUBLIC UTILITY
 - LANDSCAPED OPEN SPACE
 - LIMITED ACCESS HIGHWAY
 - INTERMEDIATE PARK & OPEN SPACE
 - UTILITY BASEMENT

LAND USE PLAN

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA
PARK PLAZA "A"
 PLANNING AND DESIGN
 PREPARED BY THE ARCHITECTURAL FIRM
PROJECT SANS. 2-17

SCALE: 1" = 100'
 1" = 100'
 1" = 100'

MARCH 11, 1966
 SHEET NO. 2 OF 2



LEGEND

-  COMMERCIAL
-  PUBLIC BUILDINGS
-  ACTIVITY AREA BOUNDARY

**LAND USE PLAN
ADMINISTRATION CENTER (A-5-3)**

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA

PREPARED BY: OBLINGER-SMITH CORPORATION
CONSULTANTS IN PLANNING, DESIGN & DEVELOPMENT

THE PREPARATION OF THIS PLAN WAS FINANCED
IN PART THROUGH A FEDERAL INSURANCE FROM THE
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JANUARY 1972
JULY 1972
NOVEMBER 1972