

WICHITA-SEDGWICK COUNTY

DATE December 8, 1972

METROPOLITAN AREA PLANNING DEPARTMENT

TO M. S. Mitchell, Ass't Sup't Public Works Maintenance
✓ Dick Linn, City Engineer
Paul Graves, Traffic Engineer

FROM Jack Galbraith, Chief Planner

SUBJECT DP-23 Amendment to the Marina Lake CUP

Attached is a copy of the revised CUP for Marina Lakes. In our brief review of this amended plan, we call to your attention that the applicants are requesting a zone change on the area designated as Parcel 6 from "B" to "LC". Also, the area now designated as Parcel 8, which was originally a portion of Parcel 7, is also requested for a change from "B" to "BB" Office. Additional changes include the realignment of the private drive along the river to tie directly in with a medial break on Amidon.

We would appreciate your reviewing this amended CUP and advise us of your comments by December 15, 1972. Please call if you have any questions.

JHG:rw
attachment

WICHITA-SEDGWICK COUNTY

DATE Sept.10,1975

METROPOLITAN AREA PLANNING DEPARTMENT

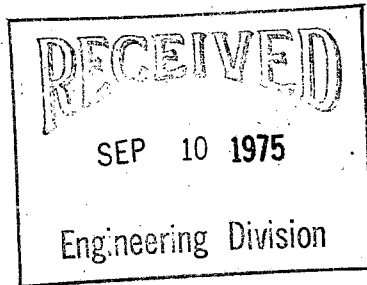
TO Paul Graves, Traffic Engineering
✓ Dick Linn, City Engineering
M.S.Mitchell, Asst. Supt., Public Works Maintenance

FROM Jack H. Galbraith, Chief Planner

SUBJECT Amendment to DP-23 - Marina Lakes Community Unit Plan and
Z-1739 - Zoning change from "B" to "LC"

Attached is the latest revised copy for the Marina Lakes Community Use Plan. The only change that is requested is for light commercial zoning on Parcel 5. In addition to the change of zoning, the building height for Parcel 5 has been increased from 35 feet to 65 feet.

These cases have been scheduled for consideration by the Planning Commission at their meeting of October 9, 1975, and we would appreciate any comments you may have, as soon as possible.



Jack H. Galbraith
Jack H. Galbraith
Chief Planner

JHG:el

Attached



WICHITA SEDGWICK COUNTY

DATE

February 22, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

Max Green, Flood Control Engineer
Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Robert Feldner, Superintendent of Central Inspection

TO

FROM Mike Meek, Senior Planner, MAPD

SUBJECT DP 23 - Proposed amendment to Marina Lake Community Unit Plan (File #9)

Attached is a copy of proposed amendment to the Marina Lake Community Unit Plan located at the southwest corner of Amidon and 21st Street North. The only change proposed on this amendment is the substitution of "Financial Institution" as a permitted use on parcel #2 for the "service station" usage permitted under the approved plan. Would appreciate your comments regarding access controls and driveway locations on this parcel.

COPY

We have been contacted by at least three different parties wanting to amend different portions of this plan. The current plan is a hodgepodge of piecemeal changes over the years, with little effort to amend the entire plan and bring it into conformance with other recently approved C.U.P.'s. In addition to your comments regarding this particular amendment to parcel #2, we would appreciate your closely examining all of the plan and giving us your comments regarding violations/deficiencies on the whole site (e.g., the lack of any access controls on the plan, obscure fencing provisions, rather indefinite lake boundaries, etc.).

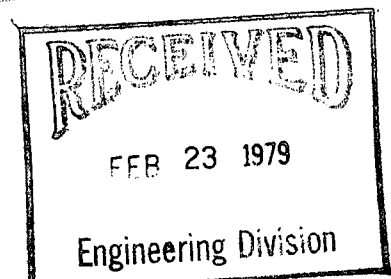
Would appreciate receiving your comments by Friday, March 2, 1979, but if you need additional time please take it in that we would like to identify all problems with the plan which might be applicable to future amendments.

Mike Meek

Mike Meek
Senior Planner

MM:bbc
Attachment

TE will comment on access control. No other comments. -MEF



WICHITA-SEDGWICK COUNTY

DATE
March 2, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
✓ Mike Lindebak, Program Development Engineer

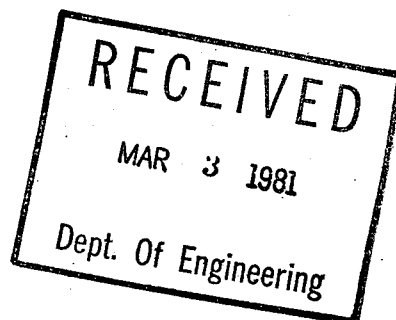
FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-23 - Amendment to Marina Lakes C.U.P. Generally located at the southwest corner of Amidon and 21st Street North; and Z-2332 - Zone change "B" to "BB" Generally located on the west side of Amidon, in an area north of the Arkansas River.

We have received a proposed amendment to the above referenced C.U.P. The proposal creates Parcel 6, which would allow office type uses. Parcel 8, although zoned "BB" would be restricted to garden apartments and townhouses. We would appreciate receiving any comments you might have regarding drainage, utilities, ability of Amidon to handle additional traffic, etc., by Monday, March 9, 1981. If you have any questions, please call.

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

ADC:el



WICHITA-SEDGWICK COUNTY

April 13~~th~~ 1983

METROPOLITAN AREA PLANNING DEPARTMENT
Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
✓ Mike Lindebak, Program Development Engineer

TO Arthur D. Chambers, Senior Planner

FROM

DP-23 - Marina Lakes Commercial C.U.P. Generally located
at the southwest corner of 21st Street and Amidon.

SUBJECT

Attached for your review and comment is a copy of a proposed amendment to the above referenced C.U.P. The proposed amendment affects Parcels 6 and 8 only. Changes to Parcel 8 include an increase from 145 du's to 198 du's and an increase in height for one building. The proposed changes for Parcel 6 involve the rezoning of the northern portion to "OC" in order to permit a dance/exercise studio. No changes are proposed on the balance of the C.U.P.

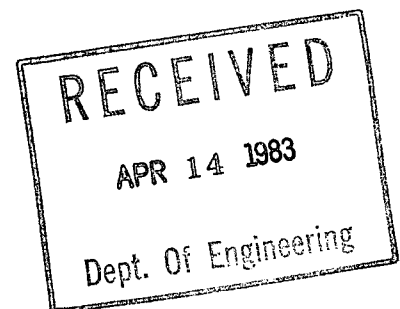
We would appreciate receiving your comments by Thursday, April 21. If you have any questions please call.

COPY

Arthur D. Chambers
Arthur D. Chambers, AICP
Senior Planner

No Comments

Attachment



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

March 28, 1984

TO: Robert B. Feldner, Superintendent of Central Inspection
FROM: Art D. Chambers, Senior Planner
SUBJECT: DP-23 - MARINA LAKE COMMERCIAL AND
RESIDENTIAL C.U.P. Generally located
at the southwest corner of 21st Street
and Amidon.

A copy of a proposed amendment to the above referenced C.U.P. is attached for your review and comment. The only change proposed is to create parcel 9 in order to allow the construction of an office building. A maximum floor area of 49,098 square feet would be permitted.

We would appreciate receiving your comments regarding access, traffic, etc., by Wednesday, April 4, 1984. If you have any questions, please call.

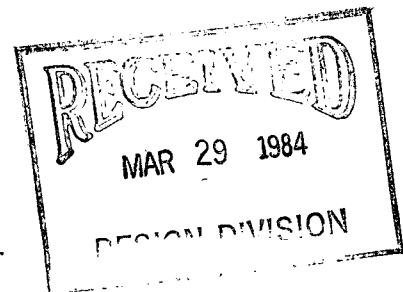
Art D. Chambers
Art D. Chambers
Senior Planner

ADC:blw

cc: Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

*Provide Documentation that the
L.F. Station has adequate Capacity.*

*EPB
3/30/84*



Notes to DP-23 file

2-4-85

In early January, Pat Kenyon of J.P. Bergand's, asked me what it would take to get permission to cut the medial within the major entrance to Marine Lakes off Amidon. I checked the C.U.P. and found no reference to this being required as a major entrance, so told her that she should talk to Bill McKinley, Traffic Engineer. (I really wondered how the City could control what was done on private property if the major entrance had not been required by the City.)

FRIDAY 4 PM

On 1-24-85 Pat Kenyon called to say she had discussed this with McKinley and he seemed to think it could be done but not without Planning's OK since it was a C.U.P. I told her I would discuss this with McKinley and get back with her. I said if it was necessary to call several people together to discuss this face to face, I would be glad to set up the meeting. I informed Jack of my conversations with Pat. He said that, at the very least, the request should come from the property owner, not the lessee or realtor, and that McKinley should furnish MAPD with a letter if he gave his OK for the medial cut. I told Jack I would talk to McKinley and also check the BCC 1-28-69 minutes before getting back with Pat. (General Provision #3 refers to the number of curb cuts being specified by the B.C.C. I thought perhaps it also might say this one had to be a major entrance. It did not.)

MONDAY 10 AM

I talked with McKinley who had a different recollection of what he had told Pat. He said he did not think it a good idea to break the medial because the intersection may need to be signalized some day if Marine Lakes shopping center ever becomes a strong center. It would not function properly if there were a break in the medial. McKinley also said Pat had asked him about moving the entrance north or having another curb cut into the intersection. McKinley told her "no" regarding

The last two requests. McKinley suggested I check the building plans in C.I.D. to see what was required. I did (2021 Marine Lakes card 7 of 13) but the plans showed a major entrance to begin with and the plans were approved by the Traffic Engineer. There had been no requirement by the T.E. for the major entrance as it had been proposed already by the developer.

Since both Jack and McKinley wanted to be able to say "no", I told Pat that since there had been so much discussion at the City Commission level about access points to Amidon and since the original ^{proposed} building plans ~~showed~~ the major entrance with an 80-foot medial, any change would require both McKinley's and Lakin's approval. ^{Pat Kenyon P.E.C.S.} I told her I thought McKinley was not agreeable to the change. She felt sure McKinley had indicated acceptance of the request but said she would talk to her client before proceeding further.

Later that day, Pat Kenyon called and asked me to set up a meeting with whomever needed to be present so she could find out how to proceed with her request. I asked Lakin his thoughts on the matter and he told me that, unless the CVP or plat required the major entrance, Planning had no say in the matter. It is up to the Traffic Engineer. I relayed this latest info to both Pat Kenyon and Bill McKinley. I assume this whole matter is now out of Planning's jurisdiction.

P.S. I also checked the M.L. 4th & 6th plat files and found no requirement for a major entrance. Also checked DP-23 file #2 which is the one which brought about all the discussion at BCC along with the associated zone change.

Laurie Olwey