

WICHITA-SED-G-WICK COUNTY

DATE

May 21, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

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

FROM Arthur D. Chambers, Senior Planner

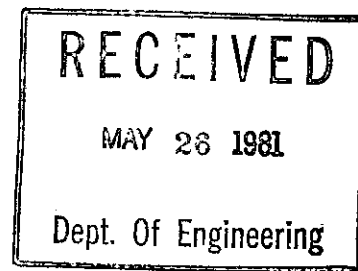
SUBJECT DP-35 - Womer's Crestview Village Commercial C.U.P.
Generally located at the southwest corner of 21st Street
North and Woodlawn.

We have received an application for amendment to the above captioned C.U.P. The plan is being amended to show several individual lots along a public street instead of the approved shopping center use on one large lot. We would appreciate receiving any comments you might have regarding access, drainage, etc., by Friday, May 29, 1981. If you have any questions please call.

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

ADC:el

AW L.C.



May 14, 1981

Mr. Gary Wiley
Professional Engineering Consultants
355 South Ellis
Wichita, Kansas 67211

Dear Mr. Wiley:

In reviewing the Womer's Crestview Village Proposed Amended Community Unit Plan (CUP), we would recommend the following changes:

1. If your developer insists upon the access as shown on this amended CUP, we would recommend a continuous deceleration lane along the Woodlawn frontage from 21st Street south to the south line of this CUP.
2. The other alternative would be to limit the access along Woodlawn as follows:
 - a. One opening to parcel 1
 - b. One opening to parcel 2
 - c. Complete access control to parcel 3
 - d. Complete access control to parcel 4 for the lot immediately south of the proposed street and one opening to the farthest south lot on parcel 4

Also with regard to the proposed development of the tract of land at Taft and West Street by Slawson Investment Corporation, we would like to make the following comments:

1. Again we would recommend a deceleration lane along West Street from Taft southward through lot 3. The reasons for this deceleration lane are as follows:

Mr. Gary Willey
Professional Engineering Consultants

May 14, 1981

- a. The intersection of Taft and West is already heavily congested with arterial street traffic and commercial traffic to the sites existing at the intersection.
- b. The lots in question could also be developed for high traffic generation. We believe this proposed deceleration lane would be a benefit to the developers.

If you have any questions regarding these two proposed developments, please advise.

Yours truly,

William G. McKinley
Traffic Engineer

WGM:gr

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P/E

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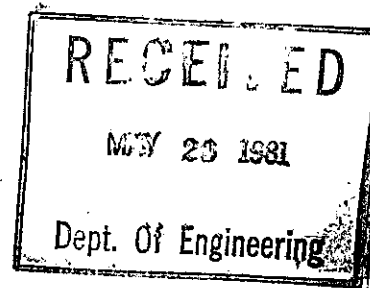
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No Comments
MLF

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

ADC:el



GENERAL

TOTAL GROSS AREA = 12.01 ACRES +

TOTAL NET AREA = 10.48 ACRES + (EXCLUSIVE OF PUBLIC STREET R/W)

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO 21ST STREET SHALL BE LIMITED TO FIVE (5) OPENINGS, ONE (1) TO PARCEL ONE (1), TWO (2) TO PARCEL TWO (2) AND TWO (2) TO PARCEL THREE (3), AS INDICATED ON THE PLAN. ACCESS TO WOODLAWN SHALL BE LIMITED TO SIX (6) OPENINGS, ONE (1) TO PARCEL ONE (1), ONE (1) TO PARCEL TWO (2), ONE (1) TO PARCEL THREE (3), AND THREE TO PARCEL FOUR (4), AS INDICATED ON THE PLAN.
2. DECEL LANE: A CONTINUOUS DECEL LANE ALONG THE EAST LINE OF PARCELS THREE (3) AND FOUR (4), SHALL BE GUARANTEED AT THE TIME OF PLATTING.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
5. CANOPIES AND GASOLINE PUMPS IN PARCEL ONE (1) MAY BE PLACED IN THE BUILDING SETBACK A DISTANCE NOT TO EXCEED 23 FEET.
6. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
7. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
8. SCREENING AND LANDSCAPING: A PLANTING STRIP AS INDICATED IN PARCEL THREE (3), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS NOT TO CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID, OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, REDUCED TO THREE (3) FEET HIGH AT THE SETBACK AT THE PUBLIC STREETS, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED WHERE PARCEL FOUR (4) ABUTS THE ADJACENT RESIDENTIAL, AS INDICATED ON THE PLAN.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) FOR THE TWO (2) LOTS IN PARCEL FOUR (4), ADJACENT TO THE RESIDENTIAL, A PERFORMANCE BOND SHALL BE POSTED WITH THE SUPERINTENDENT OF CENTRAL INSPECTION GUARANTEEING THE COST OF THE WALL CONSTRUCTION.

9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP IN PARCEL THREE (3), INDICATING THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
10. DRAINAGE: AT THE TIME OF PLATTING THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR PARCELS THREE (3) AND FOUR (4) AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - SERVICE STATION, FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.

GROSS AREA - 0.45 ACRES +
NET AREA - 0.45 ACRES + OR 19,500 SQ. FT.
MAXIMUM BUILDING COVERAGE - 30% OR 5,850 SQ. FT.
FLOOR AREA RATIO - 0.45
MAXIMUM GROSS FLOOR AREA - 8,775 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - FINANCIAL, OFFICE, INDOOR AMUSEMENT ENTERPRISES, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL.

GROSS AREA - 3.18 ACRES +
NET AREA - 3.18 ACRES + OR 138,625 SQ. FT.
MAXIMUM BUILDING COVERAGE - 30% OR 41,590 SQ. FT. +
FLOOR AREA RATIO - 0.45
MAXIMUM GROSS FLOOR AREA - 62,380 SQ. FT. +
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL THREE

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

GROSS AREA - 5.28 ACRES +
NET AREA - 4.55 ACRES + OR 198,337 SQ. FT. +
MAXIMUM BUILDING COVERAGE - 30% OR 59,500 SQ. FT.
FLOOR AREA RATIO - 0.45
MAXIMUM GROSS FLOOR AREA - 89,250 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL FOUR

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

GROSS AREA - 3.1 ACRES +
NET AREA - 2.3 ACRES + OR 100,892 SQ. FT. +
MAXIMUM BUILDING COVERAGE - 30% OR 30,270 SQ. FT.
FLOOR AREA RATIO - 0.45
MAXIMUM GROSS FLOOR AREA - 45,400 SQ. FT.
MAXIMUM BUILDING HEIGHT - 55 FEET