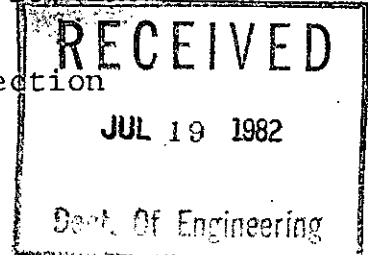


WICHITA-SEDGWICK COUNTY

DATE

July 16, 1982

**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-11 - Tyler Acres Commercial C.U.P. Generally located on the north side of Central, between Tyler and Woodchuck.

Attached is a revised copy of the above referenced C.U.P. The proposed amendment will add approximately 18.6 acres of land zoned "BB". The existing service station at the northwest corner of Central and Woodchuck is also included in the revised C.U.P. This amendment would add 306,315 square feet of office floor area to the currently approved 472,190 square feet for commercial uses and 82,000 square feet for office uses. If the revised C.U.P. is approved as submitted, there would be a total of 876,575 square feet of floor area for office and commercial uses.

We would appreciate receiving any comments you might have regarding drainage, access, street system, street improvements, signalization, etc., by July 23, 1982. If you have any questions about this matter, please call.

*Arthur D. Chambers*  
Arthur D. Chambers  
Senior Planner

ADC:el

Attachment

**THE CITY OF WICHITA**

**OFFICE OF** Department of Engineering

**DATE** August 3, 1982



**TO** Jack Galbraith, Chief Planner

**FROM** Bill McKinley, Traffic Engineer

**SUBJECT** Revised Community Unit Plan  
for Tyler Acres.

The Traffic Engineering Section of the Department of Engineering has been reviewing proposed revisions to the Tyler Acres Community Unit Plan. We would like to make the following comments with regard to this C.U.P.

We now understand that the developer desires to reduce the maximum gross flow area for Parcel 7 from 282,990 square feet to 180,000 square feet. We calculated some traffic generation rates based upon various uses for this parcel as follows:

	<u>OFFICE PARK</u>	<u>GENERAL OFFICES</u>	<u>MEDICAL OFFICES</u>
HIGH	5,454	7,830	17,820
AVERAGE	3,717	2,214	13,500
LOW	1,692	648	6,840

It is extremely hard for us to accurately forecast traffic to be generated to this site based upon this wide variation of possible uses. If you assume that this site would produce the average of averaging the office park, general offices and medical offices, one could anticipate an average of 6,477 trips to be generated to this site. This generation rate, plus additional traffic which could be generated in the area from the original Tyler Acres Community Unit Plan, would indicate that the following should be guaranteed by the developer.

1. Central Avenue should provide for a continuous two-way left turn lane from just west of Woodchuck to the major entrances to proposed Parcel 1.
2. A continuous deceleration/acceleration lane along the entire frontage of Parcel 7 and through the majority of the frontage of Parcel 8 should be constructed. This is a continuation of a deceleration/acceleration lane proposed across Parcels 1, 3, and 4 and the original Community Unit Plan.
3. The developer should be required to pay for signalization of the intersection of Soccora and Central when warranted by a Traffic Engineering study.

4. If this parcel was to develop to the maximum generation rate which could be envisioned on this site, an additional access point may be necessary for Woodchuck in order to distribute the traffic load out of this site.
5. Today Beckemeyer serves as a collector in this area although it is not built to collector standards. We would assume that this development would have secondary access by way of Beckemeyer.

If you desire any further clarification of this matter, please advise.

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Bill McKinley  
Traffic Engineer

BM:ck

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 27, 1981

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-11 - Tyler Acres Commercial C.U.P. and Z-2375 Generally  
Located at the Northeast Corner of Tyler and Central

We have received a proposed amendment to the above captioned C.U.P. The zone change is requesting "LC" zoning from Tyler to a point east of existing Socora and from Central north to the south side of the churches. The plan would permit approximately 550,000 square feet of commercial space. We would appreciate receiving any comments you might have regarding access, relocation of Socora, drainage, etc., by Monday, September 7, 1981.

If you have any questions, please call.

*Arthur D. Chambers*  
Arthur D. Chambers  
Senior Planner

ADC:jps

