

THE CITY OF WICHITA
OFFICE OF Traffic Engineer

DATE May 1, 1981

TO Jack Galbraith, Chief Planner
FROM William McKinley, Traffic Engineer

SUBJECT Sweetbriar Shopping Center CUP

You asked us to comment with regard to the Planning Commission's concern about the Sweetbriar Shopping Center CUP.

In our review of the site, we felt that this was a minor revision since parcel 5 did not add any additional square footage to what has already been approved. Therefore, we just requested that the applicants clarify and correct some requirements of the previous CUP's, such as elimination of direct access in to their center at the Halstead - Sweetbriar intersection. Also, we asked the architect, Lawrence E. Wells, to correct the median configuration on Amidon north of 21st Street.

If this had been a brand new CUP or a major revision, we would have requested a major entrance on Amidon to line up with the existing major entrance to the Amidon Plaza Shopping Center. This major entrance would have required an 80' stacking area with a one-way entrance and a two-way exit. It would have also required a deceleration lane for south-bound traffic on Amidon.

Today there exists a major entrance on Amidon just to the east of the Mr. D's Super Markets. Again, if this was a new CUP, we would have asked for a deceleration lane at this point.

Along 21st Street, we would have recommended a major entrance and a deceleration lane to serve the median break west of 21st Street and Amidon. The design of the shopping center pretty much prohibits the construction of a major entrance today at this location.

In reviewing parcel 5 again, we would have little concern with a savings and loan locating within this area. In general, they normally do not produce a high volume of traffic in to and out of their facility. We would have considerable concern if this was a proposed location for a branch bank. If parcel 5 is to be a branch bank, we would recommend that the Planning Department and the Department of Engineering review the site circulation plan prior to issuing building permits. In this review, we would be

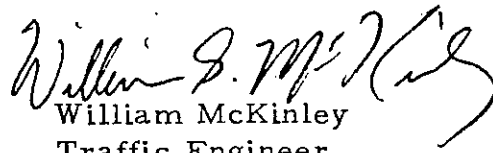
Jack Galbraith, Chief Planner
May 1, 1981

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concerned about providing adequate stacking space for the drive-in window facilities, adequate parking spaces and proper circulation to accommodate the banking needs on their site.

Also, we would recommend closing the north driveway and installing a deceleration lane to the south driveway.

Hopefully these comments will explain our position on this CUP.


William McKinley
Traffic Engineer

WM:gr

METROPOLITAN AREA PLANNING DEPARTMENT

June 7, 1982


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

FROM Arthur D. Chambers, Senior Planner, Current Plans Division

SUBJECT Amendment to DP-7 Sweetbriar Commercial CUP, generally located
at the northwest corner of 21st Street North and Amidon

Attached is a revised development plan for the above referenced CUP. The changes involve only that portion shown as Parcel 5, north of the 30 foot firelane easement. The applicant has requested "BB" zoning for Parcel 5, so he can construct residential storage warehouses. General Provision No. 11 states that the applicant will guarantee the reconstruction of the Sweetbriar Lane/Halstead intersection.

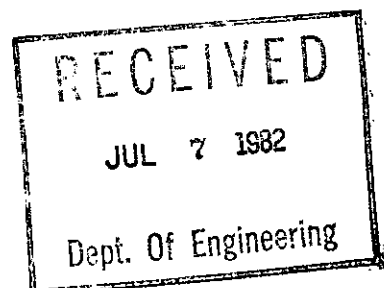
We would appreciate receiving any comments you might have regarding this project by Thursday, July 15. If you have any questions please call.



Arthur D. Chambers, AICP, Senior Planner

ADC:vn
Attachment

No Comments
MEP
7-19-82



WICHITA-SEDGWICK COUNTY

DATE

September 22, 1982

METROPOLITAN AREA PLANNING DEPARTMENT

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

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-7 - Sweetbriar Commercial C.U.P. Generally located
at the northwest corner of 21st Street and Amidon.

Attached is a copy of a proposed amendment to the above referenced C.U.P. The only changes involve the creation of Parcel 5. Permitted uses for Parcel 5 are limited to storage garages or residential storage warehouses. We would appreciate receiving any comments you might have regarding the proposed amendment, by September 29, 1982. If you have any questions, please call.

COPY

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

ADC:el

Attachment

*No Comments
Mf
9-27-82*

RECEIVED

SEP 23 1982

Dept. Of Engineering

To *Bill McKinley*
Traffic Engineering

From *Joe Chambers*
MARD

Subject *DP 7 Sweetwater CUP*

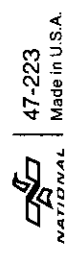
Date *11/10/82*

Message
Bill I noticed in your letter (attached) that you wanted the north drive closed and a steel lane constructed. Do you still want that since the use in Parcel 5 is now storage warehouses.

Not for a storage warehouse.
2/2/83

Reply

SIGNED *[Signature]*
DATE



SIGNED

SENDER RETAIN THIS COPY