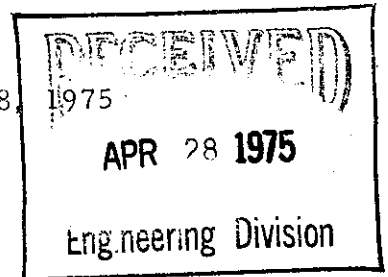


THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE April 28, 1975



TO R. W. Bruggeman, Director of Public Works
FROM Ralph Wulz, City Manager

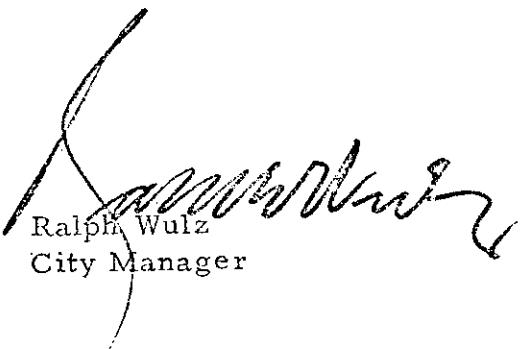
SUBJECT Parklane Shopping Center
Allen

You are all well aware of Builders, Inc., request for an occupancy permit for the new David's store and their request that they not be requested to reconstruct the entrance off of Glendale.

I have now received an application from Builder's for the vacation of Glendale Avenue from Oliver to Lincoln. I have also received a letter in which Builder's agrees that in the event the vacation of Glendale is not approved, Builder's will install the private approach to the bridge at the vacated Boston Street.

In view of the above, it is my request that the occupancy permit for David's be issued provided all other requirements have been met.

The Glendale vacation request will be processed in the normal manner.



Ralph Wulz
City Manager

RW/sh

cc: Robert Feldner, Central Inspection Supervisor
Paul B. Graves, Traffic Engineer
Dick Linn, City Engineer ✓
John Dekker, Director of Law
Robert A. Lakin, Director of Planning

WICHITA-SEDWICK COUNTY

Parklane CUP file

DATE

July 26, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

Dick Linn, City Engineer
Paul Graves, Traffic Engineer

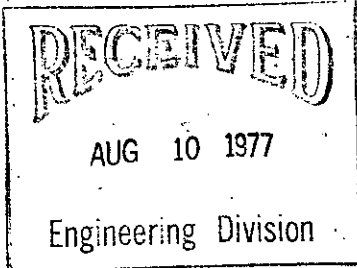
TO ✓ M.S. Mitchell, Maintenance - Flood Control

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-60 - Amendments to Parklane C.U.P.

Attached is a copy of the amended Parklane Community Unit Plan. Please note that this proposal contends to keep Bleckley open between Boston and Battin. The amendment also has an alternate for Parcel 2 and proposes an increase in the number of buildings permitted from 16 to 22. There are additional minor amendments throughout the CUP, but, the basic issue is to keep Bleckley open.

Would appreciate any comments regarding this CUP by August 5.



Jack H. Galbraith
Chief Planner

JHG:el

Attachment

1 - Re General Provision # 4. Reference to item 2 of Restrictive Covenant should be item 3. Parklane's contractor is currently constructing channel improvement.

2. - Parcel 2 is currently crossed by an open drain from the Battin-Bleckley intersection to Dry Creek. The developer should provide an easement and guarantee SWS across parcel 2.

Received

JUL 27 1977

@ Boston

3. - The 75' wide drainage easement should be the same width as Drainage Dedication.

cc. Wilton

Linn ✓ (8-10-77)

M.S. Mitchell
8-9-77

WICHITA-SEDGWICK COUNTY

DATE

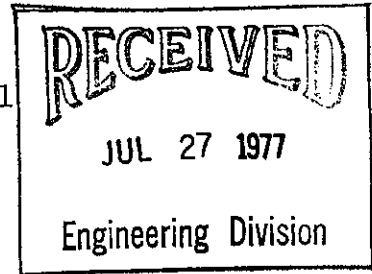
July 26, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO ✓ Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M.S. Mitchell, Maintenance - Flood Control

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-60 - Amendments to Parklane C.U.P.



Attached is a copy of the amended Parklane Community Unit Plan. Please note that this proposal contends to keep Bleckley open between Boston and Battin. The amendment also has an alternate for Parcel 2 and proposes an increase in the number of buildings permitted from 16 to 22. There are additional minor amendments throughout the CUP, but, the basic issue is to keep Bleckley open.

Would appreciate any comments regarding this CUP by August 5.

A handwritten signature in black ink, appearing to be "JHG", written over the typed name of Jack H. Galbraith.

Jack H. Galbraith
Chief Planner

JHG:el

Attachment

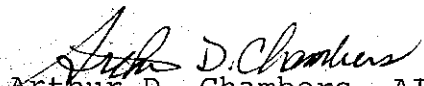
July 25, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

TO Larry Henry, Right-of-way and Estimating Engineer
FROM Arthur D. Chambers, Senior Planner
SUBJECT Contingent Dedication for Street R-O-W at the
southeast corner of Lincoln and Oliver.

Attached for your information is a copy of a recorded contingent dedication for street right-of-way on the southeast corner of Lincoln and Oliver. It reaffirms that the dedication will be effective upon the removal of the existing building, plus the 16'x30' addition. The previous dedication was made in conjunction with the Parklane Addition which was approved by the B.C.C. on September 9, 1974.

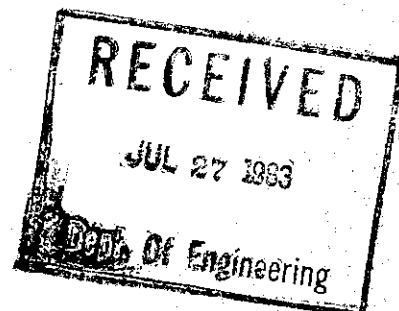
If you have any questions, please call.


Arthur D. Chambers, AICP
Senior Planner

ADC:el

Attachment

cc: Robert B. Feldner, Superintendent of Central Inspection



Recorded 7/13/83
No. 6 41172
Film 596 374

C O N T I N G E N T D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owner of a tract of real estate hereinafter described in a community unit plan of Parklane Addition, Wichita, Sedgwick County, Kansas, to-wit:

Beginning at the N.W. Corner of Lot 1, Block 1, Parklane Addition, Wichita, Kansas; thence east 280 feet; thence south 24.5 feet; thence southwesterly 70.76 feet to a point 35 feet south of the north line of Lot 1; thence west 175 feet; thence south 175 feet; thence southwesterly 101.09 feet to a point on the west line of said Lot and 310 feet south of the north line of said Lot; thence north 190 feet; thence west 20 feet; thence north 120 feet to beginning.

DOES HEREBY MAKE DEDICATION for public street purposes of the above described tract for additional right-of-way as indicated in said plan. CONTINGENT, HOWEVER, that said dedication shall become effective IN THE EVENT the existing service station improvements located thereon and adjacent thereto and those to be located thereon or adjacent thereto as permitted by the attached Exhibit A are removed or substantially destroyed.

Dated this 24th day of June, 1983.

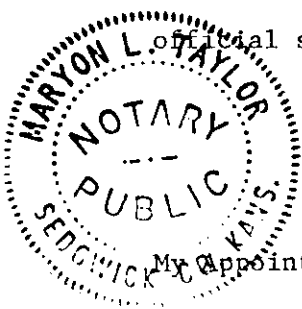
BUILDERS, INC.

By *Alexander L. Dean*
Alexander L. Dean
Executive Vice President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 24th day of June, 1983, before me, the undersigned, a Notary Public in and for the State and County aforesaid, came Alexander L. Dean, Executive Vice President of Builders, Inc., to me personally known to be the person who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Maryon L. Taylor
Maryon L. Taylor, Notary Public

My Appointment Expires:
February 11, 1984

WICHITA-SEDGWICK COUNTY

June 21, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
FROM Robert A. Lakin, Director of Planning
SUBJECT DP-60 - Parklane Shopping Center Commercial C.U.P.
Request for Administrative Adjustment.

Attached is a copy of a letter from Lawrence Wells requesting an administrative adjustment to permit the expansion of the service station at the southeast corner of Lincoln and Oliver. An adjustment is needed because the service station is located in front of the building setback lines along Lincoln and Oliver. Mr. Wells states that a 16' X 30' addition is planned, which would be a 35% increase in size. The remodeled building is to be used for car "tune-ups" instead of as a service station and, as a result, the canopy and gasoline pumps have been removed.

COPY

The main concern that I have with allowing the building to expand is, "What will happen to the contingent dedication for street right-of-way on Lincoln and Oliver?" While General Provision 10a seems to indicate that the removal of the canopy and pumps would trigger the dedication, the recorded dedication is worded in such a manner that the existing building would need to be removed before the dedication would become effective. In order to insure that the City will receive the dedications, I feel that a document reaffirming the contingent dedication should be recorded prior to the issuance of any permits except for foundation work.

After reviewing the construction plans for the remodeled building, I do not feel that it would be a substantial deviation from the intent and purpose of the C.U.P. provisions to permit a 35% expansion of an existing nonconforming building. My opinion is subject to no additional expansions without amending the C.U.P. and to prohibiting pumps, canopies or other appurtenants in the contingent dedication area shown on the C.U.P.

Your signature of approval will indicate that you concur that the request to expand the existing building by 35% is not a substantial deviation from the intent and purpose of the C.U.P. provisions. Your signature will also indicate that Mr. Wells' request is approved subject to the following:

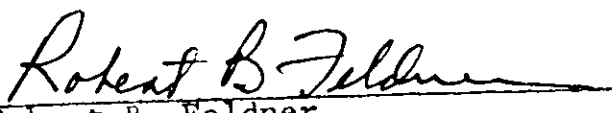
Page Two
Robert B. Feldner
June 21, 1983

1. The existing service station may be expanded by 35% (one 16' X 30' bay) only and that any further expansion will require an amendment to the C.U.P.
2. No pumps, canopies, or other appurtenants shall be placed in the contingent dedication area as shown on the C.U.P.
3. A copy of the recorded document reaffirming that the contingent dedication is still in effect, and will become effective upon the removal or destruction of the existing building, plus the new addition, shall be submitted to the Planning Department prior to the issuance of any building permits except for foundation work.
4. Submission of four site plans showing the existing building, new addition and circulation aisles and parking, to the Planning Department.

By copy of this memorandum, Mr. Wells will be notified of our joint action approving his request subject to the above listed conditions. If you have any questions, please call.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:el

Attachment

cc: ✓ Lawrence E. Wells, 254 Laura, Suite 205, Wichita 67211