

June 22, 1978

Mr. Everett Fettis
One Twenty Bldg.
Wichita, Kansas 67202

Re: DP-28 - Amendment
of Commercial Com-
munity Unit Plan
Southwest corner of
47th St. South &
Broadway

Dear Mr. Fettis:

The Planning Commission at their regular meeting of June 22, 1978, considered the above-captioned request. The action was to recommend that the amended CUP be approved subject to the following conditions:

- a) A site grading plan shall be submitted to Maintenance/Flood Control for approval prior to the issuance of further permits on the site.
- b) Appropriate guarantees shall be submitted for the following items prior to the proposed amendments being forwarded to the Board of City Commissioners:
 - 1) The paving of 48th Street South.
 - 2) The paving of Water Street.
 - 3) Major shopping center approach and acceleration/deceleration lanes on 47th Street South.
 - 4) Major shopping center approach on Broadway.
- c) General provision number 3 shall be amended to read as follows in the last paragraph:

"Both the westerly entrance (existing on 47th Street South and the entrance on Broadway access from the K-Mart major entrance shall be designed and constructed to major shopping center approach standards."
- d) Existing access points should be depicted on the face of the C.U.P.

Evesett Fettis, June 23, 1978

- e) The proposed access point from parcel number three to Broadway should be eliminated and all access to parcel three shall be from the interior of the site. Complete access control should be maintained on Broadway adjacent to parcel three.
- f) An approved landscape plan as provided in general provision #5 shall be submitted for approval prior to the proposed amendments being forwarded to the Board of City Commissioners.
- g) General provision #8 shall be amended to reflect the singular "planting strip" as opposed to the plural.
- h) The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- i) The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- j) Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Regarding the recommended conditions, it is necessary that most of these be complied with prior to forwarding this case on to the City Commission. Mr. Korber should resolve on the face of the CUP, conditions c, d, e, and g. These corrections should be made on the CUP and 10 corrected copies submitted to our office. Regarding condition b, it is necessary that you contact the Engineering Division of the Department of Public Works and have them prepare estimates for petitions for you to submit satisfactory guarantee for the paving of 48th Street South and Water Street, the construction of the accel and decel lane on 47th Street South and the guarantee for the two major approaches to the shopping center. With regard to condition f, it is necessary that a landscape plan showing the type and size of plant materials be submitted to our office for review and approval prior to this case going on to the City Commission.

I realize that there are a number of matters to take care of prior to this case going forward and if they are all resolved

Everett Fettis, June 23, 1978

Page 3

By July 7, 1978, subject case will be scheduled for the City Commission meeting of July 18. If not, the case will be scheduled as soon as these items are taken care of.

If there are any questions regarding the recommended conditions of approval, please contact me.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Traborn Inv. Co. Ltd, c/o Douglas Rodgers, 2629 Northwest
39th Expressway, Oklahoma City, Oklahoma
William Korber, Baughman Company , 330 Laura, 67211

Carl



November 4, 1986

Gary Wiley
 Professional Engineering Consultants, P. A.
 1440 East English
 Wichita, Kansas 67211

RE: DP-28 -Proposed development plan for amendment to the Broadway 47 Plaza Community Unit Plan. Generally located at the southwest corner of 47th Street South and Broadway.

Dear Gary:

We have reviewed the amended development plan for the above-referenced amendment with other City departments and the following are our comments for your consideration:

1. The development plan should indicate major entrances as per the Traffic Engineering Standards for the City of Wichita. The wording in General Provision #1 with regards to the major entrances should be changed to the plural form and should specifically state the streets Broadway and 47th Street South.
2. The complete access control that is on the present C.U.P. should be indicated on the development plan for 100 feet south along Broadway and 100 feet west along 47th Street South adjacent to this C.U.P. from the intersection of Broadway and 47th Street South. Also, Engineering has advised that the medians in Broadway and in 47th Street South were recently put in by the State and breaks in these medians for additional access points would not be allowed.
3. The wording about permitted wall materials, listed in General Provision #8, should specifically exclude wood or woven wire.
4. An additional General Provision should be included in regards to guaranteeing the construction of acceleration/deceleration lanes at the time of platting where it may be determined to be necessary along Broadway and 47th Street South.
5. The following comment should be included as a General Provision since loading docks presently encroach into the 35-foot building setback adjacent to the south line of the C.U.P. along 48th Street South and are in violation - "No additional loading docks shall encroach into the building setbacks adjacent to 48th Street or Water".

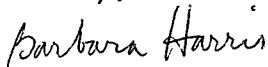
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Gary Wiley RE: DP-28
November 4, 1986
Page 2

6. Planning Department Staff feels that the wording describing restaurants under "Proposed Uses" should be either "Restaurants" or "Restaurants - excluding drive-through facilities". The proposed wording - "Restaurants (that do not include carryout food services as their principal business)" - should be omitted since it really doesn't say much and translates into that 49% of the business can pass through the drive up window.
7. Since Parcel Five is directly south of a single-family residential neighborhood across 47th Street South, restaurants with drive-up windows should be excluded from the proposed uses.

We would be happy to talk about any comments or questions you might have regarding these recommendations. Please feel free to contact us about this matter at 268-4421.

Sincerely,



Barbara Harris
Senior Planner

BH:blw

cc: Gary Newgent, Traborn Investment Co., Ltd. c/o Sterik Company II,
3831-A North Santa Fe, Oklahoma City, Oklahoma 73118
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer