

PDS
INCORPORATED

PLANNING DEVELOPMENT SERVICES, INC.

River Park Place, 727 North Waco, Suite 125, Wichita, Kansas 67203 / (316) 262-0451, Telex 417-375 PDS WIC

April 20, 1984

Mr. Jack H. Galbraith,
Chief Planner
MAPD-10th Floor, City Hall
455 North Main
Wichita, Kansas 67202

RE: Proposed Amendment to
Briarwood Commercial
Community Unit Plan (DP-74)

Dear Jack:

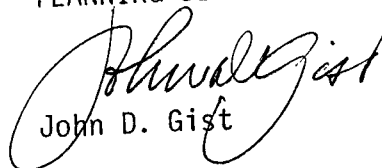
On behalf of Mr. Keith L. Anderson, submitted herewith is an Application for amending the Briarwood Commercial Community Unit Plan (DP-74). As previously discussed with you and Bill McKinley, Traffic Engineer, sole purpose of the amendment is to seek approval of one (1) point of access on Woodlawn directly serving Parcel No. 1. This parcel is presently developed with "Woodlawn Mini-Storage" warehouse, and Mr. Anderson's interest in having a separate driveway is to improve access for trucks by eliminating what now is an awkward and difficult turning movement, and to permit installation of a security access gate.

Traffic generated by the storage warehouses is low in comparison to other commercial uses, and on-site management have monitored on two occasions an average of 45 vehicles per day between the hours of 8:00 a.m. and 6:00 p.m.. On-site observation by Bill McKinley and myself, also indicated that grade elevation of the west end of Parcel No. 1 is higher than Woodlawn, permitting good vision of on-coming traffic from either direction.

Attached is the application, ownership list for a radius of 500 feet, six (6) copies of the amended plan and the required filing fee. Should you have any questions, please do not hesitate to call.

Sincerely,

PLANNING DEVELOPMENT SERVICES, INC.



John D. Gist

cc: Mr. Bill McKinley
Traffic Engineer
City of Wichita

Mr. Mike Lindebak
City Engineer
City of Wichita

Mr. Keith L. Anderson
1125 South Rock Road
Wichita, Kansas 67207

JDG:mb

Encl.

WICHITA-SEDGWICK COUNTY

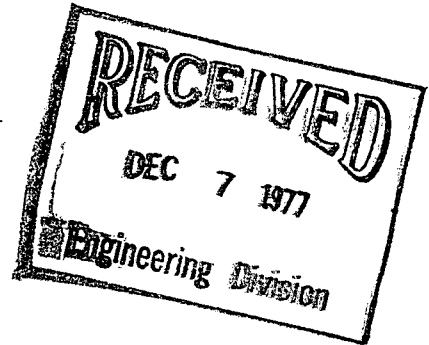
DATE
December 7, 1977

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-74 BRIARWOOD C.U.P. Amended File #2



Attached is a copy of the amended C.U.P. located at the northeast corner of Mt. Vernon and Woodlawn. Significant changes on the C.U.P. now propose apartments on Parcel 3 and an alternate proposal for apartments or commercial developments on Parcel 1. Parcel 2 is already developed for apartments. The only other significant change which we note is the indication of a 10 foot building setback on Parcel 3 adjacent to the Kansas Turnpike.

Would appreciate any comments you have on these amendments by December 16, 1977.

too close

A handwritten signature in dark ink, appearing to read "JHG".

Jack H. Galbraith
Chief Planner

JHG:el

Attachment

① Site grading & drainage plan required prior to development.

WICHITA-SEDGWICK COUNTY

DATE

January 4, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

✓ Dean Sellers, Acting City Engineer
Robert B. Feldner, Superintendent of Central Inspection
Paul B. Graves, Traffic Engineer
Max Greene, Flood Control and Landfill Director

TO

FROM Jack H. Galbraith, Chief Planner

SUBJECT Amendment to DP-74 - BRIARWOOD Commercial C.U.P. -
Northeast corner of Mt. Vernon and Woodlawn.

Attached is a copy of a proposed amendment to the above captioned C.U.P. The amendment proposes to reduce the number of parcels from 3 to 2 in order to allow the development of residential storage warehouses on Parcel 1. Outside storage of recreational vehicles will be permitted on Parcel 1. The entire parcel will be covered with either buildings or pavement. Proposed uses for Parcel 2 will remain the same, due to existing apartment buildings.

We have scheduled this for the January 31, 1980 Planning Commission meeting and I would appreciate any comments you might have regarding the proposed changes by January 16, 1980.

No Comments

Jack H. Galbraith
Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachment

