

D2-7 - SWEETBRIAR GARDENS SHOPPING
CENTER, NW corner of Amidon & 21st St
FILE # 2

B.C.C. ~~Approved~~ 6-18-68

File # 2

ACTION

DATE

~~COMMITTEE~~ _____

M.A.P.C. approve 2-21-68

B.C.C. ~~_____~~ approved 6-18-68

D8-7 - SWEETBRIAR GARDENS SHOPPING
CENTER, NW CORNER of Amidon & 21st St
FILE # 2

Also send copies of —
staff recommendations to

Carl Bell Jr.

Jane Hunt

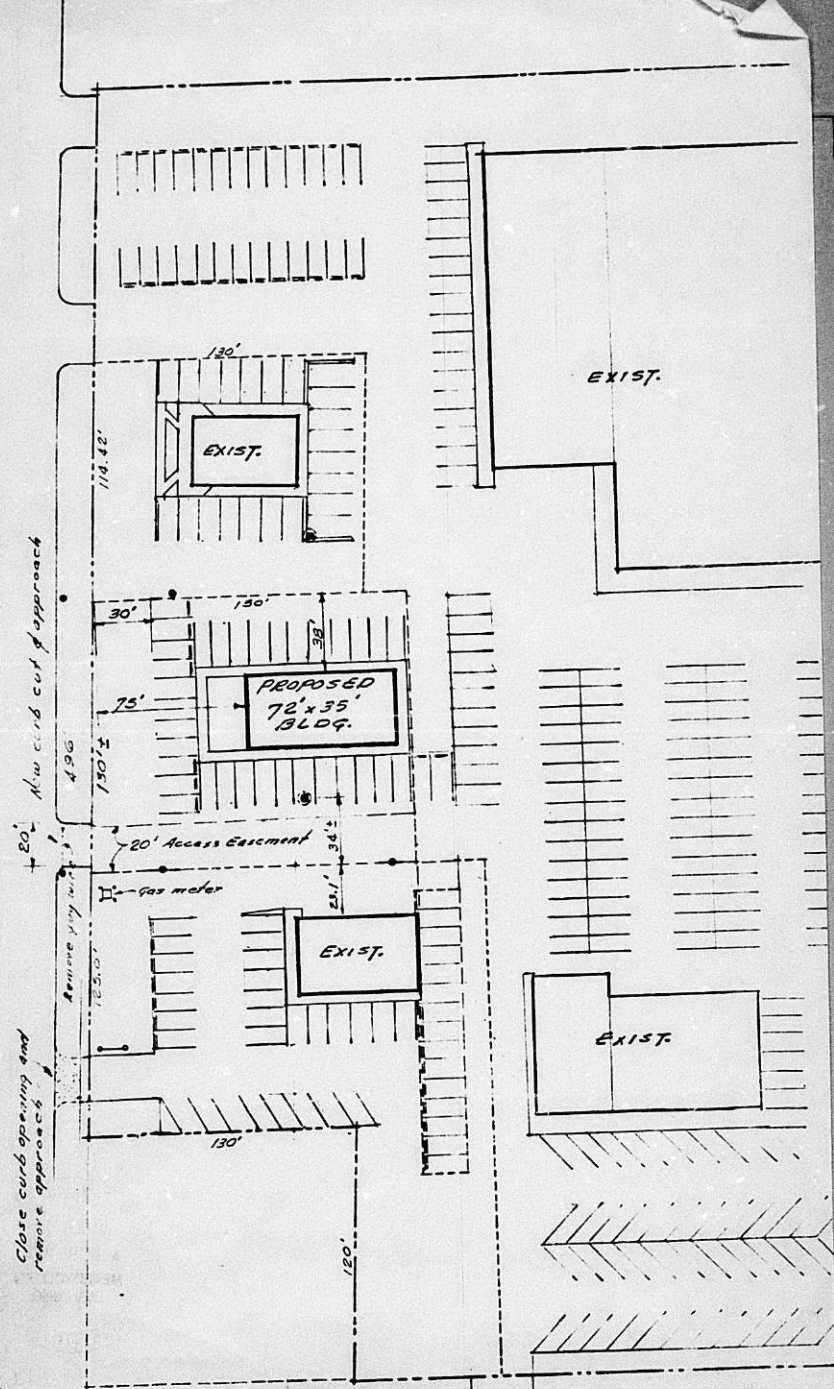
Paul Drows

R.W. Bruggeman.

B.E. Smith.

notify Wayne King of changes

N. 21st STREET



(Re: Sweetbriar Shopping Center)

Shurbe

June 22, 1976

Dick Linn, City Engineer

Jack H. Galbraith, Chief Planner

DP-7 - Amendment to the Sweetbriar Shopping Center C.U.P.

Attached is a copy of the proposed amendment to the above captioned C.U.P. In checking this amendment over, we find that the only significant difference in the plan as originally approved in 1968, is the addition of Parcel 5 in the northeast corner. This parcel proposes a Bank or Savings and Loan use.

We would appreciate your reviewing and comments on this C.U.P., particularly of any requirements on drainage, additional street right-of-way or guarantees for the reimpovement of the intersection of Sweetbriar Lane and Halstead Street. We would appreciate your reply by July 1, 1976.

Jack H. Galbraith
Chief Planner

JHG:rme
Attachment

Memo and Plan sent to: M. S. Mitchell, Maintenance-Flood Control
Paul Graves, Traffic Engineer

March 8, 1976

Robert Feldner, Superintendent of
Central Inspection
Jack H. Galbraith, Chief Planner

DP-7 - Sweetbriar Shopping Center C.U.P. -
Administrative Adjustment.

As we discussed by phone this morning, in response to your and Bob Lakin's letter of March 2, 1976, granting an administrative adjustment on the above captioned CUP, attached are copies of letters received from all those parties concerned agreeing to the location of the Fiesta Cantina restaurant. Also attached is a copy of the approved site plan, approved by Paul Graves, showing building location, parking and vehicle circulation, and several utility poles to be removed.

Based on these letters of agreement, authorization to continue construction on the Fiesta Cantina would be appropriate subject to the conditions of your joint letter of March 2, 1976.

If you need any additional information or material, please advise.

Jack H. Galbraith, Chief Planner

JHG:rme
Attachments



Pizza Hut, Inc. / P.O. Box 428 / 10225 East Kellogg / Wichita, Kansas 67201 / Phone 316-687-4111

March 3, 1976

Mr. Robert Lakin
Metropolitan Area Planning Department
City Building
Wichita, Kansas 67201

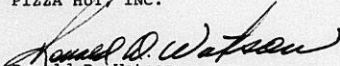
Re: FIESTA CANTINA SETBACK
Sweetbriar Garden Shopping Center
2016 West 21st Street
Wichita, Kansas

Dear Mr. Lakin:

In furtherance of the meeting held in your office at 2:00 p.m. on February 25, 1976, this will confirm the understanding and agreement of Taco Kid of Wichita No. 2, Inc. d/b/a Fiesta Cantina relative to common ingress, egress, access and parking more fully depicted upon the attached copy of that certain plat dated February 25, 1976, as revised on March 1, 1976, and March 3, 1976. In this connection, Taco Kid of Wichita No. 2, Inc., does hereby waive any setback restriction relative to the proposed Fiesta Cantina building situate at 2016 West 21st Street, (Sweetbriar Garden Shopping Center), Wichita, Kansas.

Very truly yours,

PIZZA HUT INC.


Ronald D. Watson
Property Management Counsel

RDW:bb

CC: Mr. Eugene Coombs
Mr. David Wood
Mr. Gerald E. Wells
Mr. Jim Tucker
Mr. Wayne King
Mr. Robert Siefkin

TELEPHONE:
Whitehall 3-5172 and WH 3-1244

3900 W. KELLOGG

Bonanza, Inc.

March 3, 1976

WICHITA, KANSAS 67213

Mr. Robert Lakin
Metropolitan Area Planning Department
City Hall
Wichita, Kansas 67202

Re: DP-7 Sweetbriar Gardens.

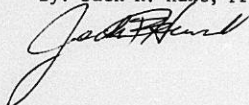
Dear Mr. Lakin:

This letter will confirm that Bonanza, Inc. agrees and consents to the development plan, including the location of parking spaces and the curb opening, in accordance with the revised site plan prepared by Baughman Co., dated February 25, 1976, revised March 1, 1976, as revised, finally, on March 3, 1976, pursuant to the requirements in your letter to me of March 2, 1976.

My written approval on the revised plan of March 3, 1976, will verify the above.

BONANZA, INC.,

By: Jack R. Hunt, President.



JRH/rw

OWNERS AND DEVELOPERS OF THE BEAUTIFUL NEW

Sweetbriar SHOPPING CENTER

21ST THRU 23RD AND AMIDON STREETS

WICHITA, KANSAS

JK

LAW OFFICES
FOULSTON, SIEFKIN, POWERS & EBERHARDT

700 FOURTH FINANCIAL CENTER
BROADWAY AT DOUGLAS
WICHITA, KANSAS 67202
(316) 267-6371

ROBERT C. FOULSTON 1889-1847
GEORGE SIEFKIN 1884-1884
PAUL H. WHITE
OF COUNSEL

GEORGE B. POWERS
JOHN P. EBERHARDT
STUART R. CARTER
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT H. BARTWIGGE
ROBERT M. SIEFKIN
RICHARD C. HANBIS
GERALD BARATZKY
DONALD L. CORDS
ROBERT L. HOWARD
CHARLES J. WOODIN
MIRREL L. STOUT
BENJAMIN C. LANDEL
WILLIAM H. OYE
PHILLIP B. FRICK

JOHN E. FOULSTON
STANLEY D. ANDEL
FREDERICK L. HANG
RICHARD D. EBY
DARRELL L. WARTA
RODNEY H. HATZER
CHARLES E. COLE, JR.
ROBERT J. SOUMASSEUR
WILLIAM R. SANBORN
STEPHEN T. PHELPS
CHRISTOPHER P. CHRISTIAN

March 4, 1976

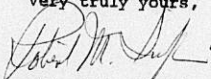
Mr. Robert Lakin
Metropolitan Area Planning Department
City Building of Wichita
Wichita, Kansas 67201

Re: DP-7 Sweetbriar Garden Shopping Center

Dear Mr. Lakin:

We are the attorneys for Kings-X, Inc. This is to confirm the oral statement of Wayne King, President of Kings-X, Inc., that the corporation agrees to and accepts entrance, access and parking arrangements as shown by the plat attached to this letter and which has been presented to you as the revised plat dated March 1, 1976, and March 3, 1976. Because the above arrangement is now satisfactory, Kings-X, Inc., does hereby waive any relocation of the Fiesta Cantina building that is presently under construction just west of the Kings-X lease.

Very truly yours,



Robert M. Siefkin

FOULSTON, SIEFKIN, POWERS & EBERHARDT

RMS:mjm

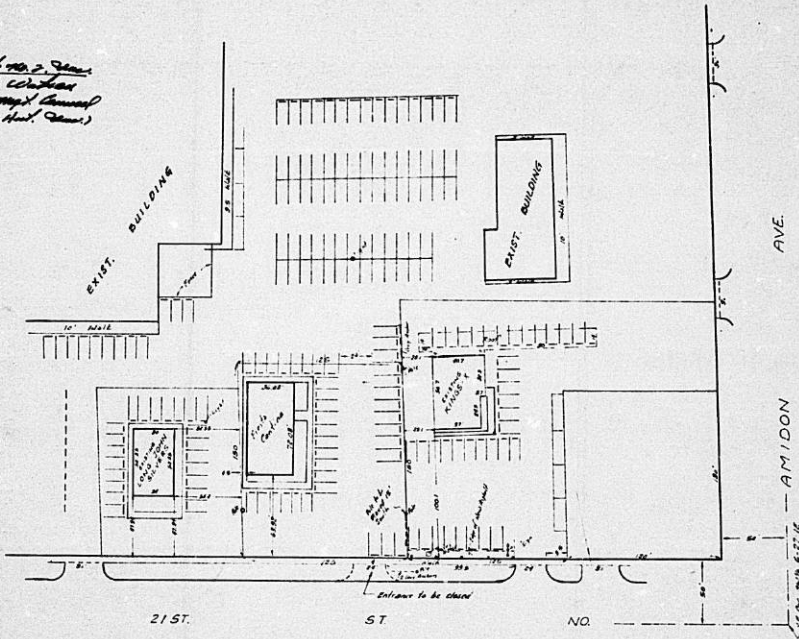
Attachment

cc: Mr. Eugene Coombs
Mr. David Wood
Mr. Gerald E. Wells
Mr. Ronald Watkins and/or Mr. Jim Tucker
Mr. Wayne King



*John H. ...
Surveyor*

*For the ...
...
...
...*



PART OF LOT 1, BLOCK A, SWEETBRIAR ADDITION AND REPLAT OF PART OF BENJAMIN HILLS SECOND ADDITION TO NICHITA, SEDGWICK COUNTY, KANSAS.

Revised 8-1-20
Copyright 1916

March 2, 1976

Mr. Jack R. Hunt
Bonanza Inn
3908 W. Kellogg
Wichita, Kansas 67213

Re: DP-7 Sweetbriar
Shopping Center C.U.P.
Administrative Adjustment

Dear Mr. Hunt:

Last week we met with interested attorneys and their clients in an attempt to resolve the problems associated with the Fiesta Cantina restaurant that is under construction that violates the building setback approved by our administrative adjustment for you on August 19, 1975. Specifically, the new restaurant extends closer to 21st Street than the one approved by approximately 12 feet. Also, the construction of a curb cut is not at the location agreed to by approximately 16 feet.

After considerable discussion and review of the revised site plan locating the three restaurants north of 21st Street, prepared by Baughman Company dated February 25, 1976, we hereby make an administrative adjustment that the Fiesta Cantina restaurant can remain at its present location, subject to the following conditions:

1. Submission of letters of agreement to the development plan, including location of parking space and curb opening, all in accordance with the revised site plan prepared by Baughman Company, dated February 25, 1976. Letter should be submitted from Kings-X, Inc., Pizza Hut, Inc., and Bonanza, Inc.
2. The rearrangement of parking spaces shall not reduce the required number of parking spaces for the Sweetbriar Shopping Center or any of the separate parcels thereof.

Mr. Jack R. Hunt
Page 2
March 2, 1976

3. Parking spaces shall be relocated, including the removal of lines and the painting of new lines, all in accordance with the site plan submitted by Baughman Company dated February 25, 1976.
4. Electric light poles, including guy wire, shall be relocated to facilitate parking and circulation in accordance with plans approved by the Traffic Engineer.
5. Return the curb, thus eliminating the recently constructed curb openings.
6. Submission of revised site plans indicating the setback dimension for the Fiesta Cantina restaurant from 21st Street, and locating the approach in front of Fiesta Cantina that is to be closed.
7. The occupancy permit shall not be issued for the Fiesta Cantina until conditions 1 - 6 have been complied with.

In addition to the above, conditions 1, 3, 4, 5, and 6 as provided in our letter granting the original adjustment dated August 19, 1975, still apply.

Based upon this review, we will mark the official copy of the C.U.P. accordingly at such time as the conditions of this administrative adjustment are complied with.

This matter has been jointly discussed and approved as by ordinance provided.

APPROVED:

Robert A. Lakin, Director of Planning

APPROVED:

Robert Feldner, Superintendent of Central Inspection

RAL:JHG:bh

cc: Robert Feldner, Superintendent of Central Inspection
Paul Graves, Traffic Engineer

Mr. Jack R. Hunt

Page 3

March 2, 1976

cc: Dave Wood, Union National Building, 67202
Wayne King, Kings-X, Inc., 1807 E. Douglas, 67211
Robert M. Siefkin, Fourth Financial Center, 67202
Eugene G. Coombs, 421 East Third, 67203
William Korber, 330 Laura, 67211
Ron Watson, Pizza Hut, Inc., 10225 E. Kellogg, 67207
William H. Thompson, Associated Construction Services, Inc.,
7701 E. Kellogg, Suite 525, Wichita, Kansas, 67207

jc.

LAW OFFICES
FOULSTON, SIEFKIN, POWERS & EBERHARDT

GEORGE B. POWERS
JOHN F. EBERHARDT
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STEPHEN T. PHELPS
CHRISTOPHER F. CHRISTIAN

700 FOURTH FINANCIAL CENTER
BROADWAY AT DOUGLAS
WICHITA, KANSAS 67202
(316) 267-6371

ROBERT C. FOULSTON (1889-1947)
GEORGE SIEFKIN (1889-1894)
PAUL H. WHITE
OF COUNSEL

February 26, 1976

Mr. Robert Lakin
Metropolitan Area Planning Department
City Building of Wichita
Wichita, Kansas 67201

Re: DP-7 Sweetbriar Garden Shopping Center

Dear Mr. Lakin:

We are the attorneys for Kings-X, Inc. This is to confirm the oral statement of Wayne King, President of Kings-X, Inc., that the corporation agrees to and accepts entrance, access and parking arrangements as shown by the plat presented to you at the 2:00 p.m. meeting February 25, 1976. A copy of the plat is attached to this letter. Because the above arrangement is now satisfactory, Kings-X, Inc., does hereby waive any relocation of the Fiesta Cantina building that is presently under construction just west of the Kings-X lease.

Very truly yours,



Robert M. Siefkin

FOULSTON, SIEFKIN, POWERS & EBERHARDT

RMS:mjm

Attachment

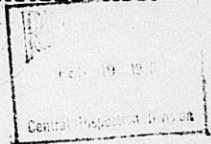
cc: Mr. Eugene Coombs
Mr. David Wood
Mr. Gerald E. Wells
Mr. Ronald Watkins and/or Mr. Jim Tucker
Mr. Wayne King



Wichita, Kansas Public Works

ASSOCIATED CONSTRUCTION SERVICES INC.

February 18, 1976



Mr. Robert Feldner
Superintendent of Central Inspection
Metropolitan Area Planning Department
455 N. Main
Wichita, Kansas 67202

Re: FIESTA CANTINA RESTAURANT
2016 West 21st Street

Dear Mr. Feldner:

We have been verbally informed by the land owner for the above referenced store that he wants the building relocated behind the setback line.

We are proceeding immediately to relocate the building so that the construction can continue immediately.

Please let us know if you have any questions. Thank you.

Sincerely,

William H. Thompson
President

WHT db

cc: Mr. Gerald Wells



7701 EAST KELLOGG SUITE 525 WICHITA, KANSAS 67207 316 685-1483

2/25/76

Names

Organization

DENNIS BEARDEN	ASSOCIATED Construction Sew. Inc.
MIKE ALLEN	FIESTA CANTINA
Dave Wood	Bonguza Inc (HEAT)
Tom Watson	Pizza Hut. Inc.
William J. Kerke	Baughman Co.
August H. Coombe	Coombe, Lambdin, Pluge (for Baughman Co.)
ROBERT M. SIEFKIN	FOLKSTON, SIEFKIN, OWERS + EBERHARDT (FOR KING'S X)
Wayne Grij	Bungo-X Inc

Wayne King - called on 2/11/76
and advised that the restaurant
being constructed to the west of King's
is closer to 21st ~~than~~ than the
straight line between buildings agreed
on. John Ridell advised that they
were aware of the violation and that
the inspector had issued a cease and
desist order and have requested a
survey of the area. Also advised that
King is concerned with the location
of the new driveway that was to be
located, he thought along his west
line for his use also, being some
15 feet to the west. CID advised
that they would check that also.

King 262 5138

J.H.S.

10:15

Feldner advises that Bill Korber admitted
a 10' error in his survey locating
where the building could be located.

J.H.S.

August 19, 1973

Jack R. Hunt, President
Bonansa, Inc.
3900 West Kellogg
Wichita, Kansas 67213

Re: DP-7 - Sweetbriar Gardens
Shopping Center C.U.P. -
Administrative Adjustment.

Dear Mr. Hunt:

I have reviewed your request for an administrative adjustment that Parcel 4 as approved in 1968, be permitted to be moved to the east so that an additional structure can be developed; and that the easternmost curb cut on 21st Street on Parcel 1 be closed and moved west 120 feet. After discussing the revised plans with Bob Feldner, Superintendent of Central Inspection and Paul Graves, the Traffic Engineer, it is our opinion that such adjustments do not violate the general intent set forth in the original approval in that the new building would remain in the same relative position as the Kings-X Restaurant to the east.

Said adjustments to allow the relocation of the curb cut and the construction of the proposed Pizza Building to a lesser building setback than 100 feet is therefore granted subject to the following conditions:

- * 1. No additional structures shall be permitted on the balance of Parcel 4 as approved on June 18, 1968.
2. The closing of the easternmost curb cut and the construction of a new opening as proposed shall occur only after the successful completion of a vacation case.
- * 3. Removal of the two easternmost parking spaces south of "Davids" enclosed garden center area.
- * 4. The adjustments shall be effective only upon the completion of the major entrance on Amidon being reconstructed to a Major Shopping Center Entrance as per the requirements of the Traffic Engineer July 16, 1975.

Jack R. Hunt
August 19, 1975
Page 2

5. Relocation of electric light pole as noted by the Traffic Engineer.
6. Marking of traffic circulation and relocating parking spaces as per Traffic Engineer's approval July 16, 1975.
7. The location of the new building, including overhangs, shall be no closer to 21st Street than a straight line drawn between the front corners of the Kings-X and Long John Silvers restaurants.

In addition, it should be pointed out that at such time as the C.U.P. is again amended, the plan is to be brought up-to-date reflecting these adjustments. The Traffic Engineer has advised that there are serious traffic problems at the intersection of Halstead and Sweetbriar and that the intersection should be reconstructed and the private drive relocated.

Based upon this review, we have marked the official copy of the C.U.P. accordingly. It would appear that the first step is to submit an appropriate vacation application (copy of application enclosed) to relocate the curb cut on 21st. Also you should proceed to construct the major approach to Amidon and work with the Traffic Engineer to channalize and relocate parking spaces.

This matter has been jointly discussed and approved as by ordinance provided.

APPROVED: Robert A. Lakin
Robert A. Lakin, Director of Planning

APPROVED: Robert B. Feldner
Robert Feldner, Superintendent of
Central Inspection

RAL:JHG:rme
Encl.

cc: Robert Feldner, Superintendent of Central Inspection
Paul Graves, Traffic Engineer
Grey Dresie, Attorney, Union National Building, 67202
Wayne King, Kings-X, Inc., 1807 East Douglas, 67211

August 12, 1975

Mr. Robert Lakin, Director
Wichita-Sedgwick County
Metropolitan Area Planning Department
104 South Main Street
Wichita, Kansas 67202

Re: DP-7 - Sweetbriar Gardens
Shopping Center - Request
for Administrative Adjust-
ment

Dear Mr. Lakin:

This letter is to request the moving of Parcel 4 of the approved Development Plan eastward to the area immediately east of the main south access entry into the Center. This relocation is allowed by conditions on the Development Plan and is necessitated because the City of Wichita moved the south Center access entry westward from that which had been planned when the Development Plan was approved. The area to the west of the access entry at the end of the medial will be used only as parking.

We also request that the entrance to the east of Kings X on 21st Street be vacated, and that this entrance be moved west on 21st Street to a point 120 feet west of its current location.

This new entrance will be at Bonanza, Inc.'s expense, and will be available for the use of all tenants in the shopping center.

In regard to Parcel 4 in the new requested location, we would expect to observe the existing and accompanying set back line of 35 feet.

We have submitted letters from tenants affected who have concurred in our request for the above changes.



Mr. Lakin
Page Two
August 12, 1975

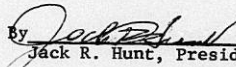
Upon indication by you of forthcoming approval of such changes, we will file a Petition for the necessary vacation of access control as mentioned in your letter of May 30, 1975, to Mr. Lawrence Wells.

We have conferred at length with Mr. Paul Graves, the City Traffic Engineer, and we believe that we have worked out a satisfactory solution to the problems which concern him.

Please advise us if anything further is necessary.

Very truly yours,

BONANZA, INC.

By 
Jack R. Hunt, President

JRH:sd
cc: Mr. Lawrence Wells

Mr. Robert Lakin, Director
Wichita-Sedgwick County
Metropolitan Area Planning Department
104 South Main Street
Wichita, Kansas 67202

Re: Sweetbriar Shopping Center
Development Plan

Dear Mr. Lakin:

This letter is to request the moving of Parcel 4 of the approved Development Plan eastward to the area immediately east of the main south access entry into the Center. This relocation is allowed by conditions on the Development plan and is necessitated because the City of Wichita moved the south Center access entry westward from that which had been planned when the Development Plan was approved. The area to the west of the access entry at the end of the medial will be used only as parking.

We also request that the entrance to the east of Kings X on 21st Street be vacated, and that this entrance be moved West on 21st Street to a point 120 feet west of its current location.

This new entrance will be at Bonanza, Inc.'s expense, and will be available for the use of all tenants in the shopping center.

Sincerely,

BONANZA, INC.

By: Jack R. Hunt
Jack R. Hunt, President

We concur in the above request.

LONG JOHN SILVER'S, INC.

By: Joseph P. Smith
Joseph P. Smith

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

COMMUNITY DEVELOPMENT DIVISION

Public Inquiry Slip

NAME Wayne King DATE 7/31/75
 PHONE _____ PHONE COUNTER X
 PROPERTY LOCATION 21st + Smethport MAP # _____
Smethport

NATURE OF REQUEST:

CITY ZONING X CUP COUNTY ZONING _____ CONDITIONAL USE _____

PLAT _____ LOT SPLIT _____ BZA _____

VACATION _____ DEDICATION _____ STREET NAME CHANGE _____

REMARKS:

X Concern over sign to be received before change request Re Parcel 4 in CUP. See ltr to me 7/31 from King. Note concern about use + setback. Did not disagree w/ Payne about use + if set back is in a line connecting K-X to long John Salve. I'm concerned about circulation - particularly 90° parking backing out into main entrance lane area.

ROUTE TO:

GALBRAITH JH SHIRKEY JH NEWBY JH RICHTER _____ DOBSON ld MEEK X

LAKIN _____ STOCKWELL _____ RETURN TO DP-7 Jeli

COMMENTS:



WAYNE KING
President

July 31, 1975

Mr. Robert Lakin, Director
Wichita-Sedgwick County
Metropolitan Area Planning Department
104 S. Main St.
Wichita, Kansas 67202

RE: Sweetbriar Shopping Center Development

Dear Mr. Lakin:

Mr. Jack R. Hunt, President of Bonanza Inc. has asked Kings-X Inc. to approve the relocation of our South Entrance to a point 120 feet west of its present location on 21st street. The change would be to facilitate the flow of traffic to the shopping center in general, and to serve the now "vacant lot" west of our location in particular.

As a condition for approving such a move we asked only that any business constructed on the adjacent site be non-competitive and subject to the same setbacks and restrictions as we complied with on our site.

It is our understanding that the business proposed is to be a Pizza Hut which we feel would not be in direct competition, and therefore we would not object to the relocation of our drive. All expenses incurred will be at Bonanza Inc's expense.

Sincerely,

KINGS-X INC.
1807 E. Douglas
Wichita, Ks. 67211
(316) 262-3136

Mr. Robert Lakin, Director
Wichita-Sedgwick County
Metropolitan Area Planning Department
104 South Main Street
Wichita, Kansas 67202

Re: Sweetbriar Shopping Center
Development Plan

Dear Mr. Lakin:

This letter is to request the moving of Parcel 4 of the approved Development Plan eastward to the area immediately east of the main south access entry into the Center. This relocation is allowed by conditions on the Development plan and is necessitated because the City of Wichita moved the south Center access entry westward from that which had been planned when the Development Plan was approved. The area to the west of the access entry at the end of the medial will be used only as parking.

We also request that the entrance to the east of Kings X on 21st Street be vacated, and that this entrance be moved West on 21st Street to a point 120 feet west of its current location.

This new entrance will be at Bonanza, Inc.'s expense, and will be available for the use of all tenants in the shopping center.

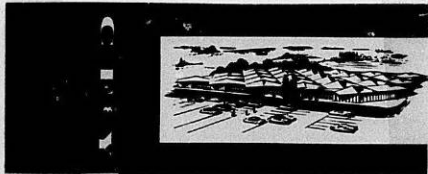
Sincerely,

BONANZA, INC.

By Jack R. Hunt
Jack R. Hunt, President

We concur in the above request.

Larry K. Redwood V.P.
MEY Industries, Inc.



July 14, 1975

Mr. Grey Dresie
815 Union National Building
Wichita, Kansas 67202

Dear Mr. Dresie:

As we discussed last week by phone, we have received your application requesting a change of zoning from the "AA" Single Family District to the "LC" Light Commercial District on a portion of the area developed as Sweetbriar Shopping Center. Please be advised that inasmuch as this request involves the shopping center, it is necessary that it be accompanied by an amendment to the Community Unit Plan. There may, or may not be other changes that the developer desires to incorporate into the CUP. We have recently been contacted regarding an administrative adjustment request on a setback line from 21st Street. If there are other changes needing to be considered I would urge that they all be incorporated in an amendment to the CUP. Attached is a form to be used for amending a CUP. Please note the required filing fee and required abstract ownership list showing all property owners within 750 feet. We will hold this application until we hear from you further.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:js

cc: Bonanza, Inc., 3900 W. Kellogg, 67213
E. A. McLean, 2359 McLean Blvd. NW, 67204

Note: called
Greg Bressie on June 4, 75
re Jacko letter since he
had inquired about moving
access points - Bressie
advised he had just received
copy of Jacko letter from Wells &

May 30, 1975

Mr. Lawrence Wells, Architect
227 South Market
Wichita, Kansas 67202

Re: DP-7 - Sweetbriar Gardens
Shopping Center - Request
for Administrative Adjust-
ment

Dear Mr. Wells:

I have reviewed your submitted drawing with Bob Lakin, and we are concerned with the proposed relocation of access points to 21st Street. As you are aware, the CUP only permits three access points to 21st Street, all of which are needed, one on the far west, one on the east and the third in line with the medial break. We are concerned with the poor circulation that now exists on this center and the turning movements on-site that are required for traffic to exit on 21st street. It would seem to me a new parking and circulation plan should be submitted that extends the drive in front of the David Store directly south to 21st Street. Although there is no medial break at that point, this approach would provide for right turn movements only.

Until such time as a satisfactory plan is submitted and approved by the Traffic Engineer, we are not in a position to favorably adjust building setback lines that may compound already existing circulation problems. I would recommend that you contact Paul Graves and submit a parking and circulation plan for the entire area adjacent to 21st Street, including the parking in front of the David Store. If a satisfactory solution can be reached, then it will be necessary for you to submit this plan, with a letter of request outlining the adjustment desired, plus a copy of written agreements from the owners and lessors of the restaurants to the east and west, and David Store to the north, agreeing with this change proposed to be made. If such a relocation of curb cuts is agreed to, it will be necessary to vacate the access control that appears on the plat of Sweetbriar Addition.

Discussed approved circulation plan with
Paul Graves and Lawrence Wells on 7/1/75 -
Mr. Wells will proceed to submit letter of
request and plans. JLD

Page 2 - Mr. Lawrence Wells
May 30, 1975

If I can be of assistance in reviewing the plan with Paul Graves,
please advise.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Paul Graves
City Traffic Engineer

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

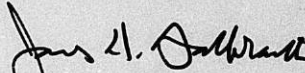
February 20, 1975

TO The File

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-7 - Community Unit Plan for Sweetbriar Gardens Shopping Center

On this date Nick Dondlinger contacted me and discussed providing screening around the outdoor storage area adjacent to the Davids Store. He submitted preliminary sketches showing the roofing of this area and desired to submit plans for slats in the existing chain link fence. I advised that this was not satisfactory as far as the staff was concerned in meeting the screening requirements. I suggested that he consider wood material attached to the fence. I advised him that should we not concur in their proposed plans for screening that he had the right to appeal our decision to the City Commission. He stated that he would re-design the plans and suggest solid screening to Davids and would get back with us later.


Jack H. Galbraith
Chief Planner

JHG:js

April 8, 1974

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-7 Sweetbriar Gardens CUP - Administrative Adjustment #1

By letter dated March 12, 1974, you co-signed with Bob Lakin, a request from Ranie H. Love for an administrative adjustment for a portion of the above-captioned CUP to construct a Long John Silver restaurant.

On this date, Mr. Love returned your letter of approval and stated that they no longer were desirous of the adjustment as they had made other plans. Therefore, inasmuch as he has withdrawn their request, we have marked this adjustment "void" and would suggest that you make a similar notation on your copy of the letter dated March 12, 1974.

If you have any questions, please call.

JHG:js

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

March 12, 1974

Mr. Ranie H. Love
920 Sutton Place
Wichita, Kansas 67202

Re: DP-7 - Sweetbriar Gardens
CUP - Administrative
Adjustment #1

Dear Mr. Love:

I have reviewed your request for an administrative adjustment on Parcel #1. The request, in my opinion, does not violate the general intent set forth in the original approval in that the building would remain in the same relative position as the Kings-X restaurant to the east; and in that a 35-foot setback is established on the area to the west on Parcel #4.

Said adjustment to allow a setback of 93'8" on the 125x150-foot tract of land proposed for a Long John Silver, Inc. restaurant, is granted subject to:

1. Locating all structures on the west half of the 125x150-foot leased area.
2. Beginning construction within one year from this date or this approval shall be void.
3. Furnishing an affidavit or other proof by the owner or lessor that land immediately to the north cannot be made available for lease to your client.
4. Obtaining a written agreement from the owner and lessor to the north, that no building will be located closer than that allowed between structures in the "LC" district.

This matter has been jointly discussed and approved as by ordinance provided.

APPROVED: Robert A. Lakin
Robert A. Lakin, Director of Planning

Approved: Robert Feldner
Robert Feldner, Superintendent of
Central Inspection

cc: Robert Feldner, Superintendent
of Central Inspection

Noted per 4-8-74 returned by R. Love

March 12, 1974

Mr. Ranie H. Love
920 Sutton Place
Wichita, Kansas 67202

Re: DP-7 - Sweetbriar Gardens
CUP - Administrative
Adjustment #1

Dear Mr. Love:

I have reviewed your request for an administrative adjustment on Parcel #1. The request, in my opinion, does not violate the general intent set forth in the original approval in that the building would remain in the same relative position as the Kings-X restaurant to the east; and in that a 35-foot setback is established on the area to the west on Parcel #4.

Said adjustment to allow a setback of 93'8" on the 125x150-foot tract of land proposed for a Long John Silver, Inc. restaurant, is granted subject to:

1. Locating all structures on the west half of the 125x150-foot leased area.
 2. Beginning construction within one year from this date or this approval shall be void.
 3. Furnishing an affidavit or other proof by the owner or lessor that land immediately to the north cannot be made available for lease to your client.
 4. Obtaining a written agreement from the owner and lessor to the north, that no building will be located closer than that allowed between structures in the "LC" district.
- Handwritten notes: DP-7, 4-8-74, [Signature]*

This matter has been jointly discussed and approved as by ordinance provided.

APPROVED:

Robert A. Lakin
Robert A. Lakin, Director of Planning

Approved:

Robert Feldner
Robert Feldner, Superintendent of
Central Inspection

cc: Robert Feldner, Superintendent
of Central Inspection



(316) 682-0723

RANIE H. LOVE
920 BUTTON PLACE
WICHITA, KANSAS 67202

March 7, 1974

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: Administrative Adjustment
Sweetbriar Shopping Center, for
Long John Silver's, Inc.

Dear Mr. Lakin:

This location is just west of Amidon on 21st Street. Long John Silver's, Inc., is planning to build a new restaurant at that location just west of the King's X restaurant.

We have a lease on a tract with 125' of frontage by 150' deep. The building that we intend to construct is 34' wide by 52' 4" in depth. There is a set back line in the Sweetbriar Shopping Center Community Unit Plan dated May 27, 1965 on the 21st Street side of the shopping center of 100'

We herewith ask for an Administrative Adjustment of 6' 4" due to the following:

- 1) Since our building is 52' 4" long we cannot observe the 100' setback line and keep within our leased premises of 150'.
- 2) The Lessor of this first 150' has a different mortgage on the portion of the shopping center beyond the 150' and it is difficult to obtain permission to encroach.

We therefore ask your permission to set our building 6' 4" in front of the 100' set back line at that location.

Thank you.

Very truly yours,

cc: Mr. Robert Feldner
encl: Site Plan
Corrected Survey

Long John Silver's, Inc.
By Joseph P. Linder
VICE-PRESIDENT

RANIE H. LOVE
Real Estate Broker

920 BUTTON PLACE
WICHITA, KANSAS 67202

PHONE: (316) 682-0723

June 19, 1968

Robert Feldner, Superintendent, Central Inspection
Jack H. Galbraith, Senior Planner

DP-7 - Amendment to Sweetbriar Gardens Shopping Center Community
Unit Plan

The Board of City Commissioners at its regular meeting on
June 18, 1968, considered the above-captioned amendment to
the Sweetbriar Gardens Shopping Center Community Unit Plan.
The action of the City Commission was to approve the plan
subject to the attached conditions.

Also attached for your information and files is the approved
amended C.U.P. If you have any questions concerning this matter,
please call.

JHG:js

Attachments

Report from the MAPC to the Board of City Commissioners

Case No. DP-7

Considered by M.A.P.C. 2-21-68

Request for: **Amendment to CUP to increase the number of access points to Amidon from 5 to 6.**

Reason for request (as provided by petitioner):

See above

Location of property: **Northwest corner of 21st Street and Amidon**

Legal description of property:

The east 200 feet of Lots 1 and 2, Block A, in Sweetbriar Addition to Wichita, Sedgwick County, Kansas

Petitioner: **Bonanza, Inc.** Anna McLean
Address: **616 South West Street** 2539 McLean Boulevard

Counsel for petitioner: **Carl A. Bell, Jr., Attorney**

Protesters (list counsel, if any): **None**

Surrounding zoning: Subject property is "LC"; north is "AA"; east is "AA", "B" "BB" and "LC"; south is "B" and "LC"; west is "AA", "B" and "LC"

Land use: Subject property is shopping center and related uses; north is single-family and parking; east is shopping center, office and single-family; south is Marina Lake CUP; west is swimming pool, office, and single-family.

Planning Commission recommendation:

KRATZER moved and **BRANSON** seconded that the Planning Commission recommend to the Board of City Commissioners that the amendment to the Development Plan increasing the number of access points to Amidon from 5 to 6 be approved, subject to the following conditions:
(See attached excerpt from Minutes for conditions.)

Vote of Planning Commission **Unanimous**

- ACTION:**
1. Approve the recommendation of the Metropolitan Area Planning Commission and approve the petition guaranteeing the reconstruction of Amidon Avenue and instruct the Director of Law to prepare the necessary resolution, the publication of which shall be without cost to the City; or
 2. Return the application to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 21, 1968:

- "17. Case No. DP-7 - Bonanza, Inc. requests an amendment to the Sweetbriar Community Unit Plan to increase the number of access points to Amidon from 5 to 6 as indicated on the Revised CUP, and relating to property zoned "LC" and legally described as Lots 1, 2 and 3, Block A, Sweetbriar Addition. Generally located at the northwest corner of 21st Street and Amidon.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. The Sweetbriar Gardens Shopping Center Community Unit Plan was approved by the MAPC on June 17, 1965. Since that time, development has occurred on Parcels #1, #2 and #3 and additional development is now occurring on Parcel #1.
2. One of the conditions of approval of the CUP provided that any major changes in the development plan shall be resubmitted to the Planning Commission and to the City Commission for reconsideration and approval.
3. Since a liquor store has been developed on Parcel #2 and a service station on Parcel #3, the main entrance to the shopping center between these two parcels has become quite congested. The applicant, therefore, has requested an amendment to increase the number of access points to Amidon from 5 to 6.
4. It should be pointed out that the attorneys representing the applicants have met and discussed the access points and proposed 21st and Amidon improvements with the Director of Public Works, the Engineering and Traffic Engineering Divisions, and with the Planning Department. It was pointed out that, although medials have already been constructed at the intersection, existing medials are proposed to be extended west on 21st Street and to the south on Amidon. They also need to be extended farther north on Amidon.
5. Although development has existed on Parcel #1 for some time, neither the wall required between the shopping center and the "B" zoning to the west, nor the 10-foot planting area on Amidon Avenue have been provided. These requirements should be met prior to the issuance of additional building permits.

Recommendation

Based upon the evaluation of the proposed improvements on Amidon, it is the recommendation of the Planning Department that the amended plan increasing the number of access points to Amidon from 5 to 6 be approved, subject to the following conditions:

1. Indicate on revised drawings all existing structures on Parcels #1, #2 and #3.
2. Indicate clearly on the plan the required 5-8 foot wall between all of the "LC" zoning and the "B" zoning on the west.
3. Correct the maximum floor area on Parcel #3.

4. Indicate only one curb cut at the intersection of Halstead and Sweetbriar.
5. Eliminate the 10-foot planting area on the north side of 21st Street.
6. All required walls and the 10-foot planting area on Amidon shall be provided prior to the issuance of new building permits.
7. The applicant shall guarantee by a valid petition the reconstruction of Amidon Avenue from 180 feet north of the Center line of 21st Street to the north line of Lot 2, Block A, Sweetbriar Addition, including the construction of medials for channelization and left turn bays, removing existing curb and gutter on the west side of Amidon, and widening the pavement on the west side of Amidon. Improvements on Amidon shall occur in the 1968 construction season.
8. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and City 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.
9. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

NOTE: Our records indicate that the "LC" zoning on the west of the CUP area, which is directly north of 21st Street, is under the same ownership as the CUP area. The owner should be aware that prior to the issuance of building permits on the adjacent "LC" area, it will be necessary that the CUP be amended to include that area, provided it is still under the same ownership or under single control.

BLEDSOE said that he would abstain from discussion or voting on this application as there is a strong possibility that he will have a financial interest in some property along this street.

No one appeared in opposition to this request.

GALBRAITH further pointed out that the staff suggests another condition with respect to the applicant paying for construction of the 6th access point on Amidon in accordance with a plan entitled "Typical Major Approach" which is maintained by the Traffic Engineering Division.

CARL A. BELL, Attorney for Champlin Petroleum Company, appeared in support of the request, and stated that while he is not authorized to speak for the applicant, Bonanza, Inc. has met with tenants of the shopping center and they have agreed to the conditions providing for the major improvements of Amidon, and the applicant has not objected to meeting all the requirements as suggested by the staff.

MR. BELL further stated that he wanted to make sure that the permit for the construction of the new access point may be had whether or not the planting area and walls have been constructed. He continued that there is a great need to get the new entrance just as soon as possible.

MOOTION: KRATZER moved, BRANSON seconded and it carried unanimously that the Planning Commission recommend to the Board of City Commissioners that the amendment to the Development Plan increasing the number of access points to Amidon from 5 to 6 be approved, subject to the following conditions:

1. Indicate on revised drawings all existing structures on Parcels #1, #2 and #3.
2. Indicate clearly on the plan the required 5-8 foot wall between all of the "LC" zoning and the "B" zoning on the west.
3. Correct the maximum floor area on Parcel #3.
4. Indicate only one curb cut at the intersection of Halstead and Sweetbriar.
5. Eliminate the 10-foot planting area on the north side of 21st Street.
6. All required walls and the 10-foot planting area on Amidon shall be provided prior to the issuance of permits for new buildings.
7. The 6th access point to Amidon shall be constructed in accordance with a plan titled "Typical Major Approach" which is maintained by the Traffic Engineering Division of the Department of Public Works. A copy of such plan is attached.
8. The applicant shall guarantee by a valid petition the reconstruction of Amidon Avenue from 180 feet north of the center line of 21st Street to the north line of Lot 2, Block A, Sweetbriar Addition, including the construction of medials for channelization and left turn bays, removing existing curb and gutter on the west side of Amidon, and widening the pavement on the west side of Amidon, all in accordance with a Preliminary Plan for the improvements of Amidon dated January 1, 1948, and held in the office of the Traffic Engineering Division of the Department of Public Works. Improvements on Amidon shall occur in the 1968 construction season.
9. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and City 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.
10. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

February 26, 1968

Mr. Carl A. Bell, Jr.
Attorney-at-Law
230 South Market
Wichita, Kansas 67202

Subject: DP-7 - Request for an amendment to
the Sweetbriar Gardens Shopping Center Community
Unit Plan

Dear Mr. Bell:

At its regular meeting on February 21, 1968, the Metropolitan Area Planning Commission considered a request for amendment for the above-captioned case. The action of the Planning Commission was to re-approve the Development Plan increasing the number of access points to Amidon from 5 to 6 subject to the following conditions:

- ~~OK~~ 1. Indicate on revised drawings all existing structures on Parcels #1, #2 and #3.
- ~~OK~~ 2. Indicate clearly on the plan the required 5-8 foot wall between all of the "LC" zoning and the "B" zoning on the west.
- ~~OK~~ 3. Correct the maximum floor area on Parcel #3.
- ~~OK~~ 4. Indicate only one curb cut at the intersection of Halstead and Sweetbriar.
- ~~OK~~ 5. Eliminate the 10-foot planting area on the north side of 21st Street.
6. All required walls and the 10-foot planting area on Amidon shall be provided prior to the issuance of permits for new buildings.

Mr. Carl A. Bell, Jr.
February 26, 1968
Page 2

7. The 6th access point to Amidon shall be constructed in accordance with a plan titled "Typical Major Approach" which is maintained by the Traffic Engineering Division of the Department of Public Works. A copy of such plan is attached.
8. The applicant shall guarantee by a valid petition the reconstruction of Amidon Avenue from 160 feet north of the center line of 21st Street to the north line of Lot 2, Block A, Sweetbriar Addition, including the construction of medials for channelization and left turn bays, removing existing curb and gutter on the west side of Amidon, and widening the pavement on the west side of Amidon, all in accordance with a Preliminary Plan for the improvements of Amidon dated January 1, 1968, and held in the office of the Traffic Engineering Division of the Department of Public Works. Improvements on Amidon shall occur in the 1968 construction season.
9. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and City 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.
10. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.

petition forwarded to Engineering Division for C/A P/B

We also pointed out in the meeting that our records indicate that the "LC" zoning on the west of the CUP area, which is directly north of 21st Street, is under the same ownership as the CUP area. The owner should be aware that prior to the issuance of building permits on the adjacent "LC" area, it will be necessary that the CUP be amended to include that area, provided it is still under the same ownership or under single control.

petition & 10 corrected copies submitted on 6/14/68 JZ

It is now necessary that you submit the petition for the improvement of Amidon and 10 corrected copies of the Development Plan conforming to the enclosed marked copy. Please contact the Engineering Division

Mr. Carl A. Bell, Jr.
February 26, 1968
Page 3

of the Department of Public Works relative to the petitions for street improvements. This matter will be forwarded to the Board of City Commissioners for its consideration on March 12, 1968, provided that the corrected copies are submitted to our office by 5:00 p.m. Wednesday, March 6, 1968.

If you have any questions concerning the corrections of this plan, please contact our office.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Bonanza, Inc.
616 S. West Street
Wichita, Kansas 67213

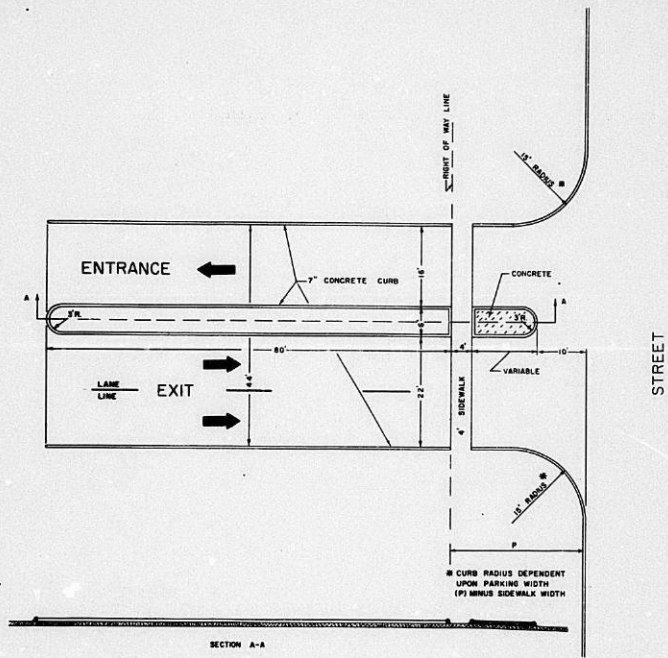
S. H. Sampson
616 S. West Street
Wichita, Kansas 67213

Anna McLean
2539 McLean Blvd
Wichita, Kansas 67204

R. W. Bruggeman
Director of Public Works
City of Wichita

Paul Graves
Traffic Engineer
City of Wichita

B. E. Smith
City Engineer
City of Wichita



TYPICAL MAJOR APPROACH			
SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: S.J.B.	
DATE: OCT 67	<i>Neil C. Kline</i>		
PUBLIC WORKS DEPARTMENT			
TRAFFIC ENGINEERING DIVISION			
PAV. & GRADES	<i>Bill Brown</i>	LEADING NUMBER	C. 67-190
CITY TRAFFIC ENGINEER			

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: February 21, 1968

Case No. DP-7	Request: Amendment to the Sweetbriar Gardens Shopping Center Community Unit Plan to increase the number of access points to Amidon from 5 to 6
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Location: Northwest corner of 21st Street North and Amidon

	<u>Land Use</u>	<u>Zoning</u>
Existing	Shopping Center and related uses	"LC"
North	Single-family and parking	"AA"
East	Shopping center, office and single-family	"AA", "B", "BB", "LC"
South	Marina Lake CUP	"B" & "LC"
West	Swimming pool, office, and single-family	"AA", "B" & "LC"

History: DP-7 - MAPC approved 6-17-65
BZA 11-65 - Approved 4-27-65

Comments

1. The Sweetbriar Gardens Shopping Center Community Unit Plan was approved by the MAPC on June 17, 1965. Since that time, development has occurred on Parcels #1, #2 and #3 and additional development is now occurring on Parcel #1.
2. One of the conditions of approval of the CUP provided that any major changes in the development plan shall be resubmitted to the Planning Commission and to the City Commission for reconsideration and approval.
3. Since a liquor store has been developed on Parcel #2 and a service station on Parcel #3, the main entrance to the shopping center between these two parcels has become quite congested. The applicant, therefore, has requested an amendment to increase the number of access points to Amidon from 5 to 6.
4. It should be pointed out that the attorneys representing the applicants have met and discussed the access points and proposed 21st and Amidon improvements with the Director of Public Works, the Engineering and Traffic Engineering Divisions, and with the Planning Department. It was pointed out that, although medials have already been constructed at the intersection, existing medials are proposed to be extended west on 21st Street and to

the south on Amidon. They also need to be extended farther north on Amidon.

5. Although development has existed on Parcel #1 for some time, neither the wall required between the shopping center and the "B" zoning to the west, nor the 10-foot planting area on Amidon Avenue have been provided. These requirements should be met prior to the issuance of additional building permits.

Recommendation

Based upon the evaluation of the proposed improvements on Amidon, it is the recommendation of the Planning Department that the amended plan increasing the number of access points to Amidon from 5 to 6 be approved, subject to the following conditions:

1. Indicate on revised drawings all existing structures on Parcels #1, #2 and #3.
2. Indicate clearly on the plan the required 5-8 foot wall between all of the "LC" zoning and the "B" zoning on the west.
3. Correct the maximum floor area on Parcel #3.
4. Indicate only one curb cut at the intersection of Halstead and Sweetbriar.
5. Eliminate the 10-foot planting area on the north side of 21st Street.
6. All required walls and the 10-foot planting area on Amidon shall be provided prior to the issuance of new building permits.
7. The applicant shall guarantee by a valid petition the reconstruction of Amidon Avenue from 180 feet north of the center line of 21st Street to the north line of Lot 2, Block A, Sweetbriar Addition, including the construction of medials for channelization and left turn bays, removing existing curb and gutter on the west side of Amidon, and widening the pavement on the west side of Amidon. Improvements on Amidon shall occur in the 1968 construction season.
8. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and City 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.

Page 3 - Case No. DP-10
February 21, 1968

9. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

NOTE: Our records indicate that the "LC" zoning on the west of the CUP area, which is directly north of 21st Street, is under the same ownership as the CUP area. The owner should be aware that prior to the issuance of building permits on the adjacent "LC" area, it will be necessary that the CUP be amended to include that area, provided it is still under the same ownership or under single control.

CASE NO. DP-7 - 33 NOTICES TO PROPERTY NOTICES MAILED 2-8-68 for MAPC 2-21-68

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

NOTICE TO ADJOINING PROPERTY OWNERS

FEB 8 1968

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:45 p.m. on FEB 21 1968, at which time you may appear either in person or by agent or attorney, if you so desire.

AMENDMENT TO
CASE NO. DP-7
COMMERCIAL DEVELOPMENT PLAN

The east 200 feet of Lots 1 and 2, Block A, in Sweetbriar Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of 21st Street and Amidon.

This amendment to the Sweetbriar Gardens Shopping Center Community Unit Plan proposes to increase the number of access points to Amidon from 5 to 6 as indicated on the Development Plan on file in the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas which is available for public information and review.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, C. Bickley Foster, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

T9-215

C. Bickley Foster, Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" - One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" - Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" - Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "B" - Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" - Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; motels under certain conditions; and all residential uses.
- "IC" - Light Commercial District
Permits all purely retail business conducted within an enclosed building; service stations; all residential and office uses.
- "C" - Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" - Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" - Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" - Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" - Mobile Home District
Permits mobile home parks and associated uses.

(///) (Published in The Wichita Beacon on January 30, 1968)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on February 21, 1968 at 1:45 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for an amendment to the SWEETBRIAR GARDENS SHOPPING CENTER COMMUNITY UNIT PLAN for property legally described as follows:

DP-7 The east 200 feet of Lots 1 and 2, Block A, in Sweetbriar Addition to Wichita, Sedgwick County, Kansas. Generally located at the north-west corner of 21st Street and Amidon.

The Development Plan of this area, originally approved in 1965, has been redesigned and submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the Office of the Planning Director, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes that the number of access points on Amidon be increased from 5 to 6.

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 26th day of January, 1968.

C. Bickley Foster, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commis-
sion

(SEAL)

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

a. Applicant BONANZA INC.

Address 616 South West Street ⁶⁷²¹³ Phone WH 3-5172

Agent S. H. Sampson ⁶⁷²¹³

Address 616 S. West Street Phone JA 4-8711

b. Applicant Anna McLean

Address 2539 McLean Boulevard ⁶⁷²⁰⁴

Agent _____

Address _____ Phone _____

c. Applicant _____

Address _____ Phone _____

Agent Carl A Bell Jr

Address 230 S Market Phone AM 21847

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests amendment of the Sweetbriar ~~approval~~ on property zoned L. C. and legally described as Lot(s)

1, 2 and 3, Block(s) A

Sweetbriar Addition, to increase the number of access points to Amidon from 5 to 6 as indicated on the revised C.U.P. ^{submitted herewith.} (If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

II.B There are 18.7 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 21st and Amidon.

The general location is (use appropriate section)

- a. at the N.W. corner of 21st
and Amidon; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By _____ Authorized Agent (if any)

By S. H. Sampson Authorized Agent (if any)
S. H. Sampson

By _____ Authorized Agent (if any)

By _____ Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
_____ (AM, PM) on _____ (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$_____.

Name

Title

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

a. Applicant BONANZA INC.

Address 616 South West Street Phone WH 3-5172

Agent S. H. Sampson

Address 616 S. West Street Phone JA 4-8711

b. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

c. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

amendment of the Sweetbriar

II.A The applicant hereby requests /Community Unit Plan ~~approval~~ on

property zoned L. C. and legally described as Lot(s)

1, 2 and 3, Block(s) A

Sweetbriar Addition.

to increase the number of access points to Amidon from 5 to 6 as indicated on the revised C.U.P. submitted herewith.

(If appropriate, metes and bounds description may be provided in

the space below or on an attached sheet.)

II.B There are 18.7 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 21st and Amidon.

The general location is (use appropriate section)

- a. at the N.W. corner of 21st
and Amidon; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By _____ By BONANZA, INC.
Authorized Agent (if any) Authorized Agent (if any)
S. H. Sampson

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
4:30 ~~PM~~ (PM) on January 24, 68 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400⁰⁰.

John W. Hiest Name
Planner II Title

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
19	22	Riverlawn Heights	✓ Milzor E. Maninger and Monita Maninger 2443 Marigold 67204
20	"	"	✓ Herbert F. Foster and M. Gladys Foster, 2433 Marigold 67204
21	"	"	✓ Melvin F. Heubach and Shiela J. Heubach, 2425 Marigold 67204
22	"	"	✓ Chester V. Jackson and Bonnie R. Jackson, 2421 Marigold 67204
23	"	"	✓ Iva Mae Long, 2413 Marigold 67204
4	23	"	✓ Thomas Joe Robison and Martha Bell Robinson, 2404 Marigold 67204
5	"	"	✓ Charles Allen Nelson and Barbara Nelson, 2410 Marigold 67204
6	"	"	✓ Lee F. Thompson and Cleo Thompson 2418 Marigold 67204
7	"	"	✓ Merlin V. Cummins and Betty L. Cummins, 2424 Marigold 67204
8	"	"	✓ Floyd M. Griffin and Ica J. Griffin 2432 Marigold 67204
9	"	"	✓ J. Mark Richardson and Esther J. Richardson, 2436 Marigold 67204
10	"	"	✓ James F. Cinotto and Esther E. Cinotto 2425 Amidon 67204
	1	Gardners Riverlawn Addition	Gardner Land, Inc., 3912 E. 13th St. 67208
1	2	"	✓ Chester L. Mathes and Edith M. Mathes 1927 W. 23rd St. No. 67204
2	"	"	✓ Leon E. Subera and Darla G. Subera 1921 W. 23rd St. No. 67204
19 & 20	"	"	✓ Gardner Land, Inc. 3902 E. 13th St.
3	3	"	✓ Dorothy E. Crane, 2470 Amidon 67204
4	"	"	✓ Alfonso Alvarez and Lillian M. Alvarez, 2464 Amidon 67204
5	"	"	✓ Floyd R. Lucas, 2458 Amidon 67204
6	"	"	✓ Tommy Robert DeGerlia and Sharon L. DeGerlia, Address unknown 3541 S. Outhwood Drive 67217
7	"	"	✓ Glen E. Davis and Sarah L. Davis 2446 Amidon 67204

Continue page 2

Lot	Block	Addition	Property Owner
8	3	Gardners Riverlawn Addition	Theodore C. Slack and Alberta M. Slack, 2440 Amidon 67204
9	"	"	✓ D. W. Montgomery and Clara M. Montgomery,, Address unknown 2040 W. Broadway
10	"	"	✓ Allan L. Murdock and Marjorie Murdock, 2428 Amidon 67204
11	"	"	✓ John P. Hanson and Lola I. Hanson 2424 Amidon 67204
12	"	"	✓ A. David Steven and Violet J. Steven 2614 Amidon 67204
13	"	"	✓ Ray Shropshire and Georgia I. Shropshire, 2410 Amidson 67204
14	"	"	✓ Davis L. Adams and Margaret M. Adams Address unknown <i>not found</i>
1 & 2	A	Sweetbriar Add.	✓ Sweetbriar Building, Inc. Address unknown 2359 McLean Blvd 67204
1		Marina Lake	✓ Texaco, Inc., Address unknown 8301 E. Plummer 67207
2		"	✓ Clear Lakes, Inc., Address unknown C/O Non Settlements, Union Nat Bank 67202
Beginning 50' N & 40' W. of the SE corner of the SW $\frac{1}{4}$ of Sec. 6-27-1E, thence W. 130' thence N 130', thence E. 130', thence S. 130' to beginning			✓ Sweetbriar Gardens, Inc. Address unknown 2359 McLean Blvd, 67204

The East 600' of Beginning at the NE corner of lot 1, in Sec. 7-27-1E, thence S. 2086.5', thence W. 53' to the left bank of the Arkansas River, thence Northwesterly and westerly along said bank to the W. line of lot 1, thence N 897.8' to the N. line of lot 1, thence E. to beginning, except that part platted as Marina Lake

✓ Clear Lakes, Inc.
Address unknown

We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners within a 200 foot radius of the East 200 feet of lots 1 and 2, Block A, in Sweetbriar Addition and Replat of part of Benjamin Hills 2nd Addition to Wichita, Sedgwick County, Kansas, as shown by the deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 22nd day of January, 1968 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Lucille Schroeder*
Vice-President

Order No. 150315

Form-223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pay. Cuts	Plan	Plbk. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

400.00

DESCRIPTION	AMOUNT
Application for amending CUP (SWEETENING)	400.00

Application for amending CUP (SWEETENING)

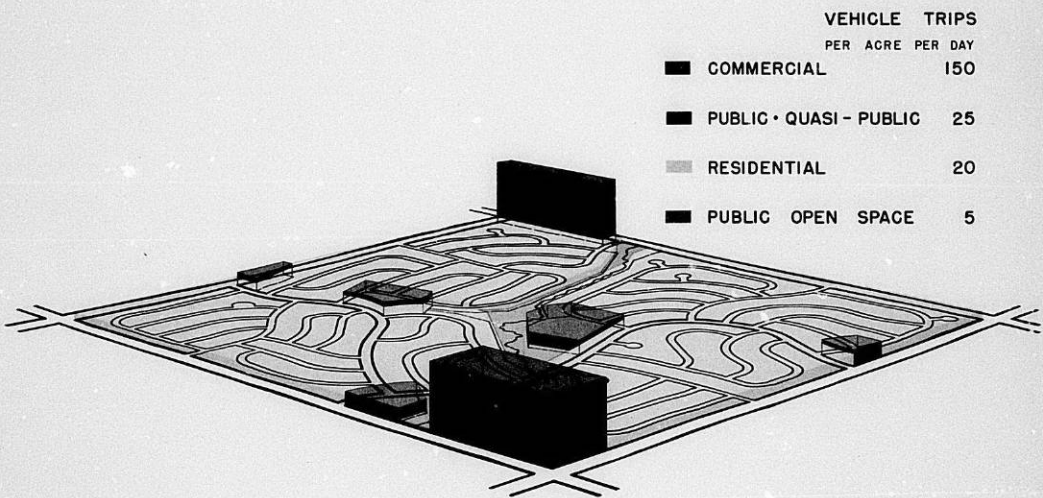
Name Burgess, James

Address 1016 N. West St.

Type R-71-C Due Date

Comments:

Date Jan 24, 1968 By John List



Land Use Traffic Generation Rates

TRAFFIC PROJECTIONS

and

ACCESS STUDY

for

PROPOSED MARINA LAKE SHOPPING CENTER

21st and Amidon Street
Wichita, Kansas

PREPARED FOR

CLEAR LAKE, INCORPORATED

WICHITA, KANSAS

1967

Burgwin, Martin and Associates, P.A.
Consulting Engineers

BURGIN, MARTIN AND ASSOCIATES P.A.

Consulting Engineers

WM. H. BURGIN, P.E.
PAUL G. MARTIN, P.E.
JOHN G. FAGAN, P.E.
ARTHUR G. LAYMAN, P.E.
ROBERT M. PALMER, P.E.
P. DAVID TAYLOR, P.E.

220 W. 33RD STREET, AMBASSADOR BUILDING
WHITE LAKES INDUSTRIAL PARK
TOPEKA, KANSAS 66611
TELEPHONE: AM 9-4747

OTHER OFFICES
3718 BROADWAY
KANSAS CITY, MO. 64111
723 DELAWARE ST.
DENVER, COLO. 80204

January 4, 1967

Mr. Don Satterthwaite, President
Clear Lake, Incorporated
Union National Building
Wichita, Kansas 67202

Dear Mr. Satterthwaite:

We are pleased to submit our report of traffic projections and access study for the proposed Marina Lake Development in accordance with our agreement dated December 12th, 1966.

Traffic studies completed during the pre-Christmas shopping period provided the basic traffic information for the study. Trip generation by the Center was based on travel characteristics of other shopping centers. We believe that the projections of travel represent realistic patterns when the Center is completed.

Mr. William J. Armstrong, our Chief Traffic Engineer, and I appreciate the assistance and cooperation received from Mr. Robert Feagins, Architect for the Marina Lake Development, and the Department of Public Works of the City of Wichita. We have enjoyed participating in this important study, and it is hoped that the report will achieve the desired results in regard to Amidon Street, a major arterial street, which must serve both land use and through traffic.

Very truly yours,

BURGIN, MARTIN & ASSOCIATES, P.A.

Paul G. Martin

By Paul G. Martin, P.E.

Licensed in — Kansas, Colorado, Missouri, Kentucky, Wyoming, Louisiana, Arkansas, California, Nebraska

STREETS AND HIGHWAYS • BRIDGES AND STRUCTURES • TRAFFIC AND PLANNING • WATER AND SEWERS • AIRFIELDS • TELEPHONE SYSTEMS

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INTRODUCTION

This report presents an analysis of the effect the proposed Marina Lake Shopping Center and Apartment Complex will have on traffic conditions on Amidon Street and its intersection with Twenty-first Street.

The intersection of Amidon and Twenty-first Streets is located approximately three and one-half miles northwest of downtown Wichita, Kansas.

Shopping centers exist in three quadrants of the intersection, and a fourth shopping center has been approved east of the Little Arkansas River adjacent to Twenty-first Street and approximately four blocks east of Amidon Street. Marina Lake Shopping Center is being planned in the southwest quadrant of the Twenty-first and Amidon intersection.

Marina Lake Development envisions a shopping center comprised of over 450,000 square feet of floor area and a 250 unit apartment complex. The shopping center will be constructed on piers over a lake, with two-level parking for 2,250 cars.

Properly designed points of ingress and egress to shopping centers provide convenient, efficient and safe access. Such qualities provide smooth traffic flow which is important to both shopping center management and those concerned with maintaining adequate traffic service and capacity on the arterial street system.

PURPOSE AND SCOPE

The purpose of this report is to determine whether Amidon Street and its intersection with Twenty-first Street will have adequate capacity to accommodate the anticipated traffic volume upon completion of the Marina Lake complex.

Previous studies show that shopping centers open on week day evenings experience a shopping peak just prior to closing time. Therefore, peak shopping traffic and peak street traffic do not occur simultaneously.

The number and location of access points and a volume capacity analysis for both the peak shopping hour (7:00 - 8:00 P.M.) and the P.M. peak traffic hour (5:15 - 6:15 P.M.) is presented for three separate conditions.

EXISTING CONDITIONS

Presently Amidon Street south of Twenty-first Street is 74 feet in width with two lanes for southbound traffic and two through lanes plus a right and left turn lane for northbound traffic. A left turn bay is also provided at the main entrance to the Twin Lakes

presently only 136,000 sq ft is proposed

Shopping Center located in the southeast quadrant of the intersection. A raised concrete median extends from Twenty-first Street to a point 820 feet south of the intersection where Amidon narrows to 48 feet.

Access rights were acquired by the City of Wichita on the west side of Amidon from a point 200 feet south of the intersection to the north bank of the Arkansas River, with the exception of a 30 foot opening beginning 1,600 feet south of Twenty-first Street.

Access rights also have been acquired by the City along the east side of Amidon between Twenty-first Street and the north bank of the Arkansas River, with the exception of a 246 foot opening beginning 374 feet south of Twenty-first Street and a 30 foot opening beginning 1,660 feet south of Twenty-first Street. Existing conditions along Amidon Street are shown in Figure 4.

Average Daily Traffic (ADT) volumes for 1966 on Amidon and Twenty-first Streets are as follows:

Amidon	North of 21st Street	11,850 vehicles per day
Amidon	South of 21st Street	11,470 vehicles per day
21st Street	East of Amidon	10,830 vehicles per day
21st Street	West of Amidon	7,620 vehicles per day

Turning movements at the intersection were noted during the pre-Christmas shopping period for the morning peak hour (7:30 A.M. - 8:30 A.M.), the afternoon peak hour (5:15 P.M. - 6:15 P.M.), and the peak shopping hour (7:00 P.M. - 8:00 P.M.).

Turning movements and total traffic entering the intersection are shown in Figure 1, Figure 2, and Figure 3, respectively. During the P.M. peak hour, 2,486 vehicles entered the intersection, while only 1,578 vehicles entered during the peak shopping hour.

FUTURE CONDITIONS

The only street facilities available to carry traffic to and from the proposed Marina Lake Development are Amidon Street and Twenty-first Street. Traffic generation by Marina Lake, based on 20 vehicles entering the center per day for each 1,000 square feet of floor area, indicates that 9,340 vehicles will enter the center on a typical day. These vehicles, which also will leave the center, represent 18,680 trips each day. It is estimated the 250 apartments will generate an additional 1,425 trips per day.

On a typical shopping day, an estimated 960 vehicles will enter the center during an average shopping hour, and an estimated 1,600 vehicles will enter the center during the peak shopping hour (167 percent of the average shopping hour).

By _____ Date 12-19-66
Ckd By _____ Date _____

BURGWIN AND MARTIN
Consulting Engineers

EXISTING TRAFFIC
Sheet No. _____ of _____
Job No. _____

Subject: Existing Traffic Movements AM Peak Hour
Amidon and 21st Street -- Wichita, Kansas

TIME
From 7:30 (A. M.)
To 8:30 (A. M.)
1,643 Entering Vehicles
Friday
Day of Week
12-19-66
Date

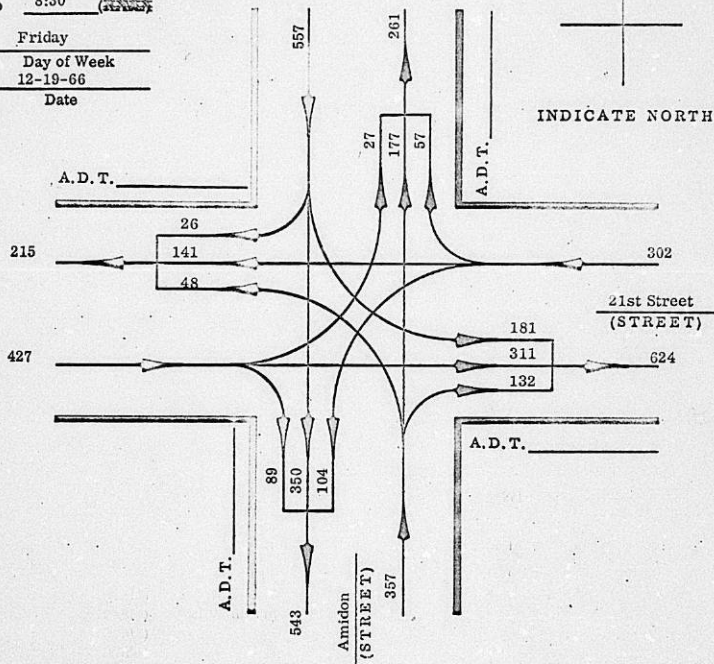


FIGURE 1

By _____ Date 12-19-66
Ckd By _____ Date _____

BURGWIN AND MARTIN *Consulting Engineers*

EXISTING TRAFFIC

Sheet No. _____ of _____
Job No. _____

Subject Existing Traffic Movements PM Peak Hour
Amidon and 21st Street -- Wichita, Kansas

TIME
(A.M.)
From 5:15 (P.M.) 2,486 Entering Vehicles
(A.M.)
To 6:15 (P.M.)
Thursday
Day of Week
12-15-66
Date

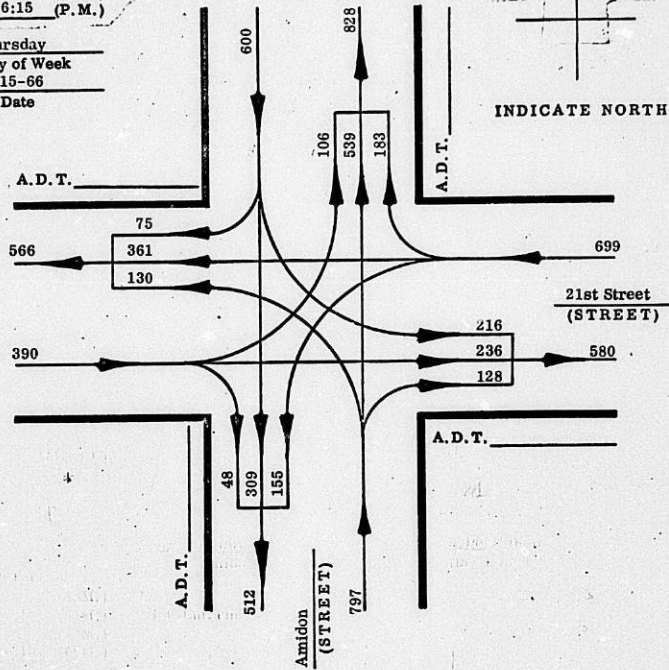


FIGURE 2

By _____ Date 12-19-66
Ckd By _____ Date _____

BURGWIN AND MARTIN
Consulting Engineers

EXISTING TRAFFIC
Sheet No. _____ of _____
Job No. _____

Subject Existing Traffic Movements SHOPPING Peak Hour
Amidon and 21st Street -- Wichita, Kansas

TIME
From 7:00 (A.M.) 1,578 Entering Vehicles
To 8:00 (P.M.)

Thursday
Day of Week
12-15-66
Date

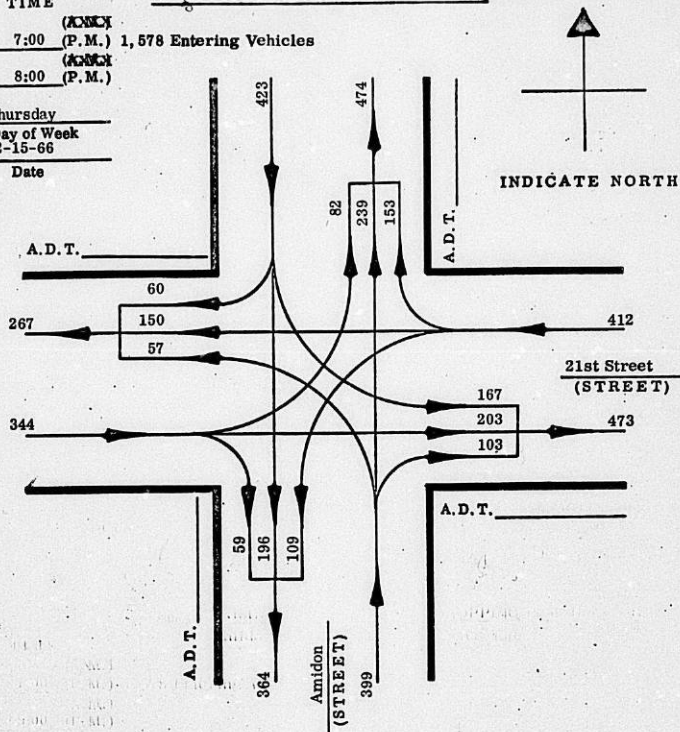


FIGURE 3

In general, the shopping center faces Amidon Street, and approximately two-thirds of the shopping traffic is expected to enter from Amidon Street with the remaining traffic gaining access from Twenty-first Street.

Marina Lake traffic was assigned to the shopping center entrances under three different plans. Turning movements were developed for each plan, based on trips distributed by direction as follows: South - 30%; North - 25%; East 25%; and West 20%. A capacity analysis was computed for each plan for both the peak P.M. traffic hour and the peak shopping hours, which provides a basis for selecting the most desirable plan of access. The three plans are: Case I -- access utilizing existing openings; Case II - access proposed by the Architect; and Case III - access recommended by the Consultant.

CASE I -- EXISTING ACCESS TO AMIDON

Existing access openings on Amidon Street permit two points of ingress and egress to the proposed Marina Lake site, one located 200 feet south of Twenty-first Street, and the second located 1,600 feet south of Twenty-first Street. These entrances are shown in Figure 4. Projected traffic volumes for both peak shopping and peak P.M. traffic hours are also indicated in Figure 4.

Revised street geometrics required to accommodate these connections involve extending the curbed median south to the Arkansas River bridge. A left turn bay is required for northbound traffic turning into the south access. Left turns from the south would not be permissible at the north access, as it is located too near the intersection of Twenty-first Street.

During the peak shopping hour, 400 vehicles from the south desire to turn left into Marina Lake at the south entrance. An analysis of the capacity of the south entrance reveals that this left turn will be operating 22 percent above the Level "C" capacity* (design capacity). The left turn from the west also will be operating slightly above capacity during the shopping peak hour. A summary of capacity for the Twenty-first Street and main entrance intersections (Case I) is tabulated in Table I and Table II. The Twenty-first Street intersection will operate well below capacity.

Although access along Twenty-first Street was not a part of the study, 725 vehicles were assigned from Twenty-first Street with 425 vehicles turning left from the east.

Entrances under this plan tend to concentrate entering traffic and will present some capacity problems. The plan is also undesirable from the stand point of causing delays in the parking area because of the limited number of egress points.

*Highway Capacity Manual, 1965, Highway Research Board Special Report 87

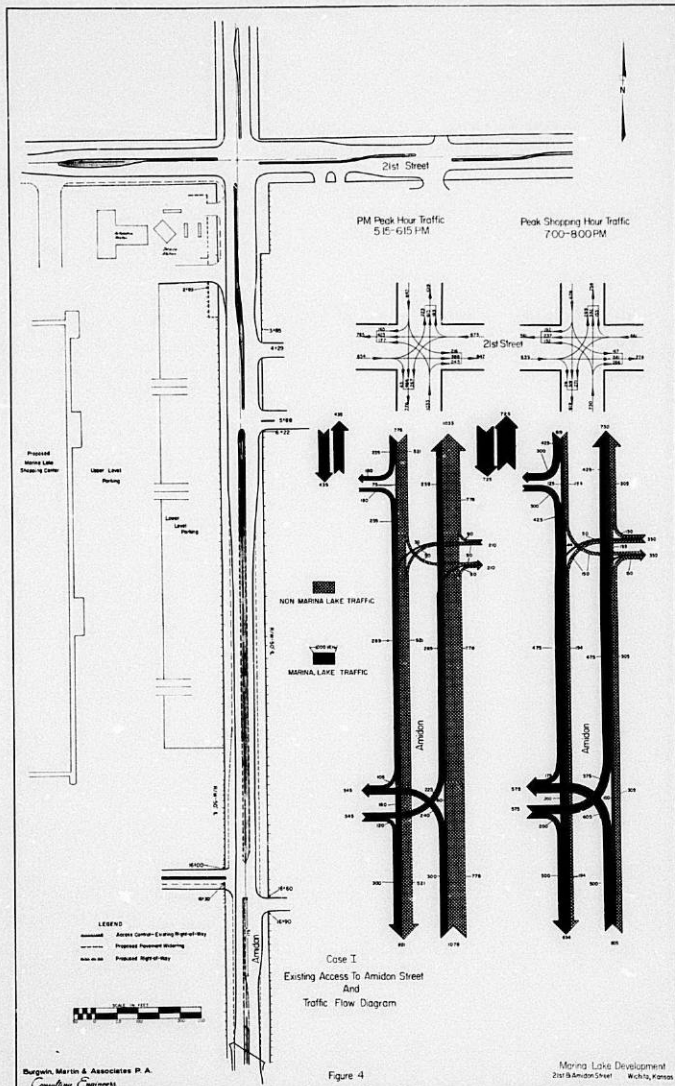


TABLE I
CAPACITY ANALYSIS SUMMARY

CASE I
21st and Amidon Intersection

Approach	Lane	Green Time %	Demand V. P. H.	Capacity V. P. H. Level C	Min. Length Turn Bay	% Demand Capacity
Stopping Peak Hour 7:00 - 8:00 P. M.						
North	Through and Right	45	511	890		57.4
	Left	45	167	436		38.3
South	Through	45	332	1,028		32.3
	Right	45	266	404	125'	65.8
	Left	45	132	396	75'	33.3
East	Through	45	237	1,028		23.1
	Right	45	153	404		37.9
	Left	45	271	418	125'	64.8
West	Through and Right	45	370	945		39.2
	Left	45	269	433	100'	39.2
M. Peak Hour 5:15 - 6:15 P. M.						
North	Through and Right	45	631	920		68.6
	Left	45	216	264	100'	81.8
South	Through	45	613	1,028		59.6
	Right	45	243	404		60.1
	Left	45	177	357		49.6
East	Through	45	423	1,028		41.1
	Right	45	183	404	100'	45.3
	Left	45	267	379		70.4
West	Through and Right	45	431	950		45.4
	Left	45	223	350		63.7

TABLE II
CAPACITY ANALYSIS SUMMARY

CASE I

Marina Lake Main Entrance and Amidon Intersection

Approach	Lane	Green Time %	Demand V. P. H.	Capacity V. P. H. Level C	Min. Length Turn Bay	% Demand Capacity
<u>opping Peak Hour 7:00 - 8:00 P. M.</u>						
North	Through	50	494	1,140		43.3
	Right	50	175	450	75'	38.9
South	Through	50	405	1,140		35.5
	Left	50	400	328	175'	122.0
West	Right	40	200	360		55.6
	Left	40	375	360		104.2
<u>.M. Peak Hour 5:15 - 6:15 P. M.</u>						
North	Through	62	701	1,415		49.5
	Right	62	105	555		18.9
South	Through	62	838	1,415		59.2
	Left	62	240	416		57.7
West	Right	28	120	251		47.8
	Left	28	225	251		89.6

CASE II -- PROPOSED ACCESS TO AMIDON

Case II, shown in Figure 5, considers the access points on Amidon as proposed by the Architect for the Marina Lake Development.

Entrances to the Marina Lake Development and the Twin Lake Center are offset and three points of access from Amidon Street to Marina Lake are proposed. Location of each access point is as follows:

1. 250 feet South of Twenty-first Street
2. 1,023 feet South of Twenty-first Street
3. 1,438 feet South of Twenty-first Street

Traffic to and from the apartment complex would have access to Amidon through the parking area provided for the shopping center.

The northern most access point could not have provisions for left turns from the south, as it is too close to Twenty-first Street. The remaining two access points are proposed to provide left turn service from the south on Amidon; therefore, left turn bays and extension of the median to the Arkansas River would be necessary to expedite traffic movement.

The peak P. M. traffic hour volumes and the peak shopping hour volumes anticipated on opening of the Center are also shown in Figure 5. Analysis of street capacity indicates that the proposed points of ingress and egress properly designed will operate below the Level "C" capacity. Traffic to and from the north during the peak shopping hour will be near capacity.

Table III summarizes capacity for the Twenty-first Street intersection, which will operate well below capacity, and Table IV summarizes capacity for the main entrance intersection.

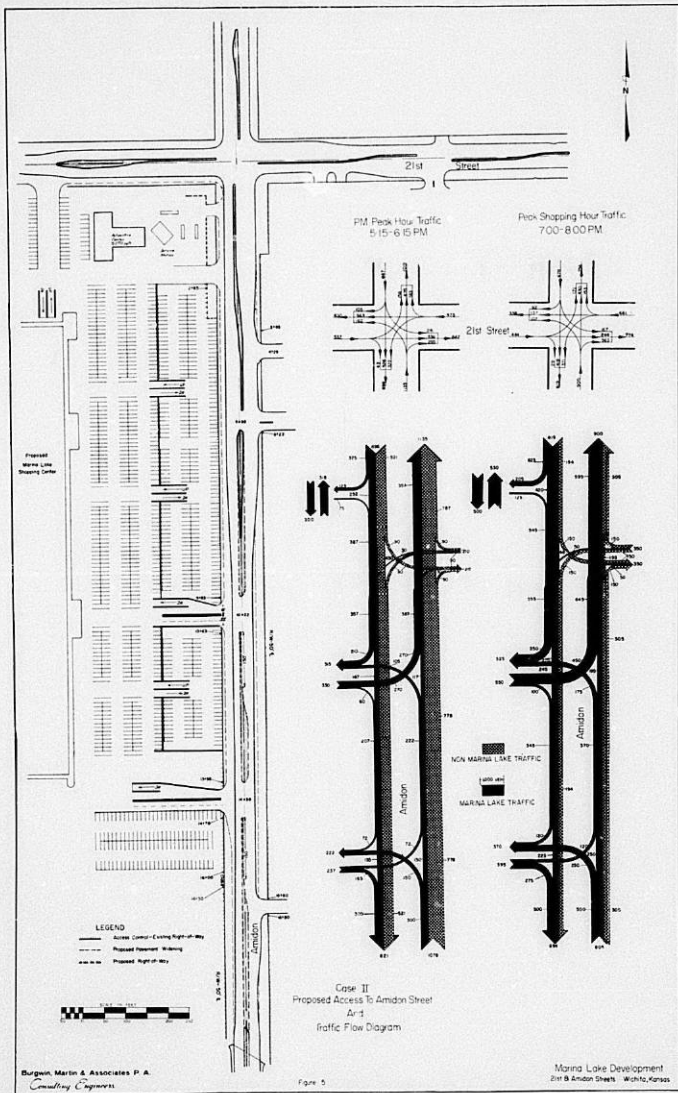


Figure 5

Burgin Martin & Associates P. A.
 Consulting Engineers

TABLE III
CAPACITY ANALYSIS SUMMARY

CASE II
21st and Amidon Intersection

Approach	Lane	Green Time %	Demand V. P. H.	Capacity V. P. H. Level C	Min. Length Turn Bay	% Demand Capacity
<u>Shopping Peak Hour 7:00 - 8:00 P. M.</u>						
North	Through and Right	42	511	903		56.6
	Left	42	167	345		48.4
South	Through	42	430	960	175'	44.8
	Right	42	363	377		96.3
	Left	42	107	301		35.5
East	Through	48	137	1,030	175'	13.3
	Right	48	153	472		32.4
	Left	48	371	482		77.0
West	Through and Right	18	273	400	125'	68.3
	Left	18	171	216		79.2
<u>P. M. Peak Hour 5:15 - 6:15 P. M.</u>						
North	Through and Right	45	631	940	100'	67.1
	Left	45	216	252		85.7
South	Through	45	678	1,160	75'	58.4
	Right	45	295	505		58.4
	Left	45	162	286		56.6
East	Through	45	363	1,008	100'	36.0
	Right	45	183	492		37.2
	Left	45	327	422		77.5
West	Through and Right	45	379	628		60.4
	Left	45	158	234		67.5

TABLE IV
CAPACITY ANALYSIS SUMMARY

CASE II

Marina Lake Main Entrance and Amidon Intersection

Approach	Lane	Green Time %	Demand V. P. H.	Capacity V. P. H. Level C	Min. Length Turn Bay	% Demand Capacity
<u>Shopping Peak Hour 7:00 - 8:00 P. M.</u>						
North	Through	39	439	898	200'	48.9
	Right	39	350	354		98.9
South	Through	39	400	898	100'	44.5
	Left	39	175	310		56.5
West	Right	51	100	454		22.0
	Left	51	450	454		99.1
<u>I. M. Peak Hour 5:15 - 6:15 P. M.</u>						
North	Through	53	668	1,218		54.8
	Right	53	210	478		43.9
South	Through	53	895	1,218		73.5
	Left	53	105	324		32.4
West	Right	37	60	328		18.3
	Left	37	270	328		82.3

CASE III -- RECOMMENDED ACCESS TO AMIDON

The Consultant, in analyzing traffic requirements of the Marina Lake Development Project, recommends a third case to provide traffic service to the site area as shown in Figure 6.

The main entrance to the Marina Lake Center is proposed opposite the entrance to the Twin Lakes Center where an opening in the median presently exists. Projected traffic volumes of 600 vehicles entering the center at this entrance during the peak shopping hour indicate the need for signal control. A new opening in the access control would be required for this entrance. An 80 foot opening in the access control is recommended beginning 548 feet south of the center line of Twenty-first Street. A 44 foot entrance opening is recommended. This entrance would be divided by a four foot median into an 18 foot inbound lane and two 11 foot lanes for outbound traffic.

A second entrance from Amidon Street is recommended near the south end of the Marina Lake Development, which would serve the apartment complex as well as the shopping center. The existing 30 foot access opening should be closed, and a new 80 foot access opening is recommended 1,398 feet south of the center line of Twenty-first Street. Geometrics for the construction of this entrance would be the same as for the main entrance.

Two entrances at the north end of the shopping center would serve only right turning vehicles. The northern most entrance would serve only service station traffic. The second entrance would serve both the service station and the shopping center. To provide better service to the internal shopping center traffic, the second entrance should be located south of the existing 200 foot access opening. It is recommended the access control begin at a point 285 feet south of the center line of Twenty-first Street.

Revised street geometrics for Case III included a third traffic lane on the west side of Amidon Street from Twenty-first Street to the main entrance into the Marina Lake Center. A right turn lane is also proposed for the south entrance. These added lanes provide a turning lane for south bound traffic desiring to enter the center, thus reducing conflicts with the through traffic. Extension of the median south to the Arkansas River bridge, and provision for left turns from the south at the south and main entrances, would also be required. Recommended entrance location and street geometrics for Case III are shown in Figure 6.

The P. M. peak hour traffic volumes and the shopping peak hour traffic volumes, anticipated when the center is opened, are shown in Figure 6. Capacity analysis for both Twenty-first Street and the main entrance along Amidon Street indicate these intersections will provide adequate traffic service, functioning well below Level "C" capacity. Capacity for each lane of the Amidon and Twenty-first Street intersection is tabulated in Table V, and capacity for the main entrance to Marina Lake is tabulated in Table VI.

TABLE V
CAPACITY ANALYSIS SUMMARY
CASE III
21st and Amidon Intersection

Approach	Lane	Green Time %	Demand V. P. H.	Capacity V. P. H. Level C	Min. Length Turn Bay	% Demand Capacity
<u>Stopping Peak Hour 7:00 - 8:00 P. M.</u>						
North	Through and Right	42	511	903		56.6
	Left	42	167	345		48.4
South	Through	42	430	960		44.8
	Right	42	363	377	175'	96.3
	Left	42	107	301		35.5
East	Through	48	137	1,030		13.3
	Right	48	153	472		32.4
	Left	48	371	482	175'	77.0
West	Through and Right	18	273	400		68.0
	Left	18	171	216		79.2
<u>A. M. Peak Hour 5:15 - 6:15 P. M.</u>						
North	Through and Right	45	631	940		67.1
	Left	45	216	252	100'	85.7
South	Through	45	678	1,160		58.4
	Right	45	295	505		58.4
	Left	45	162	286	75'	56.6
East	Through	45	363	1,008		36.0
	Right	45	183	492	100'	37.2
	Left	45	327	422		77.5
West	Through and Right	28	379	628		60.4
	Left	28	158	234	100'	67.5

TABLE VI
CAPACITY ANALYSIS SUMMARY

CASE III

Marina Lake Main Entrance and Amidon Intersection

Approach	Lane	Green Time %	Demand V. P. H.	Capacity V. P. H. Level C	Min. Length Turn Bay	% Demand Capacity
<u>Stopping Peak Hour 7:00 - 8:00 P. M.</u>						
North	Through	45	299	1,020		29.3
	Right	45	400	404	200'	99.0
	Left	45	150	428	75'	35.0
South	Through	45	350	1,020		34.3
	Right	45	150	404	75'	37.1
	Left	45	150	428	50'	35.0
East	Through and Right	45	200	404		49.5
	Left	45	150	517		29.0
West	Through and Right	45	150	404		37.1
	Left	45	400	517		77.4
<u>P. M. Peak Hour 5:15 - 6:15 P. M.</u>						
North	Through	55	578	1,250		46.2
	Right	55	240	494		48.6
	Left	55	90	251		35.9
South	Through	55	805	1,250		64.4
	Right	55	90	494		18.2
	Left	55	90	327		27.5
East	Through and Right	35	120	314		38.2
	Left	35	90	409		22.0
West	Through and Right	35	90	314		28.7
	Left	35	240	409		58.7

Special attention was given to design of the entrances which are unique because convenient access must be provided to both the lower level parking (immediately above the water) and the upper level parking which is approximately the same elevation as Amidon Street.

The entrance design recommended provides for a one-lane entrance to the center, widening to two lanes (one leading down) at a point approximately 100 feet from the edge of Amidon Street. A two-lane exit is recommended, one for left turning vehicles, and one for right turning vehicles. A median divider is suggested to eliminate erratic movements at the entrance. Ramps from the lower level parking are removed from entrance points to eliminate turning conflicts with entering traffic.

1985 TRAFFIC PROJECTIONS

The type and number of traffic facilities and traffic controls required for the future is dependent upon the traffic volumes to be served. There are several factors to be considered in projecting the expected traffic volumes through a certain intersection in a given year. In this case, traffic volumes are being projected to the year 1985 for the intersection of Twenty-first Street and Amidon Street.

Development of land uses and street facilities influences the attraction of traffic to a given area. In addition to the predicted 20,105 daily vehicle trips to and from the Marina Lake Development, 12,400 daily trips are expected from expansion of existing shopping facilities at Twenty-first and Amidon and construction of a new center on Twenty-first Street east of the Arkansas River.

Other factors to consider in projecting future traffic include increase in traffic due to growth in the economy, population and car ownership. Traffic volume increases of one percent per year due to these factors are included in the projection.

Assumptions play an important role in projecting traffic; however, assumptions based on past trends, research data, experience and observation of travel habits provides a basis for realistic appraisals.

Ten percent of the added shopping traffic is expected to be attracted from existing traffic. Therefore, of the 32,505 trips generated, 29,255 will be new traffic in the area.

Street facilities are assumed to be improved. Considerable growth is expected to the west of the flood control channel.

Future traffic projections for 1985 are as follows:

	1967 ADT	New Shopping Traffic	18% inc. 1985	1985 ADT
Amidon Street, North of 21st	11,970	7,310	3,470	22,750
Amidon Street, South of 21st	11,580	8,780	3,660	24,020
21st Street, East of Amidon	10,940	5,600*	2,980	19,520
21st Street, West of Amidon	7,700	5,850	2,440	15,990

*New shopping traffic east of the Little Arkansas River not included

this is with 450,000 sq ft of floor space

Capacity of the Twenty-first Street and Amidon intersection with two through lanes, plus a right and left turn lane on each approach, would have a capacity (Level "C") of approximately 1,500 vehicles per hour on each approach. This hourly capacity is equivalent to an Average Daily Traffic volume of over 27,000 vehicles on each leg of the intersection.

Level "C" capacity will be exceeded due to anticipated heavy left turns and future street improvements, and a more flexible traffic signal system will be required.

Future traffic demands may also require traffic operations utilizing such features as dual left turns to increase intersection capacity.

CONCLUSIONS AND RECOMMENDATIONS

The foregoing investigations and analysis were made to determine the amount of traffic that would be generated upon opening of the proposed Marina Lake Development. Traffic was assigned to the entrances under three different access plans. Projections were made of the 1985 Average Daily Traffic for Twenty-first Street and Amidon Street.

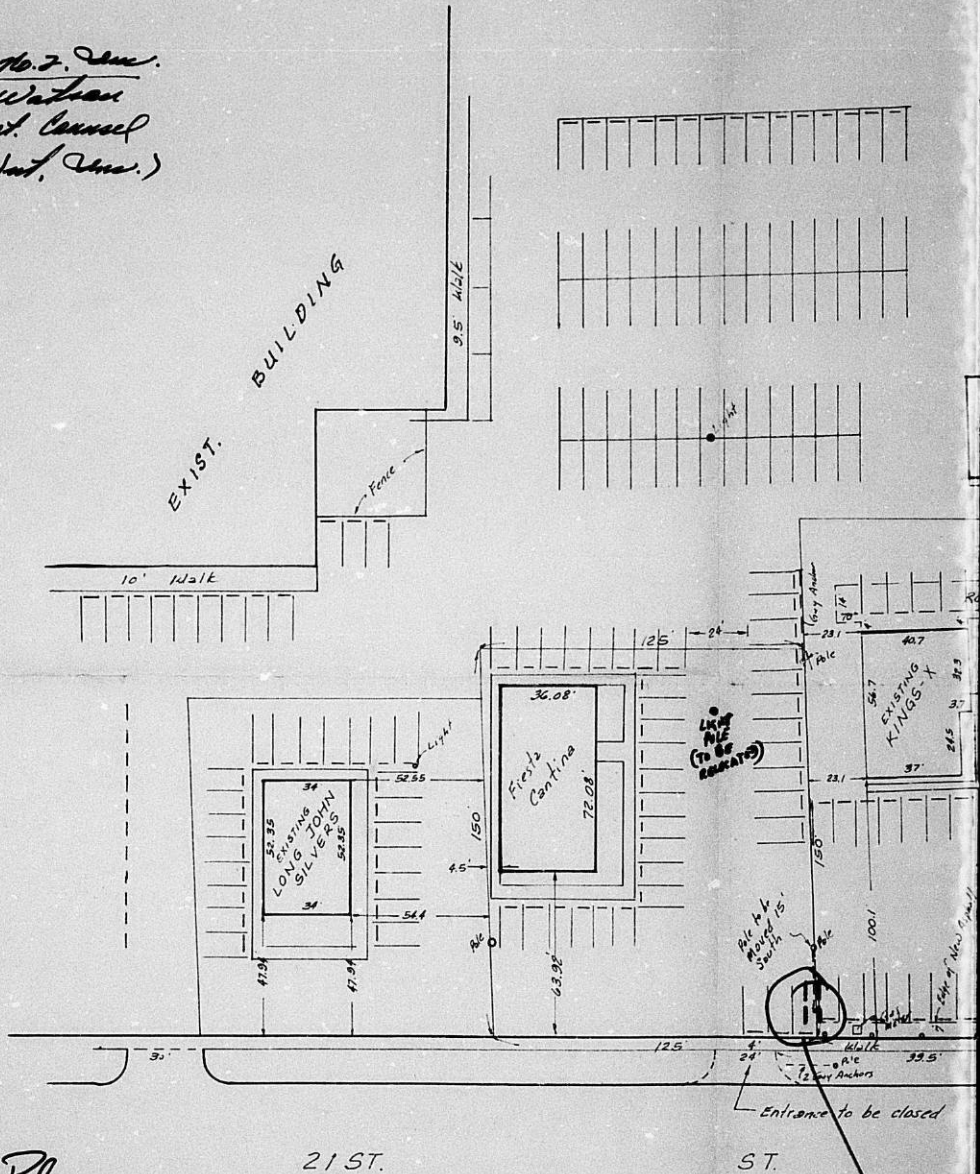
If ingress and egress is limited to the existing points of access to serve the proposed Marina Lake Shopping Center, as studied in Case I, capacity will be exceeded at the south access. Although the Twenty-first Street points of access were not investigated, 725 entering vehicles were assigned to the center from Twenty-first Street during the peak shopping hour. With one major entrance to serve the center from Twenty-first Street, some congestion is anticipated when only existing access along Amidon is considered.

Location of the main entrance to the Marina Lake Center opposite the existing entrance to the Twin Lakes Center, as proposed in Case III, provides convenient access to the proposed shopping center, as well as allowing Amidon Street to retain its arterial street characteristics.

After evaluating the traffic assignments, capacity analysis, internal circulation and traffic movements on Amidon Street, it is the conclusion of the Consultant that adequate traffic service will be realized under Case III, and this plan of access from Amidon Street provides the most desirable solution of ingress and egress to the proposed Marina Lake Development.

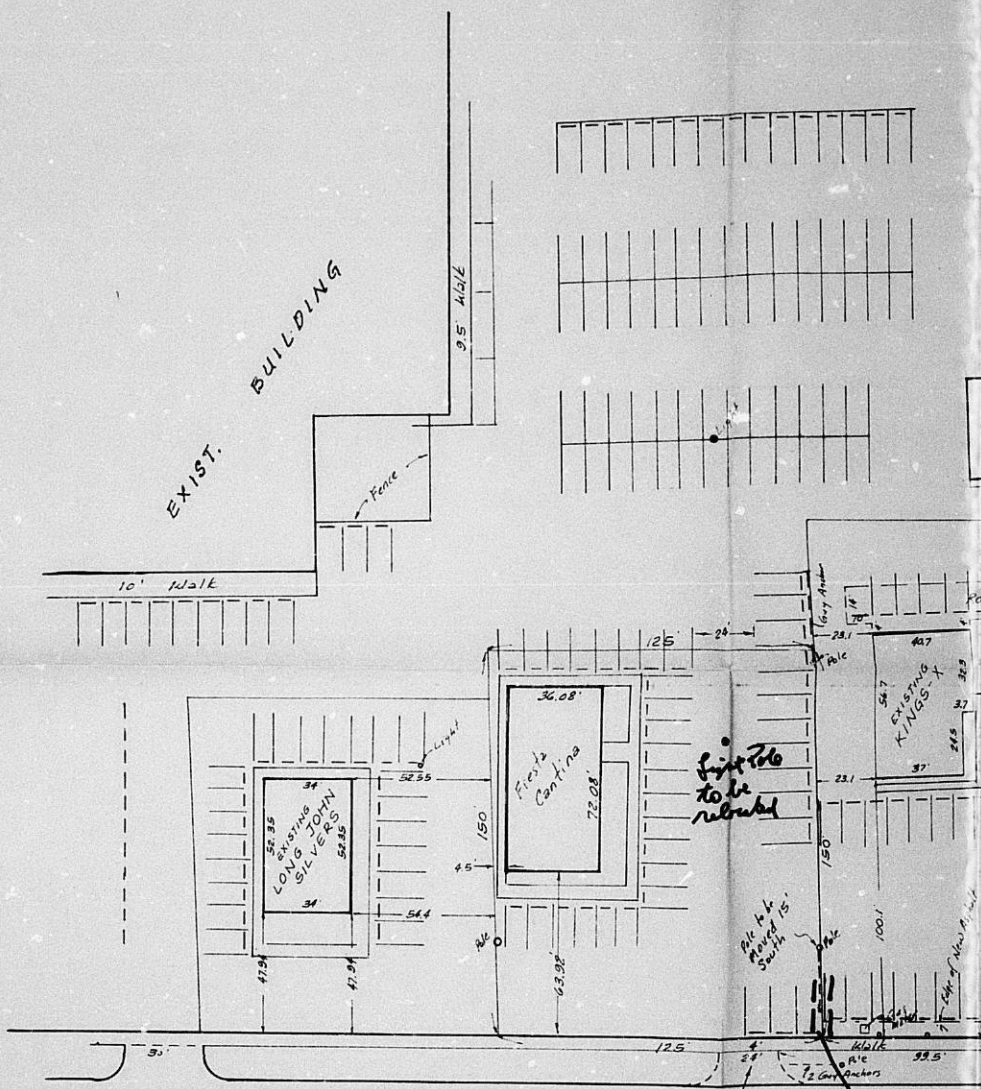
Jack Hunt
 Wayne King.

Two Kids Wichita No. 2. Rev.
 By: Samuel D. Watson
 Property Mgt. Council
 (Pizzeria Hut, Inc.)



Approved Plans
 for
 Location of Frieds Contina
 Subject to conditions in letter
 to Jack Hunt 3/2/76
 J.H.D.

PART OF LOT 1, BLOCK A, SWEETBRIAR ADDITION
 HILLS SECOND ADDITION TO WICHITA, SEDGWICK



Approved Plans for
 location of Fried Cones
 subject to conditions in
 letter to Jas H unit
 3/2/76 JLS

PART OF LOT 1, BLOCK A, SWEETBRIAR ADDITION
 HILLS SECOND ADDITION TO WICHITA, SEDGWICK

ENTRY NOW

ORIGINAL PLANNED ENTRY

N. 21ST STREET

ORIGINAL PARCEL #42

EXIST.

EXIST.

PROPOSED 72' x 35' BLDG.

EXIST.

EXIST.

Close curb opening and repair approach

New curb cut of approach

Gas meter

24' Access easement

24'

496'

30'

150'

112'-42"

120'

75'

130'

130'

120'

130'

120'

130'

120'

130'

120'

130'

120'

130'

120'

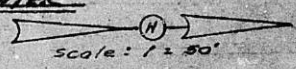
130'

AMIDON AVE.

Power pole
Light Standard

A PORTION OF
SWEETBRIAR SHIPPING CENTER

JB 1502 R13 1/24/75



scale: 1" = 50'

ENTRY NOW

ORIGINAL PLANNED ENTRY

N. 21st STREET

Close curb opening and remove approach

New curb cut of approach

Remove driveway

ORIGINAL PARCEL #42

EXIST.

EXIST.

PROPOSED 72x35' BLDG.

EXIST.

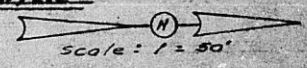
EXIST.

AMIDON AVE.

Power Pole
Light Standard

A PORTION OF
SWEETBRIAR SHIPPING CENTER

JB1502 RYS 1/24/75



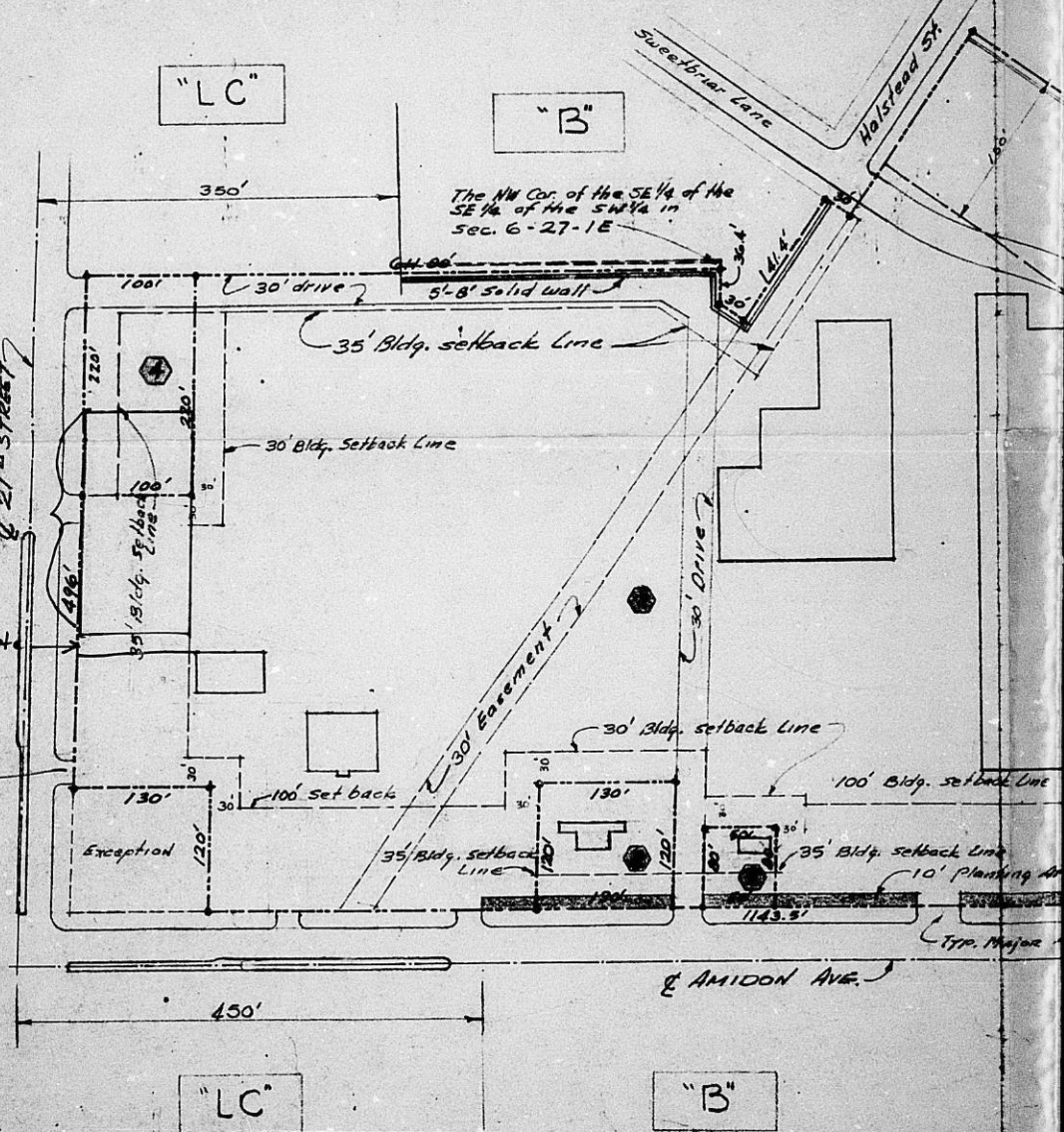
Scale: 1 = 80'

PRELIMINARY DEVELOPMENT

for
SWEETBRIAR GARDENS SHU

5763 J85 4/29/65
Revised 5/27/65 JB

Wichita, K



Note Administrative adjustment to relocate Parcel 4 to this location and to relocate curb cuts east of Parcel 4, subject to conditions.
8/19/75 JHO

21' STREET
relocate
close

"LC"

"B"

"LC"

"B"

DP-7
OFFICE COPY
 DO NOT REMOVE

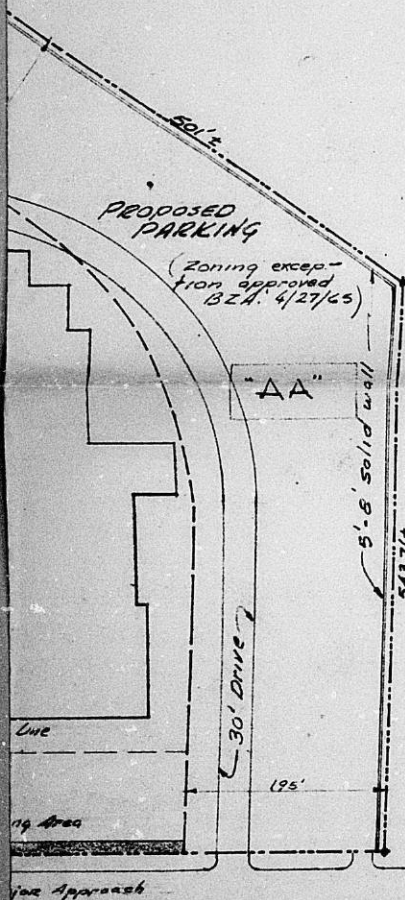
APPROVED CUP
 MAPC 2-21-68
 BCC 6-18-68

NARY
 NT PLAN

SHOPPING CENTER
 Kansas.

File #2

Scale: 1" = 100'



TOTAL LAND AREA

"LC" --- 667,535 S.F. (15.3A)
 "AA" --- 149,550 S.F. (3.4A)
 817,085 S.F. (18.7A)

ACCESS FOR FIRE EQUIPMENT

30' drives indicated are to be kept clear of all obstructions for passage of fire fighting equipment.

GENERAL PROVISIONS

- Advertising signs on Amidon Ave. and 21st St. shall not exceed 30' in height. No signs shall be erected at intersection of Halstead and Sweetbriar Lane.
- Provide a maximum of 10 curb cuts. (Including existing)

Amidon Ave. ---	6
21st St. ---	3
Intersection Halstead & Sweetbriar ---	10
- Parking ratio to be as required under "LC" Zoning.

PARCEL #1

Land Area	625,935 s.f.
Max. Land Coverage	187,750 s.f.
Max. Gross Floor Area	237,750 s.f.
Drives and Parking	498,185 (LC)
	149,550 (AA)
	587,735 s.f.

Building Height Max. 2-story

BUILDING USE:

Retail shops Service Stores
 Restaurants Repair Shops
 Offices Commercial Schools
 And such other uses as permitted under LC Zoning, except residences.

PARCEL #2

Land Area	4,000 s.f.
Max. Floor Area	800 s.f.
Parking	3,200 s.f.

Building Use: Retail Liquor Shop.

PARCEL #3

Land Area	15,600 s.f.
Max. Floor Area	5,200 s.f.
Parking	10,400 s.f.

Building Use: Automobile Service Station

PARCEL #4

Land Area	22,000 s.f.
Max. Floor Area	7,000 s.f.
Parking	15,000 s.f.

Building Use: Bank, Retail Shops, Service Stores, and such other uses permitted under LC Zoning.

GENERAL PROVISIONS Conts

- Canopies may extend and gasoline pumps may be placed in the required 35' building setback for Parcel #3, for a distance not to exceed 20 feet.
- Only one additional Service Station may be constructed, either on parcel 3 or on parcel 4, until the Service Station now located at the northwest corner of 21st St. and Amidon is removed.
- Parcels 2, 3, and 4 may be moved along the right-of-way line of Amidon or 21st St. as long as the proposed uses and area requirements remain the same, and minimum setback requirements are complied with.

"AA"

REVISED - 5/31/1968

LEGAL DESCRIPTION

BEGINNING AT A POINT 371 FEET EAST OF THE SOUTHWEST CORNER AND ON THE SOUTH LINE OF LOT 1 BLOCK 1 SWEETBRIAR ADDITION AND REPEAT OF PART OF BENJAMIN HILLS SECOND ADDITION WHITE SEAGULCK COUNTY KANSAS. SAID POINT BEING 50 FEET NORTH AND 215 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 27 SOUTH RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN. THENCE WEST 27 SOUTH ALONG THE SOUTH LINE OF SAID LOT 1, THENCE NORTH 150 FEET ALONG A LINE PARALLEL WITH THE SOUTH LOT 1, THENCE SOUTH 150 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

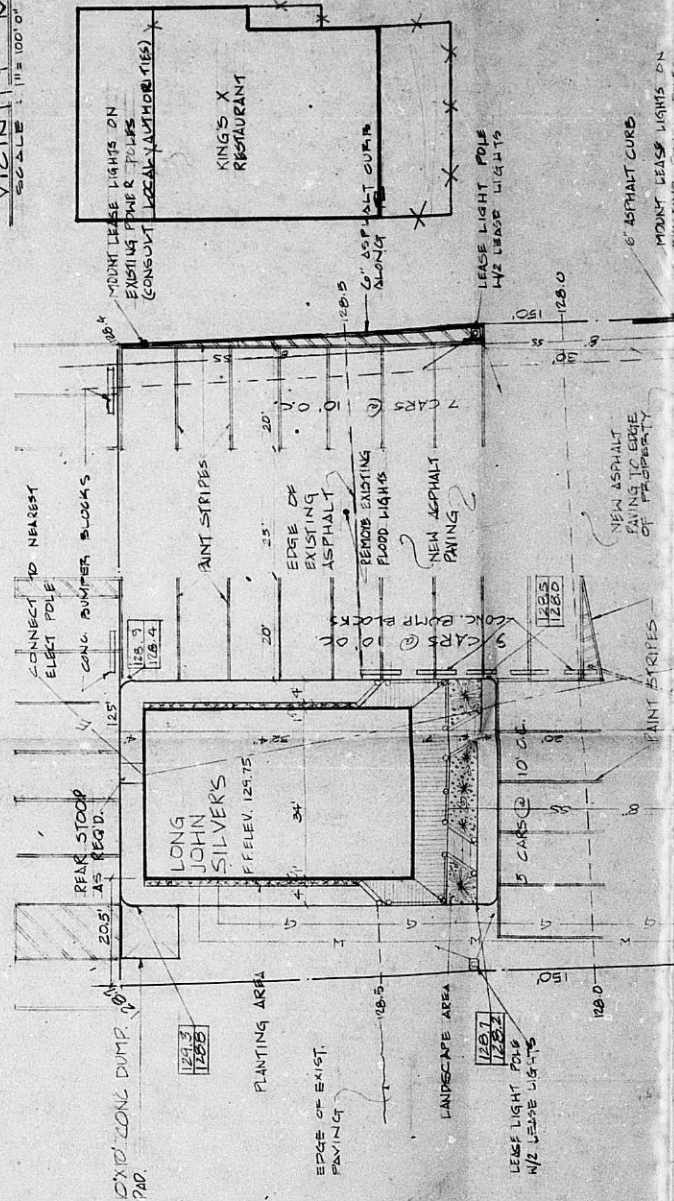
SWEETBRIAR LANE

S.V. COR. 1/4 SEC. 56 1/4 S.W. 1/4 621 E

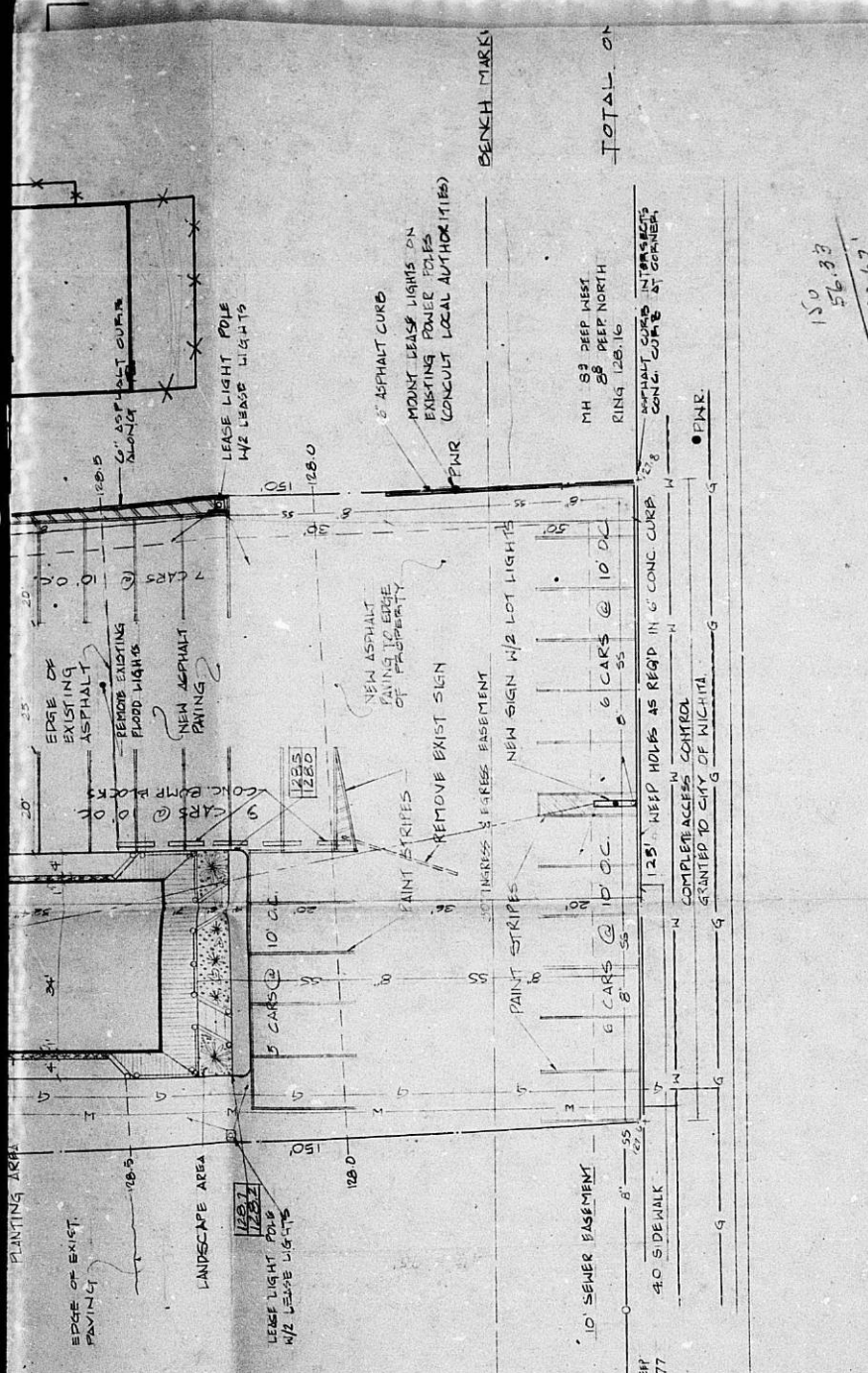
NOTE: COMMON PARKING IN SHOPPING CENTER

VICINITY MAP
SCALE 1" = 100' 0"

21 ST ST FLEET NC



10/19/91
[Signature]



STREET --- NORTH

--- 21st ST.

SITE PLAN

SCALE: 1" = 20' 0"

- LEGEND:**
- CONDUIT ———— 9 ———— N
 - GAS ———— 9 ———— N
 - RIMER ———— 9 ———— N
 - SAN. DRAIN ———— 55 ———— 8
 - ELECTRIC ———— E
 - TOP CURB ———— 120.1
 - BOTTOM CURB ———— 120.1
 - FIN. PAVING ———— 120.1
 - CORNER GRADE ———— 120.1

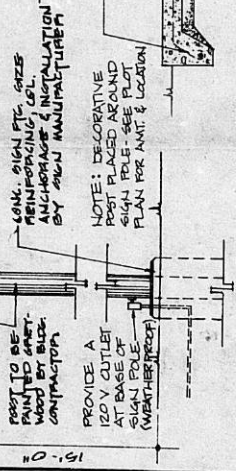
150
56.33

93.67

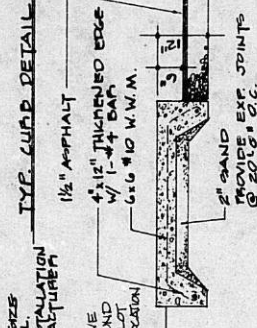
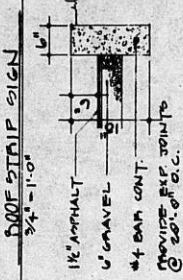
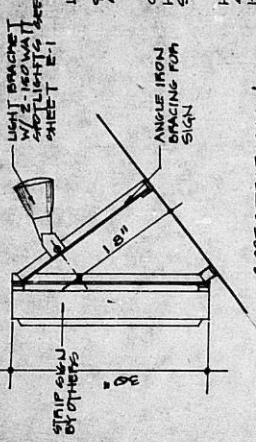
TOTAL ON

BENCH MARK

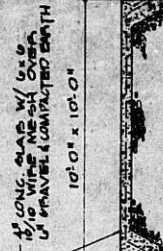
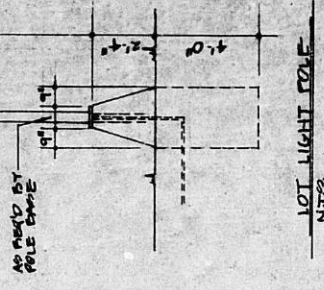
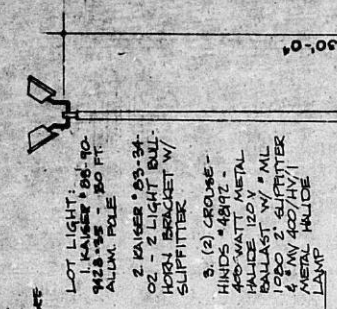
Call to loc. 3/9



SIGN ELEVATION
 N.T.S.
 NOTE:
 SIGN TO BE FURNISHED & INSTALLED BY SIGN MANUFACTURER. SITE CONTRACTOR TO PROVIDE 1-15 AMP CIRCUIT FOR SIGN & 1-20 AMP CIRCUIT FOR LOT LIGHTS MOUNTED ON TOP OF SIGN



TYPE SIDEWALK SECTION
 1/2" x 1'-0"

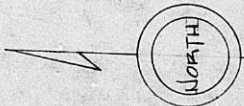


SECTION THRU DIMPLED PAD
 N.T.S.

SCHEDULE OF DRAWINGS

SHEET	TITLE
A-1	SITE PLAN & DRAWING INDEX
A-2	FOUNDATION PLAN & DETAILS
A-3	FLOOR PLAN & ROOF FRAMING PLAN
A-4	EXTERIOR ELEVATIONS
A-5	INTERIOR ELEVATIONS, INT. FINISH, & DOOR SCHEDULES
A-6	BUILDING SECTIONS

LONG JOHN SILVER'S RESTAURANT



FOR BOTH MAPS

FOR BOTH MAPS

SECTION THRU DUMPSTER PAD
N.T.S.

SCHEDULE OF DRAWINGS

SHEET	TITLE
A-1	SITE PLAN & DRAWING INDEX
A-2	FOUNDATION PLAN & DETAILS
A-3	FLOOR PLAN & ROOF FRAMING PLAN
A-4	EXTERIOR ELEVATIONS
A-5	INTERIOR ELEVATIONS, INT. FINISH, & DOOR SCHEDULES
A-6	BUILDING SECTIONS
A-7	DETAILS
A-8	DETAILS
A-9	DETAILS
EQ-1	EQUIPMENT PLAN & SCHEDULE
M-1	MECHANICAL FLOOR & ROOF PLANS
M-2	COOLER & FREEZER REFRIGERATION DRAWINGS
P-1	PLUMBING PLAN & RISER DIAGRAMS
E-1	LIGHTING & ELECTRICAL FLOOR PLAN

GENERAL NOTES:


1. PROVIDE 200 V. 3 PHASE ELECTRIC; 905,000 BTU GAS; 1 1/2" WATER & 4" SAN. SEWER SERVICE TO BLDG. INCLUDING ALL FEES & OR PERMITS REQUIRED, SEE SHEETS M-1, P-1, & E-1 OF PLANS
2. PLANTING AREAS SHOWN TO BE BROUGHT TO GRADE W/ TOP SOIL BY SITE CONTRACTOR. INCLUDE A \$500 ALLOWANCE FOR LANDSCAPING, ALL OTHER UNPAID AREAS TO BE ADDED BY CONTRACTOR
3. ALL CURB CUTS TO BE ACCORDING TO CITY OR STATE SPECIFICATIONS WHICHEVER APPLIES
4. FOOTINGS TO BE TAKEN TO ORIGINAL BEARING SOIL.
5. REMOVE ALL EXISTING STRUCTURES SUCH AS SIGN POLES, LIGHT POLES, & ANYTHING ELSE NECESSARY TO BE REMOVED TO COMPLETE THE JOB.

ON CONCRETE BASE OF METAL STREET LIGHT POLES EAST END OF TRAFFIC ISLAND CENTER 21st & N. LINF. APPROX. ELEV. 128.34

SITE PARKING 33 CARS COMMON PARKING IN SHOPPING CENTER

SURVEY BY:
CAMPBELL & CASILE
ENGINEERS
NICHOLS, KANSAS
FEBRUARY, 1979

A RESTAURANT
FOR
Long John Silvers
LEXINGTON, KENTUCKY



DRUCE P. HENN
ARCHITECT
1908 NICHOLSONVILLE ROAD
LEXINGTON, KENTUCKY 40506
908-477-7118

