

DP-28 (File #2) Traborn Investment Company requests Amendment of BROADWAY 47 PLAZA at the SW corner 4th St. So. & Broadway

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Approved to* _____ *6-22-78*

B.C.C./B.C.C. *Quintine* _____ *2-18-78*

Closed 4/20/81
See letter dated 3/23/81

March 23, 1981

Douglas E. Rodgers
Traborn Investment Co., Ltd.
2629 N.W. 39 Expressway
Oklahoma City, Oklahoma 73112

Re: DP-28 -Broadway 47 Plaza C.U.P.-
Southwest corner of Broadway
and 47th Street South.

Dear Mr. Rodgers:

In reviewing our files, we noticed that the above captioned C.U.P. was approved by the Planning Commission on June 22, 1978 subject to several conditions as outlined in Jack Galbraith's letter to Everett Fettis dated June 22, 1978 (copy attached). The last correspondence in our files is a letter from Jack to you dated January 16, 1979, regarding revisions to the proposed landscape plan.

Due to the length of time since the last correspondence and the Planning Commission approval, we are questioning your desire to complete the C.U.P. If you wish to complete the amendment please contact me in order to discuss what is needed to complete the amendment. If we have not heard from you by April 8, 1981, we will assume that you no longer desire to complete the amendment and we will mark the file "closed".

Sincerely,

Arthur D. Chambers
Arthur D. Chambers, AICP
Senior Planner

ADC:el

Attachment

cc: Everett Fettis, 120 S. Market, Suite 504, 67202

October 22, 1980

Mr. Douglas E. Rodgers, for
Traborn Investment Co., Ltd.
2629 N.W. Expressway
Oklahoma City, Oklahoma 73112

Re: DP-28 - Broadway 47 Plaza C.U.P. -
Generally located at the southwest
corner of Broadway and 47th Street
South.

Dear Mr. Rodgers:

In reviewing our files we noticed that the above captioned C.U.P. was approved by the Planning Commission on June 22, 1978 subject to several conditions as outlined in my letter to Everett Fettis, dated June 22, 1978. One of the conditions was that prior to forwarding the C.U.P. to the Board of City Commissioners for their consideration was the submission of paving guarantees for accel/decel lanes along 47th Street South and Broadway. Another condition was that a landscape plan be submitted for approval prior to forwarding the plan to the City Commission. The last correspondence in our files is a letter from me to you dated January 16, 1979, regarding revisions to the proposed landscape plan.

Due to the length of time since the last correspondence and the Planning Commission approval, we are questioning your desire to complete the C.U.P. If you do wish to complete the amendment, please contact me in order to discuss the items that need to be completed. Due to the length of time since Planning Commission approval, this case will need to be reviewed by the Planning Commission. If you do not intend to complete the amendment, please inform us so that the file can be closed.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el
cc: Everett Fettis, Attorney, 120 South Market, Suite 504,
Wichita, 67202

January 16, 1979

Mr. Douglas E. Rodgers, for
Traborn Investment Co., Ltd.
2629 N.W. 39 Expressway
Oklahoma City, Oklahoma 73112

Re: Proposed Landscape Plan for
the Broadway 47 Plaza (DP-28)

Dear Mr. Rodgers:

We are in receipt of and have reviewed your proposed landscape plan for the planting strip along the north side of the Broadway 47 Plaza project. After conferring with the Office of the Superintendent of Landscape and Forestry for the City of Wichita we offer the following comments.

Although the placement of your proposed landscaping is not unacceptable, we feel that a more informal arrangement of plant materials would be more desirable. Groupings of various plant materials to include deciduous varieties, as well as evergreens, would minimize monotony and provide interesting visual breaks along the planting strip.

If you choose to retain the more formal pattern indicated on your proposed plan, we suggest you consider substituting broad-leaf evergreens, such as Manhattan euonymus, for some of the pfitzer junipers now shown between the Blue Haven junipers on the plan. Junipers are subject to bagworm and spider mite infestations in the Wichita Area. This problem can be minimized by a regular maintenance program and by using less susceptible materials. The Superintendent of Landscape and Forestry Office indicates that Canaert junipers are more resistant to bagworms and spider mites than the Blue Havens proposed on your plan.

In addition to considering the above suggestions, please indicate the total numbers of plant materials by type on the face of the plan and their size and specified condition (balled and burlaped, bare root, sprigs, seeds, etc.) at the time of planting. The method by which an adequate water supply is to be furnished to the planting strip should also be indicated. Street washers, hose bibs on 200 foot centers, and underground sprinkling systems

Page Two
Mr. Douglas E. Rodgers
January 16, 1979

are some of the more successful methods that have been used locally to provide water necessary to keep the materials alive and healthy.

Upon revision of your proposed landscape plan, please forward four copies of the drawing to our office for our review. If you have any questions concerning this item, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:RLY:el

cc: Everett C. Pettis, Attorney at Law
120 South Market, 67202

January 5, 1979

Mr. Everett C. Fettis
Attorney at Law
120 South Market
Suite 504
Wichita, Kansas 67202



Henderson Properties, Inc.

2629 N.W. 39 Expressway
Oklahoma City, Oklahoma 73112
Telephone (405) 947-6801

The Lifespace Company

Re: C.U.P. Amendment

Dear Everett:

I trust you had a happy holiday season. As you know, activity on the C.U.P. Amendment has been rather slow while awaiting approval of the property owners. We have recently received approval of the property owners and are now ready to proceed. Please find enclosed six copies of our proposed landscape plan. Please submit this plan to the City for approval. We plan on installing this landscaping this winter.

In regard to the City's requirement that we upgrade our driveways to major shopping center standards, is it possible that this could be done in conjunction with the street improvements scheduled for the intersection? In any case, we need to get typical plans and specifications on the entrance design requirements.

Everett, we appreciate your help on this matter and are now ready to proceed.

Sincerely,

HENDERSON PROPERTIES, INC.

DOUGLAS E. RODGERS

For: TRABORN INVESTMENT CO., LTD.

DER:gl
Enclosure



June 22, 1978

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

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

Dear Mr. Fettis:

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

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

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

Evesett Fettis, June 23, 1978

- e) The proposed access point from parcel number three to Broadway should be eliminated and all access to parcel three shall be from the interior of the site. Complete access control should be maintained on Broadway adjacent to parcel three.
- f) An approved landscape plan as provided in general provision #6 shall be submitted for approval prior to the proposed amendments being forwarded to the Board of City Commissioners.
- g) General provision #8 shall be amended to reflect the singular "planting strip" as opposed to the plural.
- h) The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- i) The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- j) Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

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

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

Everett Fettis, June 23, 1978
Page 3

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

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

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



DP-2F

October 9, 1978

Traborn Inv. Co. Ltd.
% J. E. Cox
P. O. Box 25967
Oklahoma City, OK 73125

Dear Sir:

Due to the harsh summer weather, Central Inspection Division is in the process of inspecting all Community Unit Plan Developments within the City for the purpose of verifying the installation and maintenance of screening and landscaping as required by the approved CUP. Unfortunately, this inspection conducted October 6, 1978, revealed that CUP DP-28 (known as Broadway 47 Plaza) is in violation.

It appears that the required 10 foot planting strip adjacent to 47th St. South and Broadway has never been provided. These materials must be installed and the screening/landscaping maintained.

This letter shall be considered as official notification that unless action is initiated within thirty days to provide screening and landscaping, in accordance with the approved plan, the appropriate action will be taken to insure correction of these deficiencies. Bonds guaranteeing such installations may be considered to be acceptable initial action.

It will be necessary to withhold approval for all building permits and occupancy permits associated with this CUP until such time that the deficiencies have been corrected. Your assistance and cooperation in expeditiously resolving this matter will be appreciated. We look forward to hearing from you soon.

Sincerely,

Sam L. Mobley
Building Code Administrator

SJM:AI:kdn

WICHITA-SEDGWICK COUNTY

DATE 8-24-78

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files
FROM Louise Olivarez, Junior Planner *LO.*
SUBJECT Paving petitions for 48th Street South and Water Street

On August 23, 1978, I checked with Dick Linn to find out if T.G.&Y. still needed to sign the paving petitions for 48th Street South and for Water Street adjacent to their property. Linn said that since the petitions had already been accepted by the City Commission when the Fireball Addition plat was approved, there was no need for T.G.& Y. to sign any petitions. The petitions were accepted by the Commission on 7-25-78.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

TO
FROM
SUBJECT


Dick Linn, Engineering Division, Department
of Public Works
Jack Galbraith, Chief Planner

DP-28 - Amendment of Commercial Community
Unit Plan - Southwest corner of 47th St.
South and Broadway

Attached is the follow-up letter stating the action of the Planning Commission on the above amendment to the T.G. and Y Family Center at 47th and Broadway. I realize that both of you have been involved in preparing petitions for 48th Street South and Water Street associated with the plat of Fireball Addition. I wanted you both to be aware that the applicant in filing this case was required to petition or join in the petition for paving for 48th Street and Water. I have suggested Pettis contact Engineering relative to this matter.

In addition, they are required to guarantee the construction of accel/decel lanes on 47th Street south and the construction of two major entrances to the shopping center. I imagine Pettis will be contacting you as to estimates on these matters also.

This is provided for your information. If there are any questions, please call.



Jack Galbraith
Chief Planner

JHG:bh
cc: Don Wood, Industrial Development

COPY

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE June 21, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD
FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT DP-28 (Southwest Corner of 47th
Street South and Broadway)

At the June 19 meeting of CPO Area "C" Council, the Council reviewed the existing, allowed, and proposed development at the above location and made the following recommendations:

1. Approved increasing the number of parcels from two to three, but allow no access off Broadway on Parcel 3, and extend the accel/decel lane to the existing drive on Broadway (6-0).
2. Lower the number of curb cuts on 47th Street from three to two (4-2).
3. Approve staff recommendation #3 limiting the buildings on Parcel 2 to two (6-0).
4. Approve staff recommendation 4a, a site grading plan and 4b, paving of Water and 48th Street and providing accel/decel lanes on 47th Street and a major shopping center approach on Broadway (6-0).

Please advise the MAPC of the Council's recommendations when the case is considered on June 22.

Sarah Gilbert
Sarah Gilbert
CPO Administrative Aide

SG:rh

NOTED

David Furnas
David Furnas
CPO Coordinator



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-22-78

Case No. DF-28

Request: Amendment of Commercial
Community Unit Plan

Location: Southwest corner of 47th Street South and Broadway.

Acres: 21.8

Size: 810' x 1,233'

	Land Use	Zoning
Existing	TG and Y Family Center, Shopping	"LC"
North	Single family, Commercial	"AA" & "LC"
East	Restaurants, K-Mart, Shopping	"LC" & "C"
South	Undeveloped	"AA" (ap- proved for "E")
West	Undeveloped	"AA"

Existing street rights-of-way are adequate. Platted: Yes

History: SCZ-0218 "R-1" to "LC" - MAPC 12-28-67 approve
B Co C 1-10-68 approve
DF-28 MAPC 8-8-68 approve - BCC 8-20-68 approve

Comments:

1. The original Community Unit Plan on this site was approved by the Board of City Commissioners on August 20, 1968. The plan as approved provides for a ten foot landscaped area adjacent to a portion of the north property line and a 35 foot building setback adjacent to the south property line. The required landscaping has never been provided and loading docks, which substantially encroach into the 35 foot building setback have been constructed on the south of the main center. The existing development is in violation of the approved plan and the applicants have submitted proposed amendments to the plan.
2. The revised Development Plan now on file proposes the following general amendments to the Plan:
 - 1) An increase in the number of parcels from two to three.
 - 2) A reduction in the allowable gross floor area from 536,000 square feet to 273,615 square feet.

- 3) A change in the permitted uses on parcel #2 from "Service Station and associated automotive uses" to "restaurant, offices, convenience shopping". The proposed use of a retail sales garden center on the proposed additional parcel #3.
 - 4) An increase in the number of curb cuts to 47th Street South from three to four.
 - 5) Reductions/adjustments to existing building setback lines to reflect changes in parcel configuration.
3. The applicants have enlarged parcel #2 to 400 foot of frontage on 47th Street South from the 270 foot on the approved plan and have provided for a maximum of three buildings on the parcel. With the proposed 35 foot setback and the proposed use of restaurants, the staff is concerned over the strip development of center frontage with fast food restaurants as is occurring on other shopping center sites in the community. What was originally proposed as a well integrated shopping center then becomes strip commercial frontage with a center hidden behind, a visual hodgepodge of conflicting traffic patterns and unrelated developments. Although some outbuildings are compatible with main shopping centers (tire, battery, accessory stores, service stations, etc.), a maximum of two buildings proposed for parcel two would be more compatible with surrounding development.
4. Should the Planning Commission determine that the proposed amendments are appropriate, then the following items are suggested as conditions of approval:
- a) A site grading plan shall be submitted to Maintenance/Flood Control for approval prior to the issuance of further permits on the site.
 - b) Appropriate guarantees shall be submitted for the following items prior to the proposed amendments being forwarded to the Board of City Commissioners:
 - 1) The paving of 48th Street South.
 - 2) The paving of Water Street.
 - 3) Major shopping center approach and acceleration/deceleration lanes on 47th Street South.
 - 4) Major shopping center approach on Broadway.
 - c) General provision number 3 shall be amended to read as follows in the last paragraph:

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

- e) The proposed access point from parcel number three to Broadway should be eliminated and all access to parcel three shall be from the interior of the site. Complete access control should be maintained on Broadway adjacent to parcel three.
- f) An approved landscape plan as provided in general provision #6 shall be submitted for approval prior to the proposed amendments being forwarded to the Board of City Commissioners.
- g) General provision #8 shall be amended to reflect the singular "planting strip" as opposed to the plural.
- h) The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- i) The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- j) Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

DP-28 - 53 "Notice to Adjoining Property Owners" mailed 6/8/78 for
the MAPC meeting for 6/22/78.

1 (including map) to CPO Office

—
54 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

June 8, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, June 22, 1973, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for an amendment to the BROADWAY 47 PLAZA COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP 23 - Lot 1, Broadway 47 Plaza Addition, Sedgwick County, Kansas, Generally located at the southwest corner of 47th Street South and Broadway.

The Development Plan of this area, originally approved on August 20, 1963, has been revised and resubmitted as required under the Community Unit Plan Provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments to the Plan:

- 1) An increase in the number of parcels from two to three.
- 2) A reduction in the allowable gross floor area from 536,000 square feet to 260,615 square feet.
- 3) A change in the permitted uses on parcel #2 from "Service Station and associated automotive uses" to "restaurant, offices, convenience shopping". The proposed use of a retail sale garden center on the additional parcel #3.
- 4) An increase in the number of curb cuts to 47th Street South from three to four.
- 5) Reductions/adjustments to existing building setback lines to reflect changes in parcel configuration.

The hearing of this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held 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.

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

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, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

May 26, 1978

Mr. Everett Fettis, Attorney
One Twenty Building
120 S. Market
Wichita KS 67202

Re: DP28 Amendment of Broadway 47 Plaza
at the SW corner 47th Street So.
and Broadway

Dear Mr. Fettis:

We have reviewed the proposed amendments to the existing 21 acre Commercial CUP at the southwest corner of Broadway and 47th Street South, and the following are our comments as well as those of other City Departments regarding this project.

The major problem as we see it is still the proposed "strip commercial" of fast food restaurants on the 47th Street South frontage as represented by parcel number two. As you are aware, both the Board of City Commissioners and various Citizen Participation Organization Councils have expressed dissatisfaction with the strip development of the frontage on commercial CUP's (i.e., Westway). It is our recommendation that parcel two be reduced in size with a maximum of two buildings proposed for the site.

Another question which we have is the status of the injection well referred to in general provision #8 of the approved CUP. Has it been capped or ceased operation? Should the well still be in operation, it needs to be located on the plan and some provision made for screening it as required by the previous CUP. Also, a statement needs to be added insuring that the garden center proposed for parcel #3 is architecturally compatible to the existing buildings on the site.

Mr. Fettis
May 26, 1978
Page 2

The other comments which we have relate primarily to various guarantees which need to be provided prior to the proposed amendments being forwarded to the Board of City Commissioners. Normally these types of items would be required at time of platting, but in this case will be handled separately unless it is your intention to replat. Both the Engineering and Maintenance/Flood Control Divisions of the Department of Public Works have recommended that paving guarantees for both 48th Street South and Water Street to the west be secured. Maintenance/Flood Control also requests that a lot grading plan be submitted to show how the various parcels are proposed to drain. The Traffic Engineering Division has recommended that the presently existing west entrance on 47th Street South be developed to major approach standards with appropriate guarantees secured for both the major entrance and acceleration/deceleration lanes into/out of this point. The Assistant Traffic Engineer also notes that when 47th Street South is reconstructed that left turn channelization should be provided into the major entrance. On Broadway, the proposed South 81 plans indicate left turn channelization and deceleration lane into the existing opening. The Traffic Engineer recommended that this entrance also be designed to major approach standards.

In addition to the above comments, it is suggested that the following changes be made to the proposed CUP.

- W* 1) Both the westerly entrance (existing) on 47th Street South and the entrance on Broadway across from the K-Mart major entrance shall be depicted as designed to major street standards.
- W* 2) A provision #11 shall be added to the parcel description for parcel #3 as follows:
"Said building shall be constructed of similar material and shall be architecturally compatible to the existing buildings on the site as determined by the Superintendent of Central Inspection."
- No* 3) The number of buildings proposed for parcel #2 shall be reduced to two and the parcel size reduced accordingly.

Mr. Fettis
May 26, 1978
Page 3

- 4) Appropriate guarantees will be submitted for:
 - a) the paving of 48th Street South
 - b) the paving of Water Street
 - c) major shopping center approach and acceleration/
deceleration lanes on 47th Street South
 - d) major shopping center approach on Broadway
- 5) A site grading plan shall be submitted to Maintenance/
Flood Control for approval.
- JH* 6) A north arrow and scale need to be depicted on the plan.

These are the comments we have at this time. We have scheduled this item for consideration by the Metropolitan Area Planning Commission on June 22, 1978, and it is necessary that we receive fourteen (14) amended copies of the plan by Friday, June 9, 1978.

If you have questions regarding this matter, please call me at 268-4421.

Sincerely,

Jack Galbraith
Chief Planner
Current Plans Division

JHG:MM:ch
cc Bill Korber, Baughman Company
Douglas Rodgers, Traborn Investment Corporation

BROADWAY 47 PLAZA

CUP AMENDMENT

*Discussed with
Fathi Karim on
5/5/78*

1. Need filing fee prior to processing.
2. Gross square footage seems out of line - 409,630
1/2 size of Towne East
K-Mart CUP to east is 189,520 sq. ft.
3. Need statement on CUP showing intention to vacate
north 5 foot of 48th Street South.
4. How can general provision #4 be complied with when
present location of docks does not allow for 20 foot
road in all places.
5. Screening and landscaping provision needs to be
expanded to include financial guarantee if
landscaping not in prior to issuance of building
permits.
6. Statement requiring future utilities to be underground.
7. Need statement requiring wall on west if that site
develops residentially.
8. Parcel #2 - too large. Could support TBA store as
on old plan, but to strip out 3 fast food restaurants
cannot be supported.
9. Parcel #3 - unnecessary. If garden center real
possibility, move parcel to west side of CUP and
obtain "c" zoning.
10. Setbacks of 60 foot are unacceptable. Why not old
100 foot setback? Appears more fast food, strip type
activity is being set up with reduction of setbacks.
11. What about injection well referred to in general
provision #8 of old CUP? Is it still there? If so,
screening needs to be provided.
12. Four buildings on parcel #1? 3 on parcel #2 and
1 on parcel #3? Is it proposed to have the existing
structure and 7 additional fast food businesses? If
these will be individual selloffs then replatting
necessary.
13. Scale needs to be listed on CUP. *5th* Dimension NE corner
of CUP from north line of section.
14. Existing ROW appears to be adequate.
15. Guarantee to pave 48th and Water Streets.

THE CITY OF WICHITA
OFFICE OF CITY TRAFFIC ENGINEER

DATE May 24, 1978

TO Mike Meek, (T.A.) Senior Planner
FROM William G. McKinley, Assistant Traffic Engineer
SUBJECT Broadway 47th Plaza

Due to the proposed development on this site, we would recommend a major entrance off of 47th Street at their presently existing west entrance. This would require the platter to guarantee an acceleration/deceleration lane into this entrance. It is further recommended that when we reconstruct 47th left turn channelization should be provided into this major entrance.

On Broadway, the proposed South 81 plans indicate left turn channelization and deceleration lane into the existing opening. We would recommend the developer be required to provide major entrances at this point.

William G. McKinley
William G. McKinley
Assistant Traffic Engineer

WGM/g1
cc:R. W. Bruggeman

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

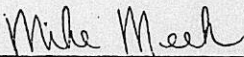
May 12, 1978

Dick Linn, City Engineer
TO Max Green, Flood Control/Maintenance
Paul Graves, Traffic Engineer
FROM Mike Meek, Senior Planner, Current Plans Division
SUBJECT DP-28 Broadway 47 Plaza Amendment (File #2)

Attached is a copy of a proposed amendment of the above referenced C.U.P. located on the southwest corner of Broadway and 47th Street South. The amendments propose one major center parcel and two other parcels at the corner, one of which is proposed for a garden center and the other proposed for strip development of three fast food restaurants.

Could you review these plans and advise regarding drainage, access points, the need for major approaches, and the need for decel lanes. It is our understanding that valid petitions will be submitted for the paving of 48th Street South, however, we need to be advised regarding the need to require paving of Water Street on the west.

Would appreciate receiving comments which you have by May 22, 1978.


Mike Meek, Senior Planner
Current Plans Divisions

MM:bbc
Attachment

ROUTING SLIP
(PLEASE CIRCLE DESTINATION)

- | | | |
|--------------------------|-----------------------------|----------------------------|
| Administration | Community Services | Planning Department |
| Budget | Contracts Admin. | Graphics |
| Controller | Job Teams | Empl. & |
| Data Processing | Local Housing Authority | Training Center |
| Purchasing | Community Facilities | Police Department |
| Duplicating | Building Services | Motor Pool |
| Stationery Stores | Community Arts | Public Works |
| Ret. & Insurance | OmniSphere | Administration |
| Treasury | Credit Union | Central Inspection |
| Airport Authority | Economic Development | Engineering |
| Art Museum | Energy Resources | Flood Control |
| City Manager | Industrial Development | Maintenance |
| C. P. O. | Emergency | Sanitation |
| City Clerk | Communications | Traffic Engineering |
| City Commission | Fire Department | Urban Renewal |
| Com./Status of Women | Grievance Office | Water Department |
| Personnel | Health Department | Accounting |
| Personnel Training | Law Department | Engineering |
| Public Affairs | Library | Filter Plant |
| Civil Rights & E. E. O. | M. T. A. | Gas Utility |
| Community | Municipal Court | Mains & Services |
| Development | Park Department | Water Pol. Control |
| Administration | Forestry | |
| Community Action | Recreation | |

For Mike Mike
 For your information For your comments

MESSAGE:

Spaine/Hood 5-15-78
#000-013 R78
Control.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 12, 1978

TO Dick Linn, City Engineer
✓ Max Green, Flood Control/Maintenance
Paul Graves, Traffic Engineer

FROM Mike Meek, Senior Planner, Current Plans Division

SUBJECT DP-28 Broadway 47 Plaza Amendment (File #2)

Attached is a copy of a proposed amendment of the above referenced C.U.P. located on the southwest corner of Broadway and 47th Street South. The amendments propose one major center parcel and two other parcels at the corner, one of which is proposed for a garden center and the other proposed for strip development of three fast food restaurants.

Could you review these plans and advise regarding drainage, access points, the need for major approaches, and the need for decel lanes. It is our understanding that valid petitions will be submitted for the paving of 48th Street South, however, we need to be advised regarding the need to require paving of Water Street on the west.

Would appreciate receiving comments which you have by May 22, 1978.



Mike Meek
Mike Meek, Senior Planner
Current Plans Divisions

MM:bbc

Attachment Need to pave 48th St from Water to Broadway - Engineering has set grades for 48th to drain east from Water - Need grading plan of site showing drainage going to streets. If they plan to drain to Water need to get water st paved.

cc: Wilton
Plat File

MAY 12 1978

S.
RECEIVED

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 Traborn Investment Company, Ltd. & Douglas Rodgers

Address 2629 Northwest 39th Expressway Phone 405-947-6801
Oklahoma City, Oklahoma

✓ Agent Everett Fettis

Address One Twenty Bldg. Phone 267-7251

b. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

c. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

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

II.A The applicant hereby requests Community Unit Plan approval on property zoned _____ and legally described as Lot(s)

Lot 1, Block(s) _____,
Broadway 47 Plaza Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

II.B There are 21.8 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) _____.

The general location is (use appropriate section)

- a. at the southwest corner of 47th St. So
and Broadway; 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.

Traborn Investment Company, Ltd. _____

By *Ernest C. Kelly* By _____
Authorized Agent (if any) Authorized Agent (if any)

By _____ By _____
Authorized Agent (if any) 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

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 1	K-Mart Plaza South	X E. N. Maisel & Associates address unknown ^{attn: P.N. 614} _{city dir.}
lot 2, except portion reserved in K-Mart Plaza South Addition	Nolans Gardens	✓ The Fourth National Bank & Trust Company 100 N. Broadway 67202
W ½ lot 3	same	✓ 47th Street Assoc., a partnership 1901 W. 13th 67214
lot 5, except portion reserved in K-Mart Plaza South Addition	same	∩ The Fourth National Bank & Trust Company 100 N. Broadway 67202
lot 6	same	∩ The Fourth National Bank & Trust Company 100 N. Broadway 67202
lot 7, except portion reserved in K-Mart Plaza South Addition	same	∩ The Fourth National Bank & Trust Company 100 N. Broadway 67202
lot 10 exc S100', all lot 11 and lot 12 exc S 100'	same	∩ The Fourth National Bank & Trust Company 100 N. Broadway 67202
lot 2, block 1	Shepler's Addition	✓ Robert Lee White and LeLonnie White 4601 S. Water 67217
lot 3, block 1	same	✓ Roy N. Andrews and Mable O. Andrews 4621 S. Water 67217
lot 4, block 1	same	✓ Carl R. Page and Mildred L. Page 4631 S. Water 67217
lot 5, block 1	same	✓ Richard L. Bybee and Patricia A. Bybee 4641 S. Water 67217
lot 6, block 1	same	✓ Jerald Wayne Mock and Vonda F. Mock 4645 S. Water 67217
lot 7, block 1	same	✓ Thomas Zane Winkler and Rosa JoAnn Winkler 4705 S. Water 67217

Lot	Addition	Property Owners
lots 8 & 9, block 1	Shepler's Addition	✓ George A. Buckley 4707 S. Water 67217
lot 10, block 1	same	✓ Charles E. Gilbert and Mary E. Gilbert 4729 S. Water 67217
lot 11, block 1	same	✓ Harold W. Bliss and Betty I. Bliss 4733 S. Water 67217
lot 12, block 1	same	X Floyd N. Garey and Maxeen J. Garey address unknown <small>not in ph. bk or city dir.</small>
lot 13, block 1	same	X Bruce R. Wood and Vera P. Wood address unknown <small>not in ph. bk or city dir.</small>
lot 2, block 2	same	✓ Robert A. Cole and Rose Marie Cole 4613 S. Main 67217
lot 3, block 2	same	✓ James Patton Armstrong and Mable Mary Armstrong 4623 S. Main 67217
lot 4, block 2	same	✓ Benjamin Alfred Gross & Catina Celea Gross 4633 S. Main 67217
lot 5, block 2	same	X Wilbur S. Ayers and Wanda G. Ayers address unknown <small>not in ph. bk or city directory</small>
lot 6, block 2	same	✓ Anthony Olan Parsons and Juanita Lee Parsons 4703 S. Main 67217
lot 7, block 2	same	✓ Orville T. Jackson and Thelma Jackson 4713 S. Main 67217
lot 8, block 2	same	✓ Edward M. Parsons and Karen Sue Parsons 1102 S. Ash 67211
lot 9, block 2	same	✓ Jasper A. Coon and Mable L. Coon 4733 S. Main 67217

Lot	Addition	Property Owner
lot 10, block 2	Shepler's Addition	✓ Harley D. Leitner and Louise Leitner 4743 S. Main 67217
lot 11, block 2	same	✓ Glenn A. Clark and Emma Mae Clark 124 W. 47th St. South 67217
lot 12, block 2	same	✓ Wesley L. Blankenship & France E. Blankenship 4734 S. Water 67217
lot 13, block 2	same	✓ Robert G. Widener and Neva B. Widener 4724 S. Water 67217
lot 14, block 2	same	✓ Railroad Building Loan & Savings Association 355 N. Waco 67202
lot 15, block 2	same	✓ Administrator of Veteran Affairs 5500 E. Kellogg 67218
lot 16, block 2	same <i>Ret + Resert 6/13/78</i> ✓ <i>1144 S. Broadway</i> <i>67211</i>	✓ Walter W. White and Corene M. White 223 S. Minnesota 67211
lot 17, block 2	same	✓ Estel L. Bryan and Patricia A. Bryan 4634 S. Water 67217
lot 18, block 2	same	✓ Harry Withers, Jr. and Mary Lou Withers 4624 S. Water 67217
lot 19, block 2	same	✓ Roy N. Andrews, Jr. and Donna J. Andrews, Jr. 4621 S. Water 67217
lot 4, block 3	same	✓ Donald R. Dantel and Gayle E. Dantel 4634 S. Main 67217
lot 5, block 3	same	✓ Virginia E. Larson 125 S. Seneca #303 67213
lot 6, block 3	same	✓ Edward O. Parsons and Ruby I. Parsons 4704 S. Main 67217

Lot	Addition	Property Owner
lot 7, block 3 <i>Ret 6/21/78 no other address</i>	Shepler's Addition <i>Ret + Renewed 6/13/78 155 N. Bluff 67208</i>	George H. Gibson, Jr. & Phyllis D. Gibson 7042 E. Kelliog #C-67207
lot 8, block 3	same	Roy E. Holder and Charlotte A. Holder 4724 S. Main 67217
lot 9, block 3	same	Larry Chisholm 4734 S. Main 67217
lot 10, block 3	same <i>Ret + Renewed 6/13/78 1301 1/2 Bluff 67211</i>	Margaret E. Jackson 222 Pattie Ave 67211
lot 1 <i>Latham's RRI 67072</i>	Shepler's 2nd Addition <i>Ret + Renewed 6/13/78 201 S. Holyston 67218</i>	D. F. Shepler and Norma F. Shepler 1802 S. Broadway 67211
lot 1, block 1	Morse Addition	Garnett L. Morse and Kathryn E. Morse 1941 S. Dodge 67213
lots 1, 2 & 3, block 2	same	Garnett L. Morse and Kathryn E. Morse 1941 S. Dodge 67213
lot 1, block A	K E Tague Addition	Amvets Post #36, Amvets Post #36 Auxiliary Wheat Basket Sack #36 220 E 47th St. South 67217
lot 1	Rock Island Industrial Park Addition <i>Ret + Renewed 6/13/78</i>	Ken Stowell 945 Longfellow 67207 9432 BEDELL, 67207
lot 10, 11 and lot 12 exc S 205'	same	Ken Stowell 945 Longfellow 67207
lot 13,	same	Ken Stowell 945 Longfellow 67207
S 205' of Lot 12	same	Hornbrook, Inc. address unknown
lot 1, block A	Georgia-Pacific Addition	Georgia Pacific Corp. 401 W 47th St. So. 67217

Tract

Property Owner

The South 649.5 feet of the East 620 feet
of the SE $\frac{1}{4}$ of Section 17-28-1E
except the portion reserved in K. E.
Tague Addition and except portion
reserved in Shepler's 2nd Addition

D
returned

✓ Norma Faye Shepler
~~1802 S. Broadway 67211~~
304 S. Holyoke, 67218

The East 620 feet of the South $\frac{1}{2}$ of the
SE $\frac{1}{4}$ of Section 17-28-1E exc S 649.5 feet
and except N 200 feet and except S 25 feet
of the North 225 feet of the East 342 feet,
subject to row and road easement on east
30 feet

✓ John A. George and
Rosemary George
2147 S. Chautauqua 67211

An undivided one-half (1/2) interest in
and to: Beginning at a point 577.8 feet
east of the southwest corner of the south-
west quarter of section 16, township 28
south, range 1 east of the 6th p.m. Sedgwick
County, Kansas, thence east 205.2 feet,
thence north 300 feet, thence west 205.2
feet, thence south to point of beginning

✓ H. Stan Chilton
1401 A S. Hydraulic 67211

An undivided one-half (1/2) interest in
and to: Beginning at a point 577.8 feet
east of the southwest corner of the south-
west quarter of section 16, township 28
south, range 1 east of the 6th p.m. Sedgwick
County, Kansas, thence east 205.2 feet,
thence north 300 feet, thence west 205.2
feet, thence south to point of beginning

✓ Kansas Developers, Inc.
5900 E Central 67208

The East 217.8 feet of the West 577.8 feet
of the South 300 feet of the Southwest
quarter of Section 16, township 28, range
1 east

✓ Southwestern Bell
Telephone Company
154 N. Broadway 67202

The South 121 feet of the West 360 feet
of the Southwest quarter of Section 16,
township 28, range 1 east

✓ J. W. Kammerer and
Maryon M. Kammerer
4756 S. Broadway 67216

The Southwest quarter of the Southwest
quarter of Section 16, township 28, range
1 east lying South and West of Riverside
Drainage Canal except that portion platted
as Morse Addition, except three last
described tracts and except that portion
condemned for street

✓ Hazel O. Brookings
1732 S. Topeka 67211

The East half of the northeast quarter of
Section 20, township 28, range 1 east
except that portion platted as Broadway 47
Plaza

✓ James E. Phillips and
Margaret Mary Phillips
1337 Morgantown 67212

Tract

Property Owner

A tract of land located in the west half of the Northeast Quarter of Section 20, in Township 28 South, of Range One East of the 6th P.M., to-witt: Commencing at a point on the North line of said West $\frac{1}{2}$ which point is 211 feet West of the Northeast Corner of said West $\frac{1}{2}$, and is marked by a Surveyor's Iron; thence South parallel with the East line of said West $\frac{1}{2}$, for a distance of 719.46 feet to a Surveyor's Iron; thence West, parallel with the North line of said West $\frac{1}{2}$, for a distance of 115 feet, for a Point of Beginning; thence West from said Point of Beginning, running parallel with the North line of said West $\frac{1}{2}$, for a distance of 216.595 feet, more or less, to a point marked by a Surveyor's Iron, located on the East Right-of-line of the Chicago, Rock Island and Pacific Railroad (now Railway) Company; thence Northeasterly along said Right-of-Way line to a point which is 369.46 feet South of the North line of said West $\frac{1}{2}$; thence East, parallel with the North line of said West $\frac{1}{2}$, for a distance of 145 feet to a point located 326 feet, more or less, West of the East line of said West $\frac{1}{2}$; thence North, parallel with the East line of said West $\frac{1}{2}$, for a distance of 350 feet, more or less, to the point of Beginning

✓ Ronald E. Phillippe and
Lina Corrine Phillippe
331 W 47th St. So. 67217

lot 1

Broadway 47 Plaza Addition

✓ Traborn Investment
Company, Ltd.
an Oklahoma Corp.
address unknown

All that part of the West one-half of the Northeast quarter of Section Twenty (20), in Township 28 S, R 1 E, of the 6th P.M. lying East of the easterly row line of Chicago, Rock Island and Pacific Railway Company (sub j to the row of Midland Valley Railroad), lying West of the following-described line: Beginning at a point on the North line of said West $\frac{1}{2}$ of said NE $\frac{1}{4}$, which point is 211 feet West of the NE corner of said W $\frac{1}{2}$ of said NE $\frac{1}{4}$ of Section 20; running thence South parallel with the East line of said West $\frac{1}{2}$ of said NE $\frac{1}{4}$ of Section 20, for a distance of 719.46 feet; running thence West parallel with the North line of said West $\frac{1}{2}$ of said NE $\frac{1}{4}$ of Section 20, for a distance of 201.57 feet; running thence South parallel with the East line of said West $\frac{1}{2}$ of said NE $\frac{1}{4}$ for a distance of 1921.02 feet, more or less to the South line of said West $\frac{1}{2}$ of said NE $\frac{1}{4}$

✓ Edith Phillippe &
Gerald R. Phillippe
331 W 47th St. So.
67217

That part of the West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20, 28, 1 East of the 6th P.M., described as: Beg at the NE corner of said W $\frac{1}{2}$ of NE $\frac{1}{4}$; thence W along the North line of said W $\frac{1}{2}$ of NE $\frac{1}{4}$ for a distance of 211 feet; thence South parallel with the East line of said W $\frac{1}{2}$ of NE $\frac{1}{4}$ for a distance of 719.46 feet; thence West parallel with the North line of said W $\frac{1}{2}$ of NE $\frac{1}{4}$ for a distance of 201.57 feet; thence South parallel with the East line of said West $\frac{1}{2}$ of NE $\frac{1}{4}$ for a distance of 1921.02 feet, more or less, to the South line of said West $\frac{1}{2}$ of NE $\frac{1}{4}$, thence East 412.57 feet to the SE corner of said W $\frac{1}{2}$ of NE $\frac{1}{4}$; thence North along the East line of said West $\frac{1}{2}$ of NE $\frac{1}{4}$ for a distance of 2639.47 feet, more or less to the point of beginning

✓ Grey Dresie,
Nominee
433 N. Broadway
67202

We hereby certify the foregoing to be a true
and correct list of the property owners of:

1000 foot radius of Lot 1,
Broadway 47 Plaza, Sedgwick
County, Kansas

as shown by the last deeds of record on file in the Office of the
Register of Deeds of Sedgwick County, Kansas, on the 29th day of March
1978 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Cable
Vice President

Order No. 262587

jc

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

June 8, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, June 22, 1973, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for an amendment to the BROADWAY 47 PLAZA COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP 23 - Lot 1, Broadway 47 Plaza Addition, Sedgwick County, Kansas, Generally located at the southwest corner of 47th Street South and Broadway.

The Development Plan of this area, originally approved on August 20, 1963, has been revised and resubmitted as required under the Community Unit Plan Provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments to the Plan:

- 1) An increase in the number of parcels from two to three.
- 2) A reduction in the allowable gross floor area from 536,000 square feet to 260,615 square feet.
- 3) A change in the permitted uses on parcel #2 from "Service Station and associated automotive uses" to "restaurant, offices, convenience shopping". The proposed use of a retail sale garden center on the additional parcel #3.
- 4) An increase in the number of curb cuts to 47th Street South from three to four.
- 5) Reductions/adjustments to existing building setback lines to reflect changes in parcel configuration.

The hearing of this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held 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.

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

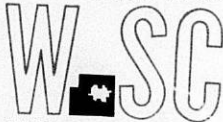
NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

DP-28

Eddie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



NOT DELIVERABLE AS ADDRESSED
BRING ORDER ON FILE
SOUTHEAST

George H. Gibson, Jr. &
Phyllis D. Gibson
7042 E. Kellogg #C
Wichita, Kansas 67207



155 N. Bluff
67208

Resent 6/13/78

Important! Notice of Meeting Enclosed

DP-28

Eddie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Not Deliverable as Addressed
No Forwarding Order on File
WASHINGTON ST. STA.

Walter W. White & Corene M. White
223 S. Minnesota
Wichita, Kansas 67211



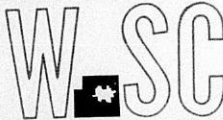
Resent 6/13/78 1144 So. Broadway 67211

Important! Notice of Meeting Enclosed

DP-28

Eddie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Not Deliverable as Addressed
No Forwarding Order on File
WASHINGTON ST. STA.

Norma Faye Shepler
1802 S. Broadway
Wichita, Kansas 67211



Duplicate
304 S. Holyoke
67218

Important! Notice of Meeting Enclosed

DP-28

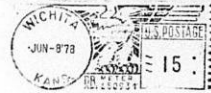
Edie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



D.F. Shepler & Norma F. Shepler
1802 S. Broadway
Wichita, Kansas 67211



Not Deliverable as Addressed
No Forwarding Order on File
WASHINGTON ST. STA.

Resent 6/13/78

*3045. Hlyoke
67218*

Important! Notice of Meeting Enclosed

DP-28

Edie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



NOT DELIVERABLE AS ADDRESSED
NO FORWARDING ORDER ON FILE

SOUTHEAST
Ken Stowell
945 Longfellow
Wichita, KS 67207



*Resent
6/13/78*

*9422 Sebell
67207*

Important! Notice of Meeting Enclosed

DP-28

Edie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Not Deliverable as Addressed
No Forwarding Order on File
WASHINGTON ST. STA.

Margaret E. Jackson
222 Pattie Avenue
Wichita, Kansas 67211

*Resent
6/13/78*

*1301 Piatt
67214*

Important! Notice of Meeting Enclosed

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

June 8, 1978

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DP 28 - Lot 1, Broadway 47 Plaza Addition, Sedgwick County, Kansas, Generally located at the southwest corner of 47th Street South and Broadway.

The Development Plan of this area, originally approved on August 20, 1963, has been revised and resubmitted as required under the Community Unit Plan Provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public information and review.

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Robert A. Lakin
Secretary

DP-28

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Important! Notice of Meeting Enclosed

*Return to
Parties mentioned
at this address.*

GEORGE H. GIBSON, JR. &
PHYLLIS D. GIBSON
155 N. BLUFF
WICHITA, KS. 67208

no other address available





METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

October 22, 1980

Mr. Douglas E. Rodgers, for
Traborn Investment Co., Ltd.
2629 N.W. Expressway
Oklahoma City, Oklahoma 73112

Re: DP-28 - Broadway 47 Plaza C.U.P. -
Generally located at the southwest
corner of Broadway and 47th Street
South.

Dear Mr. Rodgers:

In reviewing our files we noticed that the above captioned C.U.P. was approved by the Planning Commission on June 22, 1978 subject to several conditions as outlined in my letter to Everett Fettis, dated June 22, 1978. One of the conditions was that prior to forwarding the C.U.P. to the Board of City Commissioners for their consideration was the submission of paving guarantees for accel/ decel lanes along 47th Street South and Broadway. Another condition was that a landscape plan be submitted for approval prior to forwarding the plan to the City Commission. The last correspondence in our files is a letter from me to you dated January 16, 1979, regarding revisions to the proposed landscape plan.

Due to the length of time since the last correspondence and the Planning Commission approval, we are questioning your desire to complete the C.U.P. If you do wish to complete the amendment, please contact me in order to discuss the items that need to be completed. Due to the length of time since Planning Commission approval, this case will need to be reviewed by the Planning Commission. If you do not intend to complete the amendment, please inform us so that the file can be closed.

Sincerely,

Jack H. Galbraith
Jack H. Galbraith
Chief Planner

JHG:ADC:el
cc: Everett Fettis, Attorney, 120 South Market, Suite 504,
Wichita, 67202



METROPOLITAN AREA PLANNING DEPARTMENT

RETURN TO
SENDER
NO SUCH NUMBER

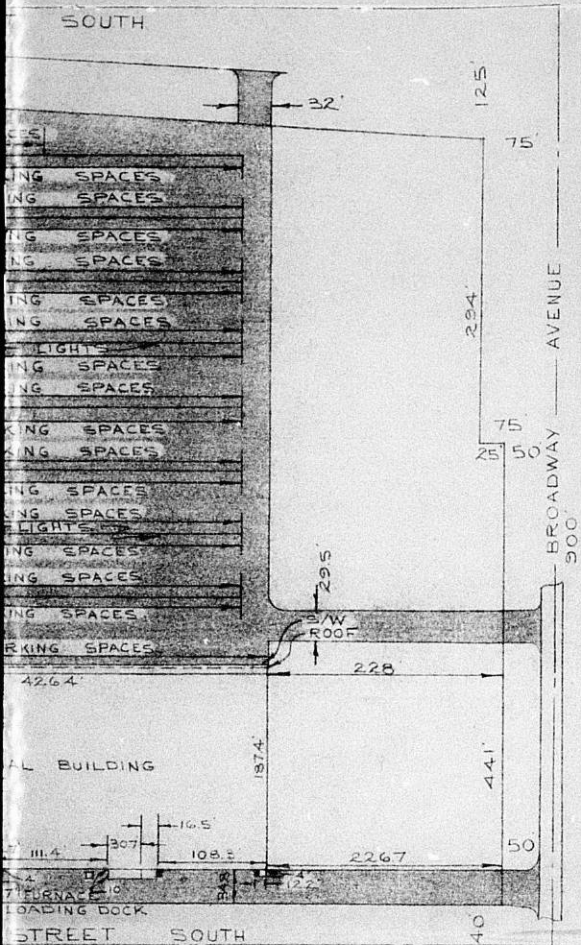
CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202



MR. DOUGLAS E. RODGERS, FOR
TRABORN INVESTMENT CO., LTD.
2629 N.W. EXPRESSWAY
OKLAHOMA CITY, OKLAHOMA 73112

Edie
*Art: This was returned.
Do you have a better address?*





█ = ASPHALT PAVING



SURVEY :

BLOCK 1, BROADWAY 47 PLAZA
WICHITA, SEDGWICK COUNTY, KANSAS

K.O. TAYLOR, P.E.
JUNE 16, 1970

Engineer in the State
I certify that I did on
County,
is in the clear of
in said block by
Exhibit of said
Consulting Engineer

SCALE	REVISIONS		BY	DATE
DATE				
DRN.	CRD.			
APVD				
TITLE			NO.	

*

This DP File
Has a Large Drawing
On 35mm Microfilm.
Roll # 1

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