

BERNESE SHOPPING CENTER -
of Oliver between Harry
Builders, Inc. by
Snyder file

POSTED
11-19-75
[Signature]

ACTION

DATE

COMMITTEE

M.A.P.C. Deferred 30 12-13-73
M.A.P.C. Optimal day 1-10-74
R.C.C./B. CO. C. Approved 1-29-74

Map No. 5846
Sec. 25
Twp. 27S
Range 1E

DATA SHEET
COMMUNITY UNIT PLAN

DP 60
Z-
Filed 10-24-73

APPLICATION REQUEST: Approval of proposed planned commercial development.

1. Applicant Builders, Inc.
Address 300 West Douglas 67202 Phone 261-5221
2. Agent Loren E. Snyder in care of Builders Inc.
Address 300 West Douglas 67202 Phone 261-5221
agent Robert H. Nelson 200 West Douglas
3. General Location On the East side of Oliver between Lincoln
and Harry Address _____
4. Proposed Use _____

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning _____ Proposed Zoning _____
3. Area (is) (is not) platted. _____
4. Existing R/W _____ ft. _____ ft. _____ Addition
_____ St. _____ St. _____ ft.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>12-13-73</u>	<u>Deferred 30 days</u>
<u>1-10-74</u>	<u>Approved</u>

2. Governing Body

Date	Action
<u>1-29-74</u>	<u>Approved subject to amending General Ordinance</u> <u># 10 A and 13 (See letter dated</u> <u>1/24/74)</u>

MICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 9-1-77

Case No. DP-60	Request: Amendment of Commercial Community Unit Plan.
Location: East side of Oliver between Harry and Lincoln.	
Acres: 39.41	Size: 500' x 2,650' (Irregular)

	Land Use	Zoning
Existing	Parklane Shopping Center, David's, General Business	"LC"
North	General Business, Phone Company Substation	"LC"
East	Multi-Family	"B"
South	General Business, Multi-family	"A" & "LC"
West	Multi-family, General Business	"B" & "LC"

Existing street rights-of-way are adequate.	Platted: Yes Sidewalk: Guaranteed
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History: 2-1585 "B" to "LC" DP-60 12-13-73 MAPC defer 30 days
1-10-74 MAPC approve
1-29-74 BCC approve

Comments:

- On January 29, 1974, the Board of City Commissioners approved a zone change request for "LC" Light Commercial zoning on a tract of land east of Glendale and north of Harry for a proposed David's Store and approved a commercial C.U.P. which included all of Parklane Shopping Center and David's Store site. In the approval of these cases, the major issue to be resolved was traffic circulation and congestion on both the shopping center and David's Store site. One of the conditions of approval of the cases to alleviate the traffic problem, was to require the vacation of Bleckley Street between Boston and Battin so as to prevent commercial traffic going to and from the David's Store from driving through the residential area to the north and east. Since a great deal of concern to the zone change was the potential of commercial traffic using the streets in the residential area, the vacation of Bleckley to prevent this from occurring was one of the key points of approval of the zone change and C.U.P. Another requirement of the zone change and C.U.P. approval, was the platting of the property. The plat, Parklane

Addition, was recorded on September 19, 1974.

The plat vacated the portion of Bleckley street as required in the zone case and C.U.P. approval and, as a condition of the plat approval, the applicant petitioned for the closing of the curb openings at either end of the segment of Bleckley to be vacated as part of the street intersection reconstruction at the Bleckley-Boston and Bleckley-Battin intersections.

In December of 1975, after the David's Store was in operation, an application was submitted requesting the vacation of the balance of Bleckley north and south of the already vacated portion of said street, and as well the vacation of Battin, Boston, Zimmerly and Bayley streets. This would have eliminated virtually all public streets in the area. This application was subsequently deferred indefinitely and to date has never been further considered. Throughout all of the foregoing proceedings, the vacated portion of Bleckley has remained physically open and in use by both commercial and residential traffic in the area.

On April 28, 1977, the NADC considered and recommended for approval a request to rededicate Bleckley Street between Boston and Battin (D-0762). However, on May 10, 1977, the Board of City Commissioners took no action and did not accept the rededication of the street. The City of Wichita then proceeded to let a contract to reconstruct the intersections of Bleckley Drive and Boston Street and Bleckley Drive and Battin Avenue, but on May 19, 1977, the District Court of Sedgwick County granted a temporary injunction against the City, restraining the City from taking any further action to reconstruct the intersections of Bleckley Drive and Battin Avenue and Bleckley Drive and Boston Street until the City of Wichita takes final action on an amendment to the Community Unit Plan which would permit the rededication of Bleckley.

2. The applicants have now submitted an application to amend the Community Unit plan. The revised development plan proposes the following general amendments to the plan:
 - a. Increase the net area by 2.35 acres (by adding previously vacated Glendale from Lincoln to Oliver).
 - b. Rededication of previously vacated Bleckley between Boston and Battin.
 - c. Decrease the maximum number of buildings permitted on the total site from 16 to 15.
 - d. An increase in the total gross floor area permitted on the C.U.P. by 12,655 square feet.
 - e. Adjustments to individual parcel sizes and permitted uses on each parcel.

- f. A provision of an alternate development scheme for high-rise apartment for Parcel #2.
 - g. Reduction in the building setback line in Parcel #2 adjacent to Bleckley from 80 feet to 35 feet.
3. The applicants have proposed a combination of commercial and residential uses on parcel #2 with an alternate for a high-rise apartment development on the same site. The proposed parking ratio of 1.25 spaces per dwelling unit on the high-rise apartment alternate is suggested to be reduced to .5 spaces per dwelling unit if the high-rise is for the elderly. Although the staff originally advised the applicants that this reduction could be achieved on the C.U.P. itself without seeking a variance from the Board of Zoning Appeals, some concern has been expressed that if the total site is developed with apartments for the elderly and is later converted to conventional apartment usage, .5 spaces per dwelling unit will be insufficient. The only solution appears to be some sort of reservation, either by wording on the C.U.P. or by Board of Zoning Appeals action that sufficient space be reserved on the site for expansion of the parking from .5 spaces per dwelling unit to the required 1 space per dwelling unit, should the elderly apartments become open to all age groups.
4. The major staff concern on the proposed amendments remains the rededication of Bleckley between Boston and Dattin which permits the commercial traffic to filter through a residential neighborhood. Both the Engineering and Traffic Engineering Divisions of the Department of Public Works as well as the MAPD staff oppose the rededication of Bleckley because of the inherent conflicts in mixing the commercial traffic with residential neighborhood and street. The original request to permit commercial expansion east of the drainage ditch for the David's site would not have been supported except the then proposed vacation of Bleckley would have separated the commercial traffic from the residential neighborhood. The applicant believes that the closing of Bleckley in this area will cause inconvenience to the neighborhood residents and points out that the residential units to the east are owned by the applicants and any possible congestion will merely harm themselves. In addition, the applicants have retained a consultant to take traffic counts in the area to determine exactly how much commercial traffic filters through the neighborhood at this time; the Traffic Engineering Division of the City is also conducting such counts and both the consultant's and City staff's figures should be available at the MAPC public hearing. The staff has suggested that a possible compromise to keep Bleckley open would be to have complete access controls adjacent to Bleckley from Parcels 1 and 2 and permit interior circulation on the site with access from Harry to the commercial parcels. This would permit the residents to utilize Bleckley, yet not

impact the neighborhood with commercial traffic.

5. It should be noted that the applicants have recently received approval from the Department of Housing and Urban Development for a 100 unit elderly high-rise Section 8 housing development to be located adjacent to Bleckley north of the David's site which will certainly increase neighborhood traffic beyond that currently existing at this site.
6. It should be noted that drainage improvements guaranteed on the plat of Parklane Addition are currently under construction and contracts for the construction of accel-decel lanes and major entrances are now in the process of being let. The original C.U.P. concept originally approved proposed a portion of the drainage right-of-way to be an easement rather than dedication so that it could be covered and utilized for additional parking on the David's site. Such is no longer proposed and the amended C.U.P. shows that area to be a drainage dedication rather than an easement; however, that area still needs to be formally dedicated.
7. Should the Planning Commission and Board of City Commissioners determine that the proposed amendments to the Parklane C.U.P. are appropriate, the following are suggested conditions of approval:
 - a. The rededication of previously vacated Bleckley between Boston and Battin.
 - b. The dedication of that portion of the drainage right-of-way labeled as "drainage easement" on the plat, but not proposed as drainage dedication on the amended C.U.P.
 - c. The expansion of the parking ratio provision on alternate parcel 2 to read as follows:

"(0.5/Dwelling Units if developed with housing for the elderly, provided however, that sufficient open space be depicted on the site plan and be reserved to provide additional parking to bring the number of spaces up to 1 space/dwelling unit should the elderly units be converted to conventional high-rise units)"; or approval of an off-street parking variance by the Board of Zoning Appeals.
 - d. 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 and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Case No. DP-60
Page 5 9-1-77

- e. 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.
 - f. Any major changes in this development plan being re-submitted to the planning Commission and City Commission for their consideration.
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2-23-77

Meeting with Builders Representative to discuss
Parsons C.U.P. Those in attendance

Floyd Baird Builders
Ken Claycamp "
Lawrence Walls Architect
Gary Wiley O.S.

Dalbraith
Newly
Jimm
Groves
Mrs. Kinley

Issues:

1. Access to Junction. Builders desire to
have 5 access points to Junction
including the point at vacated Glendale.

Action: This requires either regulating; or
a vacation and a rededication
back of access control not to
exceed 5 openings.

If such would be approved, we
would make the appropriate
notations on the C.U.P.

To permit the curb opening that provides
access in front of the store on the lower
level would require the lengthening of
the deck lane by another 100". Traffic
is opposed to the additional entrance as it
impairs the purpose of the deck lane which
is to serve the major entrance at
vacated Glendale.

Wells asked could the City include the construction of all three major entrances, even though they are on private property, as part of the same contract. Jimin thought they possibly could but needed to check with the Law Dept. He advised that he would need new petitions.

2. Discussed improving Olinier under the "Urban Systems". Jimin wants to construct the accel-decel lanes to the width to accommodate future widening of Olinier. Additional would amount to about 8'. Baird is to check and advise Jimin.
3. Drainage - Only item to resolve is whether the City or Builders makes the improvement.
4. Landscaping - They are concerned about the wording and want minor changes to assure that trees are permitted. Will be handled if CUP is amended.
5. Builders desire to increase number of Parcels to 4 and to increase the maximum number of buildings permitted on Parcel 2.
6. Desire to loosen the Building Setback on Blesley.

7. Baird desires to rededicate portion of Blackly so that it can remain open. Also objects to its widening from Bathin south. Also wants 10' originally dedicated to be vacated.
8. Baird also objects to the contingent dedication they gave at the corner of Lincoln & Ohio where the service station is.
9. Concerned about Fire Lane requirement on C.U.P. I advised that they had to comply with Fire Lane ord.
10. Concerned with word "Billboard". They are reviewing definitions of signs.
11. Regarding rededicating Blackly, I suggested they submit dedication, and if Governing Body agrees, appropriate notations will be made on face of C.U.P.
12. Wall not being constructed was dismissed. Baird wants to delay until they decide what they will do with property to the north of David.

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
TRAFFIC ENGINEERING DIVISION
CITY HALL — EIGHTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4448



February 11, 1977

Mr. Floyd M. Baird
Executive Vice President
Builders, Inc.
1000 Parklane
Wichita, Kansas 67218

Dear Mr. Baird:

This is to acknowledge your letter of February 10, 1977 requesting a postponement of the Traffic Commission hearing regarding the Parklane C.U.P.

Postponement until the March meeting would not appear beneficial because of the many factors involved. This C.U.P. has already been too long in being completed, therefore, an early hearing would be most beneficial. I have discussed the matter of postponement with the chairman of the Traffic Commission and the matter will proceed to be discussed next Wednesday as indicated on the agenda supplied.

Your cooperation will be sincerely appreciated.

Sincerely,

Paul B. Graves, P. E.
City Traffic Engineer

PBG/dw

cc: R. W. Bruggeman, Director of Public Works
E. H. Denton, City Manager
Mike Smith, Cerebral Palsy Research Foundation
Dick Linn, City Engineer
✓ Jack Galbraith, Chief Planner, MAPD
Traffic Commission Members
Lawrence Wells

Gulbricht

BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218

February 10, 1977

Paul B. Graves, P.E.
City Traffic Engineer
The City of Wichita
Department of Public Works
Traffic Engineering Division
City Hall -- Eighth Floor
455 North Main Street
Wichita, Kansas 67202



Re: Your Letter of February 7, 1977,
Concerning Hearing on February 16, 1977,
Traffic Commission "Continuation of Discussion
on Request for Signalized Crossing on Bleckley
North of Harry".

Dear Mr. Graves:

Confirming my conversation with Mr. Bill McKinley of your office on Thursday afternoon, we are requesting a postponement of the above hearing until your March Traffic Commission meeting.

Although this matter came up on the 19th of January, 1977 with the Traffic Commission, it was not until the 9th of February, 1977 that I was notified of this matter.

Meanwhile, we have been in conference with Public Works Department, the Engineering Department, the City Manager's Office, the City Plan Office, Flood Control, and had planned to visit with you.

We are working with our architect, Lawrence Wells, and other consultants in order to work out a procedure on this matter. It is, therefore, premature, both on our part and the part of the City to be able to address ourselves intelligently to the questions posed in your letter.

We have been in contact with Mr. Mike Smith, who initiated the request, and he concurs with us and is also making a request of you that this hearing be postponed.

We will appreciate your cooperation in this deferral which we feel will be in the best interest of all concerned.

Yours truly,

BUILDERS, INC.

Floyd M. Baird
Executive Vice President

FMB:fja
cc: See attached

Paul B. Graves, P.E.
Page 2

February 10, 1977

cc: R. W. Bruggeman, Director of Public Works, City of Wichita
E. H. Denton, City Manager
Mike Smith, Cerebral Palsy Research Foundation
Dick Linn, City Engineer
Jack Galbraith, Chief Planner, Current Plans Division
City Traffic Commission Members:
Nancy Collins
Jayce Focht
Floyd Keith
Kevin Kimmel
Wayne King
Mary Kopietz
Joan Marsh
Wilbur Mohr
George Stevens
Johnny Stevens
Lt. Charles Oswald
Bill McKinley, City Traffic Officer
Lawrence Wells

2/10/77 FMB:fja

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THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
TRAFFIC ENGINEERING DIVISION
CITY HALL - EIGHTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 253-4446

February 7, 1977

Mr. Floyd M. Baird
Executive Vice President
Builders, Inc.
1000 Parklane
Wichita, Kansas 67218


Dear Mr. Baird:

At the January 19, 1977 Traffic Commission meeting, the Cerebral Palsy Research Foundation indicated their concern for the handicapped persons crossing Bleckley between Harry and Battin.

After considerable discussion with regard to the effects that the David's parking lot and thru traffic on Bleckley has on the ability of the handicapped to cross Bleckley, it was the desire of the Traffic Commission to postpone any action until additional information could be made available. By motion, the Traffic Commission instructed the Traffic Engineering Division staff to place this item on the February 16, 1977 Traffic Commission agenda with a request to the Metropolitan Area Planning Department, the Director of Public Works and the C.U.P. recipient (Builders, Inc.) to address the C.U.P. and its associated problems of implementation which would include status of the C.U.P. compliance, such as street vacation, land use plan, proposed improvements to the major street system, major driveway construction, etc. The projected date of complete C.U.P. compliance is of the utmost importance in the interests of safety and to determine possible solutions to the existing land use by the Cerebral Palsy Research Foundation.

We are requesting a member of your organization to be present to discuss this matter as it pertains to you. This item will be scheduled to begin at approximately 10:30 a.m. The Traffic Commission meets in the City Commission meeting room on the first floor of City Hall, 455 North Main.

Sincerely,


Paul B. Graves, P. E.
City Traffic Engineer

PBG:WGM:dvw

cc: R. W. Bruggeman, Director of Public Works
E. H. Denton, City Manager
Mike Smith, Cerebral Palsy Research Foundation

EXHIBIT "J"

rec'd 2/9/77
@

TRAFFIC COMMISSION AGENDA

February 16, 1977

9:15 a.m.

The Wichita Traffic Commission will meet in the City Commission meeting room on the first floor of City Hall, 455 North Main. The meeting will begin at 9:15 a.m. (Please note the earlier time)

ROLL CALL

APPROVE MINUTES OF JANUARY 19, 1977

OPEN MEETINGS - EXECUTIVE SESSIONS

This is in regard to a memo from John Dekker, Director of Law, summarizing the provisions of the open meeting statutes and City ordinances pertaining thereto.

DISCUSSION OF MASS TRANSIT

This item will begin at 9:30 a.m. Representatives from the Metropolitan Transit Authority, Metropolitan Area Planning Department, Department of Public Works and Traffic Engineering Division staff will be present to discuss this item.

CONTINUATION OF DISCUSSION ON REQUEST FOR SIGNALIZED CROSSING ON BLECKLEY NORTH OF HARRY

(This item will begin approximately 10:30 a.m.)

After discussion of this request at the January Traffic Commission meeting, it was decided to invite representatives from the Metropolitan Area Planning Department, the Director of Public Works' office, and Builders, Inc., to attend the February Traffic Commission meeting for further discussion.

PETITION TO RESTRICT PARKING ON LONGFORD LANE

A petition has been received requesting no parking from 8 a.m. to 12 noon on the 500 and 600 blocks of Longford Lane. This request is related to the use of the 500 and 600 blocks by Kapaun-Mt. Carmel students for parking.

BREAK FOR LUNCH - The Commission will break for lunch at approximately 11:30 a.m. and will resume their meeting at 1:00 p.m.

REMOVAL OF PARKING FROM WASHINGTON - MOSLEY

A public hearing will be held at 1:00 p.m. to consider the removal of parking from Washington - Mosley, Washington from Central to Murdock and Mosley from Murdock to 18th Street North. Affected businesses and residents along this segment of Washington - Mosley have been notified of the public hearing.

PRESENTATION ON MC LEAN BOULEVARD

The extension of McLean Blvd. from 29th Street South to MacArthur Road will be discussed. Mike Thompson of Poe and Associates, R. W. Linn, City Engineer and representatives of the Kansas Department of Transportation will be present.

SCHOOL SPEED LIMITS AND TRAFFIC SIGNALS

At the January 19, 1977 Traffic Commission meeting, this subject was discussed and referred back to the CPO's and the Administrative Committee for Traffic Safety Coordination for more input. The Traffic Commission Chairman is a member of the committee. Due to previous commitments in February and March, Wayne King was chosen to act in his place. An informal discussion was held January 26 with part of the Traffic Commission and the Traffic Engineering staff to formulate a list of options regarding school speed limits and traffic signals. Action requested today is to adopt or revise the list of options and forward them to the CPO's and the Committee for their input.

PROPOSED ORDINANCE REGARDING OFF-STREET PARKING FACILITIES OWNED AND MAINTAINED BY THE CITY

This pertains to the parking lots owned and maintained by the City of Wichita at 1411 East 21st Street and on the northeast corner of 21st and Market.

RESIDENTIAL STREET PARKING POLICY

A revised residential street parking policy will be presented to the Traffic Commission for their comments and approval.

Paul B. Graves

Paul B. Graves, Secretary
Wichita Traffic Commission



Television Twelve

EDITORIAL



Telecast Date: 2/18/77

KTVH - WICHITA - HUTCHINSON

Time: 6:00 & 10:00 PM

We find it very difficult to understand the reluctance of the City of Wichita to provide some sort of safety devices -- traffic signals or crossing markers -- for a group of disadvantaged citizens. We're talking about the cerebral palsy residential center at Bleckley and Battin.

The owners of the property and the city are in substantial disagreement over reworking the traffic and sidewalk plan for the area. As a result, those persons who live there who suffer from cerebral palsy are still subject to conflicts with passing cars and trucks. Those persons are on crutches or in wheelchairs.

There have been several incidents, according to the director of the cerebral palsy center, where residents have very nearly been struck down by passing vehicles. We believe the city has a responsibility to act to create some sort of traffic protection for the persons now, before an accident takes place that makes victims of persons who are innocent third parties to the disagreement.

Television 12 welcomes the expression of contrasting views by responsible representatives. Requests should be made by writing to: KTVH, Box 12, Wichita, Kansas 67201.



TRAFFIC Commission Communique

VOLUME III FEBRUARY 1977 No. 2

FROM THE (WHEEL) CHAIR OF FLOYD KEITH



Bill Mohr
Chairman - Bill Mohr
1st Vice Chairman - Joyce Focht
2nd Vice Chairman - Mary Kopietz
: Nancy Collins
: Floyd Keith
: Kevin Kimmel
Traffic : Wayne King
Commissioners : Joan Marsh
: George Stevens
: Johnny Stevens

Following up on the motion I made concerning Bleckley at Harry Street, I decided to go out to Davids at Parklane to count the cars leaving the parking lot. It has seemed to me that people were using this way to avoid the intersection of Harry and Oliver; they were going south through Parklane and through Davids parking lot.

So I went to the southeast exit of Davids parking lot on Thursday, February 3; and from 4:30 to 5:30, I counted 122 cars going out of the parking lot. However, it seemed there were also a lot of cars coming in that way, too, so I went back out the following day to count the in and out traffic. On Friday, February 4 between 4:00 and 4:30, there were 41 vehicles in and 69 going out; between 4:30 and 5:00, 34 went in and 75 went out; between 5:00 and 5:30, 33 went in and 80 went out. In my opinion, there was an excessive amount of traffic and these vehicles were using this way as a through street.

I would like to reiterate Chairman Bill Mohr's statement in keeping with what's on the agenda: "Let's keep the line of questioning and thoughts to the agenda topic rather than letting the mind wander to other topics not involved." The fact that we had a very short agenda that took all day long and we deferred most everything -- that's bad. We need to occasionally glance at the agenda to see what the item is -- and read what it's supposed to be instead of getting away on tangents.

A welcome-a-board and happy-to-have-you-with-us! to Lt. Glen Fillmore. We look forward to your expertise during the upcoming Traffic Commission meetings. I would also like to say that I thoroughly enjoy the working and camaraderie of the Traffic Commission. It's a pleasure to find out they are a little more expert than I thought!

SECOND STREET CONSTRUCTION

The western approach to the 1st/2nd Street Bridge is now under construction. On January 31, 1977, McLean Blvd. was closed to through traffic south of the 1st/2nd Street Bridge to help facilitate the underground storm sewer which will be built for the Second Street project from McLean to Seneca. Also, a contract has been let to raze the old City Material Yard to provide the right-of-way necessary to align the western approach of Second Street to the 1st Street Bridge. Total construction is estimated to be completed during the summer of 1977.

NOTICE OF PUBLIC HEARING

A public hearing regarding the McLean Blvd. Extension will be held on February 24, 1977 starting at 1:30 PM in the Board Room, 1st floor of City Hall. This public hearing will be conducted by the Kansas Department of Transportation and the consulting engineer, Poe and Associates.

Traffic Commissioners are invited to attend this public hearing.

TRAFFIC COMMISSION AGENDA February 16, 1977 9:15 AM

1. Open Meetings - Executive Sessions
2. Discussion of Mass Transit
3. Request for Signalized Crossing on Bleckley north of Harry - continued from last meeting
4. Petition to Restrict Parking on Longford Lane
5. Removal of Parking from Washington/Mosley
6. McLean Boulevard Extension Presentation
7. School Speed Limits and Signals
8. Proposed Ordinance regarding Off-Street Parking Facilities owned and maintained by City
9. Residential Street Parking Policy

Luncheon Agenda

1. Opening Comments - 1st Vice Chairperson Joyce Focht
2. Review of the 1976 Accomplishments
a. assignment of letter to City Manager
3. Review of afternoon agenda

EAST-WEST TRAFFIC PUBLIC INFORMATION MEETING DATES

CPO Council G will hold a meeting on February 28 to discuss proposed Central and Douglas intersection improvements from Hillside to Edgemoor. The meeting will be held at the East Heights Methodist Church, 4407 East Douglas, starting at 7:30 PM.

CPO Council K will meet on March 1, 1977 at the Brotherhood Presbyterian Church, 2528 East 13th to discuss the improvements proposed on Central and Douglas from Hydraulic to Hillside. The meeting will begin at 7:00 PM.

CPO Council L will meet on March 7 at 7:00 PM at City Hall in the Board Room. Improvements proposed for the intersections of Central and Hydraulic and Douglas and Hydraulic will be discussed along with traffic signal timing changes on Central.

CONSTRUCTION ON EAST KELLOGG

Although construction at the Kellogg and Hillside interchange has been slowed by the recent cold weather, it is again starting to progress. Kellogg traffic will be placed on detours as it has been west of the Hillside project. However, both the eastbound and westbound Kellogg traffic will be north of the existing Kellogg instead of one on each side of existing Kellogg as was done further west. The detours will be one-way roadways and can be seen now just north of the Kellogg and Hillside intersection.

The Kansas Department of Transportation anticipates moving westbound Kellogg traffic onto its detour in early March, if the weather holds. About a month later, they anticipate putting eastbound Kellogg traffic on its detour. At that time, existing Kellogg will be closed from about Erie to Yale and the City's traffic signal will be removed at Kellogg and Hillside. KDOT has already installed a temporary traffic signal on Hillside at the Kellogg detours which will be turned on when the detours are opened.

All left turn movements will be prohibited at the temporary Kellogg and Hillside intersection, but left turns can be accomplished by using specially constructed Texas U-turns about a block east and west of the intersection. This was done to help expedite traffic flow during the construction that will be taking place for the next year or two.

KDOT's contractor was unable to get the type of lumber specified for the temporary stairs at the south end of the pedestrian overpass that has been built for Sunnyside School. Changes were made in the specifications and they have now started construction of these temporary stairs. What you see now is only the north half of the pedestrian overpass. Temporary stairs will be installed at the south end of the structure. When Kellogg traffic is placed over on the detours to the north, they will then construct the south end of the overpass and the temporary stairs will be removed.

ADMINISTRATIVE TRAFFIC SAFETY COMMITTEE

A committee of the Traffic Commission met at an informal meeting in the Traffic Engineering Conference Room on January 26 to discuss alternatives for school speed limits and signals. Wayne King has been appointed to represent the Traffic Commission at the Administrative Committee for Traffic Safety Coordination.

The meeting was held so that the Traffic Commission might determine a list of alternatives to present for consideration by the Administrative Committee for Traffic Safety Coordination and eventually by the CPOs. The list will be presented to the full Traffic Commission for their review at the February 16 meeting.

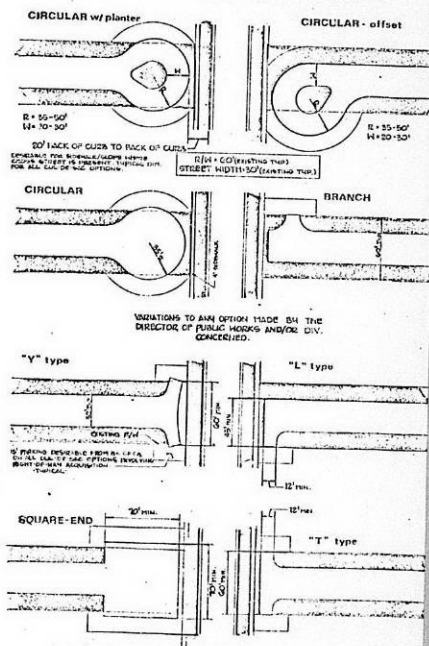
MAIN STREET SIGNALS

The signal crews are working on the installation of new traffic signals at all five intersections on Main Street from Douglas to Central. The intersections are being completely resignalized to include overhead traffic signals on all approaches. Signal timing will not be changed; the new intersections will all remain as a part of the downtown interconnected system.

TYPICAL OPTIONS FOR TRAFFIC DIVERTERS AND CUL-DE-SACING DEAD-END STREETS

During past Traffic Commission hearings, you have considered the termination or diverter systems for various residential streets throughout the city of Wichita. In an attempt to help us better visualize typical ways of dead-ending a street, we have prepared these typical layouts to depict some of the more common ways of terminating or diverting traffic.

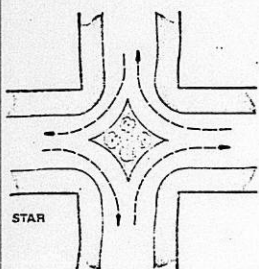
TYPICAL OPTIONS for CUL-de-SAC and DEAD-END STEETS



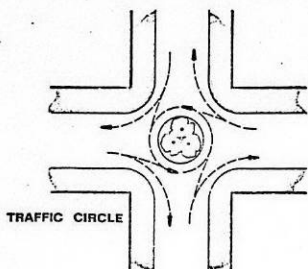
LEGISLATION OF NEW BILLS

The Legislature is currently considering adopting a new law that would permit left turn on a red light from a one-way street to another one-way street. This would be very similar to RTOR except that it could be accomplished only from a one-way street to another one-way street that is traveling to the motorists' left.

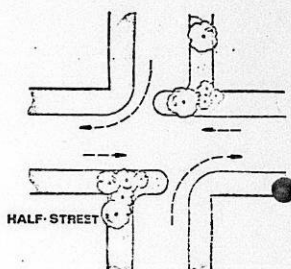
TYPICAL OPTIONS for DIVERTER SYSTEMS



STAR

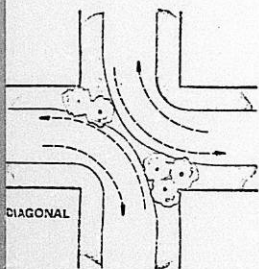


TRAFFIC CIRCLE

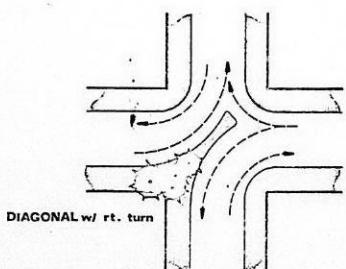


HALF-STREET

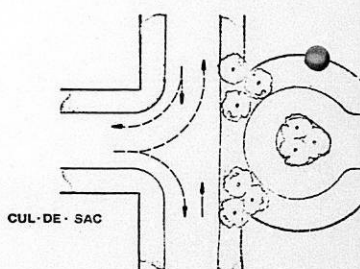
ALL OPTIONS CAPABLE OF ONE-WAY (OR TWO) OPERATION AT LOW SPEEDS (BELOW 10 MPH)



DIAGONAL



DIAGONAL w/ rt. turn



CUL-DE-SAC

DIVERTED RECONFIGURATION BY CITY OF MICHITA IS NOT MANDATORY IN ANY OPTION.

THE CITY OF WICHITA
OFFICE OF CITY TRAFFIC ENGINEER

DATE February 7, 1977



TO Robert A. Lakin, Director of Planning

FROM Paul B. Graves, City Traffic Engineer

SUBJECT Parklane C.U.P.



At the January 19, 1977 Traffic Commission meeting, the Cerebral Palsy Research Foundation indicated their concern for the handicapped persons crossing Bleckley between Harry and Battin.

After considerable discussion with regard to the effects that the David's parking lot and thru traffic on Bleckley has on the ability of the handicapped to cross Bleckley, it was the desire of the Traffic Commission to postpone any action until additional information could be made available. By motion, the Traffic Commission instructed the Traffic Engineering Division staff to place this item on the February 16, 1977 Traffic Commission agenda with a request to the Metropolitan Area Planning Department, the Director of Public Works and the C.U.P. recipient, (Builders, Inc.), to address the C.U.P. and its associated problems of implementation which would include status of the C.U.P. compliance, such as street vacation, land use plan, proposed improvements to the major street system, major driveway construction, etc. The projected date of complete C.U.P. compliance is of the utmost importance in the interests of safety and to determine possible solutions to the existing land use by the Cerebral Palsy Research Foundation.

We are requesting a member of your department to be present to discuss this matter as it pertains to you. This item will be scheduled to begin at approximately 10:30 a.m. The Traffic Commission meets in the City Commission meeting room on the first floor of City Hall.


Paul B. Graves
City Traffic Engineer

PBG/WGM/dw

TRAFFIC COMMISSION AGENDA

February 16, 1977

9:15 a.m.

The Wichita Traffic Commission will meet in the City Commission meeting room on the first floor of City Hall, 455 North Main. The meeting will begin at 9:15 a.m. (Please note the earlier time)

ROLL CALL

APPROVE MINUTES OF JANUARY 19, 1977

* * * * *

OPEN MEETINGS - EXECUTIVE SESSIONS

This is in regard to a memo from John Dekker, Director of Law, summarizing the provisions of the open meeting statutes and City ordinances pertaining thereto.

* * * * *

DISCUSSION OF MASS TRANSIT

This item will begin at 9:30 a.m. Representatives from the Metropolitan Transit Authority, Metropolitan Area Planning Department, Department of Public Works and Traffic Engineering Division staff will be present to discuss this item.

* * * * *

CONTINUATION OF DISCUSSION ON REQUEST FOR SIGNALIZED CROSSING ON BLECKLEY NORTH OF HARRY

(This item will begin approximately 10:30 a.m.)

After discussion of this request at the January Traffic Commission meeting, it was decided to invite representatives from the Metropolitan Area Planning Department, the Director of Public Works' office, and Builders, Inc., to attend the February Traffic Commission meeting for further discussion.

* * * * *

PETITION TO RESTRICT PARKING ON LONGFORD LANE

A petition has been received requesting no parking from 8 a.m. to 12 noon on the 500 and 600 blocks of Longford Lane. This request is related to the use of the 500 and 600 blocks by Kapaun-Mt. Carmel students for parking.

* * * * *

BREAK FOR LUNCH - The Commission will break for lunch at approximately 11:30 a.m. and will resume their meeting at 1:00 p.m.

REMOVAL OF PARKING FROM WASHINGTON - MOSLEY

A public hearing will be held at 1:00 p.m. to consider the removal of parking from Washington - Mosley, Washington from Central to Murdock and Mosley from Murdock to 18th Street North. Affected businesses and residents along this segment of Washington - Mosley have been notified of the public hearing.

PRESENTATION ON MC LEAN BOULEVARD

The extension of McLean Blvd. from 29th Street South to MacArthur Road will be discussed. Mike Thompson of Poe and Associates, R. W. Linn, City Engineer and representatives of the Kansas Department of Transportation will be present.

SCHOOL SPEED LIMITS AND TRAFFIC SIGNALS

At the January 19, 1977 Traffic Commission meeting, this subject was discussed and referred back to the CPO's and the Administrative Committee for Traffic Safety Coordination for more input. The Traffic Commission Chairman is a member of the committee. Due to previous commitments in February and March, Wayne King was chosen to act in his place. An informal discussion was held January 26 with part of the Traffic Commission and the Traffic Engineering staff to formulate a list of options regarding school speed limits and traffic signals. Action requested today is to adopt or revise the list of options and forward them to the CPO's and the Committee for their input.

PROPOSED ORDINANCE REGARDING OFF-STREET PARKING FACILITIES OWNED AND MAINTAINED BY THE CITY

This pertains to the parking lots owned and maintained by the City of Wichita at 1411 East 21st Street and on the northeast corner of 21st and Market.

RESIDENTIAL STREET PARKING POLICY

A revised residential street parking policy will be presented to the Traffic Commission for their comments and approval.

Paul B. Graves

Paul B. Graves, Secretary
Wichita Traffic Commission

BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218

JH
McLandy File

January 26, 1977

Mr. Gene Denton, City Manager
455 North Main
Wichita, Kansas 67202

RE: Parklane Community Unit Plan, Development 60 (Between South Oliver and
Bleckley Streets from Lincoln to Harry)

Dear Mr. Denton:

Willard Garvey has asked me to deal directly with you on this matter.

In 1974 the above CUP was developed and filed, and the David's Store now
in the plan was subsequently completed and occupied.

Upon current review it appears some matters were not fully thought out,
probably as a result of the then Project Manager, Loren Snyder, making hasty
concessions in order to obtain quick approval of the David's site.

Currently, Engineering is working on plans to go out to bid to widen
Bleckley streets according to the Plan. We feel this is premature, in view
of our desire to submit amendments.

At this moment we have our Architect, Lawrence Wells, reviewing the whole
plan. He has been meeting with Mr. Bruggeman, Mr. Linn, and Mr. Galbraith.

Would you therefore please issue instructions to delay any action called
for in the plan until we can obtain Mr. Wells' input and present modifications
which we feel will improve the Plan?

Thank you very much.

Yours truly,

Floyd M. Baird
Executive Vice-President

FMB:bjs

cc: W. W. Garvey
Lawrence Wells
Raymond Bruggeman
Dick Linn
Jack Galbraith



THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
CENTRAL INSPECTION DIVISION
262-0611 -- AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN - WICHITA, KAN. 67202

February 18, 1975

Mr. Joe Pollock
Builders, Inc.
300 West Douglas
Wichita, Kansas 67202

Dear Mr. Pollock:

Re: David's Department Store Building Plans
Parklane Addition, DP-60 Community Unit Plan

On June 3, 1974, an approval of a conditional building permit was issued for the foundation and floor slab only.

On September 25, 1974, an approval of a full building permit was issued subject to restrictions and requirements as noted on and attached to the approved plans by the City Engineering and Maintenance Divisions.

Since the September approval date, we have received correspondence from the Metropolitan Area Planning Department and the Maintenance and Traffic Divisions indicating additional changes to the previously approved site conditions have been made.

On February 3, 1975, a revised site plan submitted by Eldon B. Swenson was disapproved by the Maintenance Division.

Prior to the issuance of an occupancy permit for the use of the building, we



February 18, 1975
Builders, Inc.
Re: David's Plans
Page 2

will require a site plan (2 copies) be submitted for approval. We suggest immediate attention be given to this matter since considerable time will be involved in securing approval from all departments and divisions concerned.

Sincerely,

John J. Riddel

John J. Riddel
Building Plans Examiner

JJR:mmml

cc: Mike Savina
Eldon B. Swenson
Paul Graves
M. S. Mitchell
Jack Galbraith
George Enterline

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 5, 1976

TO Robert Feldner, Superintendent of Central Inspection
FROM Robert A. Lakin, Director of Planning
SUBJECT DP-60 - Request for Administrative Amendment to assure that vacated Glendale right-of-way will be retained as a permanent access and circulation easement.

We have reviewed the attached letter from Millie Clarke Parklane Shopping Center Manager and the attached site plan showing the use of vacated Glendale for off street parking and private circulation. Specifically, the above captioned C.U.P. was approved by the City Commission in 1974, and since that time we have considered a vacation application V-0726 for the vacation of Glendale from Lincoln to Oliver. One of the conditions of approval of the C.U.P. was as follows:

The development of this property proceeding 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.

Inasmuch as subject street is proposed to be vacated, one of the conditions of approval of the vacation request, was to assure that the Glendale right-of-way be retained as a permanent access and circulation easement. Based on the submitted site plan, approved by the Traffic Engineer, the reconstruction of Glendale for additional off-street parking and private circulation does not constitute a substantial deviation of the plan and therefore ~~the incruption~~ of vacated Glendale into the Parklane Shopping Center C.U.P. is approved subject to the following conditions:

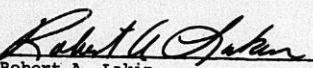
- 2*
incruption
ML
1. Prior to the use of vacated Glendale for off street parking, both driveways at Lincoln and Oliver shall be reconstructed as "Ramp Type" Standard Driveway Approaches as approved on the attached plan.
 2. The incruption of the vacated Glendale street right-of-way into the C.U.P. does not alter the location of the 35 foot setback as indicated on the approved C.U.P.

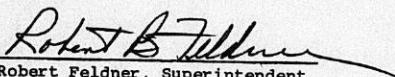
Page Two
Robert Feldner
DP-60
April 5, 1976

3. As the area east of the east curb of Glendale is being dedicated as drainage right-of-way, the Maintenance-Flood Control Division of the Department of Public Works shall authorize the use of that area prior to the removal of the curb and the construction of the designated 90 degree parking.

Our concurrence to this request is therefore subject to the completion and publication of the ordinance vacating Glendale V-0726.

Upon your review of this memo, your signature of approval will indicate that you concur that this proposal is in keeping with the purpose and intent of the Community Unit Plan provisions, and is not a substantial deviation of the plan.

APPROVED: 
Robert A. Lakin
Director of Planning

APPROVED: 
Robert Feldner, Superintendent
of Central Inspection

RAL:JHG:el

Attachment

cc: Millie Clarke, Parklane Shopping Center Manager
Builders, Inc., 1000 Parklane, 67218
Mr. Joel Pollack, Builders, Inc., 1000 Parklane, 67218
Paul Graves, Traffic Engineer
M. S. Mitchell, Flood Control Supervisor

April 5, 1976

Robert Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-60 - Request for Administrative Amendment to assure that vacated Glendale right-of-way will be retained as a permanent access and circulation easement.

We have reviewed the attached letter from Millie Clarke Parklane Shopping Center Manager and the attached site plan showing the use of vacated Glendale for off street parking and private circulation. Specifically, the above captioned C.U.P. was approved by the City Commission in 1974, and since that time we have considered a vacation application V-0726 for the vacation of Glendale from Lincoln to Oliver. One of the conditions of approval of the C.U.P. was as follows:

The development of this property proceeding 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.

Inasmuch as subject street is proposed to be vacated, one of the conditions of approval of the vacation request, was to assure that the Glendale right-of-way be retained as a permanent access and circulation easement. Based on the submitted site plan, approved by the Traffic Engineer, the reconstruction of Glendale for additional off-street parking and private circulation does not constitute a substantial deviation of the plan and therefore the incurrence of vacated Glendale into the Parklane Shopping Center C.U.P. is approved subject to the following conditions:

1. Prior to the use of vacated Glendale for off street parking, both driveways at Lincoln and Oliver shall be reconstructed as "Ramp Type" Standard Driveway Approaches as approved on the attached plan.
2. The incurrence of the vacated Glendale street right-of-way into the C.U.P. does not alter the location of the 35 foot setback as indicated on the approved C.U.P.

Page Two
Robert Feldner
DP-60
April 5, 1976

3. As the area east of the east curb of Glendale is being dedicated as drainage right-of-way, the Maintenance-Flood Control Division of the Department of Public Works shall authorize the use of that area prior to the removal of the curb and the construction of the designated 90 degree parking.

Our concurrence to this request is therefore subject to the completion and publication of the ordinance vacating Glendale V-0726.

Upon your review of this memo, your signature of approval will indicate that you concur that this proposal is in keeping with the purpose and intent of the Community Unit Plan provisions, and is not a substantial deviation of the plan.

APPROVED: _____
Robert A. Lakin
Director of Planning

APPROVED: _____
Robert Feldner, Superintendent
of Central Inspection

RAL:JHG:el

Attachment

cc: Millie Clarke, Parklane Shopping Center Manager
Builders, Inc., 1000 Parklane, 67218
Mr. Joel Pollack, Builders, Inc., 1000 Parklane, 67218
Paul Graves, Traffic Engineer
M. S. Mitchell, Flood Control Supervisor

BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218

March 31, 1976

Metropolitan Area Planning Department
City Building
Wichita, Kansas 67202

Attention: Mr. Robert Lakin

Dear Sir:

This is to request an administrative amendment to the CUP regarding the vacation of Glendale Street and to assure that the Glendale right-of-way will be retained as an access and circulation easement.

Thank you for your immediate consideration in this matter.

Sincerely,

Millie Clarke

Millie Clarke
Parklane Shopping Center Manager

MC:cd

Builders, Inc.

1000 Parklane / Wichita, Kansas 67218

3 March, 1975



Director of Public Works
City of Wichita
Wichita, Kansas

Re: Occupancy permit - David's - Parklane

We have been notified by Central Inspection. Mr John Riddel, that the Traffic Division and Planning were concerned over the completion of the off-site improvements for the David's Store at Parklane.

As a result of the above, Mike Savina, Eldon Swensson, architect, and myself visited with the traffic, planning, engineering, and central inspection to discuss the issue in question. The result of the meeting indicated that all departments were not completely aware of the status of engineering on the off site improvements. There is no way that the improvements (streets, de-cel lanes, storm sewers, and creek dredging) can be completed before summer. In addition to the above, Mr Graves was concerned about the installation of a private drive design for the entrance to the bridge and parking lot. We agree that this should be done, and will be done soon as weather permits. Builders Inc, has a letter of credit, copies attached to guarantee the installation of the off-site improvements.

In order for Builders, Inc to fulfill the commitment to David's, we request that permission be granted to allow them to install fixtures and stock and that an occupancy permit be granted. All other requirements of inspection have been met. Mike Savina has been personally working with Mr Mitchell of flood control on the drainage of the parking lot and Bleckley Street between Boston and Battin. The suggested drainage is outlined on the attached plat. Bleckley will be barricaded by a suggested island at the North and South ends, using the present gutter as a means of draining the changed alignment of Bleckley.

It is a matter of grave importance to us to have the occupancy permit no later than Friday of this week in order for David's to complete their stocking of merchandise for opening by April 15, 1975. There is a tremendous amount of work in getting the store ready before opening to the public.

Your cooperation will be greatly appreciated. It was suggested at our meeting Friday that this letter be directed to you since many departments were involved.

Sincerely yours,

Joel M. Pollack

Joel M POLLACK,
Vice President and
Administrative Controller.

Incls: Copies letter of credit
cc: John Ridel, City Inspection
Paul Graves, Traffic
Jack Calbraith, Planning
M. S. Mitchell, Flood Control
Dean Sellers, Engineering

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE February 5, 1975



ON SAFETY
PHASE II

TO Robert Feldner, Supt. of Central Inspection

FROM Paul B. Graves, City Traffic Engineer

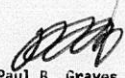
SUBJECT Parklane CUP

Last week, we were informed that the developers of the Davids site at the Parklane Shopping Center have no intention of closing Bleckley behind the Davids store. This is definitely a condition of the CUP and has been so indicated on the site development plans.

Basically, to conform to the conditions of approval on the CUP, the intersection of Bleckley and Boston should be reconstructed, rounding the northeast corner, thereby converting it into an L-intersection instead of a four-way intersection. This will mean that Boston west of Bleckley will no longer be a dedicated public street and corresponding Bleckley south of Boston will be vacated.

At the intersection of Bleckley and Battin, the southwest corner should be rounded, again converting this intersection from a T-intersection to an L-intersection. This will accomplish the vacation of Bleckley north of Battin. The developers have the right to build a driveway to city specifications at the intersection of Bleckley and Battin, but they are not to use the present Bleckley Street opening north of Battin.

We are requesting that these conditions be fulfilled before the release of the building permit and before the tenant takes occupancy of the building.


Paul B. Graves
City Traffic Engineer

PBG/gl
cc: R. W. Bruggeman, Director of Public Works
Jack Galbraith, Chief Planner ✓



November 15, 1974

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

DP-60 - Community Unit Plan - Parklane Shopping Center

This memorandum will confirm our conversation concerning the above captioned community unit plan and the utilization of a triangular area to the north of Parcel #2 for off street parking, that is zoned the "B" Multiple Family District and not require the amending of the C.U.P. to incorporate that area. I discussed this matter with Bob Lakin and he is agreeable, provided of course, that the required solid masonry wall is moved to the north side of the proposed extension of the parking lot. Such wall cannot extend across the platted 20-foot drainage easement and in lieu of the masonry wall for that segment, the developers should provide some type of solid gate or solid panel that could be removed in case work needs to be done on the easement. I would recommend that plans for the screening across the easement be reviewed by both the Maintenance Division and us.

In addition to this problem, a memorandum to John Riddel from M. S. Mitchell dated November 6, 1974, requests that further approvals be withheld until appropriate drainage dedications are submitted for the drainage area west of Parcel 2. Again, plans have changed as the developer no longer proposes to construct a concrete box culvert and proposes that the drainage remain open. It is my understanding that the original drainage right-of-way that was vacated on the plat needs to be dedicated back to the City. The applicant's attorney picked up appropriate dedication forms this morning. Upon receipt of the dedications we will process them through the regular procedure.

This memorandum should be kept with a copy of the C.U.P. for further references.

JBS:arb

cc: M. S. Mitchell, Asst. Supt. Public Works, Maint. & Flood Con.
George Wilton, Supt. Public Works Maint.
John Riddel, Plans Examiner, Central Inspection Division
Edmund R. Learned, R. H. Garvey Bldg. 67202
Charles Drace, Builders, Inc., 300 W. Douglas

September 20, 1974

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

Community Unit Plan - DP-60 - Parklane Shopping Center

This letter will confirm our conversation in your office yesterday with Chuck Drace of Builders, Inc. and Gary Wiley of Oblinger-Smith Corp. regarding the "General Provisions No. 7 and No. 8 on the approved Community Unit Plan - DP-60. Appropriate notes should be made that the required wall along the north side of Parcel 2 and along the east side to Battin is not to be located in the exact location as designated on the CUP, as it later was determined that the wall interfered with utility easements approved on the plat of Parklane Addition. All present were in agreement that the wall, indicated on the building plans in your office, was satisfactory with the exception of one minor change to the south.

Regarding No. 8 requiring the submission of a landscape plan prior to the issuance of a building permit on Parcel 2, since we were advised by Mr. Drace that they have no immediate intention of removing the existing four-plexes on the west side of Bleckley north of Harry, we agreed to not require the landscape plan at this time. However, appropriate notations should be made on all copies of the approved CUP that such landscape plans shall be submitted and approved prior to any of the four-plexes being removed, or before any permit is issued on the southern half of Parcel 2, which is described as Lot 5, Block 2, Parklane Addition.

This memorandum should be kept with the copy of the CUP for further references.

JHG:js

cc: Edmund R. Learned, R. H. Garvey Bldg. 67202
Charles Drace, Builders, Inc., 300 W. Douglas 67202
Gary Wiley, Oblinger-Smith Corp., 1st Nat'l Bank Bldg. 67202
John Riddel, Plans Examiner, Central Inspection Division

September 19, 1974

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

Z-1585 - "B" to "LC" - DP-60 - Community Unit Plan
Generally located at the northeast corner of Oliver and Harry

The Board of City Commissioners at their meeting of January 29, 1974, considered the above captioned cases. Their action was to approve the request subject to the following conditions:

- a. Rewording of General Provision 10-a and reducing the number of buildings under General Provision #13 to ten on Parcel #2.
- b. Platting within one year from the date of approval by the Board of City Commissioners; or the application be denied, and that the ordinance effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- d. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its reconsideration.
- e. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

Memo to Robert Feldner
September 19, 1974
Page Two

Please note that Condition A has been complied with. We were just advised that the associated plat has been recorded with the Register of Deeds and have asked the City Clerk to publish the ordinance effectuating the zone change in the official City paper on September 23, 1974.

Attached for your information and files is an approved copy of the C.U.P. If you have any questions concerning this matter, please call.

JEG:GLS:js
Attachment

January 30, 1974

Mr. Robert H. Nelson, Attorney
Suite 630, 200 West Douglas
Wichita, Kansas 67202

Re: Z-1585 - "B" to "LC" and
DP-60 - Commercial CUP -
Generally located at the
northeast corner of Oliver
and Harry

Dear Mr. Nelson:

The Board of City Commissioners at their meeting of January 29, 1974, considered the above captioned cases. Their action was to approve the request subject to the conditions as recommended by the Metropolitan Area Planning Commission with the exception that General Provision 10-A is to be reworded as indicated in your letter dated January 22, 1974, and General Provision 13 is to be changed to reflect ten buildings on Parcel #2.

We would appreciate you authorizing Mr. Wiley to make these corrections and returning three copies for our files. If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:js

cc: Loren E. Snyder, c/o Builders, Inc., 300 West Douglas, 67202
Gary Wiley, c/o Oblinger-Smith, 625 1st Nat'l Bank Bldg. 67202

KAHRS, NELSON, FANNING, HITE & KELLOGG
ATTORNEYS AT LAW
SUITE 630 - 200 WEST DOUGLAS AVENUE
WICHITA, KANSAS 67202

AUSTIN M. COWAN (1865-1949)
W. A. KAHRIS
ROBERT H. NELSON
H. W. FANNING
RICHARD C. HITE
DARRELL D. KELLOGG
RICHARD L. HONEYMAN
LARRY A. WITHERS
GARY A. WINFREY
CLARA R. NELSON

AREA 316
262-3777

January 22, 1974

City Commissioners
City of Wichita
204 South Main Street
Wichita, Kansas 67202

Re: DP-60 Commercial C.U.P.
Located at NE Corner of Oliver and Harry
(Parklane Shopping Center)



Gentlemen:

The Metropolitan Area Planning Commission has provided as a condition to the approval of the C.U.P. the following paragraph being 10.A and is also as paragraph "e" in the letter dated January 14, 1974 from Mr. Galbraith to myself. This paragraph is as follows:

- e. General Provision 10.A being reworded as follows: After the expiration of the current lease, that expires May 31, 1983, or in the event the existing service station improvements located in the contingent dedication in Parcel #1 are removed or substantially destroyed, whichever shall occur first, the additional right-of-way as indicated on the plan shall become effective.

On behalf of my client, we object to the wording of the above paragraph and desire to be heard thereon.

It is our request that that paragraph should read as follows:

City Commissioners

January 22, 1974

In the event the existing service station improvements, located in the contingent dedication on Parcel #1, are removed or substantially destroyed in the contingent dedication, the right-of-way will then become effective.

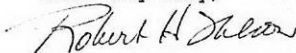
For the Commissioners' understanding of the area, this property is located at the southeast corner of the intersection of Lincoln and Oliver Streets. In the contingent dedication property there is now located gasoline pumps and buried gasoline tanks.

We do not feel that it is proper or fair to our client to compel that, upon the expiration of the present lease, to wit: May 31, 1983, all of the improvements be removed from this property, and having to remove the gasoline pumps and buried gasoline tanks will also require the removal of the filling station itself.

We do not believe that we should be required to remove any of the improvements on this property at the expiration of the lease.

In the event, however, that the City of Wichita desires to acquire this particular dedicated property for street purposes or is in the process of acquiring the other three corners near said property, then we would agree that in the event of a condemnation action, the only property to be acquired by the City would be the improvements and not the land herein contingently dedicated. We feel that this is an unfair burden on our client to have to remove all the improvements on this property in 1983 as a condition to the approval of the C.U.P.

Yours very truly,



Robert H. Nelson
of KAHRS, NELSON, FANNING, HITE & KELLOGG

RHN:dld

cc: Metropolitan Area Planning Commission
Attention: Mr. Jack H. Galbraith

Mr. Gary Wiley
Mr. Loren Snyder
Mr. Joel M. Pollock

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE January 23, 1974



**ON SAFETY
PHASE II**

TO Robert Lakin, Director of Planning

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Parklane Shopping Center

As you will recall, the Traffic Engineering Division was present for your Planning Commission meeting of January 10, 1974. At that time, we presented a proposed sketch of the roadway geometrics for Lincoln, Oliver and Harry streets for service to the Parklane Shopping Center. The purpose of this plan was to show the traffic improvement necessary to handle the existing and forecasted traffic volumes generated to and from the shopping center. Consideration was given to the proposed 150,000 square feet of additional commercial area to be developed on Parcel 2.

In order to fully accomplish this plan, additional right-of-way would be required from other developments along said streets. Therefore, we suggested a CIP project which would encompass the reconstruction of the Lincoln and Oliver intersection, Oliver between Lincoln and Harry, and a widening of Harry east of Oliver. This plan would basically envision left turn and right turn storage lanes for traffic wishing to enter major points of access to the Parklane Shopping Center. It would also consist of protected left turn bay channelization and left turn signalization for the critical intersection of Lincoln and Oliver.

Presently, the intersection of Lincoln and Oliver is running No. 2 on the Top 50 Accident Locations for the City of Wichita. Only the intersection of Pawnee and Seneca exceeds this intersection in total number of accidents. Comparing the accident reduction associated with the improvement of Harry and Oliver, we would assume an equal to or greater than accident reduction at Lincoln and Oliver with the proposed improvement.

Possibly our Division's statements at the Planning Commission were somewhat misinterpreted as to the total traffic needs of the area. We were supporting a total reconstruction program, but we felt this must be a City project as well as the shopping center's concern. Of course, our primary area of concern was the critical intersection of Lincoln and Oliver.

The proposal as approved by the Planning Commission will provide right turn storage for northbound traffic on Oliver, although southbound traffic on Oliver will have to wait in one of the southbound through lanes before entering the shopping complex.

WGM/g1
cc: R. W. Bruggeman
Jack Galbraith

William G. McKinley
William G. McKinley
Assistant Traffic Engineer



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONINGAND APPROVAL OF DEVELOPMENT PLAN

CASE NO. Z-1585 & DP-60 CONSIDERED BY MAPC: 12-13-73 Deferred

RECONSIDERED BY MAPC: 1-10-74

REQUEST FOR: "B" to "LC" and
Approval of Development Plan
REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

To expand Parklane Shopping Center.

GENERAL LOCATION: East side of Oliver between
Lincoln and Harry

LEGAL DESCRIPTION:

Z-1585 - Lots 2 through 22, odd and even inclusive, Block 3,
B in Replat of Part of Builders 4th Addition.
DP-60 - Block 1, Block 2, Lots 2 through 32 odd, of
Builders 4th Addition; and Lot 1, Warr's No. 2 Addition.

APPLICANT: Builders, Inc., 300 West Douglas 67202

COUNSEL FOR APPLICANT: Robert H. Nelson, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north and west is "B" and "LC"; east is
"B"; and south is "LC"LAND USE: Subject property is shopping center, general business and multiple
family; north and west is general business and multi-family; east
is multi-family; south is general business.

PLANNING COMMISSION RECOMMENDATION:

That Z-1585 and the associated CUP (DP-60) be approved,
subject to the following conditions: (See attached excerpt
of Planning Commission minutes of December 13, 1973 and
January 10, 1974 for conditions.)Hennessy moved, Rising seconded and it carried by a vote of
6 in favor (Rising, Blakey, Hennessy, Gardenhire, Hill and
Hopper) and 4 opposed (Arnholz, Gragert, Kamen and Taylor).

-
- ACTION 1. Approve the zone change and CUP as recommended by the Metro-
politan Area Planning Commission, subject to the recommended conditions,
and instruct the Planning Department to forward the ordinance for first
reading when the plat is forwarded to the City Commission; or
2. Return the applications to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the follow-
ing reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 13, 1973:

- 28a. Case No. Z-1585 - Builders, Inc. requests change from "B" to "LC" for Lots 2 through 22, odd and even inclusive, Block 3, in Replat of Part of Builders 4th Addition. Generally located at the northwest corner of Bleckley Drive and Harry.
- 29b. Case No. DP-60 - Builders, Inc. requests approval of Commercial Community Unit Plan for Block 1, Block 2, Lots 2 through 32 odd of Builders 4th Addition; and Lot 1, Warr's No. 2 Addition. Generally located on the east side of Oliver between Harry and Lincoln.

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

Comments

1. The applicant presently has approximately 26 acres of "LC" zoning and is requesting an additional 6 acres of light commercial zoning to allow expansion of the Parklane Shopping Center located on the east side of Oliver between Lincoln and Harry.
2. As a requirement under the CUP provisions of the zoning ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls.
3. The plan as submitted, proposes to vacate the bridge and a portion of Boston as well as a segment of Bleckley. The applicant proposes to eliminate commercial traffic on Bleckley north of Parcel 2 by providing access control to the area proposed for commercial expansion. Also, in the southern portion of Parcel 2, the applicant has suggested a combination commercial-residential use with commercial shops on the first floor with apartment units above.

The major concern with the expansion as proposed is its relationship with access to Oliver and Lincoln. Because of the location of the bank, at the northeast corner of Oliver and Glendale, and the insufficient right-of-way on Oliver, it will be impossible to improve this intersection by providing an acceleration (right turn lane onto Oliver from Glendale). Also, because of the location of an existing service station at the southeast corner of Oliver and Lincoln and existing development on the other corners, it is impossible to make major improvements to this intersection. Both the bank and service station prevent improvements that would assist the movement of traffic in this general area.

It is recommended that consideration be given to requiring the applicant to dedicate additional right-of-way for Lincoln a sufficient distance west of Glendale to provide for a deceleration lane for Glendale as well as the access points to the parking lot; and that at the time of platting the applicant be required to dedicate adequate right-of-way, if needed, and guarantee the construction of a deceleration lane on Harry east of Bleckley.

It is also suggested that General Provision #10 be reworded as follows:

After the expiration of the current lease, that expires May 31, 1983, or in the event the existing service station improvements located in the contingent dedication in Parcel 1 are removed or substantially destroyed, whichever should occur first,

the additional right-of-way as indicated on the plan, shall become effective. The contingent dedication for the bank should also be reworded in a like manner.

4. It should be noted that the second paragraph under General Provision #7 provides that the normal required planting area along Oliver across from the residential area, Hilltop Manor, cannot be provided as that part of the shopping center existed prior to the CUP requirement and is paved for parking.
5. If the Planning Commission determines that the request for additional "LC" zoning is proper and the CUP is satisfactory, then the following conditions would be consistent with other approved CUP's:
 - a. Platting within one year from the date of approval by the City Commission; or the application be denied, and that the ordinance effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.
 - b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
 - c. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
 - d. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
 - e. General Provision 10.A being reworded as follows:

After the expiration of the current lease, that expires May 31, 1983, or in the event the existing service station improvements located in the contingent dedication in Parcel 1 are removed or substantially destroyed, whichever shall occur first, the additional right-of-way as indicated on the plan shall become effective.
 - f. General Provision 10.B being reworded as follows:

After the expiration of the current lease, that expires January 11, 1992, or in the event the existing bank improvements located in the contingent dedication in Parcel 1 are removed or substantially destroyed, whichever should occur first, the additional right-of-way as indicated on the plan, shall become effective.
 - g. At the time of platting, consideration be given to requiring the applicant to dedicate adequate right-of-way on Lincoln west of Glendale and on Harry east of Bleckley, and guarantee the construction of deceleration lanes.

There was general discussion primarily related to traffic congestion on the major streets (Oliver, Harry and Lincoln), and the difficulty in requiring an accel-decel lane for Oliver between Harry and Lincoln because of existing leases on the bank location at the intersection of Glendale and Oliver and the service station site at Lincoln and Oliver. It was pointed out that the particular bottleneck appears to be at Oliver and Glendale and that the applicant is willing to dedicate sufficient right-of-way and construct a decel lane from Glendale south, but that in view of the lease on the bank site there can be no provisions made at this time for a turn lane to the north on Oliver until that lease expires, other than by contingent dedication. Further, because of the lease on the service station site, there can be no dedication required for improvement of this intersection at this time.

GRACERT thought the proposal would aggravate the problem presently on Bleckley and Boston because they are heavily traveled streets with parking allowed on both sides.

GALBRAITH pointed out that it is proposed to vacate a portion of Bleckley between Boston and Battin to eliminate commercial type traffic going north to Lincoln through the residential area. It was brought out also that since the applicant is also the owner of the rental properties on both sides of Bleckley, that additional right-of-way be dedicated for widening the street as a means of alleviating congestion.

In the discussion, it was pointed out that a number of years ago a portion of Loafer Lane in front of the bank, as it was dedicated along the east side of Oliver, was vacated by the City and County.

HENNESSY stated that all over town 150 to 200-foot setbacks have been required on CUP's and yet in this instance, the bank building appears to be very near the property line.

ARNHOLZ felt that this point should be researched further before a decision is made on this request, as there is the possibility that there has been a violation of setback requirements. HENNESSY commented that he could not vote on this project with the traffic situation such as it is and as it would appear to be if this is granted.

GALBRAITH pointed out again that the normal planting requirements along the west side of the project (Parklane Center) has not been indicated on the plan in view of the already paved parking area and the fact that the leases were made based on a certain parking layout.

HENNESSY referred to the fact that there are drainage problems also associated with this area. GALBRAITH said the plan indicates improvement of the channel and it has been discussed with the Flood Control Office.

LOREN SNYDER, representing Builders, Inc., said they have worked with the staff from the inception of the project in an effort to handle the traffic situation in the best manner possible, and have indicated the widening of Bleckley as it extends north from Harry, vacation of Bleckley between Battin and Boston, have eliminated any access to the northeast. It was pointed out that the applicant owns property on both sides of Bleckley as proposed to be dedicated and vacated.

ARNHOLZ felt that there should be an additional moving lane on the east side of Oliver from Harry to Lincoln as related to the present Park Lane Shopping Center, as well as improvements made on Harry so far as entrance to Bleckley. As for dedicating additional right-of-way on Oliver in front of the bank, SNYDER said the decision was made years ago and that while the applicant owns the ground, it is under lease to the bank until 1992 and they cannot make any dedication of land involved in that lease until the expiration of the lease in 1992. He stated that the same situation exists with

the service station at Lincoln and Oliver, but that that lease expires in 1983. He indicated a willingness to cooperate with the City so far as dedications when the leases have expired.

HENNESSY thought the Commission should look with disfavor on this proposal until the traffic problem is resolved.

SNYDER said there would seem to be a pretty smooth movement of traffic for motorists going north on Oliver and entering the decel lane and turning right into Glendale, then over to the new development proposed by this application, and then south on Bleckley and onto Harry. Likewise, it was noted that traffic destined for the center coming from the east on Harry could enter it via Bleckley and out via Oliver. It was agreed, however, that the intersection of Harry and Oliver is still a problem in spite of the completion of the TOPICS project.

HENNESSY pointed out also that there is stacking of cars from the north on Oliver attempting to turn left into the present Parklane facilities and that some type of improvement should be made at this entrance.

GARY WILEY, Oblinger-Smith, said they were hoping the entrance on Bleckley would help alleviate some of the problem so far as right turn movements into Glendale from Oliver, and GALBRAITH said the staff has suggested a decel lane on Harry into Bleckley.

LAKIN reported that Loafer Lane was vacated in 1961 and added to the parking area for Parklane, subject to total access control along that portion vacated. Such proceedings went through the process of approval by the City and County Commissions. In this discussion, it was pointed out that under the terms of the zoning ordinance that no setback is required where a light commercial district is 900 feet or more in length.

In the discussion, it was suggested closing completely the entrance at Glendale and Oliver and enlarging the major entrance to the center a short distance to the north. It was the feeling of the staff that there should be further exploration of traffic circulation and how it might be improved.

MOTION: That the Planning Commission defer these two cases to the meeting of January 10, 1974, to give the applicant additional time to work with the staff and Traffic Engineer toward solutions to handling the traffic problems. Hill moved and Gragert seconded.

WILEY stated that several points raised by the Commissioners were not raised heretofore and that they would confer with the staff in an effort to resolve the problems of concern. It was brought out that there is already a traffic problem on Oliver and that it cannot be known definitely at this time how much the present proposal will increase traffic congestion on Oliver, but that the attempt had been made to provide other access points on Glendale and from Harry via Bleckley.

DON KRASUSKI, 4861 East Harry, expressed concern for the tenants in the apartments along Bleckley and the fact that there would appear to be considerably more congestion created for them. He also was concerned for the adverse affect the new development might have on his own business. KAMEN commented that it has already been agreed that better solutions to the traffic situation must be developed.

VOTE ON ABOVE MOTION: Carried unanimously.
(Taylor and Rising absent.)

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 10, 1974:

- 20a. Case No. Z-1585 (See excerpt of Planning Commission minutes of December 13, 1973 for description of application.)
- 20b. Case No. DP-60 - (See excerpt of Planning Commission minutes of December 13, 1973 for description of application.)

GALBRAITH pointed out the area on the map and reviewed the discussion and action of the Commission on December 13, 1973, at which time a decision was deferred for further traffic analysis. (See minutes of December 13, 1973, for staff report in full.) GALBRAITH referred to a later plan of the development than previously considered and said that the bridge across the drainage channel would remain and parking, circulation, and structures have been indicated, the plan indicating the location of a new Davids Store as well as other smaller shops with possibly apartments on the second floor.

At the previous hearing, GALBRAITH stated, there was considerable discussion associated with the traffic problem on Oliver and Harry and Lincoln, and the fact that present structures (bank and service station) prevent the dedication of another moving lane for the entire distance from Lincoln to Harry.

ROBERT H. NELSON, attorney for the applicant, stated that they have attempted to comply with points raised at the previous meeting. He pointed out that they have provided a decel lane on Oliver for right turns into the present Parklane Center at Glendale on Harry; decel lane both to the east and west of Bleckley; they are willing to improve the major entrance to the center on Oliver to standards suggested by the City staff with an accel-decel lane; and also with the suggestion of an accel lane on Lincoln between Glendale and Oliver. All of the above, NELSON said, would be done without expense to the City.

NELSON said there is a lease on the bank property which will not expire until 1992 and there is no way that a dedication can be made for extra right-of-way along Oliver until that time. In further explanation, NELSON emphasized that the ground on which the bank structure is situated is leased until 1992, and that the applicant does not own any part of the bank structure. It was his feeling that the applicant has complied with just about everything possible at this time, both as to Planning staff recommendation and the Traffic Engineer's recommendations.

WILLIAM MCKINLEY, Assistant Traffic Engineer, said their main concern was at Lincoln and Oliver which intersection has been #2 in number of accidents, although there are other intersection with almost double the traffic volume where accidents are much less.

MCKINLEY said their ultimate plan for this intersection would require additional right-of-way from all corners, which cannot be acquired at this time unless it is classified as a major capital improvement project. His plan also proposed a decel lane on Oliver from Harry to Glendale, which the applicant is willing to provide at this time, except for the bank site; improvement of the major entrance on Oliver including accel-decel lanes; a decel lane on Lincoln west of Glendale and a decel lane on Harry where it intersects with Bleckley. When questioned as to possible reasons for the high accident incidence at Lincoln and Oliver, MCKINLEY pointed out that it is a major intersection and left turn movements contribute to the number of accidents, which is what they have taken into consideration in their long range solution to the congestion at this point.

RISING asked how many access points were proposed to Bleckley from the part requested for additional zoning. GALBRAITH pointed out that with the closing of Bleckley as proposed, there would be no commercial traffic channeled north through the residential area.

ARNHOLZ felt that part of the accident record was due to the closing of so many north-south streets in the construction of the Kellogg medial, and for that reason he was strong in his belief that there should be an accel-decel lane the full length of Oliver from Harry to Lincoln, and he considered it unfortunate that Loafer Lane was vacated in 1961 and the bank allowed to be constructed on such a necessary right-of-way. He noted that as planned, means eliminating any possibility of an exit from the center other than onto Harry or Oliver. He commented further that apparently Builders, Inc. feel that a new Davids Store in this center would help revive a "sinking ship", but that he was not going to change his view that there should be an accel-decel lane the full length of Oliver; otherwise it will create greater hazards and accidents at Lincoln. He maintained that the

bank could be built farther back, and that at the time of such construction there was not necessity for the vacation of Loafer Lane for parking because the lot is never full of cars.

GARDENHIRE pointed out that apparently there is nothing that can be done about the bank location at this time.

ARNHOLZ continued that in view of the energy crunch, the present location of Davids on U.S. 54 is not so good and they are wanting to move closer to potential customers, and that the applicant could negotiate with the owners of the bank to rebuild the bank further to the east.

GRAGERT suggested there would still be difficulty even with an accel-decel lane on Harry because traffic at present backs up on Harry east of Oliver to beyond Bleckley so it would be difficult for cars to exit from Bleckley onto Harry, and that what is proposed might even worsen the situation.

RISING pointed out that much of the present traffic at this point is from the housing, and he did not feel the extension of the center as proposed would aggravate the present traffic problem to any degree because peak traffic at the center would not likely be at the normal peak hours of morning and evening residential traffic.

GRAGERT stated that residential units are proposed on the second floor of some of the new shops to be developed. ARNHOLZ said he had observed traffic at the Twin Lakes Center many times which added greatly to the evening peak hour volume.

MOTION: That the Planning Commission recommend approval of the requests provided an accel-decel lane is provided for the full length on Oliver.
Arnholz moved.

HILL expressed concern for the possibility of commercial traffic on residential streets (Bleckley-Battin-Pinecrest). He agreed that what is proposed would help the traffic problem, and that accel-decel lane on Oliver as suggested by Mr. Arnholz would particularly help. GALBRAITH said that the applicant in his CUP has indicated widening of Bleckley to commercial standards adjacent to the new commercial development, and there is the possibility of elimination of on-street parking on both sides. It was pointed out that off-street parking is provided for the residential units along this street.

HENNESSY was in favor of the traffic problem being solved by this applicant inasmuch as he would be creating and adding to the problem. MCKINLEY pointed out that he is only creating a part of the problem that the City has more or less solved the problem at Harry and Oliver, but he did consider Lincoln and Oliver a major problem yet to be solved. HENNESSY brought up the possibility of allowing no access to Bleckley and channeling all of the traffic to the new Davids Store in and out through the existing center. In this way, all of the traffic congestion would be on the applicant's property.

BLAKEY commented that in the past he has felt some unreasonable dedications have been required in connection with commercial development and he felt this developer should be treated in the same manner as the others, particularly when the traffic congestion will be increased substantially from the new development proposed.

HILL pointed out that at the previous meeting a business man on the south side of Harry and east of Oliver had expressed concern for the adverse affect which might occur so far as his business is concerned.

Reference was made again to Lincoln and Oliver, and MCKINLEY said no improvements could be made until the City acquired additional right-of-way from all corners, and one Commissioner suggested it should be acquired at this time, and that the developer should provide some means of handling the extra traffic which would be generated.

HILL did not believe it was necessary to have all four corners before improvement of an intersection could be started, but that even with the dedication from subject property, some improvement would be possible.

ARNHOLZ agreed with Mr. Hill, that while another lane on Oliver might not be the complete answer, it would be a partial answer and he was not in favor of the application except under such circumstances.

GARDENHIRE commented that she understood the Traffic Engineer's ultimate proposal cannot be carried out at this time, but that what the developer has agreed to, would be adequate and reasonable under the present conditions. MCKINLEY agreed that it is about all that can be required or expected of the applicant at this time, in view of the existing leases on the bank and service station sites which prevent dedication of the accel-decel lane for the complete length from Harry to Lincoln.

DON KRASUSKI, 4861 East Harry, was still concerned so far as residential traffic on Bleckley and if the street is closed as proposed, then traffic would be channeled to Pinecrest and past the school to get back to Harry or Lincoln. He felt that traffic circulation now in the area is difficult and what is proposed would increase the difficulty.

NELSON pointed out that Oblinger-Smith has been working with the City Staffs on this development at great length in resolving problems to the greatest degree possible, and he reviewed again the proposed accel-decel lane on Harry, Lincoln and Oliver, and as for the intersection of Lincoln and Oliver, it will have to be a major project and the City will have to acquire additional right-of-way from all corners. He stated that the Parklane Center was developed in 1961 and that it is not possible at this late date to require everything that was required in the development of The Mall, for instance, or other newer centers.

As for Lincoln and Oliver, NELSON pointed out that the Safeway Store is moving out and it is his understanding the Bell Telephone Company proposes some kind of installation there, but that it will not be of a retail nature, which might reduce traffic congestion to some extent. It was his opinion that his client has done a fair job in trying to give the City everything possible at this time in an effort to resolve any problems associated with the planned development.

Reference was made by Blakey to the previous suggestion of channeling all traffic to the new development east of the drainage through the existing center and not having any access from the east, and it was pointed out that such would interfere with people doing business at the bank.

WILEY said the access from Bleckley was provided to alleviate the problem on Oliver, and in further discussion, it was pointed out that the applicant owns the rental units on Bleckley where the increased commercial type traffic would tend to be a nuisance to the residents of the area. HENNESSY thought that if anyone was going to be damaged, it would be the applicant through loss of tenants.

ARNHOLZ again stressed his desire for a full accel-decel lane from Lincoln to Harry, and said he was only asking for it because of the request to add 6 more acres to the shopping center.

MOTION: That the Planning Commission recommend approval subject to accel-decel lanes on Harry, Lincoln and on Oliver from Harry to Lincoln, except for the service station site at Lincoln and Oliver, and including the staff comments and requirements. Arnholz moved and Gragert seconded.

SUBSTITUTE MOTION: That the Planning Commission recommend approval of these two applications as submitted, subject to staff comments and requirements. Hennessy moved and Rising seconded.

GALBRAITH pointed out that Mr. Nelson had not agreed with the staff suggestion of a contingent dedication on the bank site. NELSON said he could not agree in view of the existing lease on the ground which expires in 1992. The possibility of the bank being rebuilt in case of an extensive fire was brought up, and whether or not it would be rebuilt. NELSON said that there would be that right until 1992. LOREN SNYDER, on behalf of the applicant, said the lease reads for bank purposes only, and he doubted that it would be rebuilt at the present location, although the applicant would have no control over any rebuilding.

In further discussion of this matter, NELSON agreed that if the bank structure should be destroyed and is not to be rebuilt, they would negotiate with the bank to resolve the matter of the setback if possible.

BLAKEY wanted to know if the applicant is agreeing to dedicate an accel-decel lane and guarantee its construction at such time as it is possible to do so. NELSON replied "yes".

AMENDMENT TO SUBSTITUTE MOTION: That the requirement for an accel-decel lane on Oliver be a requirement at such time as it is possible for the applicant to make such a dedication. Hennessy moved and Rising seconded.

It was agreed that such requirement would run with the land and be included as a part of the Community Unit Plan.

RESTATEMENT OF SUBSTITUTE MOTION: That the Planning Commission recommend to the City Commission that the zone change request (Z-1585) and the associated CUP (DP-60) be approved, subject to the following conditions:

- a. Platting within one year from the date of approval by the City Commission; or the applications be denied, and that the ordinance effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.
- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- c. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
- d. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
- e. General Provision #10.A being reworded as follows:
After the expiration of the current lease, that expires May 31, 1983, or in the event the existing service station improvements located in the contingent dedication in Parcel #1 are removed or substantially destroyed, whichever shall occur first, the additional right-of-way as indicated on the plans shall become effective.
- f. General Provision #10.B shall be reworded as follows:
Whichever should occur first, after the expiration of the current lease that expires January 11, 1992; or in the event the existing bank improvements, located in the contingent

dedication on Parcel #1, are removed or substantially destroyed and provided that the owners of the bank do not desire to reconstruct the bank and are agreeable to the dedication, the dedication of the additional street right-of-way shall become effective.

- g. Expand General Provision #11 by adding the following: The applicant shall also guarantee the construction of an accel-decel lane at the major entrance to Oliver on Parcel #1 and shall also improve the major entrance to major approach standards, and dedicate the additional right-of-way and guarantee the construction of decel lanes on Lincoln west of Glendale and on Harry east of Bleckley. The two curb openings to Lincoln west of Glendale shall be eliminated.
- h. Add General Provision #13 to read as follows: At such time as the bank is removed at the northeast corner of Glendale and Oliver, the owners of Parcels #1 and #2 shall be responsible for the installation of a continuous third lane on Oliver from Glendale north to the existing service station.

VOLE ON AMENDED SUBSTITUTE MOTION: Carried by a vote of 6 in favor (Rising, Blakey, Hennessy, Gardenhire, Hill and Hopper) and 4 opposed (Arnholz, Gragert, Kamen and Taylor).

WICHITA—SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

AMHERST 2-0611 — AREA CODE 318
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

January 14, 1974

Mr. Robert H. Nelson, Attorney
Suite 630, 200 West Douglas
Wichita, Kansas 67202

Re: Z-1585 - "B" to "LC" and
DP-60 - Commercial CUP -
Generally located at the
northeast corner of Oliver
and Harry

Dear Mr. Nelson:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1974, the above-captioned cases were considered. The action of the Commission was to recommend the approval of the zone change request and the associated Community Unit Plan subject to the following conditions:

- a. Platting within one year from the date of approval by the City Commission; or the applications be denied, and that the ordinance effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.
- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- c. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
- d. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

WICHITA - SEDGWICK COUNTY

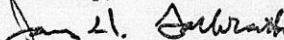
Page 2 - Mr. Robert H. Nelson
January 14, 1974

- e. General Provision 10.A. being reworded as follows:
After the expiration of the current lease, that expires May 31, 1883, or in the event the existing service station improvements located in the contingent dedication in Parcel #1 are removed or substantially destroyed, whichever shall occur first, the additional right-of-way as indicated on the plan shall become effective.
- f. General Provision #10.B shall be reworded as follows:
Whichever should occur first, after the expiration of the current lease that expires January 11, 1992; or in the event the existing bank improvements, located in the contingent dedication on Parcel #1, are removed or substantially destroyed and provided that the owners of the bank do not desire to reconstruct the bank and are agreeable to the dedication, the dedication of the additional street right-of-way shall become effective.
- g. Expand General Provision #11 by adding the following: The applicant shall also guarantee the construction of an accel-decel lane at the major entrance to Oliver on Parcel #1 and shall also improve the major entrance to major approach standards, and dedicate the additional right-of-way and guarantee the construction of decel lanes on Lincoln west of Glendale and on Harry east of Bleckley. The two curb openings to Lincoln west of Glendale shall be eliminated.
- h. Add General Provision #13 to read as follows: At such time as the bank is removed at the northeast corner of Glendale and Oliver, the owners of Parcels #1 and 2 shall be responsible for the installation of a continuous third lane on Oliver from Glendale north to the existing service station.

It is necessary that these corrections be made and nine copies of the amended CUP be submitted to our office by 5:00 p.m. on January 23, 1974, so that this matter may be forwarded to the City Commission on January 29, 1974, the meeting to start at 9:00 a.m. in Room 201, City Building, 204 South Main.

If you have any questions, please call.

Sincerely,



Jack H. Galbraith
Chief Planner

JH3:ber

cc: Loren E. Snyder, c/o Builders, Inc., 300 West Douglas 67202
Joel M. Pollach, c/o Builders, 300 West Douglas 67202
Gary Wiley, c/o Oblinger-Smith, 625 1st Nat'l Bank Bldg. 67202
Don Krasuski, 4861 East Harry 67218
Bill McKinley, Assistant Traffic Engineer
City Manager's Office

December 14, 1973

Paul Graves, City traffic Engineer

Jack H. Galbraith, Chief Planner

Z-1585 - "B" to "LC" and DP-60 - Commercial
CUP - Generally located at the northeast
corner of Oliver and Harry

At the regular meeting of the Planning Commission on December 13, 1973, the above-captioned cases relating to the proposed expansion of Parklane Shopping Center were considered. After considerable discussion concerning congestion in the area, and expressed concern for increased traffic as a result of this proposed expansion, the action of the Commission was to defer these cases for 30 days to give the applicant additional time to work with the staff and Traffic Engineer toward solutions to handling the traffic problems.

Specifically, the Planning Commission asked that attention be given to the right-of-way needed to construct a decel lane on the north side of Harry between Bleckley and Battin, and on the south side of Lincoln west of Glendale. Also, that particular attention be given to what is needed in the way of improvements (accel-decel lanes and major approach construction) for their main entrance from Oliver. The Commission also suggested that the intersection of Glendale and Oliver presents problems and that consideration should be given to closing that intersection. Regarding this point, I don't feel that the closing of this intersection is practical; however, because of the location of the bank, it appears to be impossible to improve turning movements from Glendale north on Oliver.

Inasmuch as these cases are scheduled for reconsideration on January 10, 1974, we would appreciate your authorizing your staff to look into these problems and be prepared to advise the Planning Commission of your recommendations. We will be available to discuss this in more detail at your convenience.

JHG:ber

cc: Ray Bruggeman, Director of Public Works
Dick Linn, City Engineer

December 14, 1973

Mr. Loren E. Snyder
c/o Builders, Inc.
300 West Douglas
Wichita, Kansas 67202

Re: Z-1585 - "B" to "LC" and
DP-60 - Commercial CUP -
East side of Oliver be-
tween Lincoln and Harry

Dear Mr. Snyder:

At the regular meeting of the Metropolitan Area Planning Commission on December 13, 1973, the above-captioned applications were considered.

It was the action of the Commission to defer these cases until the next regular meeting of the Commission on January 10, 1974. The purpose of the deferral was so that the applicant could confer with the Planning Department and Traffic Engineer relative to traffic problems and alternate solutions to handling anticipated traffic, especially as it relates to that entering the major center from Oliver, and also at the intersection of Glendale and Oliver and on Harry at Bleckley.

We would appreciate your contacting us as to a convenient time for us to schedule a meeting on this matter, as the case will be rescheduled for consideration at the meeting of January 10, 1974, such meeting to start at 1:30 p.m. in Room 401 City Building Annex, 104 South Main.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Joel M. Pollach, c/o Builders, Inc., 300 W. Douglas 67202
Gary Wiley, c/o Oblinger-Smith, 625 1st Nat'l Bank Bldg. 67202
Don Krasuski, 4861 East Harry 67218

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: Dec. 13, 1973

Case No. Z-1585
Case No. DP-60

Request: "B" to "LC"
Approval of a Development Plan
under the CUP provisions of the
zoning ordinance

Location: East side of Oliver between Lincoln and Harry

Reason: To expand Parklane Shopping Center

Acres: "LC" - 6
CUP - 32

Size: Irregular shape

	<u>Land Use</u>	<u>Zoning</u>
Existing	Shopping center, general business & multiple family	"B" & "LC"
North	General business & multi-family	"B" & "LC"
East	Multi-family	"B"
South	General business	"LC"
West	General business & multi-family	"B" & "LC"

Necessary street rights-of-way to be
acquired at the time of replatting.

Platted: Yes
Sidewalk: No

Comments

1. The applicant presently has approximately 26 acres of "LC" zoning and is requesting an additional 6 acres of light commercial zoning to allow expansion of the Parklane Shopping Center located on the east side of Oliver between Lincoln and Harry.
2. As a requirement under the CUP provisions of the zoning ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls.
3. The plan as submitted, proposes to vacate the bridge and a portion of Boston as well as a segment of Bleckley. The applicant proposes to eliminate commercial traffic on Bleckley north of Parcel 2 by providing access control to the area proposed for commercial expansion. Also, in the southern portion of Parcel 2, the applicant has suggested a combination commercial-residential use with commercial shops on the first floor with apartment units above.

The major concern with the expansion as proposed is its relationship with access to Oliver and Lincoln. Because of the location of the bank, at the northeast corner of Oliver and Glendale, and the insufficient right-of-way on Oliver, it will be impossible to improve this intersection by providing an acceleration (right turn lane onto Oliver from Glendale). Also, because of the location of an existing service station at the southeast corner of Oliver and Lincoln and existing development on the other corners, it is impossible to make major improvements to this intersection. Both the bank and service station prevent improvements that would assist the movement of traffic in this general area.

It is recommended that consideration be given to requiring the applicant to dedicate additional right-of-way for Lincoln a sufficient distance west of Glendale to provide for a deceleration lane for Glendale as well as the access points to the parking lot; and that at the time of platting the applicant be required to dedicate adequate right-of-way, if needed, and guarantee the construction of a deceleration lane on Harry east of Bleckley.

It is also suggested that General Provision 10 be reworded as follows:

After the expiration of the current lease, that expires May 31, 1983, or in the event the existing service station improvements located in the contingent dedication in Parcel 1 are removed or substantially destroyed, whichever should occur first, the additional right-of-way as indicated on the plan, shall become effective. The contingent dedication for the bank should also be reworded in a like manner.

4. It should be noted that the second paragraph under General Provision 7 provides that the normal required planting area along Oliver across from the residential area, Hilltop Manor, cannot be provided as that part of the shopping center existed prior to the CUP requirement and is paved for parking.
5. If the Planning Commission determines that the request for additional "LC" zoning is proper and the CUP is satisfactory, then the following conditions would be consistent with other approved CUP's:
 - a. Platting within one year from the date of approval by the City Commission; or the application be denied, and that the ordinance effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.

- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
 - c. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
 - d. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
 - e. General Provision 10.A being reworded as follows:

After the expiration of the current lease, that expires May 31, 1983, or in the event the existing service station improvements located in the contingent dedication in Parcel 1 are removed or substantially destroyed, whichever shall occur first, the additional right-of-way as indicated on the plan shall become effective.
 - f. General Provision 10.B being reworded as follows:

After the expiration of the current lease, that expires January 11, 1992, or in the event the existing bank improvements located in the contingent dedication in Parcel 1 are removed or substantially destroyed, whichever should occur first, the additional right-of-way as indicated on the plan, shall become effective.
 - g. At the time of platting, consideration be given to requiring the applicant to dedicate adequate right-of-way on Lincoln west of Glendale and on Harry east of Bleckley, and guarantee the construction of deceleration lanes.
-

DP-60 - 215 Notices to Property Owners sent 11-29-73

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
WICHITA, KANSAS 67202

November 29, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, December 13, 1973, at 1:30 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 a COMMUNITY UNIT PLAN - PLANNED COMMERCIAL DEVELOPMENT, known as "Parklane", for property legally described as follows:

DP-60 - Block 1, Block 2, Lots 2 through 22 odd and even inclusive and Lot 49, Block 3, in Replat of part of Builders 4th Addition, Wichita, Kansas, and Lot 1, Warr's No. 2 Addition to Wichita, Sedgwick County, Kansas. Generally located on the East side of Oliver between Harry and Lincoln.

This Development Plan has been 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 Planning Department Office, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file has been submitted so that Parklane Shopping Center may expand by building a major retail store and other retail establishments on the east side of the drainage ditch which is presently occupied by seven residential structures which are proposed to be removed. The Plan also proposes the vacation of Bleckley between Battin and Boston as well as the vacation of Boston between Bleckley and Glendale. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor area, screening, sign and building height limitations, access control and drainage improvements.

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 this time.

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, 104 S. Main, 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

11/25

REVISIONS TO DP-60
PRELIMINE C.U.P.

UNDER GENERAL PROVISIONS - THE FOLLOWING
CHANGES WERE MADE.

G.P.1 - REDUCED CURB CUTS TO HADLEY FROM 2 TO 1.
INDICATED 3 CURB CUTS ON RUSSELLY.

G.P.4 - REVISED DRAINAGE TO INCLUDE ITEMS 3, 4, 5 & 9
OF RESTRICTIVE COVENANTS.
ADDED CENTER & SITE DRAINAGE FOR ITEMS
TO BE REVIEWED AT THE TIME OF REPLYING.

G.P.10 - ELIMINATED CONTINGENT DEDICATION 10-C.
P/W WILL BE PROVIDED AT TIME OF REPLYING.

EXPIRATION DATES OF CURRENT LEASES FOR
ITEMS 10-A & 10-B WERE ADDED.

G.P.11 - ADDED GUARANTEES OF DECELERATION DATES
AMONG HADLEY & OLIVER.

G.P.12 - INCREASED MAXIMUM NUMBER OF EMBLEM'S
ON PARCEL 2 FROM 7 TO 9.

PARCEL DESCRIPTIONS

PARCEL 1 - ADDED AUTOMOTIVE TO EXPOSED USE

PARCEL 2 - ADDED MULTI FAMILY DWELLINGS TO PROPOSED
USE.

EXPOSED SQ. FT. OF NET AREA FROM 481,400 ^{430,140} TO 430,140
CLASSIFIED PHARMACEUTICAL PURPOSES.

REDUCED MAX. GED COVERING FROM 129,420 TO 129,042.
REDUCED FLOOR AREA RATIO FROM 45 TO .35.
ADDED RESIDENTIAL.

CHANGES TO THE PLAN

1. ADDED NUMBER OF ACCESS POINTS TO BLOCKWAY.
2. INCREASED R/W ON HARRY FROM 50' TO 60'
3. CLARIFIED DRAINAGE VENTILATION.
4. DEDICATED R/W FOR OLIVER, SOUTH OF GLENDALE
5. ADDED 15' DRAINAGE ACCESS EASEMENT

Case of Parklane Inc.

November 14, 1973

Mr. Loren E. Snyder
300 West Douglas
Wichita, Kansas 67202

Re: DP-60 - Parklane Commercial
C.U.P. on the east side of
Oliver between Lincoln and
Harry.

Dear Mr. Snyder:

We have reviewed the Commercial Preliminary Development Plan located on the east side of Oliver between Lincoln and Harry and the following are our comments as well as those received from other departments of the City concerning this plan.

We have been advised by the Flood Control Division and the City Engineer that there are a variety of drainage problems associated with subject property which will have to be resolved prior to further development on Parcel #2. The Flood Control Division further advises that at least two locations (Zimmerly and Battin) drainage from Bleckley to Dry Creek should be placed underground, and that the drainage improvements will have to be installed in accordance with the provisions of a declaration of restrictive covenants recorded in Misc. Book 485, p. 128, involving subject property. Attached is a copy of that covenant and provisions 3, 4, 5 and 9 should be referenced under General Provision #4.

The Traffic Engineering Division has recommended, and we concur, that the access control on Harry Street should be reduced from two openings to one major opening. This would facilitate the redesign of the existing opening to major opening standards. In conjunction with this, it is also recommended that a deceleration lane along Harry from Bleckley Drive west to the major opening be provided for which would require 60 feet of half street right-of-way for Harry and, therefore, the 35 foot building setback should be adjusted accordingly. The Traffic Engineering Division has also recommended, and again we concur, that a deceleration lane be constructed south of Glendale Avenue on Oliver for a minimum distance of 200 feet with a taper of 150 feet.

Mr. Loren E. Snyder
November 14, 1973
Page 2

Please be advised that the access to the major use on Parcel 2 is our primary concern. Frankly, I am not convinced that Glendale, particularly the intersection, can handle the traffic. It is at present a pror intersection and with the bank extending into needed right-of-way for the improvement of Oliver, it does not appear that a satisfactory solution can be obtained. The deceleration lane on Oliver south of Glendale will help, however, that can be accomplished only upon the immediate dedication of the necessary right-of-way.

Also the intersection at Lincoln and Oliver needs improvement and it appears that you propose no immediate solution to solve that problem. If anything, by General Provision #10 you are assuring the City that the right-of-way will never be forthcoming as it appears to be your intention to improve the service station at its present location. We recommend that you consider making that right-of-way available to the City now. General Provision #10, A and B need to be clarified as to dates the City can expect the street right-of-way and C, should be eliminated and the right-of-way dedicated on the replat.

In our staff review, we noted that the maximum gross floor area is approximately 194,000 square feet for Parcel #2. The proposed floor area ratio of .45 exceeds that which have been approved for Marina Lakes (.35), Twin Lakes (.39) and the Mall (.30). Based on the somewhat limited access to the site, it is recommended that the intensity of the development be adjusted downward on Parcel #2.

In addition to these comments, the following information should be indicated on the plan:

- a. The proposed number of access points from Parcel 2 to Bleckley should be indicated.
- b. The parenthetical phrase under net area on Parcel #2 should be clarified on the face of the plan to show areas which can be vacated and drainage right-of-way which must remain.
- c. Item #4 under the General Provision needs to be expanded to reference previously mentioned restrictive covenants filed of record. Specifically Items 3, 4, 5 and 9 of said covenants should be referenced.
- d. Item #4 could also be expanded to reflect that sewer and site drainage problems will be reviewed at the time of replatting.

Mr. Loren E. Snyder
November 14, 1973
Page 3

- e. A 15 foot access easement should be indicated along the westerly line of the drainage right-of-way between Glendale Avenue and Harry Street, and the existing swimming pool on the west side of Bleckley Drive just north of Parcel #2, should be indicated on the plan.

These are the comments we have at this time concerning the plan. You should now have prepared and submitted, 12 revised copies of the plan to our office by November 28, 1973, so that we can write our staff report and include copies of the plan in our mailout to the Planning Commissioners for their meeting of December 13, 1973.

If you have any questions concerning this matter or desire a meeting to discuss these comments, please call. A marked copy of the plan is enclosed for your information and file.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:eme
Enclosure

cc: Builders, Inc., 300 West Douglas, 67202
Gary Wiley, Oblinger & Smith Corporation
625 First National Bank Building, 67202

Called Gary Wiley this date and advised that "automotive" should be added to proposed uses under Parcel #1.

11/14/73 JHG

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE November 6, 1973



**ON SAFETY
PHASE II**

TO Lynn Shirkey, Junior Planner
FROM William G. McKinley, Assistant Traffic Engineer
SUBJECT Parklane Community Unit Plan

The Traffic Engineering Division would recommend that the access control on Harry Street be reduced from two openings to one major opening. This would facilitate the redesign of the existing opening to major opening standards. In conjunction with this, we would also recommend a deceleration lane along Harry Street from Bleckley Drive west to the major opening. We also believe that the projected traffic designated for a discount store would require a deceleration lane along Oliver south of Glendale Drive. This deceleration lane should be a minimum of 200 feet in width with a taper of 150 feet.

We believe that the rest of the items are satisfactorily covered.

William G. McKinley
Assistant Traffic Engineer

WGM/g1
attachment
cc:R. W. Bruggeman

M 307
P 403
7/8/53

02845

403

Date 8-12-53
Approved & S110
By Chas. B. ...
Weg of Sec'd.

Approved by Board of Commissioners
this 18th day of August 1953

DEDICATION

KNOW ALL MEN BY THESE PRESENT:


That for good and valuable consideration, the undersigned, CONSTRUCTION, INC., a corporation, duly organized under the Laws of State of Kansas, acting by its President, being thereunto duly authorized, of Wichita, Sedgwick County, Kansas, being the owner of the following described real estate in Sedgwick County, Kansas, to-wit:

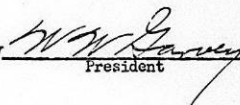
A Strip of land 26 feet wide, running North and South through Blocks 1 and 2 in Replat of Part of Builders Fourth Addition to Wichita, Sedgwick County, Kansas, located approximately as follows:

Beginning at a point on the East line of Oliver Street, 120 feet South of the South Line of Lincoln Street; thence East 26 feet; thence South parallel with East Line of Oliver Street and intersecting and across Bayley Street to the North Line of Glendale Avenue, a distance of 1811 feet, more or less; thence West 26 feet to East Line of Oliver Street; thence North along East Line of Oliver Street 1811 feet, more or less, to point of beginning,

DOES HEREBY DEDICATE the above described strip of land as a service road or street to and for the use of the public.

Executed this 25 day of March, 1953.


ATTEST:

Charles G. Carr
Secretary

CONSTRUCTION, INC.
By 
President

STATE OF KANSAS, COUNTY OF SEDGWICK, ss.

BE IT REMEMBERED, that on this 25 day of March, 1953, before me, the undersigned, a notary public, in and for the county and state aforesaid, came W. W. Garvey President of CONSTRUCTION, INC., a corporation, who is personally known to me to be the same person who executed the within instrument of writing as the _____ President of said Corporation, and such person duly acknowledged the execution of the same as _____ President of said Corporation, and acknowledged the same to be the act of said Corporation.

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


My Commission expires July 1 1955

William P. Witt
Notary Public

WICHITA-SEDGWICK COUNTY

DATE October 29,
1973

METROPOLITAN AREA PLANNING DEPARTMENT

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
TO M. S. Mitchell, Supt. of Public Works Maintenance
FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-60 - Parkland Shopping Center CUP
At the Northeast corner of Oliver and Harry

Attached is a copy of a commercial CUP known as Parklane Shopping Center. We would appreciate your reviewing this CUP by November 5, 1973.

It should be noted that this CUP has been submitted so that Parklane Shopping Center may expand by building a David's store on the east side of the drainage ditch. We would particularly appreciate your comments relative to drainage, access control, and Contingent Dedications as outlined on the CUP. Although the new construction is proposed to the east, any problems on Oliver should be reviewed at this time.

JHG:rv

① Attached is 1 copy of ~~some~~ Declaration dtd 7-21-71.
See items 3, 4, 5 & 9 all of which should be reiterated in CUP approval

② Parenthetical phrase under net area on Parcel 2 should be clarified on drawing to show areas which can be vacated and drainage r/w which must remain.

③ At at least 2 locations (Zimmerly & Bottom) drainage from Blackley to Dry Creek should be put underground. This requirement should be part of CUP approval.

WJM

WICHITA-SEDGWICK COUNTY

DATE October 29,
1973

METROPOLITAN AREA PLANNING DEPARTMENT

TO Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Supt. of Public Works Maintenance

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT DP-60 - Parkland Shopping Center CUP
At the Northeast corner of Oliver and Harry

Attached is a copy of a commercial CUP known as Parklane Shopping Center. We would appreciate your reviewing this CUP by November 5, 1973.

It should be noted that this CUP has been submitted so that Parklane Shopping Center may expand by building a David's store on the east side of the drainage ditch. We would particularly appreciate your comments relative to drainage, access control, and Contingent Dedications as outlined on the CUP. Although the new construction is proposed to the east, any problems on Oliver should be reviewed at this time.

JHG:rw

*Some of site drainage problems
will be discussed at time of
planning.*



RECORD OF SALES
FILED FOR RECORD AT
JUL 31 1961
15083

NO. 15083
RUFUS E. DEERING
Member of the Board
C. B. Deering

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, FORT RILEY APTS., INC., a Kansas corporation, owner of Lots 1, 6, 7, 10, 11, 12, 13, 17, 18, 25, 26, 27, 28, 29, 30, 31, 32 and 33, Block 3, replat of part of Buider's Fourth Addition, and owner of Lots 34 to 48, inclusive, block 3, replat of part of Buider's Fourth Addition, and PARKLANE TOWERS, INC., the owner of an Option from the above designated owner on Lots 34 to 48, inclusive, as above described, who shall hereinafter be referred to as "Developer" do hereby, for the purpose of providing for the safety, convenience, privacy and protection of the hereinabove described property and the interest of the City of Wichita in and to the drainage area, being 120 feet in width and running from Lincoln Street south to Harry Street and for the additional protection of the investment of the proposed Developer of the tract being developed by Developer, voluntarily declare and approve the following restrictive covenants upon Lots 34 to 48 inclusive and Lots 1, 6, 7, 10, 11, 12, 13, 17, 18, 25, 26, 27, 28, 29, 30, 31, 32 and 33, as follows:

1. In the event the City Commission of the City of Wichita approves the request for change of zoning on Lots 34, to 48, inclusive, on the above described plat to a "RM" Classification, the use of said property shall be limited in accordance with the Use Regulations appearing in Chapter 28.04.070 of the Ordinances of the City of Wichita as set out in Paragraph A. 9, Multiple Family Dwellings; 12. Storage Garages and Parking Lots for storage only; 13. Accessory buildings incidental to the above uses and located on the same lot, not involving the conduct of retail business, commercial business or repair business; and said property shall be restricted until subsequently changed by the action of the City Commission of the City of Wichita to the uses as set forth therein, same to be binding upon the present owner and the Developer in the event the Developer shall develop said property.
2. Developer agrees that in the event of its development of Lots 34 to 48, that the real estate so developed shall be used by said Developer and assigns for the construction, maintenance, operation and use of a residential apartment house project, consisting of multi-story residential apartment buildings, similar in character and design to the preliminary site plan perspective and architectural rendering as prepared by S. S. Platt and Associates, the same being on file in the office of the Wichita-Sedgewick County Metropolitan Area Planning Commission, and the following restrictions are hereby imposed and dedicated as to the use of said real estate in the development and construction of said residential apartment project:
 - a. In the event of any substantial change in the proposed project or the plans as heretofore submitted, notification of such substantial change shall be given immediately to the Director of Planning and such change shall be subject to the approval of a majority of all of the Board of City Commissioners of the City of Wichita.
3. Fort Riley Apts., Inc. and Parklane Towers, Inc. agree that as construction or grading is commenced on each of the lots listed above, then and at that time that portion of the drainage right-of-way adjacent to each such lot will be improved and constructed in strict conformance with the plans and specifications as prepared by the Maintenance Division of the Department of Public Works of the City of Wichita and on file in their office and in the Office of the City Clerk, entitled, "Plans and Profile of Dry Creek Improvement, Lincoln Street to Harry Streets, May 15, 1961."

not release
5/11/61
Wichita

CERTIFICATE

I, Rufus E. Deering, Member of Deeds in and for said County and State of Kansas, certify that the within and foregoing is a full, true and correct copy of an instrument which was filed with me in my office on the 31 day of July 1961, A.D., in Book 485 at Page 126. File Number 18683

Witness my hand and official seal at Wichita, Kansas, this 17 day of March, 1961, A.D.

Rufus E. Deering
Member of Deeds, Sedgewick County, Kansas

It is further agreed that in the construction and improvement of the drainage right-of-way as set forth in the said plans above referred to, that the undersigned agree that all fill excavated in the construction of the drainage right-of-way shall first be used in the construction of the right-of-way before being used as fill for the building sites.

4. The undersigned further agree that in connection with the construction of the drainage improvement as above referred to that same shall be done at no expense to the City of Wichita and at the expense of the undersigned and their assigns. It being understood that the parties owning the property immediately adjacent to the said drainage right-of-way shall be responsible for the expense in connection therewith.

5. The undersigned further agree that in the event the undersigned, at their own expense, shall desire to and shall construct a cement box, curb, conduit or other type of drainage facility for this drainage area, that said plans therefor shall be submitted to the City Commission or its authorized representative for approval prior to construction thereof. It being understood that the plans so submitted shall be in accordance with accepted engineering standards and that when completed, the City shall release any portion of the drainage right-of-way not needed for the improved waterway, provided that such release shall be subject to proper vacation proceedings in accordance with the statutes of the State of Kansas.

6. Before any additional or amendatory restrictive covenants shall be filed having any effect on the real estate herein described, notice of and copies of such covenants shall be given to the City of Wichita through its City Manager, City Attorney, City Clerk and Planning Director, at least thirty days prior to the effective date of such covenants.

7. Each of the limitations and restrictions herein contained shall extend to and include heirs, assigns, devisees, lessees and holder of any kind of and under all who may purchase or acquire any property in the above described tract from the undersigned, their heirs, personal representatives or assigns and may be enforced by the City of Wichita.

8. Any violation of the foregoing restrictions may be stopped or prevented by injunction or any other lawful procedure.

9. The undersigned, Fort Riley Apts., Inc. shall dedicate for the use of the City of Wichita, an access easement fifteen (15) feet in width along the easterly portion of Lot 49, Block 3, Replat of Builder's Fourth Addition; said dedication being for access to the drainage easement immediately adjacent thereto.

EXECUTED, this 21st day of July, 1961.

ATTEST:

William A. Green
Secretary-Treasurer

FORT RILEY APTS., INC.

By A. L. Shaver
A. L. Shaver, Vice President

ATTEST:

William A. Green
Secretary-Treasurer

PARKLANE HOMES, INC.

By S. S. Platt
S. S. Platt, President

STATE OF KANSAS)
) SS.
SEDGWICK COUNTY)

BE IT REMEMBERED that on this 24th day of July, 1961, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came A. D. SHAVER, Vice President and WILLIAM W. GREEN, Secretary-Treasurer of Fort Riley Apts., Inc., a Kansas corporation, personally known to me to be such officers and to be the same persons who executed as such officers the foregoing instrument in behalf of said corporation and they duly acknowledged the execution of the same for themselves and for said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



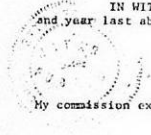
Betty Janss Hill
Notary Public

My commission expires: Dec 31 1961

STATE OF KANSAS)
) SS.
SEDGWICK COUNTY)

BE IT REMEMBERED that on this 21st day of July, 1961, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared S. S. PLATT, President, and WILLIAM W. GREEN, Secretary-Treasurer of Parklane Towers, Inc., a Kansas corporation, personally known to me to be such officers and to be the same persons who executed as such officers the foregoing instrument in behalf of said corporation and they duly acknowledged the execution of the same for themselves and for said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



Betty Janss Hill
Notary Public

My commission expires: Dec 31 1961

October 29,
1973

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Supt. of Public Works Maintenance

Jack H. Galbraith, Chief Planner

DP-60 - Parkland Shopping Center CUP
At the Northeast corner of Oliver and Harry

Attached is a copy of a commercial CUP known as Parklane Shopping Center. We would appreciate your reviewing this CUP by November 5, 1973.

It should be noted that this CUP has been submitted so that Parklane Shopping Center may expand by building a David's store on the east side of the drainage ditch. We would particularly appreciate your comments relative to drainage, access control, and Contingent Dedications as outlined on the CUP. Although the new construction is proposed to the east, any problems on Oliver should be reviewed at this time.

JHG:rw

12-13-73 (?)
DP-60

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 BUILDERS, INC.
Address 300 WEST DOUGLAS 67202 Phone 261-5221
Agent Loren E. Snyder care of Builders Inc.
Address 300 West Douglas 67202 Phone 261-5221
- b. Applicant _____
Address _____ Phone _____
Agent Robert H. Nelson
Address 200 W. Douglas Phone _____
- c. ~~Applicant~~ PLANNER OBLINGER - SMITH CORPORATION (G. WILEY)
Address 625 FIRST NAT'L. BANK BLDG. Phone 262-0451
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 "LC" and legally described as Lot(s) (See Below), Block(s) _____, Addition. _____

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

BLOCKS ONE, TWO AND LOTS 2 THRU 22 AND LOT 49 BLOCK 3, REPLAT OF PART OF BUILDERS FOURTH ADDITION AND WARR'S NUMBER 2 ADDITION.

Use legal from ownership list

II.B There are 26.4± acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 953 PARKLANE.

The general location is (use appropriate section)

a. at the _____ corner of _____
and _____; or

b. on the EAST side of OLIVER (Ave.,
Street) between LINCOLN (Ave., Street) and
HARRY (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.

BUILDERS, INC.
By J. M. Pollock ^{vice president} + alvin C. Hill 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
2:45 (AM) (PM) on October 24, 1973 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of

\$ None required

G. Lynn Shierkey Name
Jr. Planner Title

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1 to 22 incl.	3	Builders 4th Addition	Builders, Inc., 300 W. Douglas Wichita, Kansas, 67202
1 to 24 incl	4	"	"
1 to 29 incl	5	"	"
1 to 9 incl	6	"	"
1 to 13 incl	1	Replat of Reserve C. Builders 4th Add.	"
	1	Replat of part of Builders 4th Addition	"
	2	"	"
1 to 49 incl	3	"	"
		Builders 3rd Addition	"
Reserve A			
Reserve H.		"	Battin Apartments, Inc. 1709 S. Battin Wichita, Kansas, 67218
1 to 10 incl		Replat of Reserve B, Builders 3rd Addition	Builders, Inc. 300 W. Douglas, Wichita, Kan. 67202
1, 2 & 3	C	Replat of Reserves C & G, Builders 3rd Addition	"
2 to 11	G	"	"
	1	Southeast High Addition	Unified School District No. 259, Sedgwick County, Kansas 428 S. Broadway, Wichita, Kan. 67202
1 to 18 incl.	1	Southeast Manor Addition	Southeast Manor Inc. # 1. 5226 E. Harry, Wichita, Kan., 67218
1 to 7 incl. & 1 to 18 incl.	2	"	"
1		Replat of Magnussons Addition	Ruby F. Marymee, 1631 S. Elpyco Wichita, Kansas, 67218
2		"	Richard R. Lennon & Mary Alice Lennon 1617 S. Elpyco, Wichita, Kans. 67218
3		"	Virgil A. Liby & Marvlea J. Liby 1814 S. Glendale, Wichita, Kan. 67218

Continued page 2

Lot	Block Addition	Property Owner
4	Replat of Magnussons Addition	Ferd R. Townsend & Thelma V. Townsend 1635 S. Elpyco, Wichita, Kans. 67218
5	"	Ronald A. Ashenfelter & Linda K. Ashenfelter, 1640 S. Glendale Wichita, Kansas, 67218
6	"	Donald Paul Renollet & Sharon S. Renollet, 1634 S. Glendale Wichita, Kansas, 67218
7	"	Nora Turner & Beatrice J. Hudy 1628 S. Glendale, Wichita, Kan. 67218
8	"	Rex J. Vogt & Allie M. Vogt 1622 S. Glendale, Wichita, Kan. 67218
W 60' of E. 135' of Res.	"	Mary Jane Krasuski, 4861 E. Harry Wichita, Kansas, 67218
W 37½' of E. 75' of Res.	"	William Donald Krasuski, Address unknown
E 37.5' of Res.	"	Martin K. Welch & Ethel D. Welch 1202 Schweiter Dr. Wichita, Kan 67211
W 135' of Res.	"	J. E. Dennis & Effa L. Dennis Address unknown
1	Warr's No. 2 Addition	D Builders Inc., 300 W. Douglas Wichita, Kansas, 67202
1	A Gene Hancock's 1st Addition	Ralph G. Eells & Lucy I. Eells 1642 S. Glendale, Wichita, Kan. 67218
2	" "	Dennis Ela & Diane Ela Address unknown
3	" "	Ernest B. Root & Florence I. Root 1650 S. Glendale, Wichita, Kansas, 672
4	" "	Walter Leroy Stevens & Margaret Aline Stevens, 1654 S. Glendale Wichita, Kansas, 67218
5	" "	Thaddaues Anton Schmar & Marlene Schmar, Address unknown
6	" "	Edwin J. Haupt & Helen G. Haupt 1662 S. Glendale, Wichita, Kan. 67218
7	" "	Glen M. Collins & Beth Collins 1664 S. Glendale, Wichita, Kan. 67218
8	" "	Frank S. Wright & Edith M. Wright 1670 S. Glendale, Wichita, Kan. 67218
9	" "	Gary Lee Pierce & Jane E. Pierce 1676 S. Glendale, Wichita, Kan. 67218
10	" "	Elmer L. Ledbetter & Iva I. Ledbetter 1682 S. Glendale, Wichita, Kan. 67218

Continued page 3

Lot	Block	Addition	Property Owner
11	A	Gene Hancocks 1st Addition	Hans Raj Sachdeva & Prem Kumari Sachdeva, 1223 N. Pershing Wichita, Kansas, 67208
24	"	"	Elpyco Street Church of Christ 1739 S. Elpyco, Wichita, Kans. 67218
25	"	"	Earl LeRoy Shain & Ada M. Shain 1685 S. Elpyco, Wichita, Kans. 67218
26	"	"	Leslie M. Williams & Thelma J. Williams 1677 S. Elpyco, Wichita, Kans. 67218
27	"	"	JayMcEndree & Shirley J. McEndree 1671 S. Elpyco, Wichita, Kans. 67218
28	"	"	Samuel H. Kindred & Erma B. Kindred 1665 S. Elpyco, Wichita, Kans. 67218
29	"	"	Dean R. Jensen, 1659 S. Elpyco, Wichita, Kans. 67218
30	"	"	George T. Warhurst & Linda L. Warhurst 1653 S. Elpyco, Wichita, Kans. 67218
31	"	"	Wayne C. Foster & Virgie Mae Foster Address unknown
32	"	"	Leon Anthony Bolene & Reva Frances Bolene, 1641 S. Elpyco Wichita, Kansas, 67218
33	"	"	W. J. Kluth & Ada M. Kluth 1635 S. Elpyco, Wichita, Kansas, 67218
34	"	"	Glen Matney & Vinta Belle Matney 1629 S. Elpyco, Wichita, Kans., 67218
1		Mehl Addition	Fred J. Mehl and Wilma L. Mehl 1671 S. Glendale, Wichita, Kans. 67218
1 & N. 30' of 2		McGovney Addition	Floyd A. Ensminger & Doris J. Ensminger, Address unknown
1		Replat of lots 3 & 4 & part of lot 2, McGovney Addition	T/C Investment Corporation Address unknown
1		McGovney 2nd Add.	Dora M. Timmerman, Address unknown
7 & 8	A	Hilltop Manor, a replat of Hilltop Manor & Hilltop Manor 2nd Addition	Burton S. Records & Margaret C. Records 814 Eastmoor, Wichita, Kan. 67207
36	"	"	Carl R. Custer & Dorothy Mae Custer 919 S. Terrace, Wichita, Kan. 67218

Continued page 4

Lot	Block	Addition	Property Owner
37	A	Hilltop Manor, a replat of Hilltop Manor & Hilltop Manor 2nd Addition	Inez M. Evans, 923 S. Terrace Wichita, Kansas, 67218
1	B	"	Gerald W. Schroer & Elsie M. Schroer 6101 E. Morris, Wichita, Kans. 67218
2	"	"	Charles A. Maltbie & Estella H. Maltbie 758 S. Belmont, Wichita, Kans. 67218
3	"	"	Theodore C. Kirchman & Sarah L. Kirchman, 543 S. Christine Wichita, Kansas, 67218
4	"	"	Expal Fulbright, Address unknown
5	"	"	Norman T. Fugatt & Rachel Carter Fugatt Cheney, Kansas, 67205
6	"	"	Paul A. Miller & Margaret J. Miller 6807 E. Bayley, Wichita, Kans., 67206
7 & 8	"	"	Theodore C. Kirchman & Sarah M. Kirchman 543 S. Christine, Wichita, Kan. 67218
9	"	"	Frank M. Fisher & Myrtle G. Fisher 4618 E. Bayley, Wichita, Kan. 67218
10	"	"	Ernest L. Butler & Agnes G. Butler 4600 E. Bayley, Wichita, Kan. 67218
11	"	"	Jerry W. Lambertz & Helen E. Lambertz Address unknown
12	"	"	Thomas R. Fowler & Bonnie L. Fowler Address unknown
13	"	"	Raymond M. Rowden & Madge V. Rowden 920 S. Terrace Dr., Wichita, Kan 67218
14	"	"	Ralph E. Lyons & Berniece I. Lyons 3302 Gold St., Wichita, Kans. 67217
12	C	"	Raymond M. Rowden & Madge Rowden 920 S. Terrace Dr. Wichita, Kan. 67218
13	"	"	Edgar E. Frye & Virginia H. Frye 1031 S. Terrace Dr. Wichita, Kan. 67218
35	"	"	Orpha Marsena Mahan, Rachel Dorcus Spicer, Payl D. Mahan, Marilyn Maxine Mahan, Otto H. Busch & Nomi Ruth Busch 1037 S. Terrace, Wichita, Kan. 67218
36	"	"	James H. Benson & Geraldine Benson 1101 S. Terrace, Wichita, Kan., 67118
39 & 40	"	"	John C. Wineland & Ruth I. Wineland 1131 S. Terrace, Wichita, Kan., 67218

Continued page 5

Lot	Block	Addition	Property Owner
1 & 2	D	Hilltop Manor a Replat of Hilltop Manor & Hilltop Manor 2nd Addition	J. W. Penner, Address unknown
3	"	"	J. Edison Riley & Elva Mae Riley Address unknown
4	"	"	Wilbur B. Mohr & Marvel J. Mohr 4523 E. Bayley, Wichita, Kans. 67218
5	"	"	Hilltop Manor Rental Association, a Partnership composed of Roger L. Messman & Thomas J. Morris, Jr. 1560 Willow Road, Wichita, Kan. 67208
6	"	"	Clarence E. McCord & Mary Lu McCord Address unknown
7	"	"	Birce H. Merriman & Helen McCart Merriman, Address unknown
8	"	"	Jessie T. Trimble, Address unknown
9	"	"	Mack N. Odle & Norma M. Odle 3038 S. Fern, Wichita, Kan., 67217
10	"	"	John C. Wineland & Ruth I. Wineland 1131 S. Terrace, Wichita, Kan., 67218
11 & 12	"	"	Johnny M. Gilbert & Patsy R. Gilbert 1100 S. Terrace Dr., Wichita, Kan. 67218
13	"	"	Lloyd Leon Simmons & Nina Marie Simmons 2357 Rosenthal Ave. Wichita, Kansas, 67204
14	"	"	George W. Pepper & Olive E. Pepper Address unknown
15	"	"	<i>Returned 12-5-73 N/A</i> Joe O. Haines & Jamima A. Haines 636 S. Crestway, Wichita, Kans. 67218
16	"	"	Leo M. Splane & Vera M. Splane 1114 S. Terrace, Wichita, Kans. 67218
17	"	"	Lewis W. Taylor & Helen T. Taylor 1124 S. Terrace, Wichita, Kans. 67218
18	"	"	Percy S. Miller & Dorothy A. Miller Address unknown
19	"	"	Robert R. Gates & Mary Ellen Gates 1136 S. Terrace Dr. Wichita, Kansas 67218

Continued page 6

Lot	Block	Addition	Property Owner
20	D	Hilltop Manor a Replat of Hilltop Manor & Hilltop Manor 2nd Add.	Edith Thogmorton & Faye Powell Address unknown (1856-1912)
21	"	"	Ralph D. Dinwiddie & Fern E. Dinwiddie 3239 S. Clifton, Wichita, Kansas, 67216
22	"	"	Theresa M. Miller, 1142 S. Terrace Dr. Wichita, Kans., 67218 & Patricia L. Miller, 2825 Wilma St., Wichita, Kansas, 67218
23	"	"	Dale J. Cochran & Alice M. Cochran 1154 S. Terrace, Wichita, Kans., 67218
24	"	"	Franklin Kenneth Nelson, Jr & Lois J. Nelson, 1160 S. Terrace Dr. Wichita, Kansas, 67218
25	"	"	Lawrence E. Welch & Ruby M. Welch 1166 S. Terrace, Wichita, Kan. 67218
26	"	"	Ernest H. Jackson & Helen M. Jackson Address unknown 631 S. Hudson
27	"	"	C. Neil Stanislaus & Pauline M. Stanislaus, 4043 Regents Lane Wichita, Kansas, 67208
28	"	"	Burton S. Records & Margaret C. Records 814 Eastmoor, Wichita, Kan. 67107
29	"	"	Carl Coover & Catharine S. Coover 6027 Grace Lane, Wichita, Kan. 67208
31	"	"	Burton S. Records & Margaret C. Records 814 Eastmoor, Wichita, Kansas, 67207
32	D	"	Martin F. Berndsen & Louise Berndsen 4442 Boston Dr., Wichita, Kans. 67218
33	"	"	James D. Cox & Clarissa M. Cox 4468 Boston Dr., Wichita, Kans, 67218
34	"	"	Kenneth A. Breaker & Mirian I. Breaker 4470 Boston Dr., Wichita, Kans., 67218
37	"	"	Doris Webb , Address unknown
38	"	"	James D. Cox & Clarissa M. Cox 4468 Boston Dr., Wichita, Kan., 67218
39	"	"	Clarence Marvin Paugh & Juanita F. Paugh, 3327 Silver, Wichita, Kansas 67217

Continued page 7

Lot	Block	Addition	Property Owner
42	D	Hilltop Manor, a Replat of Hilltop Manor & Hilltop Manor 2nd Addition	Alfred R. Edwards & Bessie Edwards 510 Oakwood Drive, Wichita, Kan. 67208
43	"	"	Roger S. Messman & Thomas J. Morris, Jr 1560 Willow Road, Wichita, Kans. 67208
44	"	"	Lowell G. Schulze & Maewoodean Schulze 4624 S. Main, Wichita, Kans., 67217
5	F	"	Murray W. Clark & Marie Clark 1857 S. Edgmoor, Wichita, Kan. 67118
6	"	"	Carl Coover & Catharine Coover 6027 Grace LANE, Wichita, Kan. 67208
4	2	Purcell's 2nd Add.	William R. Lybarger & Dorothy Lois Lybarger, 6057 E. Lincoln St. Wichita, Kansas, 67118
5	"	"	Loyal W. Johnson & Thelma Johnson 830 S. Terrace, Wichita, Kansas, 67218
6	"	"	Ann R. Adams, 836 S. Terrace Wichita, Kansas, 67218
7	"	"	Robert D. Abbey & Mary Jane Abbey Address unknown
8	"	"	Clayton E. Meyer & Dorothy Jane Meyer Donald W. Meyer & Carolyn Meyer, Melvin E. Meyer & Lillian J. Meyer 2900 Woodland, Wichita, Kan. 67204
9	"	"	Kent L. Schleipert, Address unknown
10	"	"	William L. Holzman & Virginia Holzman Address unknown
11	"	"	Charles G. Neidert 861 S. Pershing, Wichita, Kan., 67218
12	"	"	Veola Kropp, Trustee of Minnie J. Minnich, 4139 E. English, Wichita, Kansas, 67218
13	"	"	Kenneth B. Case & Helen E. Case 1667 S. Mission Road, Wichita, Kansas 67207
14	"	"	F. L. Hite, Address unknown
15	"	"	Lloyd W. Jones & Thelma L. Jones 842 Redbarn Lane, Wichita, Kan. 67212
16	"	"	Helen D. Doctor, 6038 E. 2nd St. Wichita, Kansas, 67208

Page 8 continued

Lot	Block	Addition	Property Owner
17	2	Purcells 2nd Add.	Floyd B. Tingle & Wilma E. Tingle 157 S. Tyler Road, Wichita, Kan. 67209
18	"	"	Veola Kropp, Trustee of Minnie J. Minnich Trust Estate, 4139 E. English Wichita, Kansas, 67218
19	"	"	Kenneth Mayo & Madalyn L. Mayo 1571 N. Ridgewood, Wichita, Kan. 67208
20	"	"	Tony J. Steckline & Georgina Ann Steckline, 1714 Greenfield Wichita, Kansas, 67217
3		Gault's Replat	Melvin M. Lockhart & Rosa M. Lockhart 812 S. Pershing, Wichita, Kans. 67218
1 & 2		"	Nell M. Sollars, 802 S. Pershing Wichita, Kansas, 67218
4		"	Leroy E. Edwards & Earledeane H. Edwards Address unknown 2908 Stiffen , 67211
5		"	Lawrence F. Goff & Teresa J. Goff 2356 S. Terrace, Wichita, Kan. 67218
6		"	Julius A. Wagner & Glenna G. Wagner 828 S. Pershing, Wichita, Kan. 67218
7		"	Edwin S. Reynolds & Reva Reynolds 832 S. Pershing, Wichita, Kans. 67218
8		"	Harold A. Williams, Address unknown 6218 E. 4th, 67208
9		"	Harold J. Dunham & Mary M. Dunham 842 S. Pershing, Wichita, Kan. 67218
10		"	Leonard L. Love & Anna M. Love 848 S. Pershing, Wichita, Kans. 67218
11		"	Mary Jane Mitchell Address unknown 1507 Berkeley, 67216
12 & S. 27' of 13		"	Alfred D. Meyer & Hazel C. Meyer 857 S. Dellrose, Wichita, Kan. 67218
N 23' of 13 all of 14		"	Leo F. Edgington & Beatrice E. Edgington, 845 S. Dellrose Wichita, Kansas, 67218
15		"	Clarence G. Schwenmer & Margaret Schwenmer, 706 Willow Road, Andover Kansas, 67002

Continued page 9

Lot	Block	Addition	Property Owner
16		Gault's Replat	George E. Williams & Edna Williams 835 S. Dellrose, Wichita, Kan. 67218
17		"	Dexter T. Cowley & Lucy N. Cowley 831 S. Dellrose, Wichita, Kan. 67218
18		"	Ralph E. Nettleton & Velma L. Nettleton 825 S. Dellrose, Wichita, Kan. 67218
19		"	Frank T. Provenzano & Jeanie H. Provenzano, 821 S. Dellrose Wichita, Kansas, 67218
20 & S. 22' of 21		"	R. P. Gwinn & Enid L. Gwinn 5602 Polo Dr., Wichita, Kans. 67208
N 28' of 21 & S 35' of 22		"	Robert E. Bsstgen & Louise M Bestgen Address unknown
N 15' of 22 all of 23		"	Calvin J. Dowell & Sylvia Dowell 801 S. Dellrose, Wichita, Kan. 67218
1 & 2		Taco Grande Add.	Taco Grande, Inc., 2119 W. 21st St. Wichita, Kansas, 67203
1		Oliver Heights	Wendell E. Rice & Jane Rice Address unknown
2 & 3		"	Max V. Shannon & Leona M. Shannon 816 S. Dellrose, Wichita, Kan. 67218
4		"	Clifford Caron, 336 N. Spruce Wichita, Kansas, 67214
5 & 6		"	Paul A. Miller & Margaret Miller Address unknown 6807 E. Bayley 67207
7		"	Ruth F. Anthony & Paul A. Miller Address unknown 6807 E. Bayley 67207
8		"	David Bergen & Evalyn J. Bergen 844 S. Dellrose, Wichita, Kan. 67218
9		"	William J. O'Connor & Barbara Ann O'Connor, 850 S. Dellrose Wichita, Kansas, 67218
10		"	Ruth W. Carter, Address unknown 125 S. Belmont, 67218
11, 12 & 13		"	Land, Inc., Address unknown 5211 E. Pawnee, 67218
14		"	Eugene G. Coombs, Cheney, Kans. 67025
15		"	Roy Oeser & Bernadette Oeser 457 Wetmore Dr., 67209

Continued page 10

Lot	Block	Addition	Property Owner
2		Midwest Addition	Velma Marrello, 758 S. Dellrose Wichita, Kansas, 67218
3		"	Wayne E. Everhart & Fern M. Everhart 752 S. Dellrose, Wichita, Kans. 67218
4		"	Gerald B. Scholler & Myeerah D. Scholler 748 S. Dellrose, Wichita, Kan. 67218
5		"	Ted E. Davis & Kathleen E. Davis 742 S. Dellrose, Wichita, Kan. 67218
6 7 & 8		"	George C. Conley, 743 S. Dellrose Wichita, Kansas, 67218
3		Ward & Graham Add.	John H. Rule, Address unknown
4		"	H. D. Compton & Shirley Compton 738 S. Dellrose, Wichita, Kan. 67218
S 141' of W 135' of 23	E	Browns Subdiv. of E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 26- 27-1E	Delbert Wineteer Address unknown
S 50' of N 100' " of E. 136' of S 2/3' of 24	"	"	Terry McCurry & June McCurry 747 S. Oliver, Wichita, Kansas, 67218
N 50' of S 2/3 " of E. 136' of 24	"	"	Alfred C. Reynolds, & Geraldine Reynolds, 331 S. Vassar Wichita, Kansas, 67218
S 136' of S. 50' of 24	"	"	Lela M. Sink, 757 S. Oliver Wichita, Kansas, 67218
N 51 $\frac{1}{2}$ ' of S. 101' of E. 136' of 24	"	"	Delbert Wineteer, Address unknown
W 280' of lot 1, exc. S. 120' of W. 120'		Prestridge Addition	Northwestern Mutual Mutual Life Insurance Company, Address unknown <i>Hauptman Bldg, 67202</i>
S 120' of W. 120' of lot 1		"	G. A. Harpool, Jr & D. C. Harpool dba Harpool Bros., 447 N. Rock Island Wichita, Kansas, 67202
that part of lot 2 lying E. of the Drainage Easement		"	Kansas Developers, Inc. & Harry Pollak, Address unknown <i>5900 C. Central 67211</i>
2		Prestridge 2nd Add.	Don L. Miller, Address unknown <i>2801 W. Rockwood, 67203</i>

Continued page 11

Lot	Block Addition	Property Owner
1	Andeels Addition	Universal Properties, Inc. Address unknown 1402 1/2 Hillside 67214
Beg. at the SE corner of lot 2, Andeels Add., thence N. 365.54' to the S line of a 20' drainage easement, thence W. parallel with S. line of said lot 2, 142' more or less to the E. end of a 40' radius cul de sac, thence southerly-westerly & Northerly along said cul-de-sac, 210.9' more or less to the intersection of the W. line of said lot 2, and the S. line of a 20' alley, thence S. parallel with the first describe line, 125.54', thence E. parallel with the S. line of lot 2, 150', thence S. 240' to the N. line of Lincoln Street, thence E. 70' to the place of beginning		Wakeem Richard Azim & Fred Stevens 422 S. Oliver, Wichita, Kans. 67218 Kansas Developers, Inc. & Harry Pollak, address unknown
Lot 2, Andeel Addition, except the last above described tract		Kansas Developers, Inc. & Harry Pollak, Address unknown
11	C Eastwood Village	Gladys M. Bullinger, 341 N Grove Wichita, Kansas, 67214
12	" "	Pauline R. Rullman 4029 Memory Lane Apt. 4, Wichita, Kansas, 67212
13	" "	David E. Herrmann & Carol Herrmann 4904 E. Morris, Wichita, Kan. 67218
14	" "	Bette Burrow, 4844 E. Morris Wichita, Kansas, 67218
15	" "	Norman L. McDaniel & Kathleen McDaniel 4840 E. Morris, Wichita, Kans. 67218
16	" "	William H. Mitchell & Lena T. Mitchell 4836 E. Morris Ct., Wichita, Kan. 67218
17	" "	Robert E. Thompson & Kathryn H. Thompson, Address unknown 2708 N. Erie 67219
18	" "	Larry Bottenberg & Patricia Bottenberg 786 N. Ridge Road, Wichita, Kan. 67209
19	" "	Marie C. Scott, 1741 S. Erie Wichita, Kansas, 67216
20	" "	B. L. Goeller & Betty L. Goeller 4820 E. Morris, Wichita, Kan. 67218
21	" "	Layman L. Clark & Lena Ann Clark 460 Waverly Dr. Wichita, Kan. 67218 & Stephen L. Clark, 7708 Watson Lane Wichita, Kansas, 67207

Continued page 12

Lot	Block	Addition	Property Owner
22	C	Eastwood Village	Aletha F. Tilden & Harold D. Tilden 4810 E. Morris, Wichita, Kansas, 67218
23	"	"	Edward M. Miller, 4802 E. Morris, Wichita, Kansas, 67218
24 & S $\frac{1}{2}$ of 25	"	"	Walter Edison & Myrtle Edison 1708 E. Waterman, Wichita, Kan. 67211
1	D	"	Donald L. Pomeroy & Rose Pomeroy Address unknown
2	"	"	Delno William Ross & Grace Hazel Ross 4809 E. Morris, Wichita, Kans. 67218
3	"	"	Judith Ann McEachern, 4815 E. Morris Wichita, Kansas, 67218
4	"	"	Thelma Gladys Tolbert Address unknown
5	"	"	James E. Mansfield & Linda Mansfield 1542 S. Old Manor, Wichita, Kan. 67218
6	"	"	Allan R. Babb & Merle L. Babb Address unknown
1	G	"	Luther L. Miller & Edith I. Miller 5041 E. Morris, Wichita, Kan. 67218
2	"	"	Irvin C. Johnson & Wilma J. Johnson 5047 E. Morris, Wichita, Kan. 67218
3	"	"	Parker H. Marion & Dorothy E. Marion 5043 E. Morris, Wichita, Kans., 67218
4	"	"	Jack R. Henderson & Joan M. Henderson 5059 E. Morris, Wichita, Kans. 67218
5	"	"	Meda K. Ellis, 5061 E. Morris Wichita, Kansas, 67218
6	"	"	Edward A. Helm & Bernita J. Helm Address unknown
8, 9 & 10		J. & G. Replat in Eastwood Village	Virginia Kay Ahlf & Shirley Ann Ahlf 465 Courtleigh, Wichita, Kan. 67218
11, 12, 13 14 & 15		"	Parklane Assembly of God 4909 E. Morris, Wichita, Kans. 67218
1		Lightner 2nd Add.	Florence E. Ayers, 815 S. Pinecrest Wichita, Kansas, 67218
2		"	Wayne C. Fraser & Juanita Fraser 819 S. Pinecrest, Wichita, Kans. 67218
3		"	Blanche E. Cline, 825 S. Pinecrest Wichita, Kansas, 67218

Continued page 13

Lot	Block Addition	Property Owner
4	Lightner 2nd Add.	Walter Baugham & Marie Baugham Address unknown
5	"	R. S. Perkins & V. R. Perkins 837 S. Pinecrest, Wichita, Kan. 67218
6	"	Ronald E. Downing & Marjorie A. Downing Address unknown
7	"	R. E. Downing & Marjorie A. Downing Address unknown
8	"	Lynn E. Douglass & Lois M. Douglass 853 S. Pinecrest, Wichita, Kansas, 67218
9	"	Rose Anna Green, Address unknown
10	"	Jessie May Goodpasture, 838 S. Bleckley Dr., Wichita, Kans. 67218
11	"	William R. Newman & Neva A Newman 832 S. Bleckley Dr. Wichita, Kansas 67218
12	"	Carl R. Cade & Bethel Cade 828 S. Bleckley Dr. Wichita, Kansas 67218
13	"	First Federal Savings and Loan Association of Wichita, Kansas 123 S. Market, Wichita, Kans. 67202
14	"	Beverly S. Clary, 818 S. Bleckley Dr. Wichita, Kansas, 67218
15	"	Evelyn R. Cusick & Carol E. Cusick 812 S. Bleckley Dr., Wichita, Kansas 67218
16	"	Merrill P. Cook & Edna E. Cook 808 S. Bleckley Dr., Wichita, Kansas 67218
17	"	Ruth E. Trimmer, 804 S. Bleckley Dr. Wichita, Kansas, 67218
18	"	John D. Crow & Carol I. Crow 210 S. Kessler, Wichita, Kans. 67213
19	"	Eldon S. West, Jr & Ruby Esther West 1018 N. Custer, Wichita, Kans. 67203
20	"	Elkan F. Solomon, 632 N. Glendale Wichita, Kansas, 67208, Lillian G. Solomon & Karen M. Solomon, Addresses unknown

Continued page 14

Lot	Block Addition	Property Owner
21	Lightner 2nd Add.	Stanley G. McCart & Agnes A. McCart 811 S. Bleckley, Wichita, Kan. 67218
22	"	Hattie H. Bishop, 817 S. Bleckley Wichita, Kansas, 67218
23	"	Ronald Keith Reddout & Linda L. Reddout, 821 S. Bleckley Dr. Wichita, Kansas, 67213
24	"	Grace G. Barber, Address unknown
25	"	Una C. Johnson, 546 S. Christine Wichita, Kansas, 67218
26	"	Chester W. Coleman & Marie Mae Coleman 837 S. Bleckley, Wichita, Kans. 67218
27	"	Rex E. Bienz & Mary L. Bienz 858 S. Elpyco, Wichita, Kans., 67218
28	"	Virgil Lee Martin & Ilene Martin 852 S. Elpyco, Wichita, Kans., 67218
29	"	Administrator of Veterans Affairs 5500 E. Kellogg, Wichita, Kan. 67218
30	"	Gertrude J. Havercraft 842 S. Elpyco, Wichita, Kan. 67218
31	"	Billy B. Huffman & William L. Huffman 842 S. Elpyco, Wichita, Kansas, 67218
S 42' of N 276' of W 135' of Blk 3	Beverley Terrace	Walter J. Hammond & Nora D. Hammond 826 S. Pinecrest, Wichita, Kan. 67218
S 46' of N 322' of W. 135' of Blk 3	"	Leamon Herbert Hendrickson & Lucille F. Hendrickson, 830 S. Pinecrest Wichita, Kansas, 67218
S 46' of N 414' of W 135' of Blk 3	"	Dwight L. Lauffer & Linda L. Lauffer 840 S. Pinecrest, Wichita, Kan. 67218
S 46' of N 368' of W 135' of Blk 3	"	Alice Nossaman, 834 S. Pinecrest, Wichita, Kans. 67218
S 46' of N 460' of W 135' of Blk 3	"	Lillian M. Parcher 844 S. Pinwcrest, Wichita, Kans. 67218
S 46' of N 506' of W 135' of Blk 3	"	Administrator of Veterans Affairs 5500 E. Kellogg, Wichita, Kans., 67218
S 46' of N 552' of W 135' of Blk 3	"	Dennis L. Ward & Joan M. Ward 852 S. Pinecrest, Wichita, Kans. 67218
W 135' of Blk 3, exc. N. 552'	"	Wilbur F. Poland 858 S. Pinecrest, Wichita, Kans. 67218
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 35-27-1E.		Board of Park Commissioners, City Building, Wichita, Kan., 67202

Continued page 15

Description	Property Owner
the N 78' of the E 135' of a tract beginning 48 rods S. of the NW corner of the NW $\frac{1}{4}$ of Sec. 36-27-1E, thence E. 20 rods, thence S. 8 rods, thence W. 20 rods thence N. 20 rods to beginning, except the E. 30' for street	Ray H. Quackenbush 602 S. Volutsia, Wichita, Kans. 67211
Beg. 330' E. of the NW corner of Sec. 36-27-1E, thence E. 165', thence S. 132', thence W. 165', thence N 132' to beginning	Thunderbird Flying Service Inc. 250 N. Rock Rd., Wichita, Kans. 67206
Beginning 528' S. of the NW corner of Sec. 36-27-1E, thence S. 132', thence E. 330', thence N. 132', thence W. 330' to beg.	V. J. Johnson, Address unknown 1367 Murray, 67212
Beg. 48 rods S. of the NW corner of Sec. 36-27-1E, thence E. 20 rods, thence S. 8 rods, thence W. 20 rods, thence N. 8 rods to beg. exce. E. 135'	James A. Shields, 1728 S. Oliver, Wichita, Kans., 67218
Beg. 56 rods S. of NW cor. of Sec. 36-27-1E, thence E. 20 rods, thence S. 67', thence W. 20 rods, thence N. 67' to beg.	Loren J. Ralston, Jr & Cleo Lemoine Ralston, 1740 S. Oliver Wichita, Kansas,
Beg. 300' E. & 428' S. of NW cor. of Sec. 36-27-1E, thence W. 186.5'. thence SWly 52.5' to a pt. 90' E. & 475' S. of NW corner sdSec., th. E. 60', th. S. 53', thence E. 150', thence N. 100' to beg.	K.G. & E. 120 E. 1st St., Wichita, Kans., 67202
Beginning 660' S. of the NW cor of Sec. 36-27-1E, thence S. 132', thence E. 330', thence N. 132', thence W. 330' to beg.	Trustees of the Southwest Conference of the Evangelical Mission Covenant Church, 1700 S. Oliver, Wichita, Kans. 67218
Beg. at the NW cor. of Sec. 36-27-1E, thence E. 216.5', thence S. 219.1', thence SWly 232.91' to a point 428' S. & 113.5' E. of sd NW cor of Sec. 36, th. SWly to a point 90'E. & 475' S. of said NW cor. of Sec. 36, th. W. 90', thence N 475' to beg.	City of Wichita, City Building Wichita, Kansas, 67202
Beg. at a pt. 40' N & 202' W. of the SE corner of Sec. 26-27-1E. th. W. parallel with the S. line of said Sec. 26 and bearing N. 90° W, a dist. of 1110', thence N 00°E a distance of 870', thence S. 89° 59'15" E. a distance of 450', thence N 16° 31'30"E a dist. of 847', thence N 10°13'30"E. a dist. of 908.1' to a point in the S. line of Lincoln Street as platted in Hilltop Manor, thence N. 89°57' E along the S. line of said Lincoln Street a distance of 425', to a pt. 40' W. of E. line of said Sec. 26, th. S. parallel with the E. line of said Sec. 26 and Bearing S. 00°07' W. a distance of 2156.3' thence N. 90° W. a distance of 162.855', thence S. 00° E. a distance of 420' to p.o.b.	Hilltop Manor Mutual Housing Corporation, Inc., 1411 S. Oliver Wichita, Kansas, 67218

Continued page 16

Description

Property Owner

Beg. 40' N. & 40' W. of the SE cor. of Sec. 26, Tp. 27 S., Rg. 1 E, thence W. parallel with the S. line of said Sec. 26 and bearing N. 90° W. a dist. of 162', thence N. 00° E. a distance of 420', thence S. 90° E. a distance of 162.55' thence S. parallel with the E. line of said Sec. 26 bearing S. 00° 07' W. a distance of 420' to p.o.b.

William W. Tevis & Daniel C. Tevis
934 N. Vassar, Wichita, Kansas, 67208

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 1000 foot radius of the following property to-wit:

Block 1, Block 2, Lots 2 through 22 odd and even inclusive and lot 49,
Block 3, in Replat of part of Builders 4th Addition, Wichita, Kansas, and
Lot 1, Warr's No. 2 Addition to Wichita, Sedgwick County, Kansas
as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 19th day of October, 1972 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

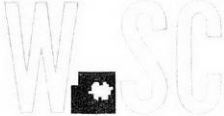
By

ant. John Cyron
ant. Vice-President

Order No. 207808

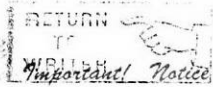
Use for legal

WICHITA - SEDGWICK COUNTY



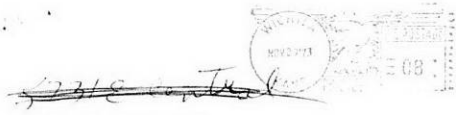
METROPOLITAN AREA PLANNING
COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202



Important! Notice of Filing Enclosed

not here
DP-60 N/A



~~52315~~
Joe O. Haines &
Jamima A. Haines
636 S. Crestway
Wichita, Kansas 67218-08

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown



0814
D

BLECKLEY DRIVE

20' W. GATE IN SCREEN WALL AT #2 FOR FIRE DEPT. ACCESS. PROVIDE LIGHT CHAIN & PADLOCK.

NEW BUILDING - DAVID'S
171 FT. FIN. EL. = 100.00 = 13920

PLANTING AREA 105' x 30'
LINE OF CURB
(LINE OF CANOPY)

ENTRY 101

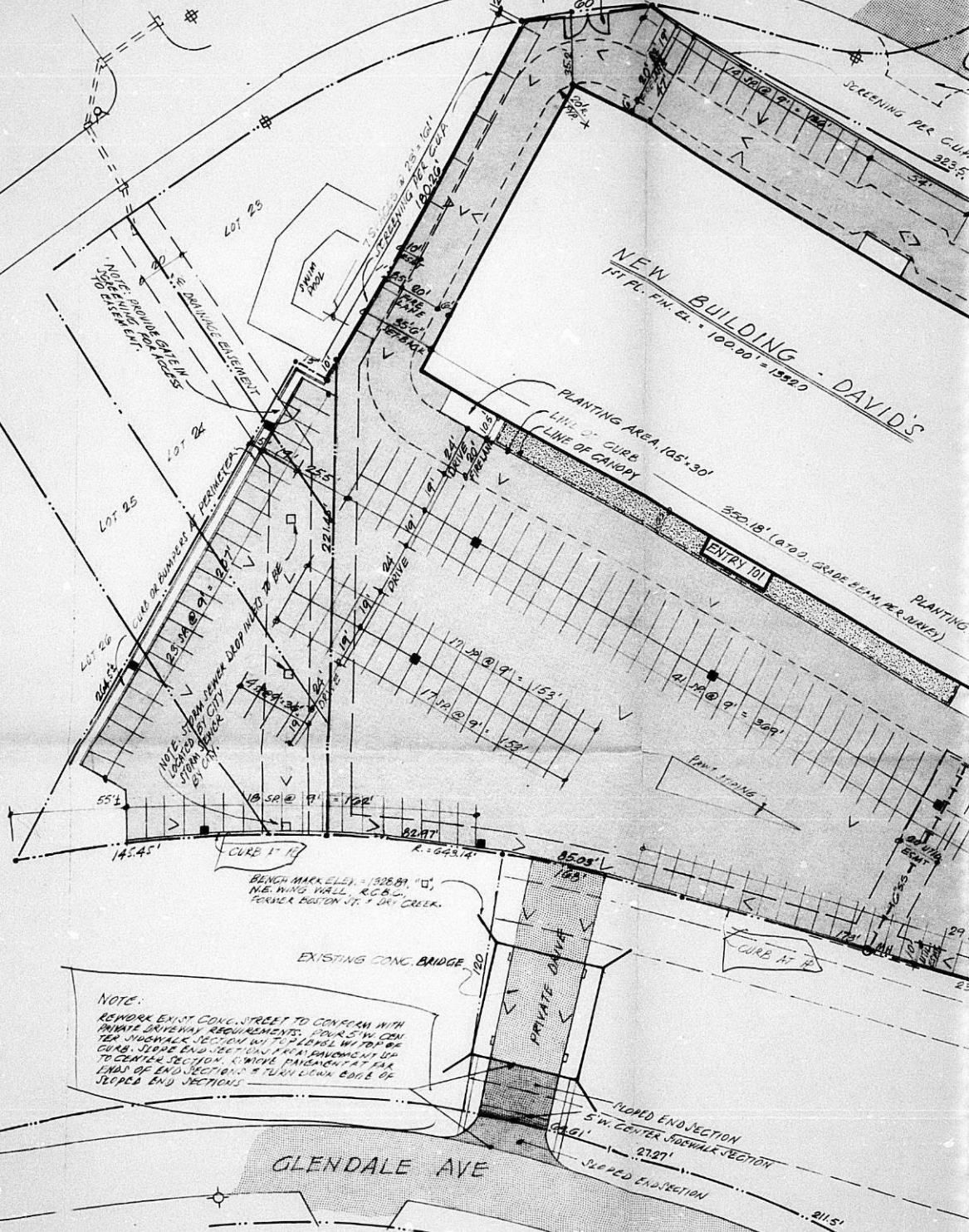
BENCH MARK ELEV. = 1328.81, "Q"
N.E. WING WALL R.C.C.
FORMER POSITION OF 1.00' CURB.

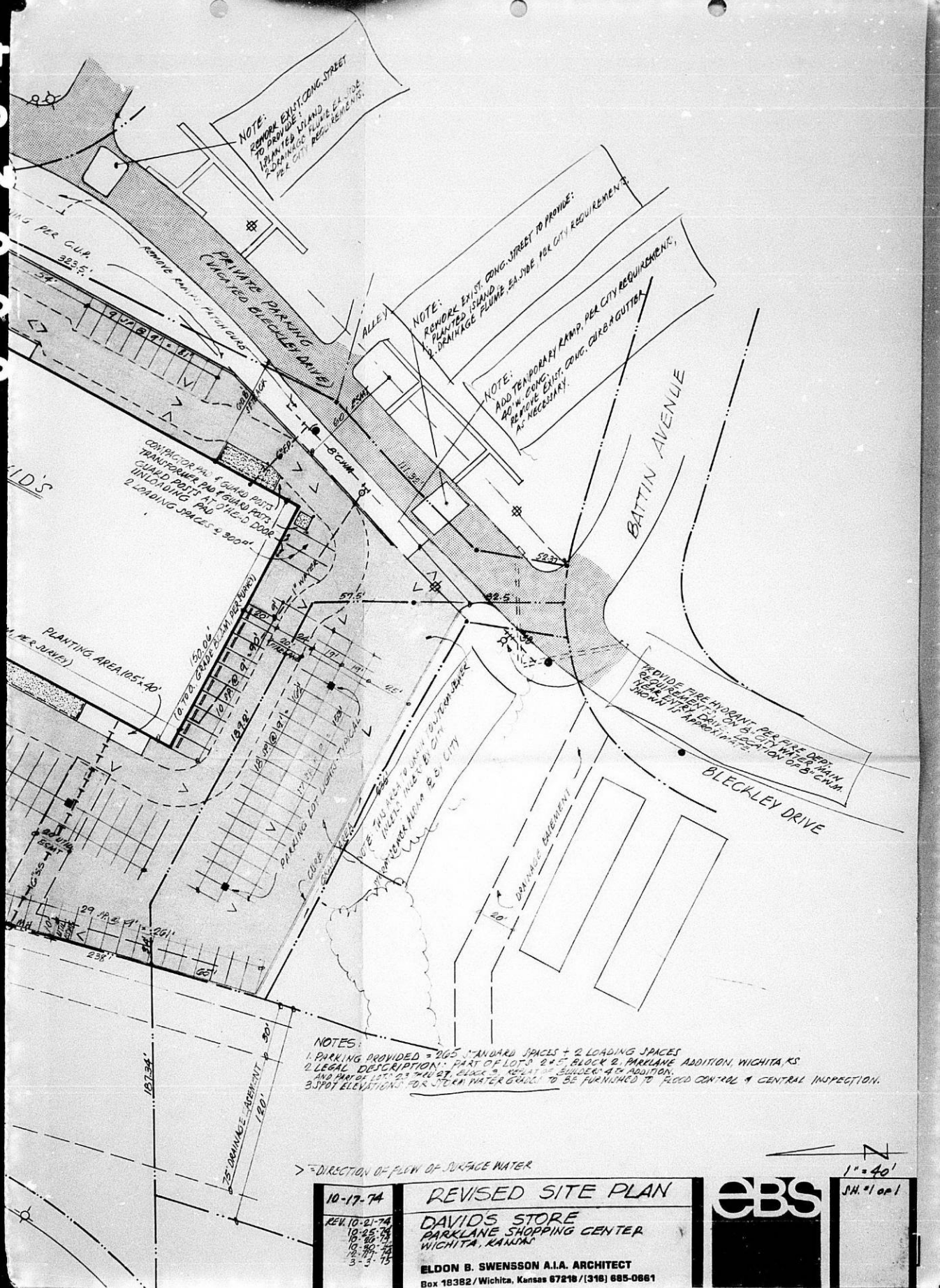
EXISTING CONC. BRIDGE

NOTE:
REMOVE EXIST. CONC. STREET TO CONFORM WITH PRIVATE DRIVEWAY REQUIREMENTS. FOUR (5) W. CENTER SIDEWALK SECTION WITH 1/4" SLOPE TO CURB. SLOPE END USE 1/4" SLOPE TO CENTER SECTION. MOVE PARALLEL TO END OF END SECTIONS & TURN DOWN EDGE OF SLOPED END SECTIONS.

GLENDALE AVE

SLOPED END SECTION
5' W. CENTER SIDEWALK SECTION
21.87'
SLOPED END SECTION
21.51'





NOTE:
REMOVE EXIST. CONC. STREET
TO PROVIDE:
1. PLANTED ISLAND
2. DRAINAGE PER CITY REQUIREMENTS.

NOTE:
REMOVE EXIST. CONC. STREET TO PROVIDE:
1. PLANTED ISLAND
2. DRAINAGE PLUMB. EAST SIDE PER CITY REQUIREMENT.

NOTE:
ADD TEMPORARY RAMP, PER CITY REQUIREMENT.
ADD W. CONC. CURB & GUTTER
AS NECESSARY.

PROVIDE FIRE HYDRANT PER FIRE DEPT.
REQUIREMENTS PER CITY WATER MAIN
DEPARTMENT APPROVAL.

- NOTES:
1. PARKING PROVIDED = 265 STANDARD SPACES + 2 LOADING SPACES
 2. LEGAL DESCRIPTION: PART OF LOTS 24 & 25, BLOCK 2, PARKLANE ADDITION, WICHITA, KS AND PART OF LOTS 23 & 24, BLOCK 2, WEST 45th SQUARES 4 & 5 ADDITION.
 3. SPOT ELEVATIONS FOR STORM WATER GULLIES TO BE FURNISHED TO FLOOD CONTROL & CENTRAL INSPECTION.

> = DIRECTION OF FLOW OF SURFACE WATER

10-17-74

REVISED SITE PLAN

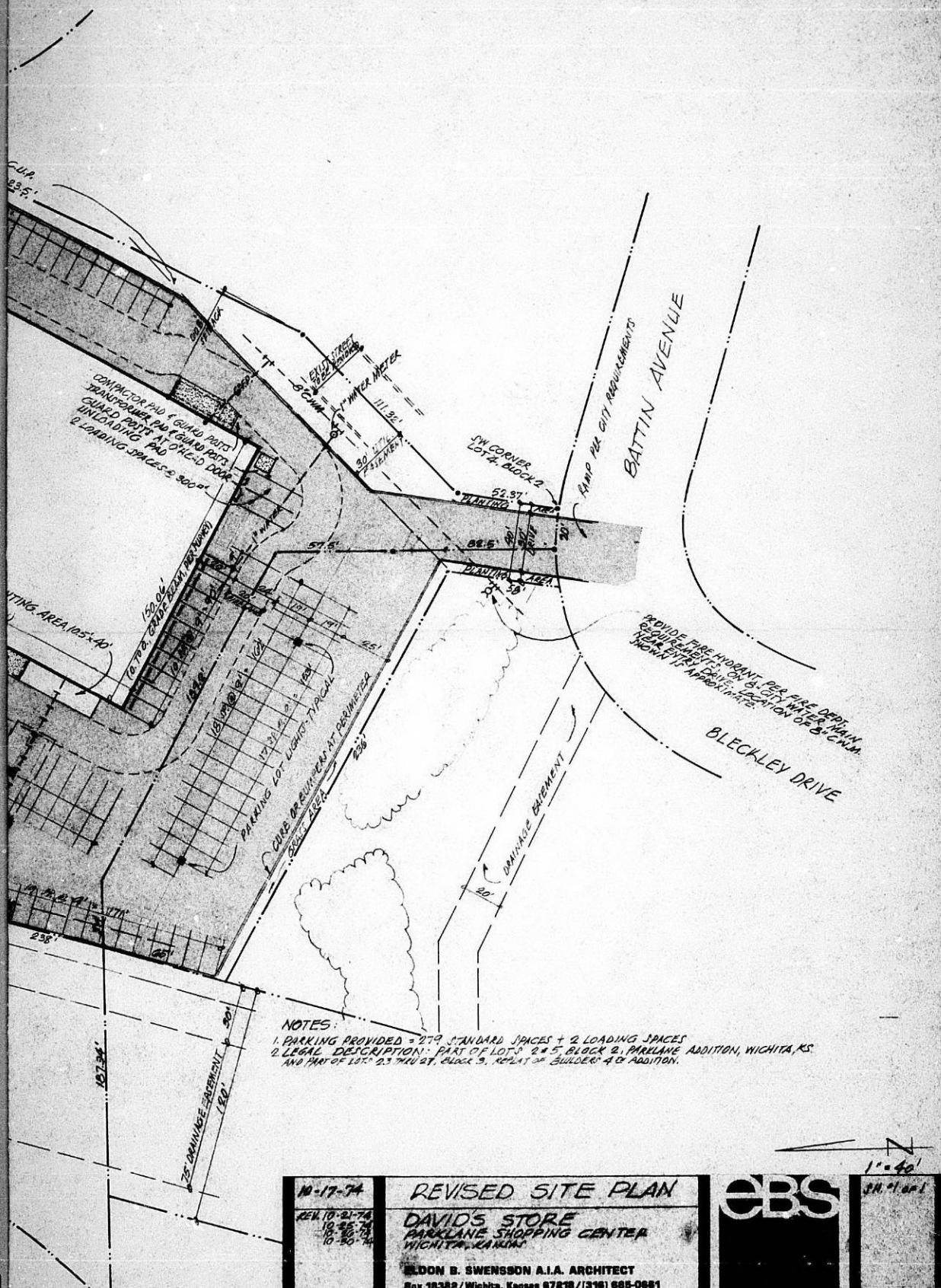
DAVID'S STORE
PARKLANE SHOPPING CENTER
WICHITA, KANSAS

ELDON B. SWENSSON A.I.A. ARCHITECT
Box 18382/Wichita, Kansas 67218 / (316) 685-0861

1" = 40'

JH. #1 of 1

ebs



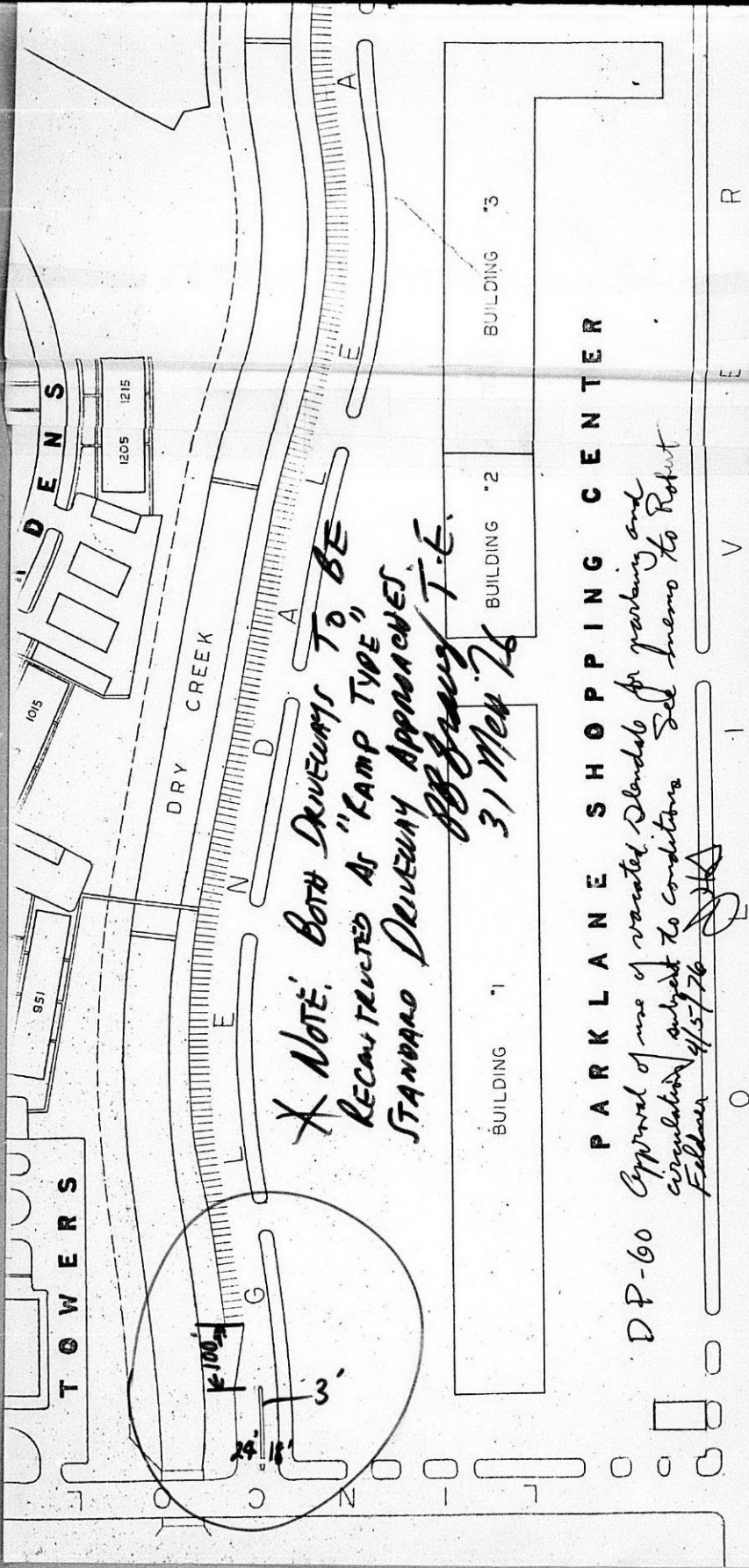
NOTES:
 1. PARKING PROVIDED = 279 STANDARD SPACES + 2 LOADING SPACES
 2. LEGAL DESCRIPTION: PART OF LOTS 2 & 5, BLOCK 2, PARKLANE ADDITION, WICHITA, KS
 AND PART OF LOTS 23 THRU 27, BLOCK 3, REPLAT OF 'BUILDERS' 4th ADDITION.

10-17-74
 REV. 10-21-74
 10-25-74
 10-30-74
 10-30-74

REVISED SITE PLAN
 DAVID'S STORE
 PARKLANE SHOPPING CENTER
 WICHITA, KANSAS
 ELDON B. SWENSSON A.I.A. ARCHITECT
 Box 18388 / Wichita, Kansas 67218 / (316) 685-0661



1" = 40'
 28.01.00.1



*** NOTE: BOTH DRIVEWAYS TO BE RECAST/PAVED AS "KAMP TYPE" STANDARD DRIVEWAY APPROACHES.**

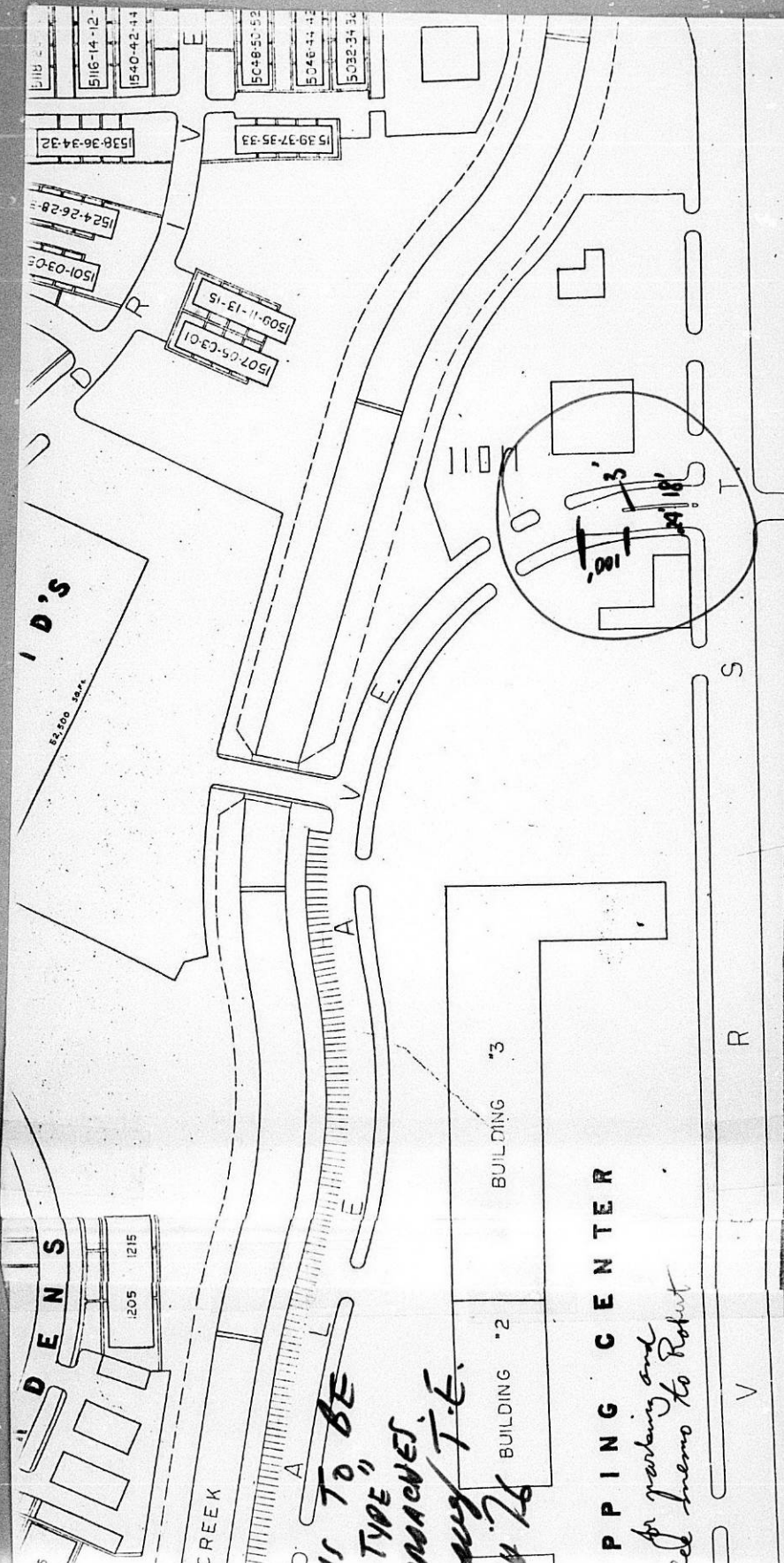
*BB Gray T.E.
31 May 76*

PARK LANE SHOPPING CENTER

DP-60 Approval of use of vacated blanda for parking and circulation subject to conditions See memo to Robert Feldner 4/15/76

[Signature]

0 1 V E R



*TO BE
TYPE"
PROACHES
T.E.
24.76*

SHOPPING CENTER

*to parking and
See memo to Robert*

*

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

Roll #1

*