

Great Plains - Blawson
requests AMENDED FILE
to PLAZA TWENTY-ONE COMMERCIAL
C.U.P. - generally located at
corner of Woodlawn

POSTED
3-28-79

ACTION

DATE

COMMITTEE

4-26-79

M.A.P.C. *Deferred 2 weeks*

M.A.P.C. *Appt. pub. to Comd. 5-10-79*

B.C.C./B-CO-C. *Approved 6-5-79*

Map No. 5850
Sec. 1
Twp. 27
Range 1E

DATA SHEET
COMMUNITY UNIT PLAN

DP 56 - AMENDED
Z- FILE #1
Filed 3-23-79

APPLICATION REQUEST: Approval of proposed planned PLAZA TWENTY-ONE CUP
COMMERCIAL development.

1. Applicant Great Plains - Slawson Ventures
Address P.O. Box 18387, Wichita, Ks. 67218 Phone 684-5285
2. Agent Ward V. Lawrence
Address P.O. Box 18387, Wichita, Ks. 67218 Phone 684-5285
3. General Location Northwest corner of Woodlawn and 21st St.
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 6.9 (_____ ft. by _____ ft.)
2. Existing Zoning BB & LC Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>4-26-79</u>	<u>Referred 2 weeks</u>
<u>5-10-79</u>	<u>Approved subject to conditions</u>

2. Governing Body

Date	Action
<u>6-5-79</u>	<u>Approved</u>

LOS ANGELES COUNTY
REGISTERED PROFESSIONAL SURVEYOR
No. 2133C
S. H. HARRIS
U.S.A.

September 10, 1979

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-56 - Plaza Twenty-One CUP. Amended File #2 -
Northwest corner of Woodlawn and 21st Street

The Board of City Commissioners on June 6, 1977, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. 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.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Attached for your information and files are two approved copies of the amended CUP. We would recommend that you mark "void" on the copy of DP-56 in your files which was previously approved on August 2, 1973.

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

Jack H. Galbraith
Chief Planner

JHG:AC:el

Attachments

*Note that Landscape plan not
approved 9/10/79*

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR AMENDMENT OF COMMERCIAL
COMMUNITY UNIT PLAN

CASE NO. DP-56

CONSIDERED BY MAPC: 5-10-79

REQUEST FOR: Amendment of Commercial Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: Northwest corner of Woodlawn and Twenty First St. No.

LEGAL DESCRIPTION:

Lots 1 and 2, Plaza Twenty One, an Addition to Wichita, Kansas

APPLICANT: Great Plains - Slawson Ventures, P. O. Box 18387, Wichita, Ks.

AGENT FOR APPLICANT: Ward V. Lawrence, 7404 North Oak.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, "B"; East, "AA"; South, "LC"; West, "AA", "BB"
& "LC".

LAND USE: Existing, Service Station & Undeveloped; North and East, Multi-Family; South, Service Station, Bowling Alley & Restaurant; West, Undeveloped.

CPO RECOMMENDATION: CPO Council "I" voted 6-0 to recommend approval of the application.

PLANNING COMMISSION RECOMMENDATION:

That the application be approved subject to conditions as shown in the excerpt from Planning Commission minutes of May 10, 1979. Cole moved, Bayouth seconded and it carried unanimously. Hennessy was absent.

ACTION : 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the Community Unit Plan subject to the recommended conditions; or
2. Return the application to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 10, 1979:

25. Case No. DP-56 - Great Plains - Slawson Ventures requests amendment to the Plaza Twenty One Community Unit Plan for Lots 1 and 2, Plaza Twenty One, an Addition to Wichita, Kansas. Generally located on the northwest corner of Woodlawn and Twenty First Street North.

GALBRAITH pointed out adjacent land use, zoning, and showed slides of the area and surrounding area. He reviewed the following staff report:

COMMENTS:

1. The applicants have requested amendment to DP-56, Plaza Twenty One Community Unit Plan, which was originally approved on August 21, 1973. The proposed amendment relates to general provision #13 which under the approved plan limits the maximum number of buildings on parcel number two to three structures. The proposed amendment would permit five structures to be developed on parcel two.
2. At the time this plan was originally approved a shopping center concept was proposed and a limitation on number of buildings was established in keeping with that original concept. The applicants have now advised staff that because of the development of several large shopping centers in the eastern and northeastern portions of Wichita, the market has changed and the original center concept is no longer valid. Consequently, it is proposed to increase the number of separate structures so as to capitalize on the market for family restaurants, small office buildings, and convenience food store type facilities. The Board of City Commissioners has, in the past, expressed concern about the "strip commercial" effect of large numbers of free-standing restaurants and small uses developing on the frontage of shopping center sites with unrelated architectural styles and circulation systems. The applicants have attempted to ease such concerns by providing that the proposed two additional structures would not be located within two hundred feet of either 21st Street North or Woodlawn (see general provision #3) and they also note that the parcel description for parcel two excludes fast food restaurants as a permitted use. It is their contention that these limitations on the plan protect the site from the major problems associated with "strip development". The applicants have also stated that the existing sanitary sewer easements on subject property limit the construction of large structures.

The Comotara commercial parcel (DP-46) located to the north and east of this plan provides for architectural compatibility of all structures on the site in order to provide harmony in the development. The Commission may wish to consider a similar limitation on this plan although such creates problems for the developers in that many of the quick shop and family restaurants have their own design standards which are duplicated at every location and would not be architecturally compatible to one another.

3. In reviewing this plan, we have noted a few provisions on the 1973 approved plan which deviate from the standards currently applied to commercial C.U.P.'s. The 55 foot height permitted on parcel two is somewhat higher than the 35 foot height normally associated with the proposed uses, none of which appear to be higher than three stories which can be accommodated in 35 feet. In addition, the sixty foot building setback adjacent to Woodlawn could not accommodate the required ten foot planting strip plus two rows of 90 degree parking and circulation aisle; an 80 foot setback is normally required in order to permit sufficient parking and landscaping in front of the proposed structures. Another deficiency

is the fact that a small portion of the western boundary of this plan adjoins a residential dwelling district and Section 28.04.190.B.7.a of the City Code requires a masonry wall to be constructed along the property line adjoining the "AA" Single Family District. At the time the original C.U.P. was approved, another proposal was in process by the owner of the land to the west, which would have changed the zoning on those lots and no wall provision was made on the C.U.P. However, the zone change never occurred so a wall should either be indicated on the plan or the governing body state reasons for waiver of the required wall.

4. Should the Planning Commission determine that the proposed amendment to the C.U.P. is appropriate, the following conditions would be consistent with other recently approved plans:
 - a. The maximum building height on parcel two should be reduced to 35 feet.
 - b. The building setback on parcel two adjacent to Woodlawn should be increased to 80 feet.
 - c. The plan should be amended to depict the required wall on the west property line adjacent to lots 4 and 5, Block 1, Third Addition to Crestview Heights; or a wall waiver provision included in the general provisions stating the reason(s) for the requested waiver.
 - 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 development and be binding upon the present owners, their successors and assigns, unless amended.
 - 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.

GALBRAITH stated that the applicant had advised that this tract of land was no longer adequate in size to attract a major tenant, and now want to increase the number of buildings on the site. The applicant has tried to indicate reasonable setbacks, although there was a comment that they be increased to provide for the 10 foot of required landscaped area. GALBRAITH pointed out that the 55-foot height that originally appeared on the C.U.P. no longer seems to be appropriate since the applicant wants more freestanding small buildings. He said that the staff recommends approval of the amendment.

WARD V. LAWRENCE, 7407 North Oak, appearing on behalf of the applicant, stated that they were proposing to increase the number of buildings from three to five. It was their desire to try and obtain a major user for this parcel to anchor a neighborhood-type commercial center. Regarding the comments of staff of showing a wall at the northwest corner, WARD said that they have no problem with it. He mentioned the increase in setback on Woodlawn, he said that they currently have a 100 foot setback rather than 80 on 21st Street, and a 60-foot setback on Woodlawn.

He said that they would prefer that the 60-foot setback not be increased to 80 feet. In reduction to the height in the potential buildings, WARD said that there were two alternatives for the back portion of the property. One would be a major retail tenant in developing the balance of the space with a neighborhood center, and the second use would be for offices. He said that they would have more flexibility if they were allowed the existing 55 foot versus 35 foot height and would prefer that it not be changed, but does not feel too strongly about it.

MOTION: Having considered the factors as contained in Policy Statement No. 10, in conjunction with Development Plan DP-56, I move that we recommend to the Governing Body that the application be approved for the following reasons:

The recommendations of professional staff and the length of time subject property has remained vacant under the current plan. Said approval subject to the following conditions:

- a. The maximum building height on parcel two should be reduced to 35 feet.
- b. The plan should be amended to depict the required wall on the west property line adjacent to Lots 4 and 5, Block 1, Third Addition to Crestview Heights.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- d. 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 resubmitted to the Planning Commission and City Commission for their consideration.

Cole moved, Bayouth seconded.

BARRIER asked if the trees were on the applicants' property or adjacent to the property.

LAWRENCE believed that all of the trees were on the adjacent property.

VOTE ON THE MOTION: It carried
unanimously. Hennessy was absent.

May 14, 1979

Ward V. Lawrence
P. O. Box 18387
Wichita, Kansas 67218

Re: DP-56 Amendment to Commercial
Community Unit Plan - northwest
corner of Woodlawn and 21st St.

Dear Mr. Lawrence:

At its regular meeting on May 10, 1979, the Metropolitan Area Planning Commission considered the above-captioned case. It was the action of the Planning Commission to recommend approval of this amendment subject to the following conditions:

- a. The maximum building height on parcel two should be reduced to 35 feet.
- b. The plan should be amended to depict the required wall on the west property line adjacent to lots 4 and 5, Block 1, Third Addition to Crestview Heights.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- d. 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.

Page 2
May 14, 1979
Re: DP-56

Regarding conditions a and b above, it is necessary that these corrections be made and ten (10) copies of the corrected C.U.P. be in our office by May 25, 1979 in order that this case can be considered by the Board of City Commissioners at their regular meeting on June 5, 1979, said meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc

cc: Arthur O. & Clara Schreck, 2013 N. Parkwood Lane 67208

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE May 4, 1979



TO Jack Galbraith, Chief Planner, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT DP-56: Northwest Corner of 21st
and Woodlawn
(Supercedes Memo dated April 26, 1979)

On April 25, CPO Council "I" considered the captioned case and voted 6-3 to recommend denial of the requested increase in the number of buildings, while recommending that a wall be required on the west property line, the number of curb cuts reduced, and building setbacks increased. As you were advised in a memo dated April 26, that recommendation was based in part on the fact that the applicant was not available to discuss the proposed development with the Council.

After meeting with Ward Lawrence, agent for the applicant, Council "I" voted 6-0 at its May 1 meeting to rescind its recommendation of April 25, and voted unanimously to recommend approval of the request to allow two additional buildings, on the condition that architectural compatibility be required throughout the development.

Although discussion was had on whether to recommend reduction of the number of curb cuts allowed, no motion was made on that subject. Also, by proxy, one Council member relayed her concern about the fate of a stand of trees on or near the west property line, but no motion was developed to address the possibility of waiving a wall in order to utilize the trees as screening.

Please provide the Planning Commission with this information when the case is considered on May 10.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:m1

NOTED:

Evelyn Pittman
Evelyn Pittman
Assistant CP Coordinator

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE April 26, 1979

TO Jack Galbraith, Current Plans
FROM Gail Williams, CPO Administrative Aide

SUBJECT DP-56: Plaza Twenty One CUP,
21st and Woodlawn

CPO Council "I" considered the captioned case at its meeting of April 25, and voted 6-3 to recommend denial of the requested amendment, but to recommend the following changes in the CUP:

- 1) Include requirements for a wall on the west property line.
- 2) Decrease the maximum number of curb cuts on Woodlawn from five to three, and on 21st Street from four to two.
- 3) Increase the building setbacks on parcel two from sixty feet and one hundred feet to two hundred feet for both the east and west sides of the property.

Reasons cited for the above recommendations were the Council's experience with similar developments in Area "I" and the unavailability of the agent for the applicant to discuss the proposed development.

It should be noted that, due to similar case numbers and locations, this case may have been confused with a case scheduled for discussion at the next Council "I" meeting. It has been reported that a representative for the applicant in the subject case had received conflicting information on which case was scheduled for April 25, and has requested that the Council reconsider the case on May 1.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:ml

NOTED: *Evelyn Pittman / 9*
Evelyn Pittman
Assistant CP Coordinator

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 4-26-73

Case No. DP-56 Request: Amendment of Commercial
Community Unit Plan

Location: Northwest corner of Woodlawn and Twenty First St. No.

Acres: 6.93 Size: 500' x 600' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Service Station & Undeveloped	"BB" & "LC"
North	Multi-Family (Garden Apts.)	"B"
East	Multi-Family (Townhouses)	"AA" under CU
South	Service Station, Bowling Alley, Restaurant	"LC"
West	Undeveloped	"AA", "BB" & "LC"

Platted: Yes. History: Z-0187 "AA" to "LC"
MAPC: 9-3-59 approve
BCC: 9-15-59 approve
Z-1523 "AA" & "LC" to "BB" & "LC"
& DP-56
MAPC 8-3-73 approve
BCC 8-21-73 approve

COMMENTS:

1. The applicants have requested amendment to DP-56, Plaza Twenty One Community Unit Plan, which was originally approved on August 21, 1973. The proposed amendment relates to general provision #13 which under the approved plan limits the maximum number of buildings on parcel number two to three structures. The proposed amendment would permit five structures to be developed on parcel two.
2. At the time this plan was originally approved a shopping center concept was proposed and a limitation on number of buildings was established in keeping with that original concept. The applicants have now advised staff that because of the development of several large shopping centers in the eastern and northeastern portions of Wichita, the market has changed and the original center concept is no longer valid. Consequently, it is proposed to increase the number of separate structures so as to capitalize

on the market for family restaurants, small office buildings, and convenience food store type facilities. The Board of City Commissioners has, in the past, expressed concern about the "strip commercial" effect of large numbers of free-standing restaurants and small uses developing on the frontage of shopping center sites with unrelated architectural styles and circulation systems. The applicants have attempted to ease such concerns by providing that the proposed two additional structures would not be located within two hundred feet of either 21st Street North or Woodlawn (see general provision #3) and they also note that the parcel description for parcel two excludes fast food restaurants as a permitted use. It is their contention that these limitations on the plan protect the site from the major problems associated with "strip development". The applicants have also stated that the existing sanitary sewer easements on subject property limit the construction of large structures.

The Comotara commercial parcel (DP-48) located to the north and east of this plan provides for architectural compatibility of all structures on the site in order to provide harmony in the development. The Commission may wish to consider a similar limitation on this plan although such creates problems for the developers in that many of the quick shop and family restaurants have their own design standards which are duplicated at every location and would not be architecturally compatible to one another.

3. In reviewing this plan, we have noted a few provisions on the 1973 approved plan which deviate from the standards currently applied to commercial C.U.P.'s. The 55 foot height permitted on parcel two is somewhat higher than the 35 foot height normally associated with the proposed uses, none of which appear to be higher than three stories which can be accommodated in 35 feet. In addition, the sixty foot building setback adjacent to Woodlawn could not accommodate the required ten foot planting strip plus two rows of 90 degree parking and circulation aisle; an 80 foot setback is normally required in order to permit sufficient parking and landscaping in front of the proposed structures. Another deficiency is the fact that a small portion of the western boundary of this plan adjoins a residential dwelling district and Section 23.04.190.B.7.a of the City Code requires a masonry wall to be constructed along the property line adjoining the "AA" Single Family District. At the time the original C.U.P. was approved, another proposal was in process by the owner of the land to the west, which would have changed the zoning on those lots and no wall provision was made on the C.U.P. However, the zone change never occurred so a wall should either be indicated on the plan or the governing body state reasons for waiver of the required wall.

Case No. DP-58
MAPC AGENDA
4-26-70
Page 3

4. Should the Planning Commission determine that the proposed amendment to the C.U.P. is appropriate, the following conditions would be consistent with other recently approved plans:
 - a. The maximum building height on parcel two should be reduced to 35 feet.
 - b. The building setback on parcel two adjacent to Woodlawn should be increased to 30 feet.
 - c. The plan should be amended to depict the required wall on the west property line adjacent to lots 4 and 5, Block 1, Third Addition to Crestview Heights; or a wall waiver provision included in the general provisions stating the reason(s) for the requested waiver.
 - 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 development and be binding upon the present owners, their successors and assigns, unless amended.
 - 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.

DP-56 - 46 - "Notice to Adjoining Property Owners" mailed 4-12-79
for the MAPC meeting for 4-26-79

1 to CPO Office

—
47 TOTAL

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

April 12, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that at a meeting beginning at 1:30 p.m. on Thursday, April 26, 1979, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for an amendment to the PLAZA TWENTY ONE COMMUNITY UNIT PLAN for property legally described as follows:

DP-56 - Lots 1 and 2, Plaza Twenty One, an Addition to Wichita, Kansas. Generally located on the northwest corner of Woodlawn and Twenty First Street North.

The Development Plan of this area, originally approved on August 21, 1973, has been resubmitted as required under the Community Unit Plan Provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

An increase in the number of buildings permitted on Parcel 2 from three to five with increased setbacks provided for the additional structures.

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

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

City Manager	Dir. of Adm.	<u>Planning Dept.</u>
City Clerk	Auditing	Police Dept.
Community Dev.	Budget	Motor Pool
Housing	Data Proc.	Dir. of Public Works
Human Res. Dev.	Industrial Dev.	Administration
Model Cities	Man. Coord. Center	Central Insp.
Community Facilities	Personnel	Project Betty
Credit Union	P.S. Careers	Engineering
Fire Department	Public Info.	Traffic Engr.
Health Department	Purchasing	Maintenance
Director of Law	Duplicating	Flood Control
Prosecutor's Office	Ret. & Group Ins.	Sanitation
Municipal Court	Treasury	Urban Renewal
Transit Authority	Library	Water Department
	Park Department	Water Pol. Control

For: Mike Mack
 For your information Reply sending me copies
 For your comments Prepare reply for my signature
 Note and return You handle. No report required.

MESSAGE:

Signed: James H. [Signature] Date: 4-9-79
000-013 Control

WICHITA-SEDGWICK COUNTY

DATE
March 28, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

Max Greene, Director of Flood Control and Landfill Maintenance
Dick Linn, City Engineer
Paul Graves, Traffic Engineer

TO Robert B. Feldner, Superintendent of Central Inspection

FROM Mike Meek, Senior Planner

SUBJECT DP-56 - Proposed Amendment to the Plaza Twenty-One Commercial
C.U.P. - northwest corner of Woodlawn and 21st Street
North.

Attached is a copy of a proposed amended Commercial C.U.P. which was originally approved in 1973. The basic amendment is to permit the construction of five buildings on Parcel two as opposed to the three buildings permitted under the approved plan. Please review and return comments by Friday, April 6, 1979. Thanks for your assistance.

Mike Meek

Mike Meek
Senior Planner

MM:el

Attachment

4-6-79

*McKinley called;
No problems*

No problems



Map

Received

MAR 29 1979

back

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE April 3, 1979


TO Mike Meek, Senior Planner

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT DP-56- Proposed Amendment to the Plaza
Twenty-One Commercial C.U.P.- northwest
corner of Woodlawn and 21st Street North.

I foresee no problem in increasing the number of buildings permitted on Parcel 2 from three to five as proposed. However, restaurants are a permitted use in Parcel 2, and the off-street parking ratio required by General Provision 6 could prove to be insufficient for an assembly occupancy such as a restaurant.

The contingent dedication of additional right-of-way on Parcel 1 does not indicate what effect a change of occupancy on further expansion of the existing structure would have on the dedication. Numerous filling stations have been converted to financial, office and other uses. Many times the conversion includes an expansion of floor area. This potential problem should be dealt with now so that clarification will not be required at a later date.


Robert B. Feldner
Superintendent of Central Inspection

RBF:bg



March 28, 1979

Max Greene, Director of Flood Control and Landfill Maintenance
Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection

Mike Meek, Senior Planner

DP-56 - Proposed Amendment to the Plaza Twenty-One Commercial
C.U.P. - northwest corner of Woodlawn and 21st Street
North.

Attached is a copy of a proposed amended Commercial C.U.P.
which was originally approved in 1973. The basic amendment
is to permit the construction of five buildings on Parcel
two as opposed to the three buildings permitted under the
approved plan. Please review and return comments by
Friday, April 6, 1979. Thanks for your assistance.

Mike Meek
Senior Planner

MM:el

Attachment

March 26, 1979

Great Plains - Slawson Ventures
P.O. Box 18387
Wichita, Kansas 67218

Re: DP-56 - Amended File #1 -
Plaza Twenty-One C.U.P.
Generally located at the
Northwest corner of Woodlawn
and 21st Street.

Gentlemen:

Enclosed is a receipt for your check in the amount of \$400
for an amendment of Commercial Community Unit Plan on the
above captioned case.

We are reviewing this file at this time and will advise you
when it will be scheduled to appear on the Metropolitan Area
Planning Commission agenda.

If you have any questions, please contact our office.

Sincerely,

Mike Meek
Senior Planner

MM:el

Enclosure

585
1
27
12

5850 + BB
EXISTING LC + BB
S - LC
N - B + LC
E - B + LC
W - AA + BB
DP 56 - amendments

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 Great Plains - Slawson Ventures

Address P.O. Box 18387 Wichita, Kansas 67218 Phone 684-5285

Agent Ward V. Lawrence

Address P.O. Box 18387 Wichita, Kansas 67218 Phone 684-5285

b. Applicant ARTHUR O. & CIARA SCHRECK

Address 2013 N. PARKWOOD LANE 67208 Phone 6838029

Agent WARD V. LAWRENCE

Address P.O. Box 18387 WICHITA, KANSAS 67218 Phone 684-5285

c. Applicant N/A

Address _____ Phone _____

Agent _____

Address _____ Phone _____

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

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

Two, Block(s) N/A,

Plaza Twenty-One Addition.

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

II.B There are 6.9 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) N/A Not Assigned.

The general location is (use appropriate section)

- a. at the Northwest corner of Woodlawn and 21st Street
and _____; or
- b. on the N/A side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

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

ARTHUR O. + CLARA SCHRECK

Great Plains - Slawson Ventures

By

Ward V. Lawrence
Authorized Agent (if any)
WARD V. LAWRENCE

By

Ward V. Lawrence
Authorized Agent (if any)
Ward V. Lawrence

By _____

Authorized Agent (if any)

By _____

Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at

3:00 (AM, PM) on 3-23-79 (Day, Month,

Year). It has been checked and found to be complete and accom-

panied by required documents and the appropriate fee of

\$ 400.00.

Mike Meek

Name

Senior Planner

Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 500 feet of Lot: 2, Plaza Twenty One, an Addition to Wichita, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Lots 1 and 2	PLAZA TWENTY ONE	D Arthur O. & Clara Schreck 2013 N. Parkwood Lane Wichita, Kansas 67208
Lot 1, Block 1	OLDE ENGLISH MANOR	X Wes Pac Investors Trust a California real estate investment Address unknown
Lots 1 & 2, Block 1	"	✓ Dean Alton & Karen Kay Sjogren 2317 Farmstead Wichita, Kansas 67208
Lot 3, Block 1	"	✓ M. Cathryn & Myra L. Fisher 2325 N. Farmstead Wichita, Kansas 67208
Lot 1, Block 2	THIRD ADDITION TO CRESTVIEW HEIGHTS ADDITION	✓ Michael R. & J. Ann Mawhirter 2302 Farmstead Wichita, Kansas 67208

Fidelity  Title
 COMPANY, INC.

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Lot 2, Block 2	THIRD ADDITION TO CRESTVIEW HEIGHTS ADDITION	✓ Robert E. & Willie W. Nolan Address unknown 932 N. Terrace 67208
Lot 3, Block 2	"	✓ Darrell G. Davidson 2310 Farmstead Wichita, Kansas 67208
Lots 26, 27, 28, Block 2	"	X Wes Pac Investors Trust A California real estate investment Address unknown
Lot 5, Block 4	"	✓ Susan Ann Eckell 2333 Farmstead Wichita, Kansas 67208
Lot 9, Block 4	"	✓ Chester Eugene & Vivian I. Johnson 2309 Farmstead Wichita, Kansas 67208
Lot 10, Block 4	"	✓ George II & Palestine I. Smith 2305 Farmstead Wichita, Kansas 67208
Lot 11, Block 4	"	✓ Sherfield & Sandra L. Dawson 2310 Lamson Wichita, Kansas 67208
Lot 12, Block 4	"	✓ Carol Joseph & Margaret Elaine Ochs 2314 Lamson Wichita, Kansas 67208
Lot 13, Block 4	"	✓ Russell M. & Evelyn I. Lundstrom 2306 Charlotte Wichita, Kansas 67208
Lot 14, Block 4	"	✓ Jack D. & Carol S. Childers 2310 Charlotte Wichita, Kansas 67208
Lot 15, Block 4	"	✓ Darryl J. & Diane Fox 2314 Charlotte Wichita, Kansas 67208
Lots 1 & 2, Block 7	"	✓ Joe & Maybelle Herndon 2202 Farmstead Wichita, Kansas 67208
Lot 3, & the S. 4' of Lot 4, Block 7	"	✓ Jean L. Watertor 2210 Farmstead Wichita, Kansas 67208
Lot 4, except the S. 4', Block 7	"	✓ Frances J. & Delores J. Hurley 2214 Farmstead Wichita, Kansas 67208



LOTS	ADDITION	OWNERS & ADDRESSES
Lot 5, Block 7	THIRD ADDITION TO CRESTVIEW HEIGHTS ADDITION	Walter M. & Genevieve A. Schleicher ✓ 2220 Farmstead Wichita, Kansas 67208
Lot 6, & the S 10' of Lot 7, Block 7	"	✓ Joe L. & Barbara A. Johnson ✓ 2224 Farmstead Wichita, Kansas 67208
Lot 7, except the S 1/2 10' thereof, Block 7	"	✓ Kent E. & Kathy J. Lorenz ✓ 2228 Farmstead Wichita, Kansas 67208
Lot 8, except that part platted as PLAZA TWENTY ONE ADDITION, Block 7	"	X Board of American Missions of Augustana Lutheran Church Address unknown
Lots 1, 2, 3, Block A	ROYSE ADDITION	✓ R. D. & Jo Ann Roysse ✓ 6224 Peach Tree Lane Wichita, Kansas 67218
Lot 1, Block 3, and a parcel of land beginning at the Northwest corner of Lot 1, Block 3; thence West 30', thence South 35', thence East 30', thence North 35' to the point of begin- ning, in Lot 2, Block 3; and a parcel of land beginning at the Southeast corner of Lot 1, Block 3; thence South 30', thence West 35', thence North 30', thence East 35' to the point of beginning, in Lot 2, Block 3; All in WOMER'S CRESTVIEW HEIGHTS THIRD, Wichita, Sedgwick County, Kansas		✓ Champlin Petroleum Company ✓ P.O. Box 9365 Fort Worth, Texas 76107
Lot 2, Block 3, Womer's CRESTVIEW HEIGHTS THIRD, Wichita, Sedgwick County, Kansas except beginning at the Northwest corner of Lot 1, Block 3, in said Addition, thence West 30', thence South 35', thence East 30', thence North 35' to beginning, and except beginning at the Southeast corner of Lot 1, Block 3, in said Addition, thence South 125', thence West 130', thence North 125', thence East 130' to beginning.		✓ Wat Integrity, Inc. ✓ Box 394 Wichita, Kansas 67201
A part of Lot 2, Block 3, Womer's CRESTVIEW HEIGHTS THIRD, Wichita, Kansas described as follows: Beginning at a point 30' south of the South east corner of Lot 1 in said Block 3, Womer's CRESTVIEW HEIGHTS THIRD, Wichita, Kansas; thence South along the East line of said Lot 2, 95'; thence West parallel with the South line of said Lot 1 in said Block 3, 130'; thence North 125'; thence East 95' to a point 35' West of the East line of said Lot 2; thence South 30'; thence East 35' to the place of beginning.		<p><i>Returned - No other add.</i></p> ✓ Helen Jacox (Life Tenant) ✓ 4911 E. Orme Wichita, Kansas 67218 AND ✓ Caroline W. Rupe ✓ (Third party and Remainderman) #3 Linden Drive Wichita, Kansas 67206



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Lots 10 and 11, Block 2	WOMERS CRESTVIEW HEIGHTS THIRD ADDITION	✓ Wat Integrity, Inc. Box 394 Wichita, Kansas 67201
Lots 1 & 2	NORTHBOROUGH ADDITION	✓ Richard J. Boushka 641 N. Broadmoor Wichita, Kansas 67206
Reserve H	COMOTARA FIRST ADDITION	✓ Comotara Homeowners Association Inc. 2500 Claiborn Circle Wichita, Kansas 67226
Residence No. 1, Bldg. 7	COVENTRY LAKE Condominium apartments - situated on a part of Lot A COMOTARA FIRST ADDITION	✓ Beulah V. Liston 6500 East 21st Street Wichita, Kansas 67226
Residence No. 3, Bldg. 7	"	✓ M & B Investment, Inc. 9103 West Central Wichita, Kansas 67212
Residence No. 5, Bldg. 7	"	✓ Floyd E. Jensen 6500 East 21st Street Wichita, Kansas 67226
Residence No. 7, Bldg. 7	"	<i>Returned - no other address</i> ✓ Dale E. Weidman 6500 East 21st Street Wichita, Kansas 67226
Residence No. 9, Bldg. 8	"	✓ Walter D. & Irene G. Webb 6500 East 21st Street Wichita, Kansas 67226
Residence No. 11, Bldg. 8	"	✓ Jo L. & Sally A. Will 6500 East 21st Street Wichita, Kansas 67226
Residence No. 13, Bldg. 8	"	✓ William R. & Bonnie J. Blackwell 6500 East 21st Street Wichita, Kansas 67226
Residence No. 15, Bldg. 8	"	✓ Emmett E. & Lela Nilas Cole 6500 East 21st Street Wichita, Kansas 67226
Residence No. 17, Bldg. M.	"	✓ Bruce O. & Jeanne E. Munsell 6500 East 21st Street Wichita, Kansas 67226
Residence No. 19, Bldg. M	"	✓ Rounds & Porter Lumber Company, Inc. Box 2367 Wichita, Kansas zip unknown 67201



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
Residence No. 21 Bldg. M	COUNTRY LAKE Condominium apartments situated on part of Lot A COMOTARA FIRST ADDITION	Gene E. & Patricia L. Rump ✓ 6500 East 21st Street Wichita, Kansas 67226
Residence No. 23, Bldg. M	"	✓ Lewis R. & Cecila M. Blackwell ✓ 6500 East 21st Street Wichita, Kansas 67226
Residence No. 25, Bldg. 6	"	✓ J. Neal & Yvonne Johnson ✓ 6500 East 21st Street Wichita, Kansas 67226
Residence No. 27., Bldg. 6	"	✓ Thomas W. & Catherine B. Healy ✓ 6500 East 21st Street Wichita, Kansas 67226
Residence No. 29, Bldg. 6	"	✓ Kenneth R. & Vicky Jo Kimbell ✓ 6500 East 21st Street Wichita, Kansas 67226
Residence No. 21, Bldg. 6	" <i>Returned - no other address</i>	✓ Mark J. & Aleene S. Griggs ✓ 6500 East 21st Street Wichita, Kansas 67226
All Residence and Bldg. not here to for shown - Country Lake Condominium Apartments	"	✓ Country Lake Inc. 2243 Bramblewood Residence No. 1503 Wichita, Kansas 67226



Dated at Wichita, Kansas the 21st day of March, 1979, at 7:00 a. m.

Fidelity Title Company, Inc.

by *James M. Neacome*
Vice-President

Tracer # 46170



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

April 12, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that at a meeting beginning at 1:30 p.m. on Thursday, April 26, 1979, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for an amendment to the PLAZA TWENTY ONE COMMUNITY UNIT PLAN for property legally described as follows:

DP-56 - Lots 1 and 2, Plaza Twenty One, an Addition to Wichita, Kansas. Generally located on the northwest corner of Woodlawn and Twenty First Street North.

The Development Plan of this area, originally approved on August 21, 1973, has been resubmitted as required under the Community Unit Plan Provisions of Section 23.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

An increase in the number of buildings permitted on Parcel 2 from three to five with increased setbacks provided for the additional structures.

The hearing of this Development Plan, as provided in Section 23.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

DP-56

Edie

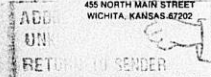


WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING
DEPARTMENT

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



Mark J. & Aleene S. Griggs ✓✓

6500 East 21st Street - #21, Bldg. 6

Wichita, Ks. 67226

no other address

Important! Notice of Meeting Enclosed

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

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Robert A. Lakin
Secretary

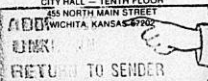
DP-56

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING
DEPARTMENT

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



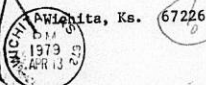
Important! Notice of Meeting Enclosed



ADDRESSEE UNKNOWN

Dale E. Weidman

6500 East 21st Street - #7, Bldg. 7



67226

67206



Fred D Weidman is listed at this address per cross reference phone books

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

April 12, 1979

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Secretary

DP-56

WICHITA - SEDGWICK COUNTY

W S C

METROPOLITAN AREA PLANNING
DEPARTMENT

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

ADDRESS UNKNOWN

Helen Jacox (Life Tenant)

4911 E. Orme

Wichita, Ks. 67218



Important! Notice of Meeting is closed
RETURN TO SENDER



FORM 29 31

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
...	
...	
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

*

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

Roll #1

*