

DR 64-18 - Consideration of the  
Urban Renewal Plan for Park Plaza A,  
Project No. Kans. R-17

# ACTION

DATE

COMMITTEE

M.A.P.C. Approve 11-5-64  
Authorize preparation of Resolution  
~~B.C.C. 11-18-64~~ 11-24-64  
See Council's file 12-8-64

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M.A.P.C. Approve amendment 8-8-65  
B.C.C. Received & filed 8-13-65  
approved the amendment

NARRATIVE STATEMENT REGARDING PROPOSED URBAN RENEWAL PLAN CHANGE  
FOR PARK PLAZA "A" - KANS. R-17

This Plan change was initiated in order to accommodate the desires of the Kansas Gas & Electric Company with regard to the construction of a substation to serve downtown Wichita and more particularly the Civic Cultural Center.

The original intended site for this substation was a tract of ground at the southwest corner of Third and Sherman Streets which is designated on the Property Map in the Plan as 126-B. The Plan for street realignment in the Park Plaza Project necessitates the acquisition of a portion of this tract; hence, Kansas Gas & Electric Company suggested that the Agency sell them a tract of land located at Third and Nims which would be out of the way of the proposed Greenway Boulevard and permit construction of the substation.

On July 31, 1968, the Agency filed a suit for condemnation of portions of parcels 126-A and 126-B, and the Kansas Gas & Electric Company immediately requested that we alter the Urban Renewal Plan in order to permit the sale of the desired substation site to the company.

The changes proposed in this Urban Renewal Plan, dated August 1, 1968, primarily relate to the land between Greenway Boulevard and the Arkansas River. It was originally intended that the portion of this land to which the title would not remain in the Kansas Gas & Electric Company would be utilized either for the Innerloop Highway or dedicated for park and public open space.

With the proposal from Kansas Gas & Electric Company to purchase the substation site at Third and Nims came a request to purchase the balance of the land which would lie north and west of the existing generating station. Kansas Gas & Electric Company will accept deed restrictions which would permit them only to landscape this area and maintain it open to the public as if it were a park.

Other changes in the Plan enlarge the area of intended right-of-way "limited access highway" in the area south of Greenway Boulevard and north of the River. The other streets within the project area are shown on an alignment which differs from the old plan but reflects the way the land will actually be platted.

Attached is a copy of the Land Use Plan which will become obsolete with the approval of this proposed amended Urban Renewal Plan which can be used for comparing purposes with the Land Use Plan contained in the new Urban Renewal Plan.

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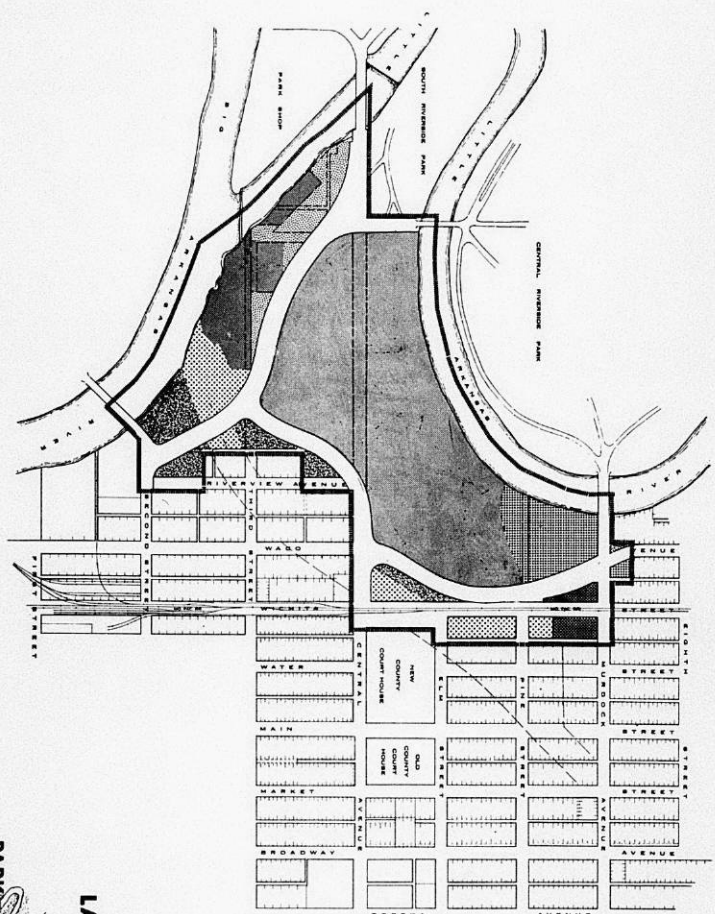
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**LAND USE PLAN**

- LEGEND**
- RESIDENTIAL
  - LIGHT COMMERCIAL
  - COMMERCIAL
  - INDUSTRIAL PARK & PUBLIC OPEN SPACES
  - PUBLIC UTILITY
  - LANDSCAPED OPEN SPACE
  - LIMITED ACCESS HIGHWAY
  - INTERM. WARE & OPEN SPACE
  - UTILITY FACILITY

**PARK PLAZA "A"**  
 URBAN REDEVELOPMENT AGENCY of the  
 WICHITA, KANSAS METROPOLITAN AREA  
 PROJECT NAME: R-17



DATE: 10/15/68  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

August 9, 1968

Board of City Commissioners  
City Building  
Wichita, Kansas

Gentlemen:

Re: DR 64-18 - Revision of  
Park Plaza "A" Project  
No. Kans. R-17

The Metropolitan Area Planning Commission, at its meeting on August 8, 1968, considered the proposed revisions to the Urban Renewal Plan for Park Plaza "A" and adopted the attached Resolution making the finding that the amended plan conforms to the general plan of the locality.

Respectfully submitted,

Robert A. Lakin  
Assistant Secretary

RAL:ber

Attachment

cc: Kenneth Kitchen, Executive Director  
Wichita Urban Renewal Agency

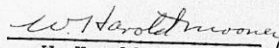
RESOLUTION FINDING THE PARK PLAZA "A" AMENDED URBAN RENEWAL  
PLAN IN CONFORMITY TO GENERAL PLAN FOR THE MUNICIPALITY AS A  
WHOLE

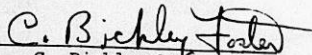
WHEREAS, in accordance with provisions of Title I of the  
Housing Act of 1949, as amended, and the Kansas Urban Renewal  
Law, the Board of City Commissioners of the City of Wichita,  
Kansas, has referred the Park Plaza "A" Amended Urban Renewal  
Plan, dated August 1, 1968, to the Wichita-Sedgwick County  
Metropolitan Area Planning Commission for its report and recom-  
mendations respecting said Amended Urban Renewal Plan as to  
its conformity with the General plan for the development of the  
municipality as a whole; and

WHEREAS, a general plan has been prepared and is recognized  
and used as a guide for the general development of the locality  
as a whole.

NOW, THEREFORE, BE IT RESOLVED by the Wichita-Sedgwick County  
Metropolitan Area Planning Commission that it is hereby found  
and determined that said Amended Urban Renewal Plan for the  
Project Area conforms to said general plan of the locality.

ADOPTED at Wichita this 8th day of August, 1968.

  
W. Harold Mooney  
Chairman

  
C. Bickley Foster  
Secretary

(SEAL)



August 5, 1960

Metropolitan Area Planning Commission Members  
Robert A. Lakin, Assistant Planning Director

DR 64-15 - Amendment to Urban Renewal Plan Park  
Plaza "A" - Project No. Aaaa. R-17

Attached is a copy of the Revised Urban Renewal Plan for Park Plaza "A". This includes the amended document of the Plan itself, plus a narrative statement regarding the changes with an attached revised land use plan. This item is indicated on your agenda for August 6, and is being submitted to the Board of City Commissioners on Tuesday, August 6, with a request that it be referred to the MAPC for its consent as to how it meets the adopted Comprehensive Development Plan. The Planning Commission, on November 3, 1954, adopted a Resolution finding that the Urban Renewal Plan for the project area conforms to the General Plan of Wichita.

There are three significant changes proposed in the Plan. These are commented on at length in the narrative statement from the URA. They are, however, basically limited to providing an area for a new Kansas Gas & Electric substation (which was approved by the Planning Commission and City Commission as a special use permit earlier this year); a re-alignment of the street area for Central and Greenway Boulevard; and an adjusted area for the Inner Loop right-of-way, based on the Inner Loop plans adopted by MAPC earlier this year.

In reviewing the proposed changes, it is felt that the Planning Commission should approve the changes and adopt an appropriate Resolution finding the amended plan in conformance with the adopted Comprehensive Development Plan.

RAL:ler  
Attachment

cc: Kenneth Kitchen, Executive Director  
Urban Renewal Agency

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 5, 1968

TO Metropolitan Area Planning Commission Members  
FROM Robert A. Lakin, Assistant Planning Director

SUBJECT DR 64-18 - Amendment to Urban Renewal Plan Park  
Plaza "A" - Project No. Kans. R-17

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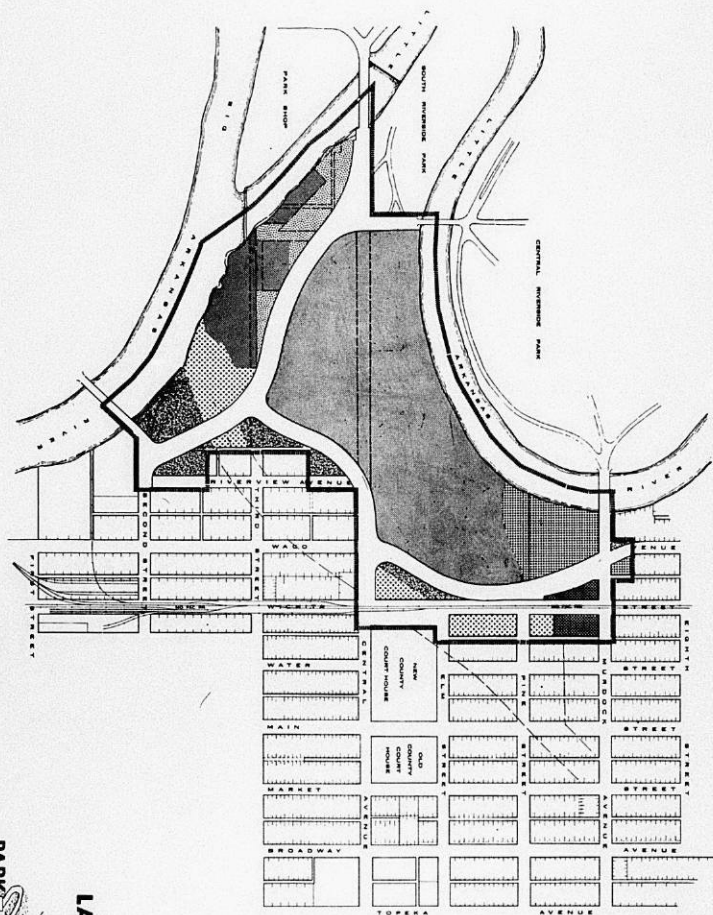
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**LAND USE PLAN**


**PARK PLAZA "A"**  
 URBAN RENOVATION AGENCY of the  
 WICHITA, KANSAS METROPOLITAN AREA  
 PLANNING & DESIGN CONSULTANTS  
 PLANNING & DESIGN CONSULTANTS  
 PROJECT NAME: R-17  
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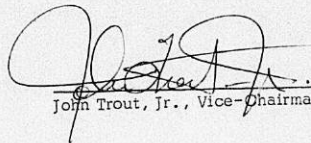
RESOLUTION FINDING PARK PLAZA "A" URBAN RENEWAL PLAN  
IN CONFORMITY TO GENERAL PLAN FOR THE MUNICIPALITY  
AS A WHOLE

WHEREAS, in accordance with provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the Park Plaza "A" Urban Renewal Plan to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said Urban Renewal Plan as to its conformity with the general plan for the development of the municipality as a whole; and

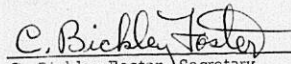
WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION that it is hereby found and determined that said Urban Renewal Plan for the Project Area conforms to said general plan of the locality.

ADOPTED this 5<sup>th</sup> day of November, 1964.

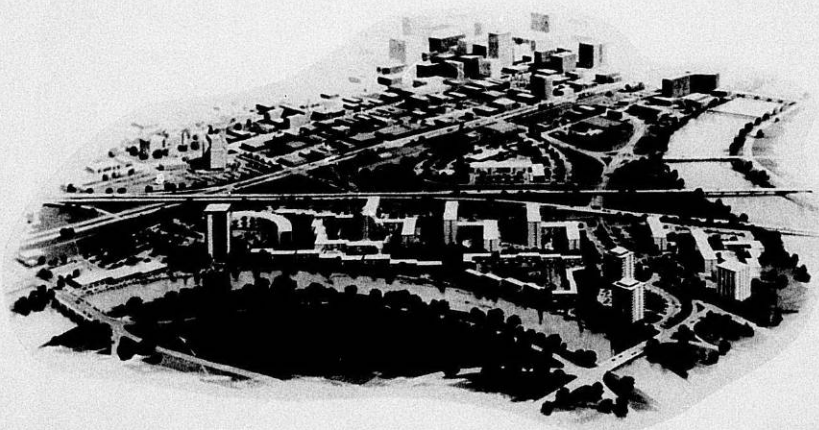
  
John Trout, Jr., Vice-Chairman

ATTEST:

  
C. Bickley Foster, Secretary

# URBAN RENEWAL PLAN PARK PLAZA

WICHITA, KANSAS  
PROJECT NO. KANS. R-17



URBAN RENEWAL AGENCY OF THE  
WICHITA, KANSAS METROPOLITAN AREA

WICHITA CITY COMMISSION

Vincent L. Bogart, Mayor

John S. Stevens

Carl A. Bell, Jr.

Gerald F. Byrd

William D. Tarrant

URBAN RENEWAL AGENCY

James L. Gardner, Chairman

Kenneth Kitchen, Vice-Chairman

Warner Moore, Treasurer

Don H. Alldritt, Commissioner

John B. Wooley, Commissioner

Administrative Staff

R. C. DesMarteau,  
Executive Director

Lyle P. Baker  
Assistant Director

Jerry L. Cooper  
Administrative Assistant

URBAN RENEWAL PLAN  
FOR  
PARK PLAZA "A" URBAN RENEWAL PROJECT  
WICHITA, KANSAS

Project No. Kans. R-17

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2. Summary of Proposed Renewal Actions

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2. Land Use Provisions and Building Requirements

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1. Land Acquisition
2. Redevelopers Obligations

PART E. PROCEDURES FOR CHANGES IN APPROVED PLAN

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The PARK PLAZA "A" Urban Renewal Project is located approximately one-half mile northwest of the central business district.

The boundary of the project is indicated on Plate I - Property Map, and more specifically includes that certain area situated in the City of Wichita, County of Sedgwick, State of Kansas, and described as follows:

BEGINNING at the point of intersection of the north line of Murdock Avenue with the center line of the Little Arkansas River  
THENCE east along said line to the west line of Waco Avenue;  
THENCE north along said line 120 feet;  
THENCE west along the common line between Lots 92 and 94 of Mungers Plat of the Original Town and said line extended to the east line of the north-south alley between Waco and Wichita Streets;  
THENCE south along said line to the north line of Murdock Ave;  
THENCE east along said line to the east line of the north-south alley between Wichita and Water Streets;  
THENCE south along said line to the south line of Elm Street;  
THENCE west along said line to the east line of Wichita St.;  
THENCE south along said line to the south line of Central Avenue;  
THENCE west along said line to the east line of Riverview Avenue;  
THENCE south along said line 298 feet to the north line of Lot 55 in Watermans Addition to Watermans Addition;  
THENCE west along said line to the east line of the north-south alley between Sherman and Riverview Avenues;  
THENCE south along said line to the common line between Lots 11 and 12 of Stewart and Burns Subdivision;  
THENCE east along said line and said line extended to the east line of Riverview Avenue;  
THENCE south along said line to the south line of Second St.;  
THENCE west along said line to the center line of the Arkansas River;  
THENCE northwesterly along said center line of the Arkansas River to the center line of the Little Arkansas River;  
THENCE northwesterly along said center line of the Little Arkansas River to the north line of Central Avenue;

THENCE east along said line to the west line of Nims Avenue;  
THENCE north along said line to the center line of the Little  
Arkansas River;  
THENCE northeasterly along the center line of the Little  
Arkansas River to the north line of Murdock Avenue, the point  
of Beginning.

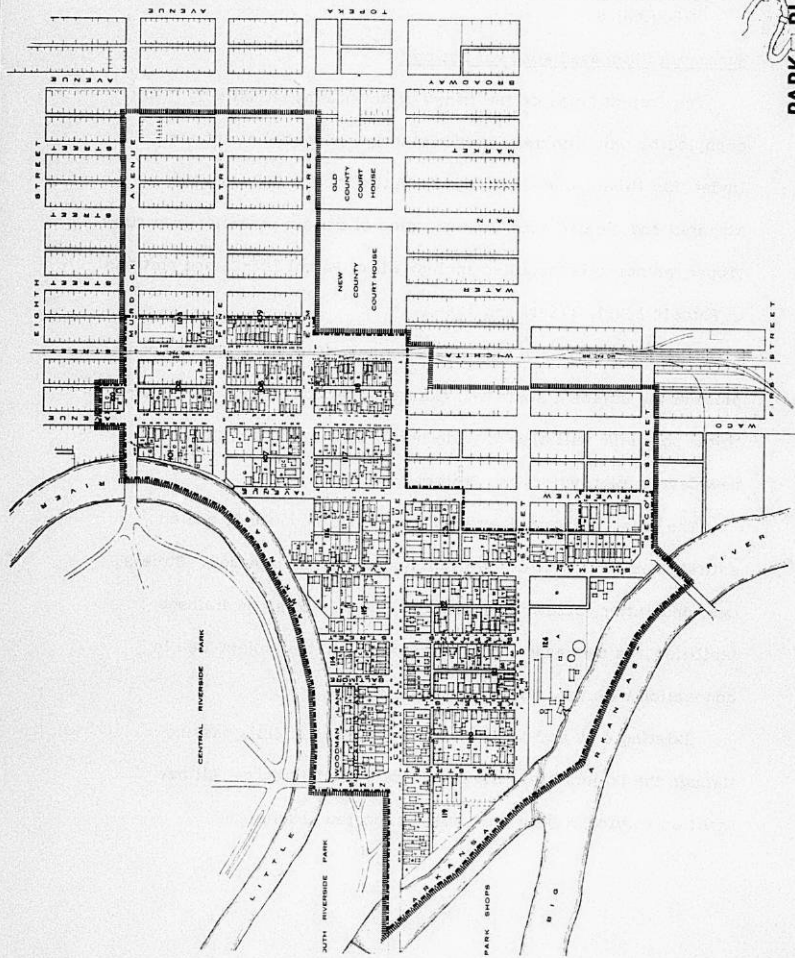
2. Summary of Proposed Renewal Actions

The Project Area, on the fringe of downtown, is currently occupied by old, blighted, predominantly residential structures. Under this Urban Renewal Plan, the entire Project Area will be acquired and cleared with the exception of certain perimeter properties. Properties not to be acquired include all of Parcel 103-E, and portions of Parcels 102-I, 119-N and 126-A.

Additional park land will be dedicated within the Project to complement the adjacent South and Central Riverside Parks. This additional park land will also provide buffer zones for the protection of new development within the Project Area.

The existing internal street pattern will be vacated, and an entirely new vehicular circulation system will be provided. Streets, curb and gutter, sidewalks, sanitary sewers and storm drainage facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan.

Existing 4 KV and 12 KV overhead electric circuits passing through the Project Area will be relocated underground. All new utilities serving Project Area will be located underground.



**PROPERTY MAP**

URBAN RENEWAL AGENCY of the  
WICHITA, KANSAS METROPOLITAN AREA

**PARK PLAZA "A"**

PLANNING CONTRACTORS  
 DISTRICT 1, PHASE 1 - PROJECT 1, PHASE 1  
 PROJECT KANS. R-17



MARCH 1, 1964

In addition, the owner of Parcels 119-N and 126-A (Electric Power Plant) will be required to remove the spray pond baffle fences now located on Parcel 119-N and the smoke stacks (if feasible) and the large illuminated sign atop the building on Parcel 126-A.

PART C. LAND USE PLAN

1. Land Use Map

Plate II - Land Use Plan -- indicates the proposed land use pattern and major thoroughfares. This plan provides for a portion of the right-of-way which will be required for construction of a proposed limited access highway. While this proposed highway was adopted as an element of Wichita's Comprehensive Plan in 1955, it has not yet been committed to construction. For this reason, an interim land use (park and open space) is proposed.

The Land Use Plan indicates residential, commercial, and public utility land uses which will exist in the Project.

2. Land Use Provisions and Building Requirements.

a. Land use shall be as indicated on Plate II -- Land Use Plan.

In addition, commercial land use shall be permitted on ground floor of all residential structures which rise five or more stories in height. Commercial operations in such locations shall be limited to a maximum of 1,200 square feet of floor space each, including storage and stock rooms. The following specific uses shall be permitted:

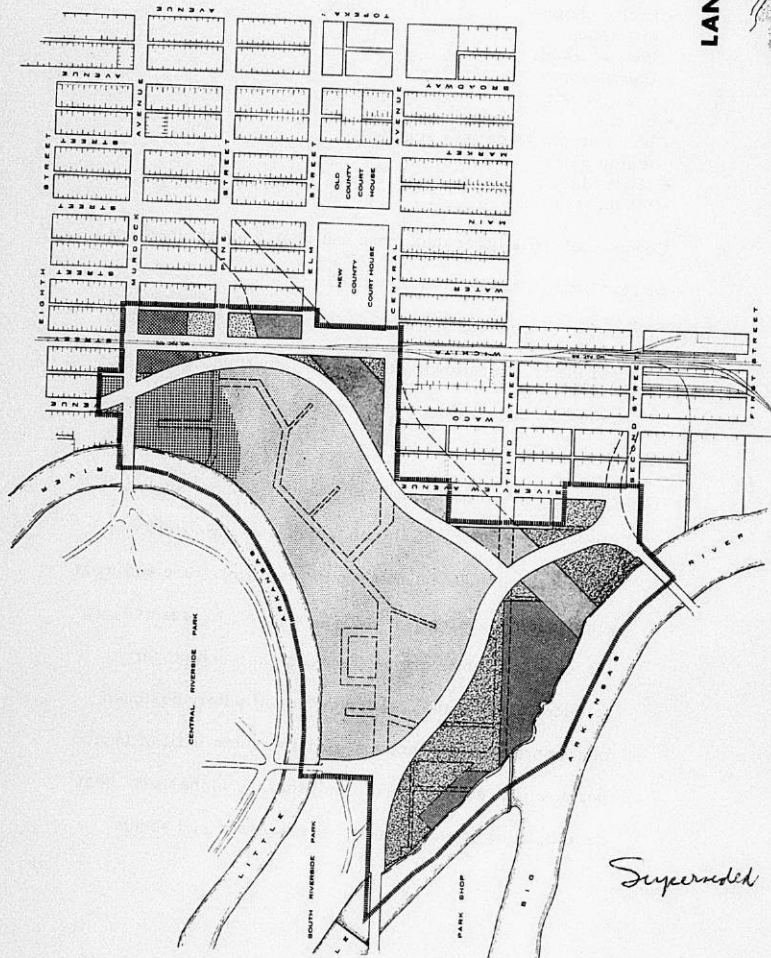
- bakery shop
- barber shop
- beauty salon
- bar or lounge
- cleaning and laundry pick-up station

- clothing shops
- delicatessen
- dentist offices
- doctor offices
- drug stores
- florist shops
- gift shops
- jewelry shops
- liquor stores
- news stands
- offices
- photo studio or camera supplies
- restaurant
- tailor shop
- tobacconist

Commercial uses other than those enumerated above shall not be permitted in residential structures .

- b. In addition to other conditions and requirements of this Urban Renewal Plan, the following regulations , controls , or restrictions shall be imposed on all real property acquired in connection with the Project .

- (1) General. The real property covered hereunder shall be subjected to these conditions , covenants , restrictions , reservations and easements to insure its best use and most appropriate development and improvement; to preserve , so far as practicable , the natural beauty of such property; to guard against the erection thereon of poorly designed or proportionated structures , and structures built of improper or unsuitable materials; to insure the highest and best development of said property; to encourage and secure



- LEGEND**
- RESIDENTIAL
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  - COMMERCIAL
  - DEDICATED PARK & PUBLIC OPEN SPACE
  - PUBLIC UTILITY
  - OFF-STREET PARKING
  - LIMITED ACCESS (INTERM. PARK & OPEN SPACE)
  - UTILITY EASMENT
  - WAY

**LAND USE PLAN**

URBAN RENOVATION AGENCY of the  
**WICHITA, KANSAS METROPOLITAN AREA**

**PARK PLAZA "A"**

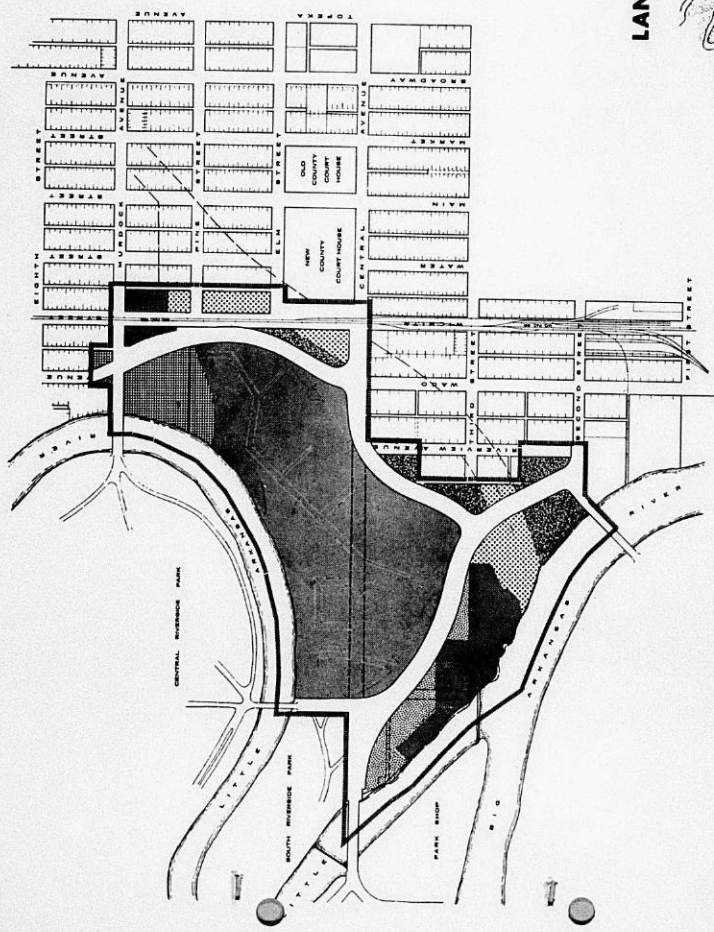
STANDARD CONVENTIONS  
 PROJECT SANS. 8-17  
 MAP NO. 1, 1964

*Amick 8/8/65*  
*MARC*

**LEGEND**

- RESIDENTIAL
- LIGHT COMMERCIAL
- COMMERCIAL
- DESIGNED PARK & PUBLIC OPEN SPACE
- PUBLIC UTILITY
- LANDSCAPED OPEN SPACE
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**LAND USE PLAN**



URBAN RENEWAL AGENCY of the  
 WICHITA, KANSAS METROPOLITAN AREA  
**PARK PLAZA "A"**  
 PLANNING CONSULTANTS  
 1001 S. WILSON AVENUE, WICHITA, KANSAS  
 PROJECT E.A.N.S. 8-17  
 MAP NO. 1, 1964

the erection of attractive structures thereon; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and, in general, to provide adequately for a high type and quality of improvement in said property.

- (2) Procedure. No improvement shall be undertaken for which plans and specifications have not been submitted to and approved in writing as to conformity and harmony with the objectives of this Urban Renewal Plan by the Urban Renewal Agency, provided, however, if the Urban Renewal Agency fails to approve or disapprove such plans and specifications within thirty (30) days after said plans and specifications have been submitted to it, this requirement will be deemed to have been fully complied with. If construction or alteration of original improvements or any subsequent additional improvements are begun in violation of this Urban Renewal Plan, and no suit to enjoin the erection, establishment or alteration of such improvements, has been commenced prior to completion thereof, this restriction will be deemed to have been fully complied with.
- (3) Maximum Site Coverage of Structures. Thirty-five percent (35%) of net area. In this context, net area is defined to be the tract of land for the intended use, less public streets

and river area , but including easements or contiguous public open space .

For the purposes of this section , roof overhang , accessory structures , and structures or parts of structures without exterior walls shall not be construed as structures or parts thereof in the computation of ground coverage .

(4) Maximum Building Heights.

Residential	No restriction
Commercial	2 Stories above street grade

(5) Minimum Open Landscaped Area.

Residential Sites	25% of site area
Commercial Sites	10% of site area

(6) Maximum Residential Density.

One Thousand Five Hundred (1,500) dwelling units for Project Area .

(7) Building Setbacks and Separation. All buildings shall be oriented in such a manner that no part of any such structure is closer than thirty-five (35) feet to a street right-of-way line .

No two buildings of more than three (3) stories in height shall be constructed closer than eighty (80) feet to each other .

In no event shall any two buildings be constructed closer than twenty (20) feet to each other .

(8) Minimum Parking Requirement.

Residential Areas	1.3 spaces per dwelling unit.
Shopping Center	10 spaces per 1,000 square feet of building area.

Open parking lots shall contain tree-planting areas at maximum intervals of eighty (80) feet.

(9) Signs.

- (a) All identifying or advertising signs must be designed and their positions indicated on the final working drawings and plans to be submitted for approval prior to erection of the proposed development. The signs should be related to the structure to which they are to be attached in position, form, color and size. The one permitted exception is the case of individual occupiers of retail space, but final drawings should nevertheless indicate the proposed position of the sign.
- (b) Signs affixed to a building wall shall not extend more than 12 inches from the building wall.
- (c) No hanging sign will be permitted unless affixed immediately beneath a porch or pedestrian canopy. Roof signs are prohibited.

- (d) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
  - (e) One sign devoted exclusively to the identification of each occupancy of the main floor of a building, or to identify the products or services available on such main floor premises will be permitted on each elevation to which such occupancy abuts, provided that, in addition, multiple-occupancy structures, either retail, commercial or residential, shall be permitted one sign at each entrance identifying the building as a whole.
  - (f) Signs advertising building or premises as for sale or for lease shall be limited to one in number for each building, shall not exceed five square feet in area and shall be removed on consummation of the sale or lease.
  - (g) For each commercial site, one free-standing major identifying sign, such as a shopping center identification, shall be allowed.
- (10) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest

in the City of Wichita and shall be exercised by its Board of City Commissioners. Where referred to in these restrictions, the term "Urban Renewal Agency" shall mean the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area.

- c. From and after the filing of an appropriate "Declaration of Restrictive Covenants" in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Plan shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for a period of thirty (30) years, and automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority of the square foot area covered hereunder, and by approval of the City Commission of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.
- d. The provisions and requirements of this Urban Renewal Plan shall be made applicable, insofar as is practicable, to properties which are not to be acquired through enforcement of the Zoning Ordinance and the Building Code of the City of Wichita, Kansas. However, such provisions and requirements shall be made applicable to a property which is not to be acquired when the owner thereof acquires Project land.

PART D. PROJECT PROPOSALS

1. Land Acquisition

The entire Project Area, as shown in Plate I - Property Map - shall be acquired by the Urban Renewal Agency with the following exceptions:

- a. All of Parcel 103-E.
- b. Those portions of Parcels 102-I, 119-N, and 126-A not acquired for right-of-way, park and open-space purposes (as indicated in Plate II).

2. Redevelopers Obligations

In the conveyance of land in cleared portions of the Renewal Project, an obligation shall be imposed upon the purchaser to commence and complete construction of improvements within a reasonable time and in conformity with the Plan.

PART E. PROCEDURES FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified or amended at any time by the Urban Renewal Agency, provided that, if changed, modified or amended after lease or sale of real property in the Project Area by the Urban Renewal Agency, the change, modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his or their successors in interest. Approval of the City Commission will also

be required to effect any change, modification or amendment which will substantially change the Urban Renewal Plan as previously approved by the City Commission.

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THE FOREGOING URBAN RENEWAL PLAN FOR THE PARK PLAZA "A" URBAN RENEWAL PROJECT AREA is hereby certified to be a true copy of the Urban Renewal Plan adopted and approved by the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area on the 13th day of August, 1964. Accordingly, this Urban Renewal Plan is hereby dated August 13, 1964.

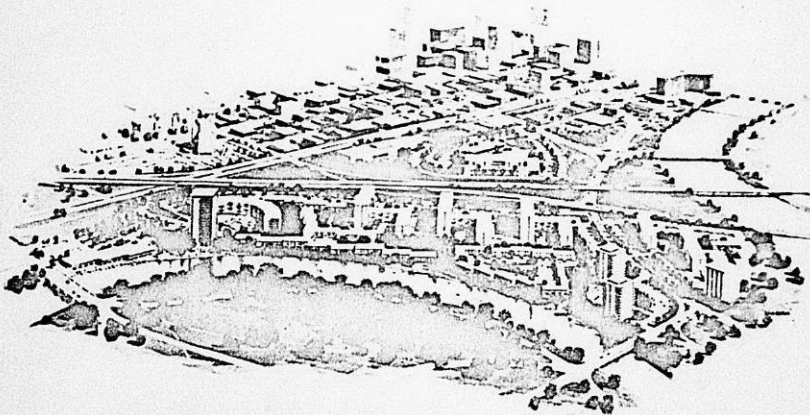
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R. C. DesMarteau  
Secretary

# URBAN RENEWAL PLAN PARK PLAZA 'A'

WICHITA, KANSAS  
PROJECT NO. KANS. R-17

AMENDED  
DATED: AUGUST 1, 1968



URBAN RENEWAL AGENCY OF THE  
WICHITA, KANSAS METROPOLITAN AREA

AMENDED  
URBAN RENEWAL PLAN  
FOR  
PARK PLAZA "A" URBAN RENEWAL PROJECT  
WICHITA, KANSAS

Project No. Kans. R-17

DATED: August 1, 1968

PART A. TABLE OF CONTENTS

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area  
Exhibit: Plate I - Property Map
2. Summary of Proposed Renewal Actions

PART C. LAND USE PLAN

1. Land Use Map  
Exhibit: Plate II - Land Use Map
2. Land Use Provisions and Building Requirements

PART D. PROJECT PROPOSALS

1. Land Acquisition
2. Redevelopers' Obligations

PART E. PROCEDURES FOR CHANGES IN APPROVED PLAN

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The PARK PLAZA "A" Urban Renewal Project is located approximately one-half mile northwest of the central business district. The boundary of the project is indicated on Plate I - Property Map, and more specifically includes that certain area situated in the City of Wichita, County of Sedgwick, State of Kansas, and described as follows:

BEGINNING at the point of intersection of the north line of Murdock Avenue with the center line of the Little Arkansas River;

THENCE east along said line to the west line of Waco Avenue;

THENCE north along said line 120 feet;

THENCE west along the common line between Lots 92 and 94 of Mungers Plat of the Original Town and said line extended to the east line of the north-south alley between Waco and Wichita Streets;

THENCE south along said line to the north line of Murdock Avenue;

THENCE east along said line to the east line of the north-south alley between Wichita and Water Streets;

THENCE south along said line to the south line of Elm Street;

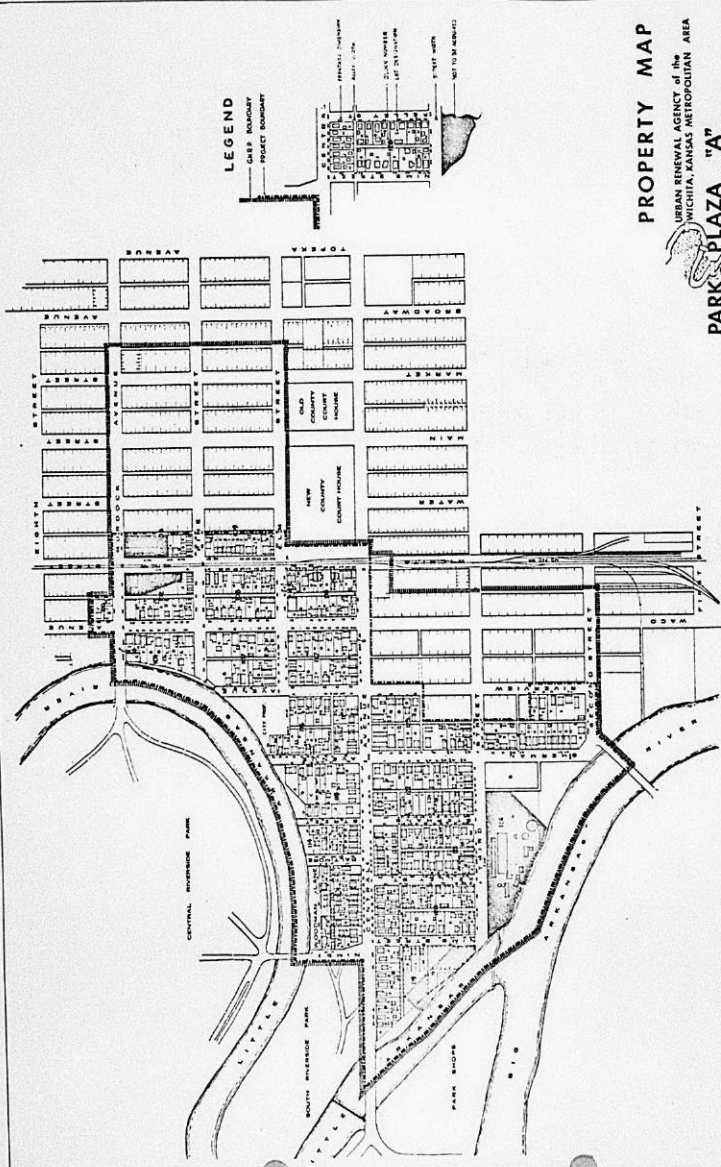
THENCE west along said line to the east line of Wichita Street;

THENCE south along said line to the south line of Central Avenue;

THENCE west along said line to the east line of Riverview Avenue;

THENCE south along said line 298 feet to the north line of Lot 55 in Watermans Addition to Watermans Addition;

THENCE west along said line to the east line of the north-south alley between Sherman and Riverview Avenues;



**LEGEND**

- CITY BOUNDARY
- PROJECT BOUNDARY
- FRONT LOT
- REAR LOT
- 20' WIDE LOT
- 10' WIDE LOT
- 5' WIDE LOT
- NOT TO BE BUILT

**PROPERTY MAP**

URBAN RENEWAL AGENCY of the  
WICHITA, KANSAS METROPOLITAN AREA

**PARK PLAZA "A"**

PLANNED DEVELOPMENT  
BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17

PROJECT KANS. 8-17

SCALE 1" = 100'



1" = 100'

THENCE south along said line 641.91 feet to the common line between Lots 11 and 12 of Stewart and Burns Subdivision;

THENCE east along said line and said line extended to the east line of Riverview Avenue;

THENCE south along said line to the south line of Second Street;

THENCE west along said line to the center line of the Arkansas River;

THENCE northwesterly along said center line of the Arkansas River to the center line of the Little Arkansas River;

THENCE northwesterly along said center line of the Little Arkansas River to the north line of Central Avenue;

THENCE east along said line to the west line of Nims Avenue;

THENCE north along said line to the center line of the Little Arkansas River;

THENCE northeasterly along the center line of the Little Arkansas River to the north line of Murdock Avenue, the point of beginning.

2. Summary of Proposed Renewal Actions

The Project Area, on the fringe of downtown, is currently occupied by old, blighted, predominantly residential structures. Under this Urban Renewal Plan, the entire Project Area will be acquired and cleared with the exception of certain perimeter properties. Properties not to be acquired include all of Parcel 103-E, and portions of Parcels 102-I, 119-N, 126-A, and 126-B.

Additional park land will be dedicated within the Project to complement the adjacent South and Central Riverside Parks.

The existing internal street pattern will be vacated, and an entirely new vehicular circulation system will be provided. Streets, curb and gutter, sidewalks, sanitary sewers and storm drainage facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan.

Existing 4 KV and 12 KV overhead electric circuits passing through the Project Area will be relocated underground. All new utilities serving the Project Area will be located underground.

In addition, the owner of Parcels 119-N, 126-A, and 126-B (Electric Power Plant) will be required to remove the spray pond baffle fences now located on Parcel 119-N and the smoke stacks (if feasible) and the large illuminated sign atop the building on Parcel 126-A.

PART C. LAND USE PLAN

1. Land Use Map

Plate II - Land Use Plan - indicates the proposed land use pattern and major thoroughfares. This Plan provides for a portion of the right-of-way which will be required for construction of a proposed limited access highway. While this proposed highway was adopted as an element of Wichita's Comprehensive Development Plan - Transportation Element - it has not yet been committed to construction. For this reason, an interim land use (park and open space) is proposed.

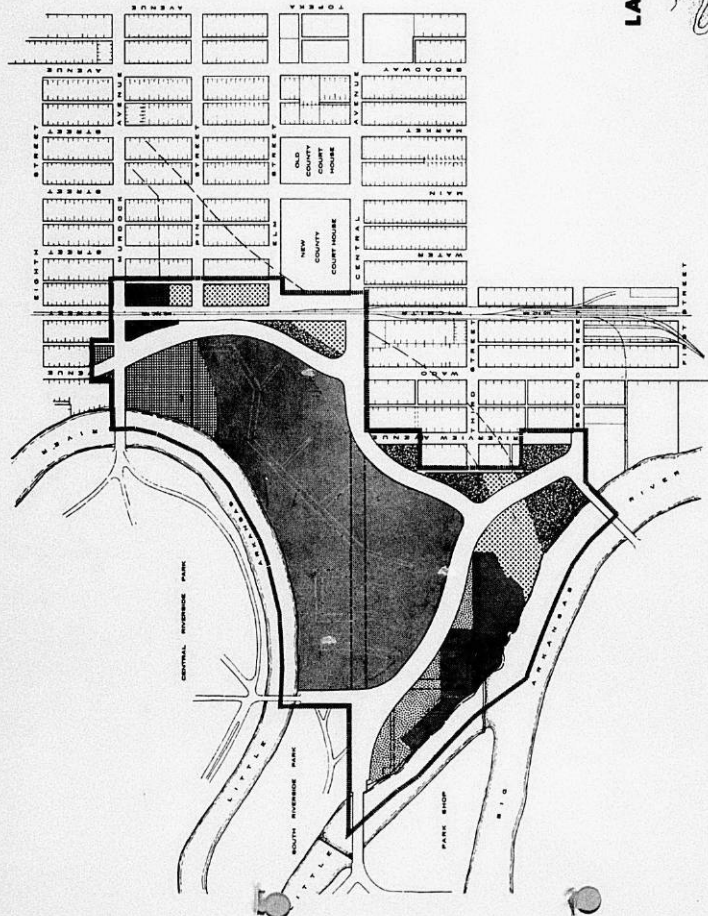
2. Land Use Provisions and Building Requirements

a. Land uses permitted under this plan are as follows:

Residential. Only high density residential development will be permitted in the residential portion of the Plan area. In addition, certain commercial uses shall be permitted on the ground floor of all residential structures which rise five or more stories in height. Commercial operations in such locations shall be limited to a maximum of 1,200 square feet of floor space each, including storage and stockrooms. The following specific commercial uses shall be permitted:

- bakery shop
- barber shop
- beauty salon
- bar or lounge
- cleaning and laundry pick-up station
- clothing shops
- delicatessen
- dentist offices

*Consent approval  
NAPC 8/19/65*



**LEGEND**

- RESIDENTIAL
- LIGHT COMMERCIAL
- COMMERCIAL
- INDICATED PARK A
- PUBLIC OPEN SPACE
- PUBLIC UTILITY
- LANDSCAPED OPEN SPACE
- LIMITED ACCESS HIGHWAY
- INTERIOR PARK & OPEN SPACE
- UTILITY EASEMENT

**LAND USE PLAN**

URBAN RENOVATION AGENCY of the  
WINCHESTER, KANSAS METROPOLITAN AREA

**PARK PLAZA "A"**

PLANNING CONSULTANTS  
WINCHESTER, MISSOURI - WINCHESTER, MISSOURI

PROJECT KANS. 8-17

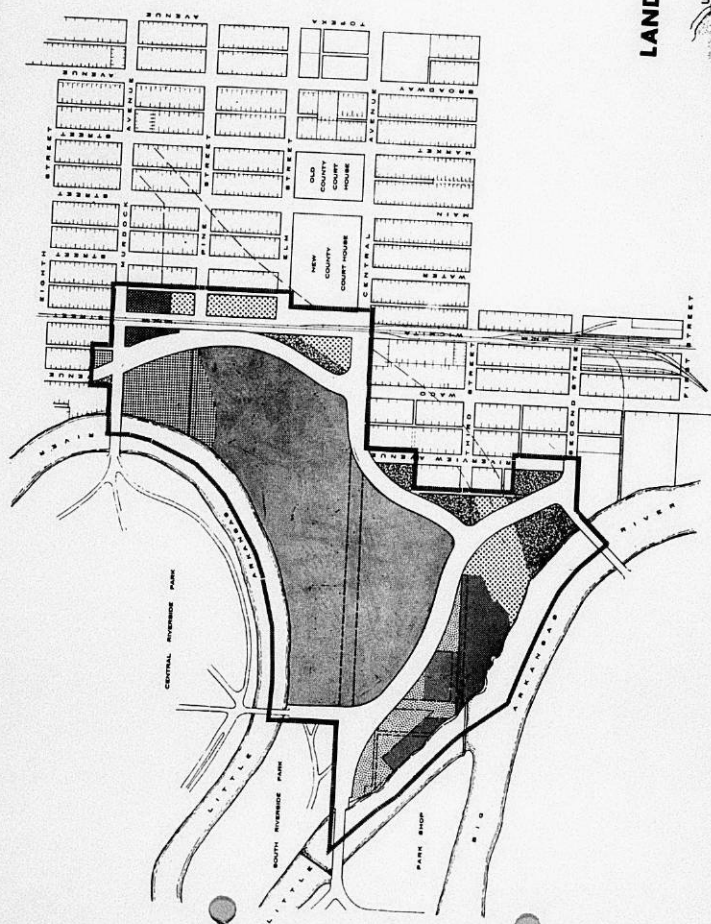
DATE: 8-19-65

SCALE: 1" = 100'

*Supervised*

- LEGEND**
- RESIDENTIAL
  - LIGHT COMMERCIAL
  - COMMERCIAL
  - DEDICATED PARK & PUBLIC OPEN SPACE
  - PUBLIC UTILITY
  - LANDSCAPED OPEN SPACE
  - LIMITED ACCESS HIGHWAY
  - UTERNA PARK & OPEN SPACE
  - UTILITY LAYOUT

# LAND USE PLAN



URBAN RENOVATION AGENCY of the  
WICHITA, KANSAS METROPOLITAN AREA  
**PARK PLAZA "A"**  
PLANNING DEPARTMENT  
1000 NORTH GARDNER AVENUE  
WICHITA, KANSAS 67202  
PROJECT KANS. 8-17

DATE: 11-15-67  
SCALE: AS SHOWN

- doctor offices
- drug stores
- florist shops
- gift shops
- jewelry shops
- liquor stores
- news stands
- offices
- photo studio or camera supplies
- restaurant
- tailor shop
- tobacconist

Commercial uses other than those enumerated above shall not be permitted in residential structures.

Light Commercial. Light commercial areas of the Plan are primarily designed for a neighborhood shopping center development to serve the residential portion of the Plan area as well as the surrounding neighborhood. Specifically, the following uses will be permitted in Light Commercial Areas:

- multi-family residential
- amusement place
- apparel and accessory stores
- art and antique shop
- artist supply stores
- auto supply stores
- banks and other lending and savings institutions
- barber shop and beauty parlor
- bicycle sale and repair shop
- boat marina sales and service
- book store
- bowling alley
- business and technical school and schools for photography, music and dancing
- car rental establishment
- catering establishment
- cigar and tobacco store
- cleaning and laundry pickup stations
- clothing and costume rental

- custom dressmaking, furrier, millinery and tailor shops.
- department store
- drinking places, soft
- drug and proprietary store
- dry goods store
- eating places
- electric repair shop
- florists
- food store
- frozen food lockers
- furniture and home furnishing store
- gasoline service station
- gift shops
- hardware stores
- hobby and stamp, and coin shops
- household appliances store
- interior decorator's shop
- jewelry and art metal craft stores
- leather goods and luggage stores
- lock and key shop
- mail order catalog stores
- medical and orthopedic appliance stores
- medical and dental office
- messenger or telegraph service stations
- music, radio or TV shops
- musical instrument repair shops
- offices
- optician and optometrists shops
- package liquor stores
- photographic equipment and supply stores
- photographic studios
- picture framing shops
- private clubs
- restaurants
- self-service laundries
- shoe repair shops
- shoeshine shops
- sporting and athletic goods stores
- stationery stores
- tavern
- theater
- travel bureau
- toy stores
- variety stores
- watch repair shops

Commercial. Commercial areas designated under the Plan provide for existing-to-remain commercial uses. These uses are a wholesale ice cream outlet and a cleaning and laundry establishment. Uses permitted in these plan areas are:

- amusement places
- apparel and accessory stores
- art and antique shop
- artists supply stores
- auto sales and service
- auto supply stores
- banks and other lending and savings institutions
- barber shops and beauty parlors
- bookstores
- bowling alleys
- business and technical schools and schools for photography, music and dancing
- car and truck rental establishments
- catering establishments
- cigar and tobacco stores
- cleaning, pressing and garment repair shops, provided that no flammable cleaning agents are used and with not more than 70 persons employed at any one establishment at any time
- cleaning and laundry pickup stations
- clothing and costume rental
- commercial parking garages
- commercial parking lots
- custom dressmaking, furrier, millinery and tailor shops
- department store
- drinking places, soft
- drug and proprietary stores
- dry goods stores
- eating places
- electric repair shops
- florists
- food stores
- frozen food lockers
- furniture and home furnishing stores
- gasoline service stations
- gift shops
- hardware stores
- hobby and stamp and coin shops
- household appliance stores

- ice cream manufacturer and wholesaler, provided not more than 30 persons are employed at any one establishment at any one time
- interior decorators shops
- jewelry and art metal craft stores
- leather goods and luggage stores
- lock and key shops
- mail order catalog stores
- medical and orthopedic appliance stores
- medical and dental offices and clinics
- messenger or telegraph service stations
- music, radio or TV shops
- musical instrument repair shops
- newsstands
- offices
- office supply and equipment stores
- optician and optometrists shops
- paint stores
- package liquor stores
- pet shops
- photographic equipment and supply stores
- photographic studios
- picture framing shops
- private clubs
- restaurants
- public garages
- seed stores
- self-service laundries
- sewing machine stores
- shoe repair shops
- shoeshine shops
- sporting and athletic goods stores
- stationery stores
- taverns
- theaters
- travel bureaus
- toy stores
- wallpaper stores
- watch repair shops

Park and Public Open Space. The Park and Public Open Space areas of the Plan are to provide for landscaped areas that buffer and screen adjacent uses and landscaped open space for both passive and active recreation.

Public Utility. This land use designation provides for the existing-to-remain: Kansas Gas & Electric Generating Plant, and the use permitted in this area is this power generating utility or park and public open space.

Landscaped Open Space. The Plan designates an area adjacent to the Kansas Gas & Electric Company's power plant as landscaped open space. It is anticipated that the Kansas Gas & Electric Company will acquire fee title to this property; however, it shall be maintained solely as an open-landscaped area.

Transient Housing. On Project acquired land, transient housing is specifically prohibited.

- b. In addition to other conditions and requirements of this Urban Renewal Plan, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the Project:

- (1) General. The real property covered hereunder shall be subjected to these conditions, covenants, restrictions, reservations and easements to insure its best use and most appropriate development and improvement; to preserve, so far as practicable, the natural beauty of such property; to guard against the erection thereon of poorly designed or proportionated structures, and structures built of improper or unsuitable materials; to insure the

highest and best development of said property; to encourage and secure the erection of attractive structures thereon; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and, in general, to provide adequately for a high type and quality of improvement in said property.

- (2) Procedure. No improvement shall be undertaken for which plans and specifications have not been submitted to and approved in writing as to conformity and harmony with the objectives of this Urban Renewal Plan by the Urban Renewal Agency, provided, however, if the Urban Renewal Agency fails to approve or disapprove such plans and specifications within thirty (30) days after said plans and specifications have been submitted to it, this requirement will be deemed to have been fully complied with. If construction or alteration of original improvements or any subsequent additional improvements are begun in violation of this Urban Renewal Plan, and no suit to enjoin the erection, establishment or alteration of such improvements, has been commenced prior to completion thereof, this restriction will be deemed to have been fully complied with.
- (3) Maximum Site Coverage of Structures. Thirty-five percent (35%) of net area. In this context, net area is defined to be the tract of land for the intended use, less public

streets and river area, but including easements or contiguous public open space.

For the purposes of this section, roof overhang, accessory structures, and structures or parts of structures without exterior walls shall not be construed as structures or parts thereof in the computation of ground coverage.

(4) Maximum Building Heights.

Residential	No restriction
Commercial	2 stories above street grade

(5) Minimum Open Landscaped Area.

Residential Sites	25% of site area
Commercial Sites	10% of site area

(6) Maximum Residential Density.

One Thousand Five Hundred (1,500) dwelling units for Project Area.

(7) Building Setbacks and Separation. All buildings shall be oriented in such a manner that no part of any such structure is closer than thirty-five (35) feet to a street right-of-way line.

No two buildings of more than three (3) stories in height shall be constructed closer than eighty (80) feet to each other.

In no event shall any two buildings be constructed closer than twenty (20) feet to each other.

(8) Minimum Parking Requirement.

Residential Areas	1.3 spaces per dwelling unit
Shopping Center	10 spaces per 1,000 square feet of building area
Commercial in Residential Building	10 spaces per 1,000 square feet of gross floor area used

Open parking lots shall contain tree-planting areas at maximum intervals of eighty (80) feet.

(9) Signs.

- (a) All identifying or advertising signs must be designed and their positions indicated on the final working drawings and plans to be submitted for approval prior to erection of the proposed development. The signs should be related to the structure to which they are to be attached in position, form, color and size. The one permitted exception is the case of individual occupiers of retail space, but final drawings should nevertheless indicate the proposed position of the sign.
- (b) Signs affixed to a building wall shall not extend more than 12 inches from the building wall.

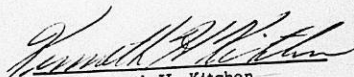
- (c) No hanging sign will be permitted unless affixed immediately beneath a porch or pedestrian canopy. Roof signs are prohibited.
- (d) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
- (e) One sign devoted exclusively to the identification of each occupancy of the main floor of a building, or to identify the products or services available on such main floor premises will be permitted on each elevation to which such occupancy abuts, provided that, in addition, multiple-occupancy structures, either retail, commercial or residential, shall be permitted one sign at each entrance identifying the building as a whole.
- (f) Signs advertising building or premises as for sale or for lease shall be limited to one in number for each building, shall not exceed five square feet in area and shall be removed on consummation of the sale or lease.
- (g) For each commercial site, one free-standing major identifying sign, such as a shopping center identification, shall be allowed.

(10) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest in the City of Wichita and shall be exercised by its Board of City Commissioners. Where referred to in these restrictions, the term "Urban Renewal Agency" shall mean the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area.

- c. From and after the filing of an appropriate "Declaration of Restrictive Covenants" in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Plan shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for a period of thirty (30) years, and automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority of the square foot area covered hereunder, and by approval of the City Commission of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.
- d. The provisions and requirements of this Urban Renewal Plan shall be made applicable, insofar as is practicable, to properties which are not to be acquired through enforcement of the Zoning Ordinance and the Building Code of the City of Wichita,

modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his or their successors in interest. Approval of the City Commission will also be required to effect any change, modification or amendment which will substantially change the Urban Renewal Plan as previously approved by the City Commission.

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Kenneth H. Kitchen  
Secretary

November 18, 1964

Russell E. McClure, City Manager

C. Bickley Foster, Secretary

Review of Park Plaza "A" Urban Renewal Project

As requested by the City Commission on November 3, 1964, the Metropolitan Area Planning Commission reviewed the proposal for the Park Plaza "A" Urban Renewal Project at its regular meeting of November 5. The Planning Commission discussed the proposal at length, and unanimously adopted the attached, signed resolution finding the project in conformity to the general plan of the City. Both the Planning Commission and the Department has been kept informed of the proposal by the Urban Renewal Agency over a period of years from its initial beginning.

The attached excerpt drafted for our minutes of November 5th reflect the comments of our members and staff.

CSF:ber

Attachments

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 5, 1964:

"4. DR 64-18 - Consideration of the Urban Renewal Plan for the Park Plaza "A" Project, Project No. Kans. R-17.

FOSTER pointed out that this plan has been submitted to the City Commission for its approval, as provided by law, and the City Commission has referred it to the Planning Commission for its recommendation with respect to its conformity to the general Master Plan for the development of the municipality as a whole. If the Commission finds the project in such conformance, a resolution should be adopted.

LYLE BAKER, Assistant Urban Renewal Director, reviewed the necessary steps required by law to be taken prior to filing of the final application. He said that the City Commission, at its meeting on November 3, had set November 24, 1964, as the date for a public hearing on this project.

FRANK SMITH, of Oblinger and Smith, submitted a map of the area showing in some detail what is proposed. He pointed out that the plan itself deals with only basic land uses and control as related to that land use. A large drawing submitted indicated the plan as proposed for ultimate completion, and individual drawings were shown indicating the step-by-step phasing of the development of the project.

SMITH pointed out the proposed location of commercial uses, as well as low rise apartment usage along the river and high density away from the river and closer to the parking facility and access to the perimeter road system. Parking ratio is about  $1\frac{1}{2}$  to 1, and could be increased to 2 parking spaces per dwelling unit. It is proposed that about 50% of the parking would be under cover.

FOSTER pointed out that on April 16, 1962, the Planning Commission approved a general neighborhood renewal plan for the entire area, and that the plan now submitted pins down specific land uses. He noted that at this time the Kansas Gas & Electric Plant is included and will be left intact, whereas before it was to be removed from the area. He stated also that the right of way shown for the Inner Loop is flexible enough to permit the design of almost any kind of highway, and until used for highway purposes, it can be open space or used for park purposes. It was his feeling that so far as north-south traffic, there is enough flexibility that it would be resolved later, after consideration of the Transportation Plan Study, which will be completed within a week. As for a school site in this area, the School Board feels that the apartment usage would not generate enough children of school age to justify a site.

With respect to the indication of commercial uses on the ground floor of some of the high rise buildings, which is not now permitted under the existing zoning regulations, MR. FOSTER said he had discussed this with the Urban Renewal staff, and was assured that approval today would not commit the Planning Commission to any automatic approval of this kind of commercial area. It was pointed out that the Urban Renewal staff will ask for vacation of streets and zoning later. After pointing out the above factors, it was the recommendation of the Planning Department that the Commission find the plan in conformance with the general plan for the municipality.

The Chairman noted that with completion of the Transportation Plan Study, some changes in traffic facilities might be advisable, and he was assured by MR. BAKER that the street pattern is not set by Planning Commission approval of the plan as now presented, and that it is subject to fluctuation so that it will conform to the desires of this Commission as well as the City Commission.

The Chairman pointed out specifically that the street pattern and the matter of commercial uses on the ground floor of some of the apartment buildings are noted at this time, which might be a problem in the future and that it should be noted in the record at this time that these factors were considered.

BAKER stated that after studying the matter further, it is possible that use restrictions under the urban renewal rules might be deleted to restrict the commercial indicated.

**MOTION:** ANDERSON moved, JENNINGS seconded and it carried unanimously that the following resolution be adopted finding the Urban Renewal Plan for the Park Plaza "A" Project, Project No. Kans. R-17, to be in conformity to the General Plan for the municipality as a whole, and the Vice Chairman and Secretary authorized to sign the resolution on behalf of the Planning Commission.

(A copy of the resolution adopted is attached).

THE URBAN RENEWAL AGENCY

CITY BLDG. ANNEX

WICHITA, KANSAS 67202

104 SOUTH MAIN

OF THE

WICHITA, KANSAS METROPOLITAN AREA

R. C. DESMARTEAU  
EXECUTIVE DIRECTOR

October 28, 1964

RR

Mr. C. Bickley Foster  
Director of Planning  
City Building Annex  
104 S. Main Street  
Wichita, Kansas

Re: Agenda Item -  
Park Plaza "A" Urban Renewal Plan

Dear Mr. Foster:


Submitted herewith are ten (10) copies of the final Park Plaza "A" Urban Renewal Plan. Section 17-4747 (b) of the Kansas Urban Renewal Law states as follows:

"Prior to its approval of an urban renewal plan, the local governing body shall submit such plan to the planning commissions of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commissions shall submit their written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty (30) days after receipt of the plan..."

Be advised that the Plan has been placed on the City Commissioners Agenda for November 3rd and should be referred to you as required above the following day.

I would appreciate your placing this matter on the agenda for the Planning Commission meeting of November 5, 1964 in order that the City may have the benefit of this recommendation as to its conformity with the general plan for the development of the City as a whole before the public hearing scheduled for November 24, 1964.

Sincerely yours,

  
R. C. DesMarteau  
Executive Director

RCD:nj/encls.