

DR 66-25 - Urban Renewal Agency re-  
quests review of North Industrial Park  
Urban Renewal Project No. Kans. R-21

BCC 10/25/66 MAPC 7-26-66

BCC Continue Hearing 8-30-66  
for 1wk.

MAPC No Quorum 9-1-66

BCC Defers + Continue Hearing 9-6-66

MAPC does not meet 9-7-66  
Comprehensive Plan  
as proposed

See Adopted Resolution 9-13-66

Mapc Adopt the Resolution 9-15-66  
This requires the action  
of the MAPC on 9-7-66

# ACTION

DATE

COMMITTEE \_\_\_\_\_

- MAPC. No quorum 8-18-66
- ~~Mapc~~ 9-1-66
- ~~B.C.C./C.C.C.~~ 7-26-66
- BCC** Refer to MAPC 7-26-66
- BCC** Continue Hearing 8-30-66  
for 1 wk.
- MAPC No Quorum 9-1-66
- BCC Refer + Continue Hearing 9-6-66
- MAPC Does not meet 9-7-66  
Comprehensive Plan  
as proposed
- BCC Adopted Resolutions 9-13-66
- Mapc Adopt the Resolutions 9-15-66  
This supersedes the action  
of the MAPC on 9-7-66

DR 66-25 - Urban Renewal Agency re-  
quests review of North Industrial Park  
Urban Renewal Project No. Kans. R-21

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

October 7, 1966

**TO** The Files  
**FROM** C. Bickley Foster, Secretary *CBF*  
**SUBJECT** DR 66-25 -North Industrial Park Urban Renewal Project

The Wichita Board of City Commissioners considered the Resolution of the North Industrial Urban Renewal Project (Kans. R-21) on October 4, 1966, as submitted by the Planning Commission following its meeting of September 15, 1966. The City Commission appeared to appreciate the recent action of the Planning Commission in finding the Plan in conformance to the Comprehensive Plans of the metropolitan area, and the Secretary stated that the Planning Commission has always been in favor of the project.

The City Commission received and filed the resolution which would enable the Urban Renewal Agency to include it as part of their application for funds.

CBF:ber

September 22, 1966

Russell E. McClure, City Manager

C. Bickley Foster, Secretary

Action of MAPC on North Industrial  
Park Urban Renewal Plan (R-21)

At the regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission on September 15, 1966, further consideration was given to the request of the Wichita City Commission to review the North Industrial Park Urban Renewal Agency Plan, Kans. R-21. In view of the City Commission's initiation of a drainage study for the north end area and assurance from the Urban Renewal Director for the disposition of certain substandard sized lots, the Planning Commission passed a resolution finding the Plan in general conformity to the Comprehensive Plan for the metropolitan area.

Attached are seven copies of the resolution and it is recommended that these be received and filed by the City Commission at its next regular meeting on October 4, 1966. This will enable the Urban Renewal Agency to include the resolution as a part of their application and clarify the actions of the Planning Commission in this matter. Contrary to the publicity given the prior action of the Planning Commission on this matter, the Commission has always been in favor of pursuing an urban renewal plan for the North Industrial Park.

CBF:ber

**Attachment**

cc: R. C. DesMarteau, Executive Director  
Urban Renewal Agency

H. W. Kratzer, Chairman, MAPC  
P. O. Box 970

THE CITY OF WICHITA  
OFFICE OF The City Manager

DATE September 16, 1966

TO Ralph Wulz, Director of Public Works

FROM Robert G. Finch, Executive Secretary

SUBJECT Contract for Drainage Study -  
North Industrial Park

On September 13, 1966, the City Commission authorized the negotiation of a contract for a drainage study in relation to the North Industrial Park Urban Renewal Project.

In clarifying his motion, Commissioner Tarrant stated in effect that the city was not to be alone involved in the payment for the study, but the Urban Renewal Agency should be contacted for financial assistance.

The City Manager asks that you assume responsibility for the necessary coordination with the Planning Department and the Urban Renewal Agency in order to bring forth a contract for a detailed study, including railroad and highway considerations, for presentation to the City Commission on the agenda for October 4, 1966.

RGF:ec

cc: R. C. DesMarteau, Director, Urban Renewal  
C. Bickley Foster, Director, Planning



x

RESOLUTION FINDING THE NORTH INDUSTRIAL PARK  
URBAN RENEWAL PLAN (KANS. R-21) 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 North Industrial Park 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, the governing body of the City of Wichita has ordered necessary and appropriate studies leading to the resolution of drainage problems in the proposed urban renewal project area, and the surrounding area; and

WHEREAS, the Urban Renewal Agency has indicated in public hearing a general intent to dispose of certain parcels of land referred to in the Metropolitan Area Planning Department report as being substandard in size to the adjacent landowner industries.

NOW, THEREFORE, BE IT RESOLVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION that it is hereby found and determined that said North Industrial Park Urban Renewal Plan (Kans. R-21), conforms to said Master and Comprehensive Development Plan of the area.

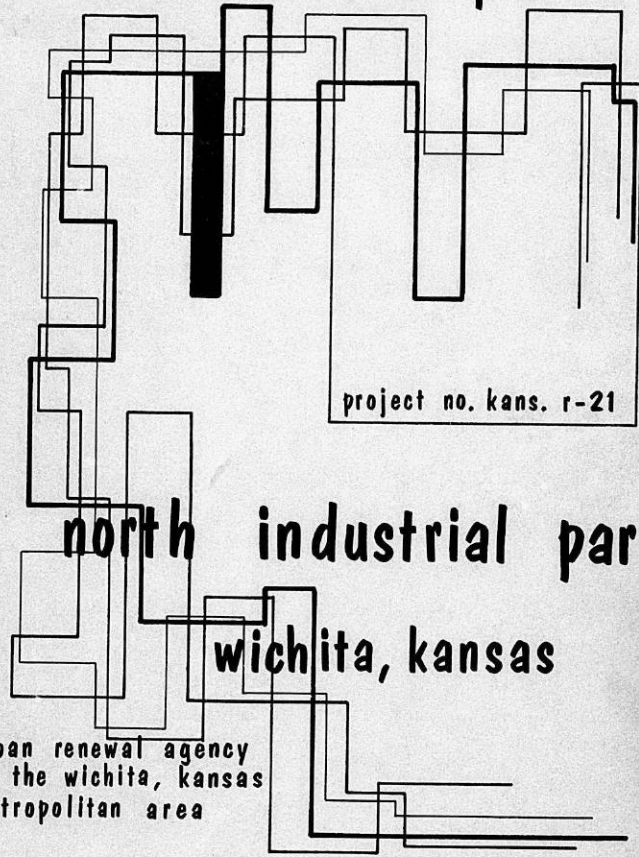
ADOPTED this 15th day of September, 1966.

  
H. W. Kratzer, Chairman

ATTEST:

  
C. Bickley Foster, Secretary

**urban renewal plan**



project no. kans. r-21

**north industrial park**

**wichita, kansas**

urban renewal agency  
of the wichita, kansas  
metropolitan area

URBAN RENEWAL PLAN  
FOR  
NORTH INDUSTRIAL PARK RENEWAL PROJECT  
WICHITA, KANSAS

Project No. Kans. R-21

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PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The NORTH INDUSTRIAL PARK URBAN RENEWAL PROJECT is located approximately three and one-half miles (3-1/2) due north of the Central Business District. The Project lies in the heart of the North End Industrial complex. 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 a point 710 feet east of and 30 feet north of the northwest corner of the Northeast Quarter (NE 1/4) of Section 4, Township 27 South, Range 1 East, said point also being the intersection of the north line of 29th Street North and the east line of Ohio Street;

THENCE south along the east line of Ohio Street, 2,401.11 feet, to the northwesterly line of the existing Chicago-Rock Island & Pacific Railroad right-of-way;

THENCE southwesterly along said right-of-way line, 443.46 feet, to the center line of 25th Street North;

THENCE east along said line 832.91 feet to the center line of Cleveland Avenue;

THENCE south along said line, 197.82 feet, to the westerly projection of the north line of Lots 82 and 81, respectively, Skinner's Addition;

THENCE east along said north line of Lots 82 and 81, Skinner's Addition, and projections thereof, 360 feet, to the center line of Mathewson Avenue;

THENCE south along said line, 995.93 feet, to the easterly projection of the south line of Lot 9, Skinner's Addition;

THENCE west along said south line of Lot 9, Skinner's Addition, and projections thereof, 190 feet, to the west line of the north-south alley between Mathewson and Cleveland Avenues;

THENCE north along said line, 150 feet, to the south line of Lot 22, Skinner's Addition;

THENCE west along said line and projection thereof, 200 feet, to the west line of Cleveland Avenue;

THENCE north along said line, 225 feet, to the north line of Lot 38, Skinner's Addition, and westerly projection thereof;

THENCE east along said line, 200 feet, to the west line of the north-south alley between Mathewson Avenue and Cleveland Avenue;

THENCE north along said line, 125 feet, to the south line of 24th Street North;

THENCE west along said line, 170 feet, to the center line of Cleveland Avenue;

THENCE north along said line 2.96 feet, to the south line of 24th Street North, as platted west of Cleveland Avenue;

THENCE west along said line, 462.23 feet, to the east line of the north-south alley between Lot 7 and Lots A, B, C & D, Ameyville Townsite Company 2nd Addition;

THENCE south along said line, 102 feet, to the north line of Lot 2, Ameyville Townsite Company 2nd Addition;

THENCE west along said line and westerly projection thereof (said line also being a line 102 feet south of and parallel to the south line of 24th Street North), 878 feet, to the west line of Washington Avenue;

THENCE north along said line, 792 feet, to the center line of 25th Street North;

THENCE west along said line, 803.5 feet, to the west line of the north-south alley west of Mead Avenue;

THENCE north along said line 1,283.85 feet, to the south line of 27th Street North;

THENCE west along said line, 399.58 feet, to the southerly projection of a straight line from the southwest corner of Lot 1 on St. Francis Avenue, to the southwest corner of Lot 54 on Santa Fe Avenue Morton Woolman's Addition;

THENCE northerly along said line, 739.89 feet, to the said southwest corner of Lot 1, St. Francis Avenue, in Morton Woolman's Addition;

THENCE north along the east line of St. Francis Avenue, 785.53 feet, to the north line of 29th Street North;

THENCE east along said line, 2,120 feet, to its intersection with the east line of Ohio Avenue, being the point of beginning.



## 2. Urban Renewal Plan Objectives

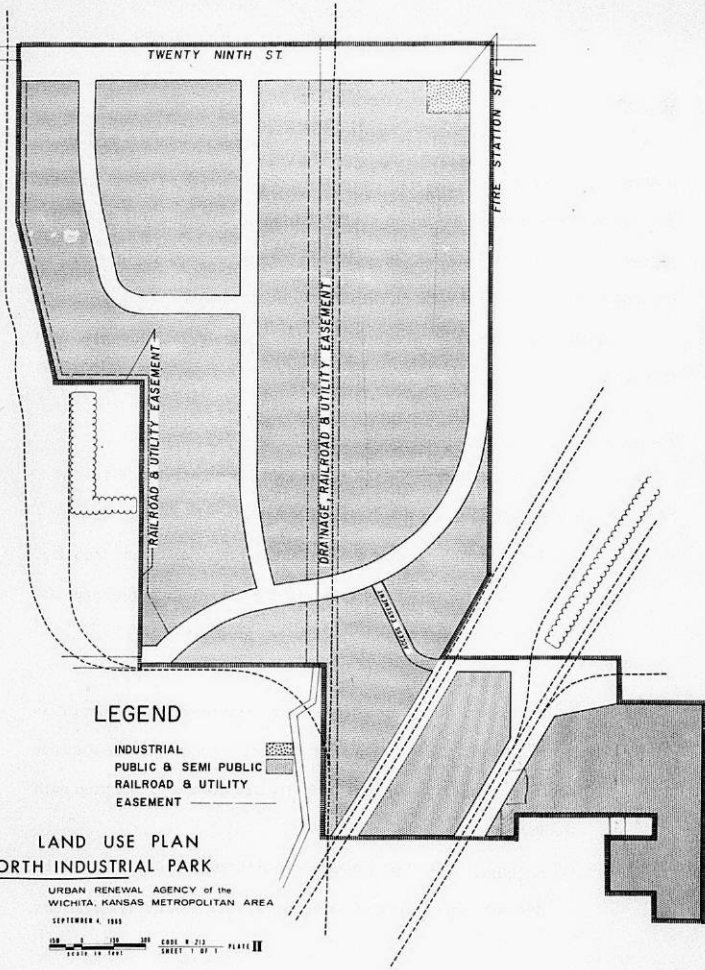
The Objectives of the Urban Renewal Plan are:

- to eliminate the deplorable conditions in the North Industrial Park Project
- to eliminate substandard buildings
- to eliminate blighting influence
- to provide land for needed public facilities
- to remove impediments to land disposition and development
- to achieve a change in land use by the removal of the nonconforming residential uses from an environment naturally suited for heavy industry.

## 3. Types of Proposed Renewal Action

At present, the Project Area consists of predominately residential uses in dilapidated structures. The entire Project Area will be acquired and cleared. Land will be set aside for a new fire station site. Right-of-way will be dedicated for major and collector streets, as well as minor access streets as may be necessary to serve the Project.

The existing street and subdivision pattern will be vacated and a new plat, in keeping with objectives of this Plan, will be filed. Streets, curbs and gutter, sidewalks, sanitary sewers, storm drainage, water distribution and street lighting facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan. Utility lines, with the exception of street lighting facilities, shall be placed underground.



**LEGEND**

- INDUSTRIAL
- PUBLIC & SEMI PUBLIC
- RAILROAD & UTILITY
- EASEMENT

**LAND USE PLAN  
NORTH INDUSTRIAL PARK**

URBAN RENEWAL AGENCY of the  
WICHITA, KANSAS METROPOLITAN AREA  
SEPTEMBER 4, 1955

0 50 100 150 200 FEET  
SCALE IN FEET  
SHEET 1 OF 1 PLATE II

PART C. LAND USE PLAN

1. Land Use Map

Plate II - Land Use Plan - indicates the proposed land use and street pattern. Twenty-ninth Street will be improved to "major street" standards and the curving roadway adjoining Ohio Avenue to 25th Street will be improved as a "collector street". In addition, "local access streets" will be provided, to meet requirements of sales and development.

Utility and access easements are also indicated on Plate II - Land Use Plan.

2. Land Use Provisions and Building Requirements

- a. Land Use shall be as indicated on Plate II - Land Use Plan. With the exception of the fire station site, the land use shall be exclusively industrial, which shall include heavy and light industry, commercial and warehousing development. Residential uses are specifically excluded from the Project Area.
- 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 subject 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 space 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 by, the Urban Renewal Agency as to conformity and harmony with the objectives of this Urban Renewal Plan. Should the Urban Renewal Agency fail 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 im-

provements has been commenced prior to completion thereof, this restriction will be deemed to have been fully complied with.

(3) Objectives of Minimum Standards. The minimum standards set forth here are designed to:

- (a) Promote the orderly development of the Project into an efficient industrial subdivision conducive to a stable investment.
- (b) Minimize the emission of smoke, sound, vibration, odor from individual industries, which would be detrimental to the Project or to other industries located within it.
- (c) Provide standards for building site design and to minimize conflict between the operations of individual industries within the Project.
- (d) To make the area an attractive and desirable place in which to work.
- (e) Provide an equitable means of evaluating redevelopment proposals.

(4) Performance Standards. No industrial or commercial establishment may be located, constructed, operated or maintained within the Project Area unless the same shall conform to each of the following standards:

- (a) No emission shall be permitted at any point, from any chimney or otherwise, of visible gray smoke of a shade equal to

or darker than No. 2 on the Power's Micro-Ringlemann Chart, published by the McGraw-Hill Publishing Company, except that the visible gray smoke of a shade equal to No. 2 on said chart may be emitted for four (4) minutes in any thirty (30) minutes.

No emission shall be permitted which is injurious to human health, or to animals, vegetation or other forms of property, or which can cause soiling of any object at or beyond the boundaries of the building site. This requirement will not take precedence over later, more restrictive requirements passed by an Agency with more than local jurisdiction.

- (b) The level of continuing or recurring objectionable noise produced by operations other than construction conducted on any building site shall be controlled so that it shall not exceed at the boundaries of the building site the noise level of vehicular traffic which may occur on major streets within the Project; provided, however, that this level may be exceeded by occasional intermittent peaks.
- (c) The level of continuing or recurring vibration produced by operations conducted on any building site shall be controlled by insulation, suspension or other means so that at the boundaries of the building site there shall be no evidence

of continuing ground vibration detectable without the use of instruments.

- (d) Odor resulting from operations conducted on any building site shall be controlled so that it is not offensive beyond the boundaries of the building site.
  - (e) All activities involving, and all storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire-fighting and fire suppression equipment and devices standard in industry shall be provided and maintained.
- (5) Maximum Site Coverage of Structures. The maximum building coverage of any individual building site shall be 60 percent of the land area.
- (6) Maximum Building Height. No restriction under this Plan.
- (7) Minimum Building Setbacks.
- (a) All buildings shall be set back not less than thirty-five (35) feet from any property line abutting a street right-of-way.
  - (b) All buildings shall either have no setback or a setback of not less than ten (10) feet for side yards not abutting a street right-of-way.
  - (c) All buildings shall either have no setback or a setback of not less than ten (10) feet for rear yards.

(8) Minimum Off-Street Parking. Each building site shall be provided with off-street parking area of sufficient size to allow for automobile parking for all employees and visitors and all company-operated vehicles; provided, however, no building site shall have less than five (5) usable parking spaces and, provided further, at the time of review of the developer's plan, the Urban Renewal Agency shall make the final determination as to the initial minimum number of off-street parking spaces to be provided in accordance with this requirement.

Each off-street parking space shall:

- (a) Be located not closer than 5 feet to any street property line.
  - (b) Have a usable area of not less than 180 square feet. 200  $8\frac{1}{2} \times 18$
  - (c) Be surfaced with a suitable hard surface material.
  - (d) Have appropriate bumper guards where needed.
  - (e) Be connected with an access drive so that there shall be no necessity for cars backing onto a street. Such access drives shall be surfaced with a suitable hard surface material.
- (9) Off-Street Loading. There shall be at least one off-street loading space of not less than ten (10) feet in width and fifty-five (55) feet in length, exclusive of access platform.

Such loading space shall be surfaced with a suitable hard surface material and equipped with appropriate guards where needed.

(10) Signs.

(a) All identifying or advertising signs must be planned as a part of the total design of the improvements to the building site. The location and design of the sign shall be indicated on the final working drawings to be submitted to the Urban Renewal Agency for approval.

(b) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.

(c) Any proposed change in the size or position of any identifying of advertising sign must be submitted to and approved by the Urban Renewal Agency prior to erection. No approval shall be required for changes in lettering only.

(11) Storage of Materials. Any area outside the confines of a building which is used for the storage of supplies, semi-finished or finished products or materials, or any other articles including waste materials and refuse shall be enclosed by an opaque fence or wall of permanent construction. Each such fence or wall shall be a minimum of six feet in height. In no case shall supplies, semi-finished or finished products or materials, or any other articles including waste materials or refuse to be

stored within required front or side yard setback.

(12) 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 Urban Renewal Agency of the Wichita, Kansas Metropolitan Area. 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.

The provisions and requirements of this Urban Renewal Plan shall be made applicable, insofar as is practicable, to properties within the Project Boundary, 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 acquired Project Land.

#### PART D. PROJECT PROPOSALS

1. Land Acquisition

All properties included in the Project Area with the exception of certain main line rights-of-way and certain other street rights-of-way shall be acquired by the Urban Renewal Agency with the following exceptions: Parcels 525-H, 527-I and 529-D.

2. Redeveloper's 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 Urban Renewal Plan.

3. Underground Utility Lines

All utility lines, with the exception of street light facilities, within the Project Area shall be placed underground.

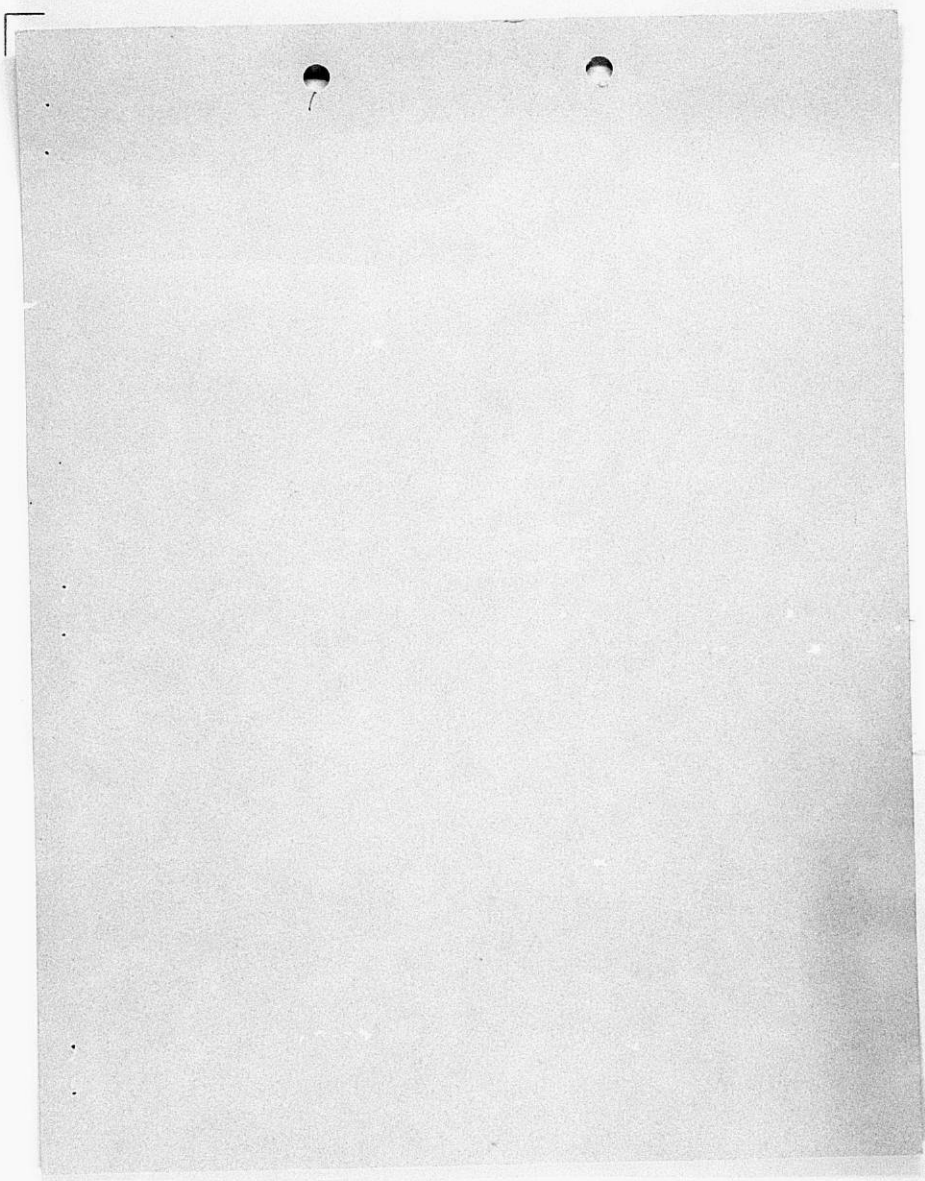
#### PART. E PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified, or amended 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.

\* \* \*

DATED: July 21, 1966



September 8, 1966

Board of City Commissioners  
City Building  
Wichita, Kansas

Gentlemen:

Subject: DR 66-25 - North Industrial  
Park Urban Renewal Plan. R-21

The Planning Commission, at its meeting on September 7, 1966, considered the North Industrial Park Urban Renewal Plan as to its conformance to the Comprehensive Plan of the community. The following motion was made concerning this proposal:

**MOTION:** LAW moved that the Planning Commission recommend to the City Commission that a finding be made that the proposed urban renewal area (North Industrial Park Urban Renewal Plan. R-21), does not meet the Comprehensive Plan as proposed for the City of Wichita as it is inadequate insofar as the proposal concerns transportation, drainage, and in the absence of a utility plan, that we further recommend that a comprehensive area study be made of the entire area bounded by 25th Street on the south, Broadway on the west, Grove on the east and 37th Street on the north, and that upon conclusion of this comprehensive plan, the area proposed for urban renewal be then reconsidered as a portion of that general plan and that the urban renewal plan be considered in light of the comprehensive plan.  
**BILL** seconded. Motion carried unanimously.

Even though the above motion includes "transportation" and "utilities plan" as deficiencies, it is the opinion of the Planning staff that the proposed urban renewal plan meets the requirements of the currently adopted Transportation Plan, Land Use Plan, etc. The only major item which presents a problem is that concerning drainage.

Board of City Commissioners  
September 8, 1966

Minutes of the Planning Commission meeting as it pertained to  
this item will be available for City Commission review prior  
to Tuesday morning.

Respectfully submitted,

C. Bickley Foster  
Director of Planning

CBF:ber

x

D R A F T

RESOLUTION FINDING THE NORTH INDUSTRIAL PARK  
URBAN RENEWAL PLAN (KANS. R-21) 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 North Industrial Park 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, the governing body of the City of Wichita has ordered necessary and appropriate studies leading to the resolution of drainage problems in the proposed urban renewal project area, and the surrounding area; and

WHEREAS, the Urban Renewal Agency has indicated in public hearing a general intent to dispose of certain parcels of land referred to in the Metropolitan Area Planning Department report as being substandard in size to the adjacent landowner industries.

5

NOW, THEREFORE, BE IT RESOLVED BY THE WICHITA-SEDGWICK  
COUNTY METROPOLITAN AREA PLANNING COMMISSION that it is hereby  
found and determined that said North Industrial Park Urban Renewal  
Plan (Kans. R-21), conforms to said Master and Comprehensive Devel-  
opment Plan of the area.

ADOPTED this 15th day of September, 1966.

\_\_\_\_\_  
H. W. Kratzer, Chairman

ATTEST:

\_\_\_\_\_  
C. Bickley Foster, Secretary

Excerpt of the  
Planning Commission Minutes  
September 7, 1966

3. DR 66-25 - Review of North Industrial Park Urban Renewal Project, No. Kans. R-21. Request from the City Commission to review the Plan to determine its conformance to the Comprehensive Plan of the community.

The City Commission on July 26, 1966 referred the above urban renewal plan to the Planning Commission for review and comment. Because of a heavy agenda on August 4, 1966, and due to no Planning Commission meeting on August 18, 1966 because of a lack of a quorum, this matter is now before the Planning Commission. He said that the 30-day statutory period has passed but that the City Commission wishes to have the Planning Commission's comment on this matter and has deferred and continued its advertised public hearing twice awaiting that comment. It was pointed out that the main concern of the staff and the City Manager is the drainage problem as pointed out in a memo to the Planning Commission on this subject dated August 10, 1966.

**BILL ARRIVED.**

R. C. DES MARREAU, Executive Director, Wichita Urban Renewal Agency, said that the purpose of the Planning Commission consideration of the Plan is to make recommendations to the City Commission with reference to the conformity of the urban renewal plan to the general plan for the development of the municipality as a whole. He pointed out the area which is the center of what is considered the North End Industrial Area. The zoning is industrial although there is some residential development in very poor condition which creates what is probably the most true slum or blighted area in the City. Under the Plan of the Urban Renewal Agency, the entire area would be cleared and redeveloped as a controlled industrial park. The Plan provides that it would be essentially industrial, except for a fire station site and some commercial and warehousing development ancillary to the industrial development. DES MARREAU felt that it is impossible at this time to designate just where that commercial development might be.

DES MARREAU pointed out that on page 5 of the plan, the types of urban renewal action are set out as follows:

"The entire Project Area will be acquired and cleared. Land will be set aside for a new fire station site. Right-of-way will be dedicated for major and collector streets, as well as minor access streets as may be necessary to serve the

Page 2, Excerpt From the  
Planning Commission Minutes  
September 7, 1966

Project. The existing street and subdivision pattern will be vacated and a new plat, in keeping with objectives of this Plat, will be filed. Streets, curbs and gutter, sidewalks, sanitary sewers, storm drainage, water distribution and street lighting facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan. Utility lines, with the exception of street lighting facilities, shall be placed underground."

Several alternatives for handling of drainage were suggested in connection with preliminary engineering studies of drainage. It was pointed out that the greatest problem is that actually two drainage areas are involved comprising 1800 to 2000 acres, as opposed to the approximate 150 acres included in the Project. DES MARTEAU said that to solve the entire drainage problem would require action beyond the implementive power of the Urban Renewal Agency, probably by the City Commission very possibly involving special assessments on property owners in the area. He said they have talked on several occasions to public officials and agencies (local and state) and to owners in the industrial area and have not had opposition to an overall drainage project but have had no positive action either as to the initiation of some kind of drainage improvements. As a result, in an effort to get the Project underway, they have proposed, as an interim solution, to fill the Project area about 2 feet and use the drainage channel which runs north-south through the center of the area and use streets for drainage control within the Project area. Although this would not provide a drainage solution for the total drainage area, it would guarantee adequate drainage within the Project area. He agreed that this would not be the ideal solution for the entire area. Their proposal to utilize the streets which would be paved for drainage is in line with the practice in other areas of the City. The existing north-south channel through the Project area extends down to 21st Street and empties into the Drainage Canal. DES MARTEAU noted that the drainage is the greatest impediment to the general development of this entire area which is undeveloped and that drainage improvements must be installed; but should be from some public action, since it is outside the control of the Urban Renewal Agency. It was noted that with development of the area there would be increased runoff from the Project area which now ponds at times of heavy rainfall.

Page 3, Excerpt from the  
Planning Commission Minutes  
September 7, 1966

FRANK SMITH, consultant for the Urban Renewal Agency, said that monies are budgeted for filling the project area, and that it is about equal or equivalent to what the Agency's participation would be for a total solution of the drainage. The budget does exist to do something else other than "fill" if a drainage district can be created for the entire area, or some other action is taken outside the proposed area.

DES MARREAU said that it was their recommendation that a broader solution of the drainage be initiated for the entire area, but it is beyond their control to do so and they cannot guarantee that such will be undertaken. He said that the specific solution to the drainage is not a part of the Urban Renewal Plan anymore than whether or not there would be concrete streets. This could and should be accomplished with the platting of the area. The Plan simply says that "adequate drainage" as necessary will be installed.

DES MARREAU pointed out that as far as conformance with the general plan is concerned, they are providing for a fire station site in conformance with the Fire and Police Plan; the land use is to be industrial which is in conformance with the Land Use Plan; they are providing paving of 29th Street and a diagonal road through the project tying into 25th Street thruway, which is in conformance with the Transportation Plan. It was his opinion that the Urban Renewal Plan as submitted is in conformance with the general plan for the entire locality.

TROUT referred to Parcel E referred to in the staff report as its insufficient size for development and inquired whether or not there is the possibility that it would be acquired by adjacent property owners.

DES MARREAU said they intend to acquire this parcel and sell it to Derby Refinery Company and that all other properties will be acquired by the Agency and assembled into large lots or tracts.

DES MARREAU said the Agency would have to acquire and would have control of all property within the project boundary, and through filling they could provide a solution to drainage within the project area, although not the desired or ideal solution. He pointed out that it is obvious this improvement should be undertaken and an entire drainage district established and the Urban Renewal Agency would be a part of that district; however,

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the initiation of such an action is beyond their control or authority. If some body initiates such an action to move on a general solution to drainage, then the Agency would be most anxious to participate.

LAW pointed out that although a public body is speaking (Urban Renewal Agency), he saw no reason why it should not be treated as a private developer inasmuch as ultimately the property will be developed through private development; he asked that the Commission members not become confused in this respect. He pointed out that rather loose handling of drainage has not been the policy of the Planning Commission as related to previous private developments coming before the Commission.

DES MARTEAU said the drainage will be handled, but that it is more a matter for further and more detailed consideration at the time a subdivision is submitted to the Subdivision Committee, and between now and that time, the Agency can be going forward with attempts to resolve the drainage problem.

When questioned, MR. DES MARTEAU said that the urban renewal project area represents approximately 10% of the drainage area. In discussing the drainage further, DES MARTEAU said it seemed to him that the solution for the total area would be more economical for all concerned and result in a better solution. He commented that the most expensive and less desirable route, actually, is the one they are proposing to follow. If the drainage will cost more when the final solution is determined, then the Plan will have to be amended, but MR. DES MARTEAU did not think that would be the case as he felt the budget for this item would be adequate.

FOSTER asked whether or not the Commission wanted to review the proposals for drainage which have been suggested as a result of the Urban Renewal preliminary engineering study. LAW was not in favor of taking time for such a review, and continued that while the Urban Renewal Agency feels the Plan is in conformance with the Comprehensive Plan it is actually similar to a zoning request by a public body, and that which is proposed is not a solution to the North End problem which has been hoped for over the years. LAW felt the drainage problem should be solved before the Urban Renewal Agency plan being submitted to the Planning

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Commission. He also felt adequate size project area has not been proposed. LAW suggested that the Agency propose an adequate size area for renewal, with adequate drainage plans, a workable solution for transportation and other problems in the area and then present it to the Planning Commission, when the Agency can say "this is what we are going to do."

DES MARTEAU pointed out that the north end area which has not been included is not eligible for urban renewal in that the purpose of urban renewal is the limitation of blight and the Agency can only deal with developed land and much of the north end area is not developed.

LAW again voiced opposition to the Commission considering this request of a public body when the ultimate development will be by private developer, without giving the same consideration as if a private developer had submitted it in the first place. (This reference was to the fact that the Planning Commission has been requiring private developers to provide or resolve proper drainage for a general area and not just that within his own area of development.)

DES MARTEAU pointed out that if a private developer were to acquire subject property, he could get a permit and start buildings immediately. LAW admitted that was possible but that a plat would not be approved until adequate drainage plans were assured.

DES MARTEAU said he did not think a private developer would have to come to the Planning Commission at all inasmuch as the property is platted and zoned.

LAW asked what improvements are now in the area. DES MARTEAU said there were streets but they are not improved. Sewer is available.

FRANK SMITH, consultant for the Urban Renewal Agency, said they have made provisions for other solution to solving the drainage problem, but the only solution they can guarantee is the one which they can implement and implement now within the project. Other proposed solutions were presented to the Highway

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Department and City staff personnel but since there was no formal action taken concerning creation of a drainage district, the alternate plans have been discarded. He said they have developed two solutions - one for the general area and one for the project area, but that the only one they can guarantee is for the project area.

LAW said that within the past year it has not been the policy of the Commission to look with favor on a plan just for a specific area when its development compounds drainage problems on adjacent areas.

MIKE said the Commission has not in the past requested a developer to purchase additional acreage, but the policy has been that if a developer is going to create drainage problems for other people in the area, he must pay for solving it. DES MARTEAU said that there is no argument about benefitting the entire area.

LAW said he is suggesting an adequate plan, and that he cannot imagine anyone considering an area for urban renewal development that would be less than the most desirable, since this project can't possibly (on the basis of previous timing of the Agency), be underway in less than 4 or 5 years. He felt that to act favorably on this request would only present problems later when the project actually gets underway possibly 4 or 5 years from now. He pointed out that over the years the blighted area in "North End" has been thought of as an area much larger than that now proposed for renewal. DES MARTEAU said that his Agency never proposed a much larger area and because of being limited to "developed" land a triangular tract northeast of the project had to be eliminated.

LAW observed that the Agency on the downtown project had wanted an increasingly larger area. DES MARTEAU said that a larger tract does result in a better project but the law controls what can be included in a project area.

FRANK SMITH pointed out that the Agency will be back before the Planning Commission and its Subdivision Committee for vacation of the existing plat and replatting of the area, at which time specific drainage proposals could be considered, and that all they require at this time is a finding that the plan is in conformance with the Comprehensive Plan.

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LAW commented that at that time (judging from past experience with the Urban Renewal Agency) the Agency will be so far along on the plan and have expended so much money and will point out that the Planning Commission has already said the Project was in concurrence with the Comprehensive Plan, and the Planning Commission will be asked to and inclined to approve whatever is submitted to it. It was Mr. Law's feeling that right now is the time to determine what will be done with an area and it was his thought that Planning should proceed similar to CUP plan with a workable solution for drainage submitted, etc., and then request concurrence with the Comprehensive Plan.

BRANSON observed that if a diversion channel or other methods of handling drainage for the entire area, would be the solution, then perhaps the Planning Commission should direct its thinking toward that possibility and confer with stream maintenance or flood control people. He felt that if the overall solution was the best, then the project should be held up until that route can be followed and conclusions reached in that respect.

DON MARRERO, when questioned, said that land on the perimeter of the project is inadequately drained at the present time and that any industrial development thereon would require a solution to this problem. He said that the Frisco Railroad has indicated an interest in an overall plan and could be willing to participate because they desire to develop their property. It was pointed out that normally land in this area is worth two or three thousand dollars per acre, but that an additional investment will have to be made before the land can be developed. DON MARRERO said that because of the capital investment necessary they expect to spend 10 years selling out sites in this project area.

LAKIN said that he had suggested to the City Commission that it request the Public Works Department or a consulting engineer to make a more extensive study and plan for the improvements of drainage in this total area and submit cost estimates to the Board of City Commission to see what the effect would be. One problem is that there has been a sanitary sewer constructed recently in this area and substantial assessments made against properties. It is expected that any drainage solution will duplicate the same thing and assessments will get pretty heavy, particularly on residential properties.

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LARKIN continued that it is the staff thinking the best way to approach the problem is on an area-wide basis, which can best be satisfied by the City Commission initiating a project. However, before they or any group could or should initiate such a project, they should know how the drainage will be handled and the cost for the project. He said that if the City could move fast enough and submit an application before July of next year it is possible to get a 50% Federal for the installation of storm water drainage, which would bring the cost down to where it could be handled by the area. He suggested that to get this matter off deadcenter, somebody should take affirmative action.

LAW said his question is just whose responsibility is it, isn't this a planning function to plan and use urban renewal as a tool to develop a project? As has happened in the past Urban Renewal has been the initiating agency with minimal thought on planning and maximum on ideas. He felt that there should be a plan developed and urban renewal utilized as a method by which a portion could be financed and developed.

LARKIN said that it was his suggestion that the City Commission and Public Works be asked to develop a plan. He did not think the problem could be solved simply by Urban Renewal handling drainage in their project any more than Urban Renewal could build that part of the Inner Loop going through Park Place "A" project.

FOSTER commented that the City Commission has held up their decision because of the drainage, and while Urban Renewal proposes to solve that problem in their area alone, perhaps the City has overlooked its responsibility with respect to the entire area. FOSTER asked if there was any way possible that the project could move ahead while an overall solution to drainage is being undertaken. DES MARREAU said that urban renewal does not function by taking "raw" land and starting to develop it, but rather, start with developed land, reduce it to "raw" land. Between now and the "raw" land stage it would take about 1 1/2 to 2 years. He suggested that the public action could initiate and plan on a broader base solution while his agency is clearing and buying the property. DES MARREAU agreed that they are implementing a small parcel within a larger area and that broad planning for this area goes beyond drainage in that it goes to vehicular circulation, land use, etc. He said they are not actually just trying to get one small parcel developed; the drainage plan for the area is outside their jurisdiction and is the responsibility of the City as a whole.

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LAW commented that it appears that there should be an overall plan for the area prepared by some public body to determine whether or not this project meets the requirements of the Comprehensive Plan for the City as it relates to this general area.

HILL questioned DES MARTEAU as to powers of the Agency to control development outside the project area and DES MARTEAU said that the Agency is suggesting the implementation of a Plan on a broad base which is the jurisdiction and responsibility of the community.

LAW noted that the area will be cleared and turned over to a private developer for actual development. He stressed the fact that while a public body is speaking on this matter at this time, such public body is not going to develop the land but that development will be by private developers. He suggested that the public body (Urban Renewal Agency) does not know what will be done yet or how the drainage problem will be handled. He pointed out that if it was a private developer, which it ultimately becomes, the consideration of the Commission and staff would be directed to "Just what do you have in mind?" "How do you propose to solve these problems?" and then your request would be considered.

HILL said he agreed with Mr. Law's statement and that unless it is solved on an areawide basis, it would be only compounding the problem.

DES MARTEAU pointed out that a private buyer would not be before the Commission at this stage in any kind of development. He assumed that the first time a private buyer comes before the Commission is for zoning or subdivision, or both. He emphasized that the Urban Renewal Agency will be returning to the Planning Commission with a request for vacation of the existing plats involved and approval of a replat of the entire area. He said they would expect to be treated the same as a private individual developer with respect to vacation and subdivision requests.

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DES MARTEAU stressed the fact that at this time they are asking for a finding that their plan is in conformance with the Comprehensive Plan as it exists today for development of the City as a whole, and either it is in conformance or it is not.

BRANSON felt that a recommendation should be made to the City Commission that the Public Works or powers that be come in with an overall plan for the area from 25th to 37th and from Broadway to Grove, and the entire area be considered at the same time. He said that at times he has seen the canal almost full and backing up, and if a large industrial area with a lot of streets is developed, the canal will not handle the drainage and would create problems on downstream. He suggested the possibility that the drainage should go west to the River, or be divided. He noted that if the drainage situation is going to be had with respect to the Canal then the Highway Department becomes involved also. DES MARTEAU agreed that such a plan should have been developed long ago whether urban renewal was involved or not.

LAWAGREED, but noted that often things are done and plans made later, but that the Planning Commission has been in favor of redevelopment of the North End utilizing urban renewal as a tool. It was considered reasonable to take a few months to provide overall plan for utilities, drainage, transportation, etc., and then fit the Urban Renewal Project to the plan.

HILL doubted that the Planning Commission could give an unqualified approval of the Project and still have control of urban renewal as far as cost of drainage is concerned.

FRANK SMITH said that when they first started their study it was impossible to determine the extent of the flooding, but that it has not been determined for the entire region which extends to the northeast. He said they have the project specific cost of drainage improvements, plus the cost of major diversions, but did not consider cost with respect to the balance of the area. He said they have provided in their plan, an easement adequate to satisfy either solution as far as the physical layout, and can accommodate any of the four alternate drainage improvements that were studied.

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He said that the Agency is required to show that it can implement or protect the project area from flooding, so the only solution at the moment within the project is through filling, in the absence of an overall drainage plan.

PLASER commented that the filling operation would flood adjacent property. Law said he did not believe the Commission would tolerate that method if submitted by a private developer, and that when area is filled it only forces drainage down the street, and he thought it should go underground.

HILL said he had just been handed a report (Preliminary Engineering Report on drainage) that deals directly with the drainage problem made in 1965, which suggests a coordinated effort be undertaken. He said he understood there are two or three plans for drainage recommended in the report and would cost in the area of \$700,000 to a million dollars to implement. It was his suggestion that the governing body, railroads and people in the adjacent area cooperate in such a plan. He felt that unless there is coordination with respect to drainage, the plan would do less good than if the area was left as it is.

DES MARTEAU said that the report Mr. Hill has referred to is a preliminary report and not the final, and further, that insofar as possible with the limited authority which urban renewal has, efforts for cooperation between interested parties so far as drainage problems have not been successful.

**NOTION:** LAW moved that the Planning Commission recommend to the City Commission that a finding be made that the proposed urban renewal area (North Industrial Park Urban Renewal Plan, R-21), does not meet the Comprehensive Plan as proposed for the City of Wichita as it is inadequate insofar as the proposal concerns transportation, drainage, and in the absence of a utility plan, that we further recommend that a comprehensive area study be made of the entire area bounded by 25th Street on the south, Broadway on the west, Grove on the east and 37th Street on the north, and that upon conclusion of this comprehensive plan, the area proposed for urban renewal be then reconsidered as a portion of that general plan and that

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and that the urban renewal plan be considered in light of the comprehensive plan. BILL seconded. Motion carried unanimously.

DES MARTEAU pointed out that the Plan simply states that "streets, curbs and gutter, sidewalks, sanitary sewers, storm drainage, water distribution and street lighting facilities, as necessary, will be installed in the project area" and that all the Commission is being asked to do at this time is find the Plan in conformance with the Comprehensive or general plan. He inquired in what manner the Plan was not in conformance and felt that for the Commission to find it not in conformance was incorrect.

LAW commented that he would caution the Planning Commission and City Commission that it is quite appropriate to have adequate planning prior to the initiation of an urban renewal project instead of after initiation of a project. He said he did not consider it unreasonable or out of line to delay a project a few months to enable adequate planning.

FROST asked about how long a report on drainage would take. DES MARTEAU said the plans which they have prepared were about 1 1/2 years and cost about \$7,000. LAW said he would consider that a reasonable figure in view of the several million dollars worth of development which is a major segment of the community.

DES MARTEAU pointed out that it will be a long time before anyone knows for certain what is actually going to be done in this general area.

LAW commented that it seemed to him that redeveloper moving into the area and purchasing ground from Urban Renewal would be benefitted and easier to obtain if an overall plan existed and there was a workable program or solution for the entire area rather than place the burden upon the redeveloper.

DES MARTEAU said that when the land is sold they will have a contract with the developer saying specifically what will be done.

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He noted that it is obvious the area must be cleared; it has conditions which cannot be allowed to exist. DES MARTEAU noted that by the above motion it would back the entire project up and that a plan such as desired by the Commission would be ready by the time they are ready to proceed with the project. The question from the Planning Commission is how does this Project Plan not conform with the general plan for the development of the Community as a whole.

FOSTER noted that there is no formally adopted land use plan for Wichita; but that such elements of the Comprehensive Plan has been prepared, (residential, commercial and industrial), and that in these reports it is indicated that subject area would be for industrial development. Because of lack of money, time and engineering, a detailed drainage plan has not been developed.

FOSTER was asked how soon a study as proposed by the above motion could be started and completed. FOSTER said he could not give an answer; that it depends on who is doing the study - Public Works or outside consultant.

DES MARTEAU said the reason his agency made the drainage study was because the City did not have the information needed. He said they have four possible solutions for the drainage problem but are unable to obtain the implementation. Either the city can initiate and levy special assessments or through federal participation, although some of the possible solutions are confused by I-35W and other conditions in the area. He considered the problem one of implementation.

HILL commented that if the plan is approved as complying with the Comprehensive Plan, then Urban Renewal is given the green light to clear and get ready to redevelop and sell off parcels to people who are interested. DES MARTEAU pointed out that before they can sell they will have to come back to the Subdivision Committee with a replat and at that time will have to know how it is going to fit into a broad plan.

LAW cautioned the Commission that when it hears the next argument for this, judging from past experiences, now is the time to do the planning and then use urban renewal as it should be used, as a tool for implementation.

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HILL noted that the preliminary report indicates that adequate drainage is a must and he took it to mean that unless one of the plans for drainage is implemented at the time of redevelopment the area cannot possibly prosper. He noted that the report indicates the proposed drainage solution will work only if the drainage canal is improved and the consultant presumes that the canal will be lined. He continued that it is his understanding that the Canal will not be lined because the State and Bureau of Public Roads will not participate in that expense.

BRANSON suggested the solution would be to table Mr. DES MARETS request but at the same time recommend that the City Commission approve of one of the four drainage plans based on overall area consideration.

HILL felt that none of the four would work successfully.

LAW commented that the city does not have a plan for this area at this time; and that when a plan is established then urban renewal should be utilized to implement the plan. He said he would like to see the North end develop as has been envisioned over the years as a fine industrial area for the city.

VOYE ON THE ABOVE MOTION: UNANIMOUS.  
(See page \_\_\_\_\_)

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August 19, 1966

Mr. Robert C. DesMarteau  
Executive Director  
Urban Renewal Agency  
City Building Annex  
104 South Main  
Wichita, Kansas

Subject: DR 66-25 - Consideration of Urban  
Renewal Agency North Industrial Park Project  
Kans. R-21

Dear Mr. DesMarteau:

This is to advise you that Case No. DR 66-25 was not considered by the Metropolitan Area Planning Commission on August 18, 1966, as originally scheduled, because a quorum of the members were not present.

This matter will be rescheduled for consideration by the Planning Commission at its regular meeting on Thursday, September 1, 1966, at 2:00 p.m.

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

Sincerely,

Robert A. Lakin  
Assistant Planning Director

RAL:bgs

WICHITA-SEDMICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

M E M O R A N D U M

August 10, 1966

TO: Metropolitan Area Planning Commission Members

FROM: Robert A. Iakin, Assistant Planning Director

SUBJECT: North Industrial Park Urban  
Renewal Plan (Kans. R-21)

The Board of Commissioners of the City of Wichita has referred the above subject urban renewal plan to the Planning Commission for review and comments as to its conformance to the Master or Comprehensive Plans of the Community. The "Plan" consists of a description of the project as well as the land use plan (See Plate II), the project proposals and all written dialogue in the brochure dated July 21, 1966.

The Commission will have an opportunity at some future date to approve both a vacation case (of streets, lots and blocks), and a new subdivision for the area. The findings of the Commission should be limited to the Urban Renewal Plan conformance to the Plan of the community. Although, technically, one may argue that this is to be done only for the adopted plan, attention should be given to completed but as yet unadopted plans.

In reviewing the proposal, the following comments are made for the Commission's consideration:

<u>Plan</u>	<u>Comments</u>
Land Use - (Residential, Commercial and Industrial)	The proposal is for "exclusively industrial, which shall include heavy and light industry, commercial and warehousing development," except for the fire station site. All plans, including the <u>Sketch Plan for Land Use-1958</u> , the completed <u>Industrial Land Use Plan</u> , and the <u>Community Renewal Plan</u> show this area as industrial.

Plan	Comment
Land Use - (Residential, Commercial and Industrial) - Continued	However, the prototype zoning ordinances would limit "commercial", except for some of the more traditional "heavy commercial" and except for those uses which are clearly accessory to the industrial use. Retail and service uses should be prohibited, and provisions made therefor in the land use plan and by providing commercial zoning districts where needed.
	Parcel E remaining in Block 529 is not sufficient in area, nor can it be tied to other parcels in this project to make an adequate sized industrial lot. Unless this parcel will be acquired by owners of land adjacent to the project and this parcel, it cannot meet the standards in the <u>Subdivision Regulations, Development Standards, Lot-Block or the Prototype Zoning Ordinance.</u>
	Similarly, those parcels between the Rock Island Railroad and the Missouri Pacific Railroad and east of the Missouri Pacific Railroad will not have adequate access nor will they be good industrial lots unless they are acquired by the adjacent industries. This deficiency can be overcome to some degree at the time of platting; however, the parcels and their shape will still be a limiting factor if such disposition does not occur.
Transportation	The proposals provide adequate circulation and for the required arterials, with the possible exception noted above for those parcels east of the Rock Island Railroad.
Fire and Police	An adequate site for a fire station is provided as set forth in the Fire and Police Plan.
Library	No conflict.

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<u>Plan</u>	<u>COMMENT</u>
Open Space, Park and Recreation	No conflict
Public Maintenance Buildings	No conflict
Schools	No conflict
Public Utilities	All utilities will be underground, except street lights. This is in accordance with the latest policy decision of the Planning Commission and the governing bodies.  Sewer will be available.  Drainage will be provided for at subdivision time, but only on an on-site basis. No solution has yet been found or agreed upon for drainage of the general area of which this project is a part. Unless the overall problem is solved, as the project area develops, the increased runoff will further compound drainage problems. This will do little towards the elimination of blight in the larger industrial area. Unless a solution is found, such as the initiation of a storm water sewer district for the entire drainage area, one of the major causes of land blight will remain.
Zoning	Although there is no new zoning plan (maps), new prototype ordinances have been prepared and will be proposed for adoption near the time this project will be completed. Included in the prototypes are performance standards prepared by one of the nation's leading consultants in this area of activity. The performance standards in the plan differ substantially from those in the prototype, particularly as they apply to the M-3 district regulations which, in all probability would be the district applied to this area. Some of the standards in

Plan

Comment

Zoning (continued)

the plan, such as noise, are so vague as to be unenforceable (See page 9, paragraph b). Other standards are not included, such as glare, toxic material and particulate matter.

Similarly, off-street parking and loading, lot size and lot coverage standards differ from existing proposed zoning requirements.

These should be changed so that arguments will not occur at the time of development. It is felt that the prototype standards are superior to those in the Plan and on that basis, the best standards available at a given point in time should be used.

Based on the foregoing comments, on land use form, drainage and zoning, the Plan can be found in conformance with existing or proposed community plans, with the following exceptions:

- a. General assurance of parcel disposition east of the Rock Island Railroad is to be to adjacent industries; or that prior to replatting, the project will be modified to provide adequate industrial lots, both as to size and access.
- b. That the City of Wichita initiate the necessary drainage projects to relieve the drainage problem of the surrounding and project area.
- c. That items Part C, 2b(4) thru (10), pages 8, 9, 10 and 11, be modified to conform to standards in the prototype zoning ordinance.

RAL:ber

July 21, 1966

Metropolitan Area Planning Commission Members

C. Bickley Foster, Secretary

Proposed North Industrial Park Urban Renewal Plan

Attached is the information received from the Urban Renewal Agency regarding the proposed North Industrial Park Plan. As noted in Mr. DesRiviere's letter, this will appear on the City Commission agenda for Tuesday, July 26. While it is possible, timewise, for it to appear on your next agenda of August 4, that agenda already has several items that may take considerable time. I understand that it would be suitable timing for the Urban Renewal Agency to have this on your agenda for August 18. This would allow more time for the Commission to study the Plan, and at the same time would spread your agenda items more evenly.

CBF:ber

Attachment

May 17, 1966

Mr. R. C. DesMarteau  
Executive Director  
Urban Renewal Agency  
502 City Building Annex  
Wichita, Kansas

Dear Mr. DesMarteau:

Re: Urban Renewal Plan - North  
Industrial Park - Kans. R-21

Regarding your request for information pertaining to the Urban Renewal Plan for the North Industrial Park, please be advised that your proposal is in conformance with the Comprehensive Plan for the Wichita-Sedgwick County Metropolitan Area in the following manner:

1. As you know, our staff has worked closely with your Agency on the street plans for this area. The plans are in conformance with the Transportation Plan already approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proposed for final adoption on May 19, 1966, as an element of the Comprehensive Plan for the Wichita-Sedgwick County Metropolitan Area;
2. This area has long been in our heavy industrial zoning classification and our proposed land use plans for 1985 indicate this as a continued use. The latter is expressed in the Industrial Land Use Plan report dated April, 1965, and published in October, 1965, having been completed under a Federal #701 grant. The latter will be considered by the Metropolitan Area Planning Commission later this year or early in 1967 for adoption.

Mr. R. C. DesMarteau  
May 17, 1966

It is my understanding that this is the preliminary information you desire now and that your plan will be submitted to the Metropolitan Area Planning Commission for recommendations after it has been presented to the local governing body.

Please let me know if you desire further information.

Very sincerely yours,

C. Bickley Foster  
Director of Planning

CBF:bar

x