

DR 80-5 - Amendment to the Park Plaza "A" and Administrative Center URA Plan.

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Approved as presented by R&R with changes in Reverse C. 4-24-80*
B.C.C./B.C.C. *B.C.C. Approval 5-19-81*
w/ modification

FROM Lakin

DATE 8/1/83

ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input type="checkbox"/> Stockwell	<input type="checkbox"/> Galbraith	<input type="checkbox"/> Pierce
<input type="checkbox"/> Walter	<input type="checkbox"/> Schwartz	<input type="checkbox"/> Lytle	<input type="checkbox"/> Commer
<input type="checkbox"/> Doramus	<input type="checkbox"/> Leivo	<input checked="" type="checkbox"/> Young	<input type="checkbox"/> Crook
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input type="checkbox"/> Chambers	<input type="checkbox"/> Jones
<input type="checkbox"/> Hanson	<input type="checkbox"/> Clark	<input type="checkbox"/> Daniels	<input type="checkbox"/> Whitney
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input type="checkbox"/> Lahey	<input type="checkbox"/>
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Flynn	<input type="checkbox"/> Nagley	
<input type="checkbox"/> Scott	<input type="checkbox"/> Hart	<input type="checkbox"/> Olivarez	
<input type="checkbox"/>	<input type="checkbox"/> Losew	<input type="checkbox"/> Shirkey	
<input type="checkbox"/>	<input type="checkbox"/> Shen		
<input type="checkbox"/>	<input type="checkbox"/> Vinson		
<input type="checkbox"/>	<input type="checkbox"/>		

<input type="checkbox"/> Note & Return	<input type="checkbox"/> Signature
<input type="checkbox"/> Handle	<input type="checkbox"/> Library
<input type="checkbox"/> All Staff	<input checked="" type="checkbox"/> Information
<input type="checkbox"/> Comment	<input type="checkbox"/> Files

REMARKS _____

WICHITA-SEDGWICK COUNTY


DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 11, 1983

TO Don Anderson, Director, Housing & Economic Development
FROM Robert A. Lakin, Director of Planning
SUBJECT Epic Center

Since Reserve A is in the City approved Urban Renewal Plan, does the Water Street relocation and the land use designation of Reserve A present any conflicts with the Epic proposal? If so, should you begin the amendment process? Once again, we may need the more detail engineering data I have requested of Builders.


Robert A. Lakin
Director of Planning

RAL:rme

cc: Jack H. Galbraith, Chief Planner, Current Plans Division
✓ Robert L. Young, Principal Planner, Current Plans Division

WICHITA-SEDGWICK COUNTY

RE: AGENDA ITEM NO. 22

DATE
April 2, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 80-5 Amendments to the Park Plaza "A" and Administrative Center Urban Renewal Plans - conformance to the Comprehensive Plan

The Urban Renewal Agency of the City of Wichita proposes to amend the Park Plaza "A" Urban Renewal Plan and the Administrative Center Urban Renewal Plan to reflect new land use designations in those areas previously intended for Inner Loop right-of-way. The agency also proposes to make several amendments to the existing Plans which would bring them more into compliance with the parking and setback requirements of the existing City zoning ordinance. The Urban Renewal Agency is requesting that the Metropolitan Area Planning Commission make a determination that the proposed amendments are in conformance with the Comprehensive Plan. The specific proposed amendments are listed on the fourth page of the information entitled "Status Report on Urban Renewal Land Use Plans, Administration Center and Park Plaza 'A'", furnished by the Urban Renewal Agency and attached for your reference.

For the most part, these proposed amendments appear to be consistent with the general provisions of the adopted elements of the Comprehensive Plan for the Metropolitan Area. The areas which were previously platted as Reserves A, B, D, E, F, H, & I for public open space and/or limited access highway (Inner Loop) purposes in the Park Plaza First Addition are proposed for re-designation to uses similar to those permitted by the original plat or use categories that appear to be appropriate extensions of adjacent existing land uses. Reserves A and B, for example, are located north of Elm Street along the east side of the railroad tracks. These Reserves are identified for use as limited access highway, park, open space, or off-street parking on the Park Plaza First Addition plat. These areas have been acquired by the Red Cross and the Sedgwick County Commission and are being used primarily for off-street parking purposes. A small service structure is also being constructed on the northern portion of Reserve A for use by the Red Cross. The Urban Renewal Agency proposes to redesignate Reserves A and B from a "Limited Access Highway" category to a "Public and Semi Public" category. This appears to be an appropriate redesignation of the use category for these areas.

With the exception of Reserve "C" in Park Plaza First Addition, the proposed redesignation of other reserves and areas in the Park Plaza and Administrative Center Urban Renewal Plans appear appropriate and in conformance with the Comprehensive Plan. Reserve "C" is the triangular piece of vacant property located between Waco Avenue and

the railroad tracks on the north side of Central. This parcel of land is designated for "Limited Access Highway" and "Dedicated Park and Public Open Space" on the existing Park Plaza "A" Urban Renewal Plan. Reserve "C" is also specified for use as public open space and/or limited access highway in the plat text of the Park Plaza First Addition plat.

The Urban Renewal Agency proposes to redesignate Reserve "C" for "Office" use. Due to the established traffic pattern on the arterial streets bordering Reserve "C" on the south and west and the railroad on the east, it may be more appropriate to retain the public open space designation. The existing railroad right-of-way discourages access along the eastern boundary of Reserve "C". Access into the site for eastbound traffic on Central would be restricted by the raised medial now existing along the center line of Central from the railroad tracks to the Waco intersection. Access into the site for southbound traffic on Waco would also be restricted by the raised medial in Waco Avenue. There is however, a break in the Waco medial toward the northern end of Reserve "C" that provides for access to the apartment complex on the west side of Waco Avenue.

Traffic Engineering staff has indicated that it may be possible to grant an access point to Reserve "C" on Waco in the vicinity of this medial break. If Reserve "C" is to be developed for office purposes, it will be necessary to replat the property encompassed by the Reserve to overcome the use restrictions existing in the plat text of the Park Plaza First Addition Plan. The appropriate location and number of access points to the site would be determined during the process of replatting.

RECOMMENDATION:

It is recommended that the Metropolitan Area Planning Commission pass a motion finding the proposed amendments to the Park Plaza "A" and Administrative Center Urban Renewal Plans to be in general conformity with the Comprehensive Plan for the Metropolitan Area except the proposed designation of Reserve "C" in Park Plaza First Addition for Office use. It is recommended that Reserve "C" retain a designation for public open space purposes.



Robert A. Lakin
Director of Planning

cc: Ken Kitchen, Urban Renewal

John - Reminded
that if yards in
permitted on River "C"
support the use of landscaping,
earth berms, water's device etc.

Gardner - Appropriate plans presented
by R-R with adequate landscaping
7-0 months left

Status Report
on
Urban Renewal Land Use Plans

Administration Center
and
Park Plaza "A"

History

When land in Park Plaza "A" and the Administration Project areas was acquired, the Inner Loop Expressway was in the planning stage. Therefore, the land use plans for both projects designated areas for public open spaces and/or limited access highway.

The Park Plaza "A" plan indicated Reserves "A", "B", "C", "D", "E", and "F" for open space or limited access highway. Areas in the Administration Center also were designated.

Since 1976, the following actions have been taken by various City Boards regarding the two land use plans:

1. August, 1976

The City Commission voted to "abandon" the Inner Loop. (This action was interpreted to mean discontinue planning.)

2. February 10, 1977

The Urban Renewal Board voted to change the Park Plaza "A" and Ad Center land use plans to indicate LIGHT COMMERCIAL USE on those areas designated for open space and/or limited access highway. This included Reserves "A", "B", "C", "D", "E", and appropriate areas in Ad Center.

3. September 29, 1977

Planning Commission held a public hearing on the Inner Loop. Recommended not to delete the Inner Loop from the Plan.

4. November 1, 1977

The City Commission referred the Inner Loop back to the Planning Commission for reconsideration.

5. November 10, 1977

The Planning Commission made no recommendation on the deletion of the Inner Loop.

6. November 15, 1977

Urban Renewal presented the proposed changes in the Park Plaza "A" and Ad Center plans to the City Commission. The Commission referred the item to the Planning Commission for a determination of conformance with the Comprehensive Plan.

7. December 8, 1977

The Planning Commission considered the land use changes, including a request to reduce parking requirement restrictions noted in the Park Plaza "A" plan. The Commission voted to approve parking requirements in "strict conformance to the City Code, not the four spaces per thousand feet" as requested. The remaining items (land use designation changes) were deferred.

8. December 13, 1977

The City Commission voted to delete the Inner Loop from the Transportation Plan.

9. December 20, 1977

The City Commission considered the off-street parking requirements for commercial uses in Park Plaza "A", and the land use designations for Park Plaza "A" and Ad Center. The item was deferred.

10. January 3, 1978

The City Commission again considered the proposed changes. The item was deferred.

11. January 24, 1978

The City Commission again considered the proposed changes. The Commission voted to strike any further consideration of the "Park Plaza "A" Development Plan" until URA and the developer complete a redesign of the site plans. (Took no action of land use designation changes).

12. March 14, 1978

The City Commission considered the "Proposed Development Plan for Park Plaza "A". The site plan was approved. No action was ever taken on the original request to amend the land use designations.

Present Status

Park Plaza "A"

1. Sale of Reserve "A" to Red Cross for office use.
2. Sale of Reserve "B" to the County for public use.
3. Sale of Reserve "D" to Board of Education for public use.
4. Selection of redeveloper for residential use on Reserves "E" and "F"
5. Reserve "F" was not included in the February 10, 1977 amendments and is therefore still designated as inner-loop right-of-way.
6. Dedication of Reserves "H" & "I" to the Park Board for open space use.

Administration Center

1. Acquisition of GSA site for private redevelopment.
2. Sale of land to the Postal Service for public use.
3. Acquisition and sale of existing structures for rehabilitation purposes.

Recommended Action

No formal action has been taken by either MAPC or the Board of City Commissioners to approve amendments to the land use plans for either Ad Center or Park Plaza "A". Given the changes in status on several land parcels noted under Present Status, staff suggests that the following steps should be taken:

1. URA Board reconsider its action of February 10, 1977 and approve revised land use plans and land disposition supplements for Park Plaza "A" and Administration Center.
2. Refer amended plans to City Commission.
3. City Commission refer amended plans to MAPC for determination of conformity with Comprehensive Plan.
4. Public hearing before City Commission for amendments to the land use plans and disposition supplements.

Specific recommended amendments for Park Plaza "A" and Administration Center include the following:

1. Park Plaza "A" Urban Renewal Plan
 - a. Eliminate discussion of inner loop under section on Land Use Plan Map.
 - b. Add Office and Public/Semi-Public as permitted land uses.
 - c. Change section on off street parking to require parking for Commercial, Light Commercial and Office uses in conformance with the zoning ordinance.
 - d. Set standards for office uses under sections on Building Heights and Minimum Open Landscaped Areas.
 - e. Revise Land Use Map to include:
 1. Reserve "A" Public/Semi-Public Use
 2. Reserve "B" Public/Semi-Public Use
 3. Reserve "C" Office Use
 4. Reserve "D" Public/Semi-Public Use
 5. Reserve "E" Residential Use
 6. Reserve "F" Residential Use
 7. Reserve "H" Dedicated Park and Open Space
 8. Reserve "I" Dedicated Park and Open Space
2. Administration Center - Dispositon Supplement No. 4
 - a. Change permitted land use categories to Mixed Use, Residential, and Trade Service.
 - b. Delete inner loop, and show new street pattern and land use categories on Land Use Plan map.
 - c. Building Setback requirements changed to minimum requirements of zoning ordinance, except for G.S.A. site.
 - d. Off street parking section changed to require 4 spaces/1000 sq. feet of commercial and office, and 1.25 spaces per dwelling unit.
 - e. Section on Landscaping and Site Design included.
 - f. Outdoor storage prohibited.
 - g. Section included on Rehabilitation of Existing Structures.
 - h. Minor changes in language in sections on Procedure and Duration of Controls.

URBAN RENEWAL PLAN

PARK PLAZA "A"

WICHITA, KANSAS

PROJECT NO. KANS. R-17

AMENDED

DATED: March 13, 1980

Proposed Plan

Amended September 28, 1972. Not filed of record with Register of Deeds

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: March 13, 1980

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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;

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

The Generalized Land Use Plan map indicates the specific allowable land uses and street pattern in the Park Plaza "A" Project Area. As indicated on the map, the urban renewal plan provides for residential uses as the principal redevelopment use in the project area. Other allowable uses include commercial, office, public/semi-public, park and open space and public utilities.

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
- 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
- diy 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

Office: On any parcel designated for office use, only those uses that are low vehicular traffic generators will be permitted. Such uses include, but are not limited to, the following:

- attorney's offices
- title and insurance offices
- architectural, engineering offices
- real estate offices
- financial investment offices
- professional management services

Public/Semi-Public: This category permits uses that serve the public, including government offices and related facilities, educational facilities and other community service facilities.

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. The maximum building heights must be in conformance with the zoning ordinance of the City of Wichita, Kansas, except that office and commercial structures will be limited to a maximum height of two (2) stories above street grade.

- (5) Minimum Open Landscaped Area.

Residential -	25% of site area
Commercial -	10% of site area
Light Commercial -	10% of site area
Office -	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 Requirements.

Residential uses - 1.3 spaces per dwelling unit
Commercial in residential building - 10 spaces per 1,000 square feet of gross floor area used.
Commercial, Light Commercial and Office Uses - parking will be provided in conformance with the minimum requirements of the zoning ordinance of Wichita, Kansas.

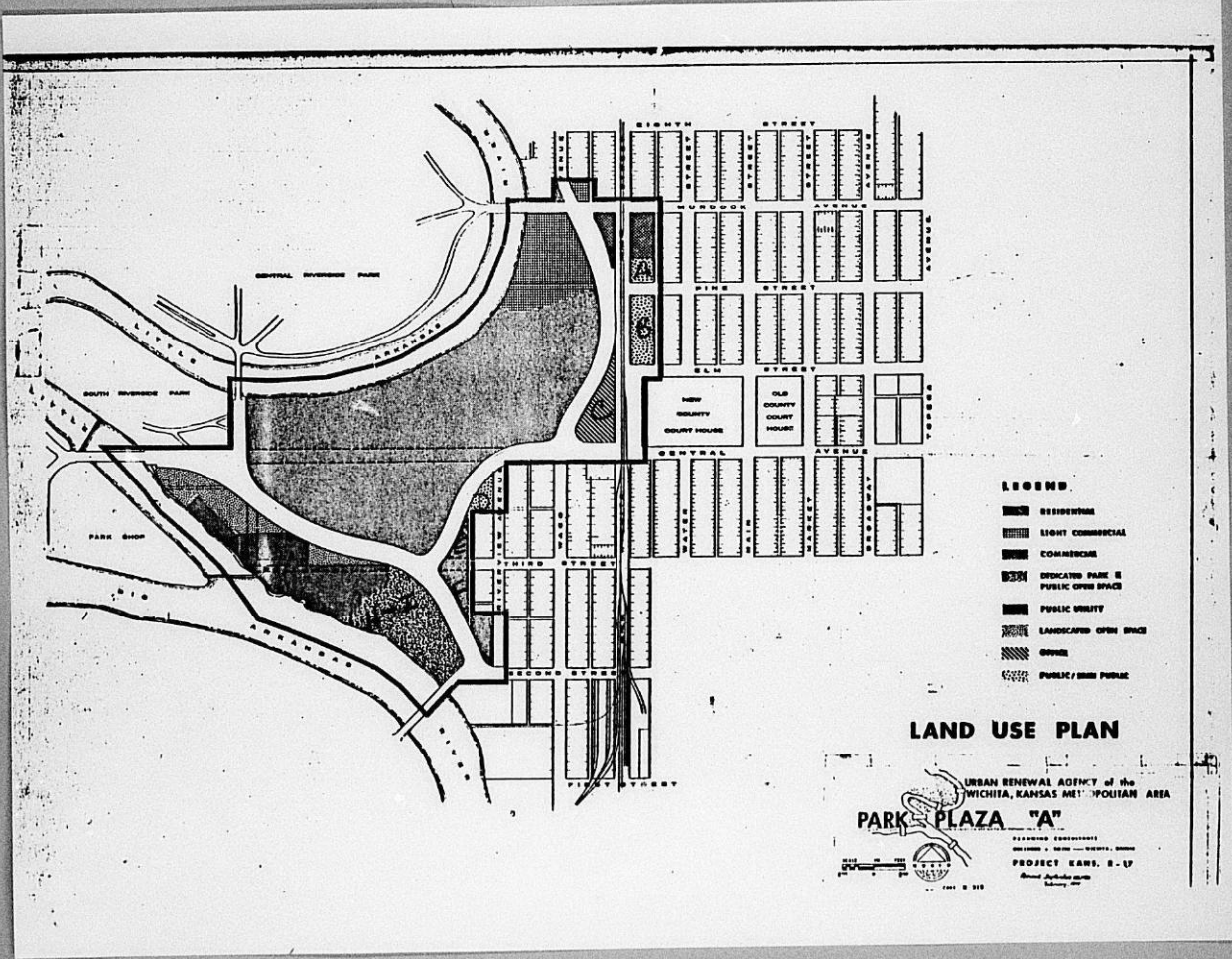
Off street loading space shall be provided when necessary in conformance with the zoning ordinance of the City of Wichita, Kansas.

In the event that any of the land designated as "residential use" on the land use plan shall be used for the construction of housing for elderly citizens, then the minimum parking requirement shall be reduced to 0.5 spaces per dwelling unit, if so approved by the Board of Zoning Appeals. 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 position 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 to all property in the Park Plaza "A" Project Area that is acquired by the Urban Renewal Agency. These provisions shall also be applicable to a property within the Park Plaza "A" project area not acquired by the Agency when the owner of said property acquires Agency held land, unless such requirements are waived in writing by the Agency.



- LEGEND**
- RESIDENTIAL
 - LIGHT COMMERCIAL
 - COMMERCIAL
 - DEDICATED PARK & PUBLIC OPEN SPACE
 - PUBLIC UTILITY
 - LANDSCAPED OPEN SPACE
 - OPEN
 - PUBLIC/SEMI PUBLIC

LAND USE PLAN

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA
PARK PLAZA "A"
 PREPARED BY
PROJECT KANS. R-17
 Revised July 1964
 February 1965

URBAN RENEWAL PLAN
PARK PLAZA 'A'

WICHITA, KANSAS
PROJECT NO. KANS. R-17

AMENDED

DATED: SEPTEMBER 28, 1972

Existing Plan



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: September 28, 1972

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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;

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

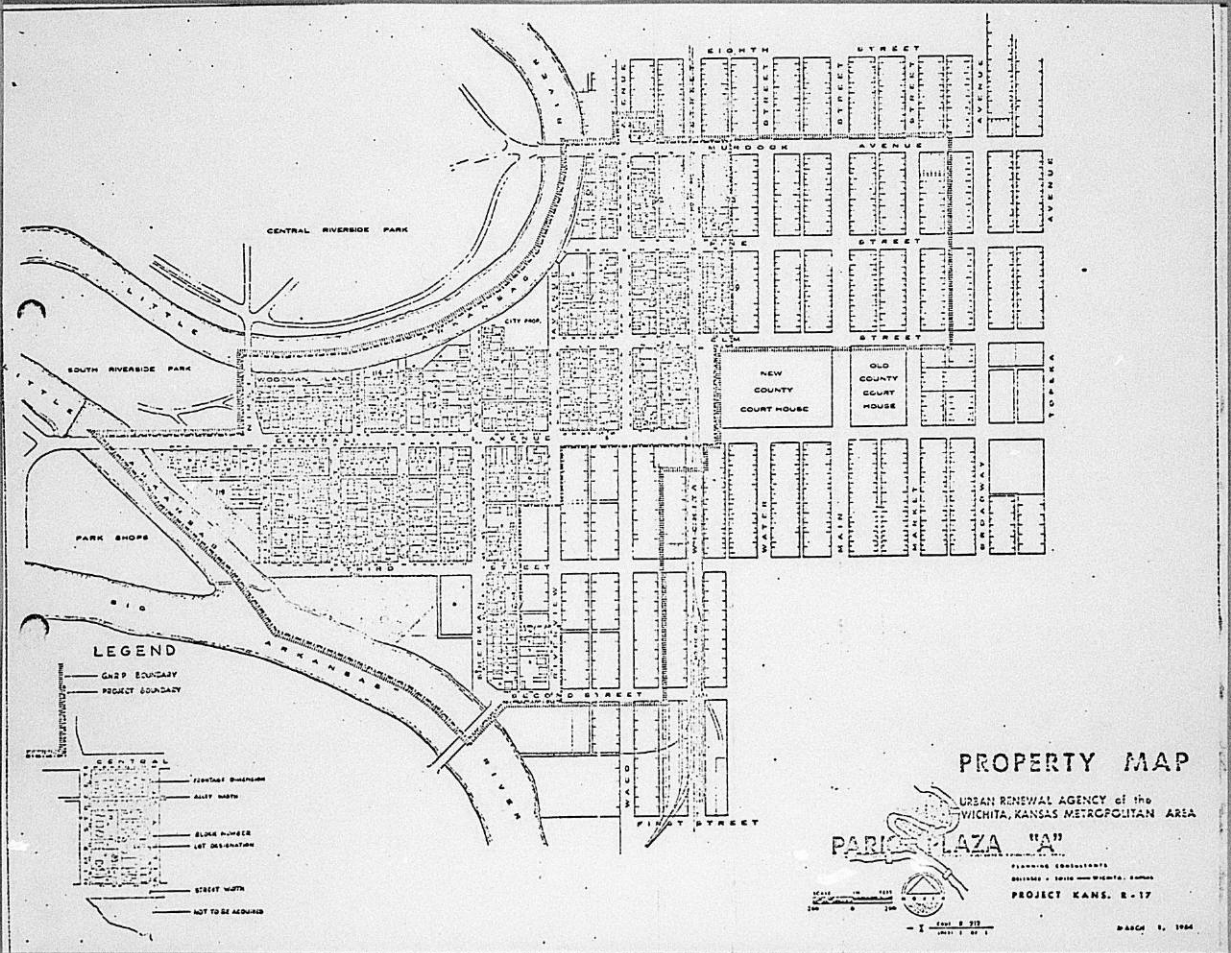
The Project Area, on the fringe of downtown, is currently occupied by old, blighted, predominantly residential structures. Under this Urban Renewal Plan, the entire Project Area will be acquired and cleared with the exception of certain perimeter properties. Properties not to be acquired include all 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

- 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

In the event that any of the land designated as "residential use" on the land use plan shall be used for the construction of housing for elderly citizens, then the minimum parking requirement shall be reduced to 0.5 spaces per dwelling unit. Open parking lots shall contain tree-planting areas at maximum intervals of eighty (80) feet.

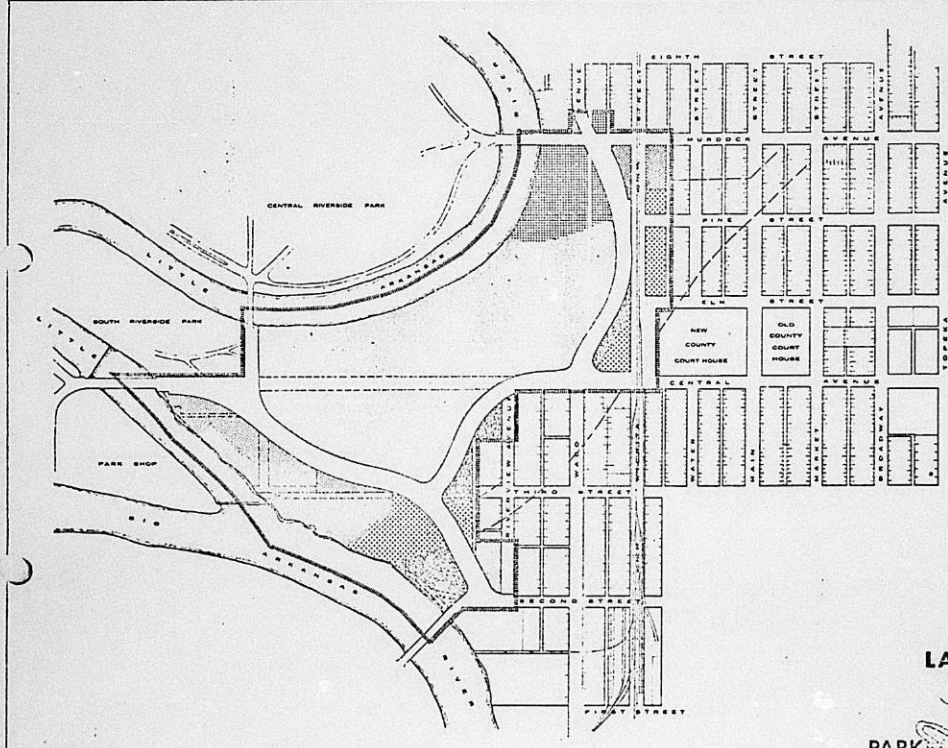
(9) Signs.

- (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,




- LEGEND**
-  RESIDENTIAL
 -  LIGHT COMMERCIAL
 -  COMMERCIAL
 -  DEDICATED PARK & PUBLIC OPEN SPACE
 -  PUBLIC UTILITY
 -  LANDSCAPED OPEN SPACE
 -  LIMITED ACCESS HIGHWAY
 -  INTERM. PARK & OPEN SPACE
 -  UTILITY easement

LAND USE PLAN

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA

PARK PLAZA "A"

PLANNING DEPARTMENT
DIVISION OF PLANNING AND RESEARCH
PROJECT KANS. B-17



DATE: 11-1-60

~~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, 126-A and 126-B 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.



Kenneth H. Kitchen
Secretary

DISPOSITION SUPPLEMENT NO. 4
TO
GENERAL URBAN RENEWAL PLAN
FOR
WICHITA NDP URBAN RENEWAL AREA
ADMINISTRATION CENTER

Proposed Plan

DATED: March 13, 1980

Originally Recorded on 11/8/71 in Misc. Book 701, Page 418, as Disposition Supplement No. 7 to General Urban Renewal Plan for Wichita Original Town Urban Renewal Area, dated December 11, 1970.

Disposition: Supplement No. 7 to General Urban Renewal Plan for Wichita Original Town Urban Renewal Area, dated December 11, 1970. Amended on January 27, 1972. Amendments referred to as Disposition Supplement No. 4 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area, Administration Center, dated January 17, 1972.

Disposition Supplement No. 4 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area, Administration Center, amended on February 10, 1977 to include changes in land uses designated on the Generalized Land Use Plan Map.

LAND DISPOSITION SUPPLEMENT NO. 4

ADMINISTRATION CENTER

This section contains the minimum land disposition controls for a portion of the NDP area known as Administration Center, which is delineated on the attached map entitled Generalized Land Use Plan, Administration Center. This map indicated the specific allowable land uses and street pattern.

1. Land Use Provisions

Land use shall be as indicated on the Generalized Land Use Plan Map and shall be limited to the following land use categories:

- a. Residential Use - including multi-family, high rise and transient housing.
- b. Trade/Service - this category is restricted to existing uses as located on the Generalized Land Use Plan Map.
- c. Mixed Use - this category permits a mixture of land uses generally associated with the central business district including the following specific uses:
 - (1) government/public
 - (2) office
 - (3) commercial/retail
 - (4) multi-family residential
 - (5) transient housing, except that such use shall not be permitted on the parcel platted as Block 2, Administration Center, bounded by Third Street, Second Street, Main Street, and Water Street.

2. Building Requirements

In addition to the foregoing land use restrictions, the following regulations, controls or restrictions shall be imposed on all real property acquired by the Urban Renewal in connection with the Administration Center Area.

a. Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level.

At least twenty percent (20%) of the lot area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.

b. Building Setbacks Adjacent to Street Right-of-Way.

Any structure erected shall be in conformance with the minimum setback requirements for the appropriate zoning district as designated in the Zoning Ordinance of the City of Wichita, Kansas, except that the following setbacks shall be imposed on the parcel platted as Block 2, Administration Center.

A minimum setback of ten (10) feet from the adjacent street right-of-way shall be required for any structures from two to six feet in height above the abutting street grade. A minimum setback of twenty (20) feet from the adjacent street right-of-way line shall be required for any structure more than six (6) feet in height above the abutting street grade.

c. Minimum Off-Street Parking

Office and Retail Uses - Four (4) car spaces for each one thousand square feet of gross office and retail floor area shall be provided, unless such requirement is waived in writing by the Urban Renewal Agency. These spaces are to be provided within 800 feet (as measured along the lines of public access) from the use which it serves.

Residential Uses - One and one-fourth (1.25) spaces shall be provided for each dwelling unit, except for dwelling units designed for elderly occupants, .5 spaces per unit shall be required, if so approved by the Board of Zoning Appeals.

d. Signs

- (a) The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the Agency for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.
- (b) Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the Agency for written approval prior to the erection thereof.
- (c) Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a non-flashing type.
- (d) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- (e) Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
- (f) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

e. Landscaping and Site Design

A site plan and landscape plan will be required by the Agency prior to approval of any construction plan. The landscape plan will be drawn to scale and show the location, size and species of all existing and proposed landscaping. The minimum landscaping requirement will include street trees and front yard landscaping, unless such requirement is waived in writing by the Urban Renewal Agency.

f. Outdoor Storage

Outdoor storage of materials and supplies will not be permitted in conjunction with any use on property conveyed by the Urban Renewal Agency for redevelopment.

3. Rehabilitation of Existing Structures

The land disposition controls, regulations and restrictions noted herein are waived for existing structures, acquired by the Urban Renewal Agency and subsequently conveyed, to be rehabilitated within the Administration Center Area. The granting of this waiver is subject to review of rehabilitation proposals by the Urban Renewal Agency. Each rehabilitation project will be reviewed on an individual basis, and the Agency may establish protective covenants as deemed feasible or appropriate.

In any event, rehabilitation of existing structures must meet minimum requirements of the codes and ordinances of the City of Wichita, Kansas.

4. Circulation Requirements

Circulation Requirements are delineated on the Generalized Land Use Plan Map.

5. Redevelopers Obligations

In the conveyance of land in cleared portions of the Administration Center Area, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

6. Design Objectives

The real property covered under this supplement shall be subjected to the requirements and restrictions set forth herein in order to ensure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property, to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to ensure the highest and best development of said properties; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

7. Procedure

No improvements shall be undertaken until the complete plans and specifications including the floor plans, grade, plot plan, and landscape plans of such improvement shall have been submitted to and approved in writing by the Urban Renewal Agency. If such plan or plans are not disapproved by the Agency within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provision of this section fully complied with.

8. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenants", in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Supplement shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for thirty (30) years, and automatically shall be continued hereafter 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 Governing Body 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 Land Disposition Supplement shall be made applicable to all property in the Administration Center Project Area that is acquired by the Urban Renewal Agency. These provisions shall also be applicable to a property within the Administration Center Project boundaries not acquired by the Urban Renewal Agency when the owner of said property acquires Agency held land, unless such requirements are waived in writing by the Agency.




ADMINISTRATION CENTER (A-5-3)

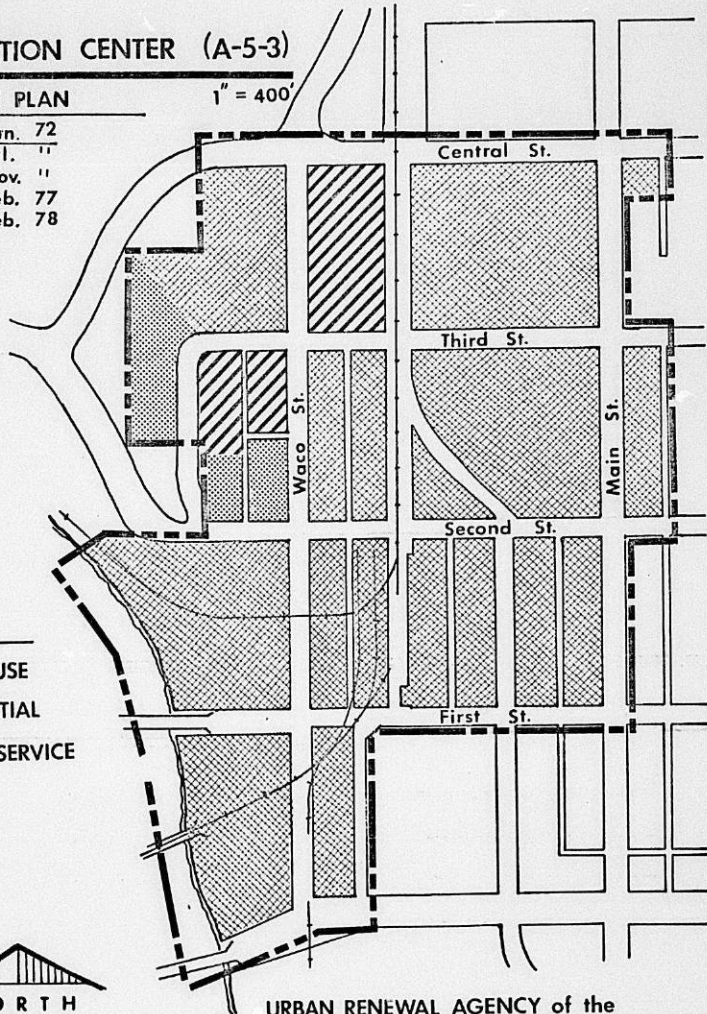
LAND USE PLAN

1" = 400'

revised Jan. 72
Jul. 72
Nov. 72
Feb. 77
Feb. 78

LEGEND

-  MIXED USE
-  RESIDENTIAL
-  TRADE SERVICE



URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA

DISPOSITION SUPPLEMENT NO. 4
TO
GENERAL URBAN RENEWAL PLAN
FOR
WICHITA NDP URBAN RENEWAL AREA
ADMINISTRATION CENTER

DATED: January 17, 1972

Existing Plan

LAND DISPOSITION SUPPLEMENT

This section contains the land disposition controls for an area generally known as the Administration Center. The boundary of the project is indicated on the map entitled Land Use Plan. This exhibit indicates specific allowable land uses and the proposed street pattern.

Land Use Provisions and Building Requirements.

- a. Land use shall be as indicated on the map entitled Land Use Plan. In those areas indicated for commercial land use, land uses permitted shall be commercial, retail, office, multi-family residential, and transient housing provided that all such uses are integrated into a scheme to enable various parts of the design to function properly, and provided, that such uses are in proper relationship to each other and enhance rather than reduce pedestrian movement in safety and pleasant surroundings.

b. Building Requirements.

In addition to the foregoing, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the Administrative Center Area:

- (1) Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level. At least twenty percent (20%) of the lot area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.
- (2) Building Setbacks Adjacent to Street Right-of-Way. A minimum setback of ten (10) feet from the adjacent street right-of-way shall be required for any structure from two to six feet in height above the abutting street grade. A minimum setback of twenty-five (25) feet from the adjacent street right-of-way line shall be required for any structure more than six (6) feet in height above the abutting street grade.
- (3) Minimum Off-Street Parking. One car space for each dwelling unit, except for dwelling units specifically designed for elderly occupants, .5 spaces per unit shall be required, and four (4) car spaces for each one thousand square feet of gross office and retail floor area. These spaces to be provided within 800 feet (as measured along the lines of public access) from the use which it serves.
- (4) Signs.
 - (a) The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the Agency for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.

- (b) Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the Agency for written approval prior to the erection thereof.
- (c) Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a non-flashing type.
- (d) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- (e) Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
- (f) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

2. Circulation Requirements

Circulation requirements are delineated on the Land Use Plan Map.

3. Redevelopers Obligations

In the conveyance of land in cleared portions of the Administration Center Area, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

4. Design Objectives

The real property covered under this supplement shall be subjected to the requirements and restrictions set forth herein in order to ensure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property; to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to ensure the highest and best development of said properties; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

5. Procedure

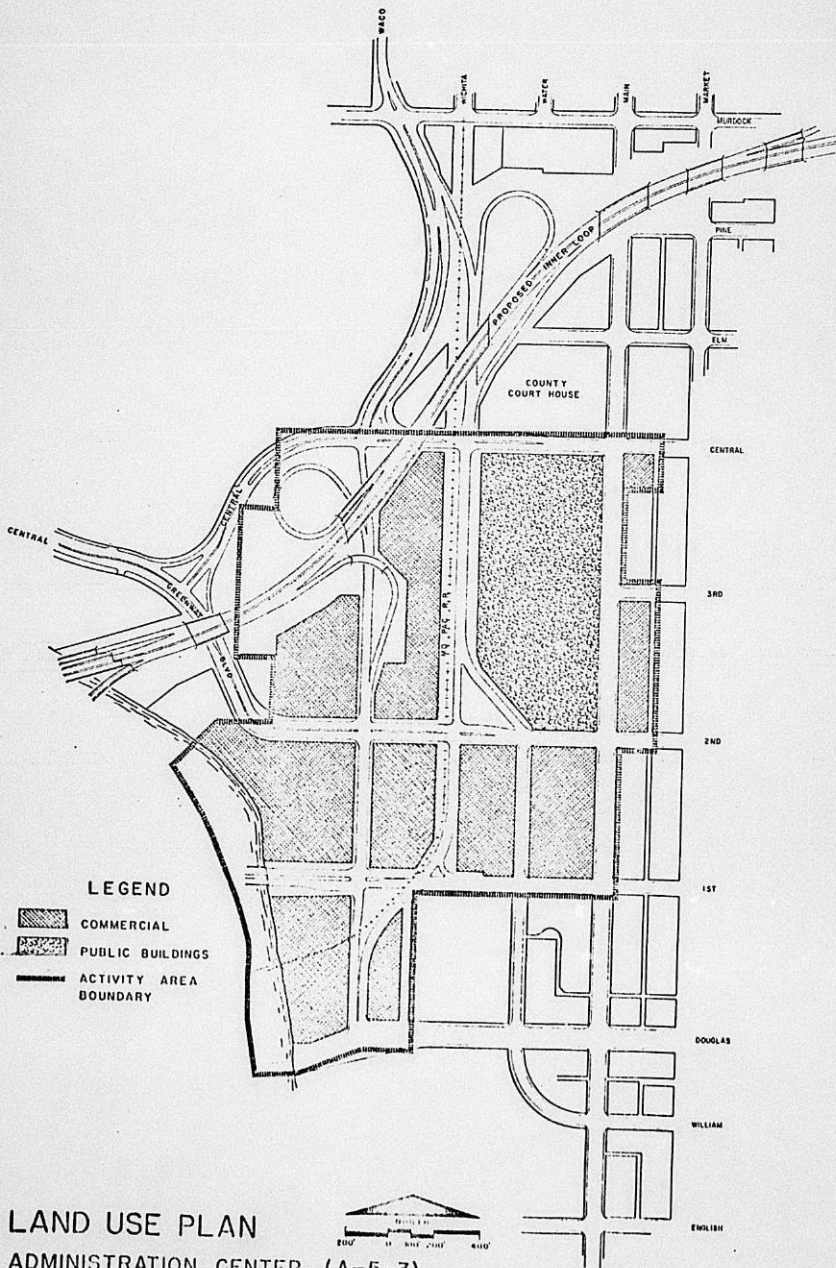
No improvements shall be undertaken until the complete plans and specifications including the floor plans and grade and plot plan of such improvement, shall have been submitted to and approved in writing by the Urban Renewal Agency, which shall incur no liability by reason of its judgment, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the Agency within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provisions of this section fully complied with.

6. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenants," in the office of the Register of Deeds of Sedwick County, Kansas, the restrictions contained in this Supplement shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for 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 Governing Body 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 1.a., 1.b., and 1.c. shall be made applicable to properties

which are not to be acquired through enforcement of the zoning ordinance of the City of Wichita, Kansas. Said "Declaration of Restrictive Covenants" will, however, exclude applicability to existing structures now in place, but will pertain to alterations, additions and replacements. As a minimum, these provisions and requirements shall be applicable to a property which is not to be acquired when the owner thereof acquires project land.



LAND USE PLAN
ADMINISTRATION CENTER (A-5-3)

URBAN RENEWAL AGENCY of the
 WICHITA COUNTY...

THIS PREPARATION WAS THE PROPERTY OF THE WICHITA COUNTY RENEWAL AGENCY. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

*west of
3rd & Riverview site
on Administration Center U.R.A.
Plan (A-5-3) Reserve E/F
on Park Plaza A U.R.A. Plan*

~~Young~~
JL

AMENDED DEVELOPMENT PROPOSAL
3RD & RIVERVIEW SITE
(LOT 1, EMERSON ADDITION)
ADMINISTRATION CENTER PROJECT (KANS. A-5)
SUBMITTED BY
CHISHOLM CROSSING DEVELOPMENT CORPORATION

WHEREAS, Chisholm Crossing Development Corporation ("Developer") did, by Warranty Deed dated July 30, 1980, acquire title to the above-captioned property ("Site") pursuant to a Purchase Contract dated January 2, 1980 for the purpose of constructing a high-rise structure for elderly, residential occupancy.

WHEREAS, the City Commission of the City of Wichita, Kansas has authorized amendment of said Contract to permit construction of a high-rise office building on said Site in lieu of residential development.

NOW, THEREFORE, Developer's amended and revised Development Proposal for the Site is summarized as follows:

Developer will secure the construction of an office building consisting of approximately 79,000 square feet of gross building area in 7 floors and equipment penthouse. Parking will be provided in accordance with requirements of the Urban Renewal Plan for the Project. The structure will be fully sprinklered and completely fireproof. Exterior construction will consist primarily of insulated solar glass. Interior design will

be contemporary and of high quality. Appropriate greenspace, landscaping and other amenities will be provided.

Total Development cost is estimated at \$5,200,000. It is anticipated that financing may be provided by proceeds from Industrial Revenue Bonds and supplemented by funds from private sources, in which event title to said Site and improvements will be vested in the City, subject to a lease (and purchase option) with the tenant for such bond issue. Said tenant will be Law Company Building Associates, a Kansas limited partnership, consisting of The Law Company, Inc., as general partner, and one limited partner. A substantial portion of the structure will serve as national headquarters for The Law Company, Inc., and Law/Kingdon, P.A., its architectural/engineering associate, providing office space for the 150 employees of these two firms. The top floor will be available for lease to Mr. Albert L. Kamas, President of Chisholm Crossing Development Corporation. The remainder of the building will ultimately be available for the future expansion of The Law Company and its affiliates and, in the interim, will be leased for other office and complementary uses.

To effectuate this Proposal, Developer will convey the Site to Law Company Building Associates and/or The Law Company WITH THE SPECIFIC PROVISIO that these parties will carry out and complete development of the Site in accordance with this Amended Development Proposal and the Urban Renewal Plan. Developer will continue to be responsible to the City of Wichita for performance of development services until the proposed

construction is complete. Pursuant to conveyance of the Site, Developer will require that, in the event that Industrial Revenue Bonds to finance this development are not to be issued contemporaneously with such conveyance, these parties will grant to the City of Wichita a Repurchase Option for the Site for a specific price of \$345,000.00, which Option is exercisable not earlier than January 1, 1983 and not later than March 31, 1983 in the event that The Law Company fails to undertake substantial construction on the Site in accordance with the terms hereof. It is understood and agreed that upon its finding that good cause has been shown for an extension of the requirement for timely commencement of construction as provided in the preceding sentence, the City may extend said requirement for such period deemed by it to be reasonable in the circumstances.

Law Company Building Associates or The Law Company, as the case may be, in cooperation with Developer, shall submit Construction Plans for the development proposed herein to The City of Wichita as the earliest possible date but in no event later than June 30, 1982. Said "Construction Plans" shall include detailed site plan showing landscaping and appropriate amenities, building plans, drawings, specifications and related documents in sufficient detail to show that improvements and construction thereof will be in accordance with the Urban Renewal Plan and this Amended Development Proposal.

Construction of improvements proposed hereunder will be commenced within four (4) months after approval of Construction Plans by the City of Wichita, and, except as otherwise provided, will be completed within twenty-four (24) months after such date of approval.

SUBMITTED this _____ day of December, 1981.

CHISHOLM CROSSING DEVELOPMENT CORPORATION

By: _____
Albert L. Kamas, President

ATTEST:

Secretary

ACCEPTED AND APPROVED this _____ Day of December, 1981.

THE CITY OF WICHITA

By: _____
Robert Brown, Mayor

ATTEST:

City Clerk

THE CITY OF WICHITA



DEPARTMENT OF LAW
OFFICE OF CITY ATTORNEY
CITY HALL - THIRTEENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-6681

December 4, 1981

Mr. J. Eric Engstrom
Fleeson, Gooing, Coulson & Kitch
Attorneys at Law
1600 Vickers KSB&T Building
125 North Market Street - Box 997
Wichita, Kansas 67201

Re: Contract Amendment - Chisholm
Crossing Development Corporation

Dear Mr. Engstrom:

Please find enclosed copies of the proposed contract amendment I have prepared. This amendment merely seeks to clean up the current redevelopment contract between the City and Chisholm Crossing Development Corporation and I have tried to keep it as simple as possible. The time frames have been changed to conform to the dates provided by Robert Desmarteau in his amended development proposal.

If you have any problems or suggestions, please let me know and it can be changed. If it meets your approval, please execute three copies and return to me for execution by the Mayor.

Very truly yours,

Joe Allen Lang
Assistant City Attorney

JAL:kj
cc: Don Anderson
Enclosures

AMENDMENT

CONTRACT FOR SALE OF LAND
FOR PRIVATE REDEVELOPMENT

THIS AMENDMENT to the Contract for Sale of Land for Private Redevelopment is entered into by and between the City of Wichita, Kansas as successor to the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area and Chisholm Crossing Development Corporation.

WITNESSETH:

WHEREAS, on the 2nd day of January, 1980, the Urban Renewal Agency of Wichita, Kansas Metropolitan Area and Chisholm Crossing Development Corporation entered into a Contract for Sale of Land for Private Redevelopment; and,

WHEREAS, the Property located in the Administration Center Urban Renewal Area has heretofore been conveyed to Redeveloper; and,

WHEREAS, the City of Wichita is successor to the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area; and,

WHEREAS, Redeveloper and the City of Wichita have mutually agreed that residential development of the property, as originally proposed, is not now feasible and both parties desire that Redeveloper proceed with commercial office development of the Property;

NOW, THEREFORE, the above named parties hereto do agree that said contract dated January 2, 1980, is hereby amended as follows:

The term "Agency" shall henceforth mean the City of Wichita, Kansas.

Part I, Section 4. Time for Commencement and Completion of Improvements.

Amend to read as follows:

The construction of the Improvements referred to in Section 301 hereof shall be commenced in any event within four (4) months after final approval of construction plans, as provided in Section 5 hereof, and, except as otherwise provided in the Agreement, shall be completed within twenty-four (24) months after such approval.

Part I, Section 5. Time for Certain Other Activities.

Amend subparagraph (a) to read as follows:

Time for Submission of Construction Plans. The time within which the Redeveloper shall submit its "Construction Plans" (as defined in Section 301 hereof) to the City in any event, pursuant to Section 301 hereof, shall be not later than June 30, 1982.

Part I, Section 7. Notices and Demands.

Notices and demands to the City shall be to:

Department of Housing & Economic Development
City Hall - 11th Floor
455 North Main Street
Wichita, Kansas 67202

Part I, Section 8.

Delete second paragraph and insert:

Redevelopment shall be in accordance with the Amended Development Proposal for this Property approved by the City of Wichita.

Any reference to Schedule B is deleted.

Upon the execution of any agreement relative to the issue of industrial revenue bonds in reference to this Property, such agreements shall supersede and control over any provisions of the Contract or this Amendment which are inconsistent with such IRB agreements.

All other terms and conditions of the Contract for Sale of Land for Private Redevelopment remain unchanged.

IN WITNESS WHEREOF the parties hereto have caused this agreement amendment to be duly executed.

Dated this _____ of _____, 1981.

CITY OF WICHITA

By _____
Robert C. Brown, Mayor

ATTEST:

Donald C. Gisick, City Clerk

Approved as to form:

John Dekker, Director of Law

CHISHOLM CROSSING DEVELOPMENT
CORPORATION

By Albert L. Kamas, President

ATTEST:

Secretary

COMMISSIONERS PROCEEDINGS

JOURNAL 127

MAY 19, 1981

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URBAN RENEWAL PLANS
PARK PLAZA AND
ADMIN. CTR.

PROPOSED CHANGES TO URBAN RENEWAL PLANS -- PARK PLAZA "A" AND ADMINISTRATIVE CENTER, presented.

In accordance with state statute, a public hearing has been advertised proposing amendments to the Park Plaza "A" and Administrative Center Urban Renewal Plans. The amendments include:

Park Plaza "A"

1. Eliminate inner loop from plan.
2. Add office and public/semi-public as permitted land uses. The GSA site was originally acquired for public use and now will be private. The block bounded by Wichita, Waco, Third and Second was originally acquired for private use and now will be public. This makes all sites eligible for either private or public use under the Urban Renewal Plan.
3. Change section on parking to require parking for Commercial, Light Commercial and Office uses in conformance with the zoning ordinance. This change in the plan is made to conform with City ordinance which staff and boards feel is adequate.
4. Set standards for office uses under sections on Building Heights and Minimum Open Landscaped Areas. This eliminates building heights in the commercial areas and allows more office space, but the developer is still required to submit plans and specifications on redevelopment.
5. Revise Land Use Map to include:
 - a. Reserves A, B, D - public/semi-public use
 - b. Reserve C - office use
 - c. Reserves E & F - residential use
 - d. Reserves H & I - dedicated park and open space

These changes are land uses allowed after the elimination of the inner loop which provides for residential uses at the intersection of Third and Riverway and semi-public uses or public uses on the site conveyed to the Board of Education, and office uses on the northeast corner of Waco and Central, and reserves H & I, Veterans Memorial Park, as park and open space.

Administrative Center

1. Change permitted uses to Mixed Use, Residential and Trade Service.
2. Delete inner loop and show new street patterns on Land Use Plan map.
3. Building Setback requirements changed to minimum requirements of zoning.
4. Off-street parking to require 4 spaces/1,000 square feet of commercial and office, and 1.25 spaces per dwelling.
5. Include section on Landscaping and Site Design.
6. Prohibit outdoor storage.
7. Include section on Rehabilitation of Existing Structures.

The proposed amendments have been approved by the R&R Board and the Metropolitan Area Planning Commission.

Kenneth Kitchen

Kenneth Kitchen, Downtown Development Director, reviewed briefly the proposed changes. He noted that with regard to Sub-Item 5b, that there was some controversy as to whether Reserve C should be designated for office use. He also noted that there was a change in the building height at the corner of Murdock and Waco to exceed two stories.

*Mayor Brown was excused briefly during which time Vice Mayor Casado was in the Chair.

Discussion

Discussion was had and Mr. Kitchen stated that Planning would like to see Reserve C to remain as open space. He further stated that the building at Murdock and Waco is financed and ready to go and construction could be started in 45 days if subject plan is approved today.

Comm. Wright

Commissioner Wright expressed her concern that the original concept called for shopping area to service the area and now it is ending up with a conglomeration of commercial buildings on that location, and further complicating it by a five-story building right on the river. She questioned whether this will really be serving the residents in that area.

Mayor Brown

Mayor Brown stated that he felt the commercial development was appropriate and he was supportive of this plan.

Comm. Knight

Commissioner Knight noted that the public still has access to the river via easements.

Motion -- carried

Knight moved that the amended plans be adopted. Motion carried 5 to 0.

Robert Finch

The Deputy City Manager requested clarification as to the intent of the Commission relative to Reserve C, as staff felt that it should be utilized for parking.

Motion --

-- carried

Casado moved that Item 5, just concluded, be reconsidered. Motion carried 5 to 0.

RECEIVED

OCT 23 1981

METROPOLITAN PLANNING
ROUTE *[Signature]*

COMMISSIONERS PROCEEDINGS

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MAY 19, 1931

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- Discussion Discussion was had regarding the appropriate use for Reserve C, and Commissioner Casado noted that if the property is used for parking as recommended by staff that possibly it would keep the City from having to add to the parking garage.
- Motion -- Casado moved that the amended plan be adopted for Park Plaza "A" with the exception that under item 3 that Reserve C be reserved for future parking.
- Robert Finch The Deputy City Manager, in answer to inquiry by the Commission, stated that motor pool vehicles have had to be moved from the new Post Office site, and while a small paved lot of the GSA site has been acquired and will accommodate about 50 vehicles, when that site is disposed of it will require moving about 100 motor pool vehicles onto the City Hall site. Also public parking on the City Hall site is getting tight and there is no other vacant property in this area that is available.
- Discussion Discussion was had and Mr. Kitchen suggested that Reserve C be designated for office use or parking.
- Robert Finch The Deputy City Manager stated that Mr. Kitchen's suggestion would be acceptable so long as the property was not sold prior to it being determined that it was not needed for parking purposes.
- Motion -- Casado restated his motion that the Commission adopt the amended plans with the exception that 5b of the Park Plaza "A" plan, referring to Reserve C, be reserved for parking or office use, and the property cannot be sold without first being brought back to the City Commission and approved.
- carried Motion carried 5 to 0.

DISPOSITION SUPPLEMENT NO. 4
TO
GENERAL URBAN RENEWAL PLAN
ADMINISTRATION CENTER

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
MAY 23 1981 8:00 A.M.
JUN 23 1981
5 43421
NO. 5
BETTE F. McCART
REGISTER OF DEEDS

MICROFILMED
OF RECORD

*Sat Kettler
Deputy*

Originally Recorded on 11/8/71 in Misc. Book 701, Page 418, as Disposition Supplement No. 7 to General Urban Renewal Plan for Wichita Original Town Urban Renewal Area, dated December 11, 1970.

Disposition Supplement No. 7 to General Urban Renewal Plan for Wichita Original Town Urban Renewal Area, dated December 11, 1970. Amended on January 27, 1972. Amendments referred to as Disposition Supplement No. 4 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area, Administration Center, dated January 17, 1972.

Disposition Supplement No. 4 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area, Administration Center, amended on February 10, 1977 to include changes in land uses designated on the Generalized Land Use Plan Map.

Disposition Supplement No. 4 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area, Administration Center, amended on May 19, 1981 and recorded with the Register of Deeds.

RECEIVED

OCT 23 1981

METROPOLITAN PLANNING
ROUTE Group

12.00 City Clerk

ADMINISTRATION CENTER

This section contains the minimum land disposition controls for a portion of the NDP area known as Administration Center, which is delineated on the attached map entitled Generalized Land Use Plan, Administration Center. This map indicates the specific allowable land uses and street pattern.

1. Land Use Provisions

Land use shall be as indicated on the Generalized Land Use Plan Map and shall be limited to the following land use categories:

- a. Residential Use - including multi-family, high rise and transient housing.
- b. Trade/Service - this category is restricted to existing uses as located on the Generalized Land Use Plan Map.
- c. Mixed Use - this category permits a mixture of land uses generally associated with the central business district including the following specific uses:
 - (1) government/public
 - (2) office
 - (3) commercial/retail
 - (4) multi-family residential
 - (5) transient housing, except that such use shall not be permitted on the parcel platted as Block 2, Administration Center, bounded by Third Street, Second Street, Main Street, and Water Street.

2. Building Requirements

In addition to the foregoing land use restrictions, the following regulations, controls or restrictions shall be imposed on all real property acquired by the Urban Renewal Agency/City of Wichita in connection with the Administration Center Area.

a. Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level.

At least twenty percent (20%) of the lot area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.

b. Building Setbacks Adjacent to Street Right-of-Way.

Any structure erected shall be in conformance with the minimum setback requirements for the appropriate zoning district as designated in the Zoning Ordinance of the City of Wichita, Kansas.

c. Minimum Off-Street Parking

Office and Retail Uses - Four (4) car spaces for each one thousand square feet of gross office and retail floor area shall be provided, unless such requirement is waived in writing by the Urban Renewal Agency/City of Wichita. These spaces are to be provided within 800 feet (as measured along the lines of public access) from the use which it serves.

Residential Uses - One and one-fourth (1.25) spaces shall be provided for each dwelling unit, except for dwelling units designed for elderly occupants, .5 spaces per unit shall be required, if so approved by the Board of Zoning Appeals.

d. Signs

- (a) The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the City for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.
- (b) Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the City for written approval prior to the erection thereof.
- (c) Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a non-flashing type.
- (d) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- (e) Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
- (f) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

e. Landscaping and Site Design

A site plan and landscape plan will be required by the City prior to approval of any construction plan. The landscape plan will be drawn to scale and show the location, size and species of all existing and proposed landscaping. The minimum landscaping requirement will include street trees and front yard landscaping, unless such requirement is waived in writing by the Urban Renewal Agency/City of Wichita.

f. Outdoor Storage

Outdoor storage of materials and supplies will not be permitted in conjunction with any use on property conveyed by the Urban Renewal Agency/City of Wichita for redevelopment.

3. Rehabilitation of Existing Structures

The land disposition controls, regulations and restrictions noted herein are waived for existing structures, acquired by the Urban Renewal Agency/City of Wichita and subsequently conveyed, to be rehabilitated within the Administration Center Area. The granting of this waiver is subject to review of rehabilitation proposals by the Urban Renewal Agency/City of Wichita. Each rehabilitation project will be reviewed on an individual basis, and the Agency/City may establish protective covenants as deemed feasible or appropriate.

In any event, rehabilitation of existing structures must meet minimum requirements of the codes and ordinances of the City of Wichita, Kansas.

4. Circulation Requirements

Circulation requirements are delineated on the Generalized Land Use Plan Map.

5. Redevelopers Obligations

In the conveyance of land in cleared portions of the Administration Center Area, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

6. Design Objectives

The real property covered under this supplement shall be subjected to the requirements and restrictions set forth herein in order to ensure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property; to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to ensure the highest and best development of said properties; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

7. Procedure

No improvements shall be undertaken until the complete plans and specifications including the floor plans, grade, plot plan, and landscape plans of such improvement shall have been submitted to and approved in writing by the Urban Renewal Agency/City of Wichita. If such plan or plans are not disapproved by the Agency/City within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provision of this section fully complied with.

8. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenants", in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Supplement shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for 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 Governing Body 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 Land Disposition Supplement shall be made applicable to all property in the Administration Center Project Area that is acquired by the Urban Renewal Agency/City of Wichita. These provisions shall also be applicable to a property within the Administration Center Project boundaries not acquired by the Urban Renewal Agency/City of Wichita when the owner of said property acquires Agency/City held land, unless such requirements are waived in writing by the Agency/City.

ADMINISTRATION CENTER (A-5-3)




LAND USE PLAN

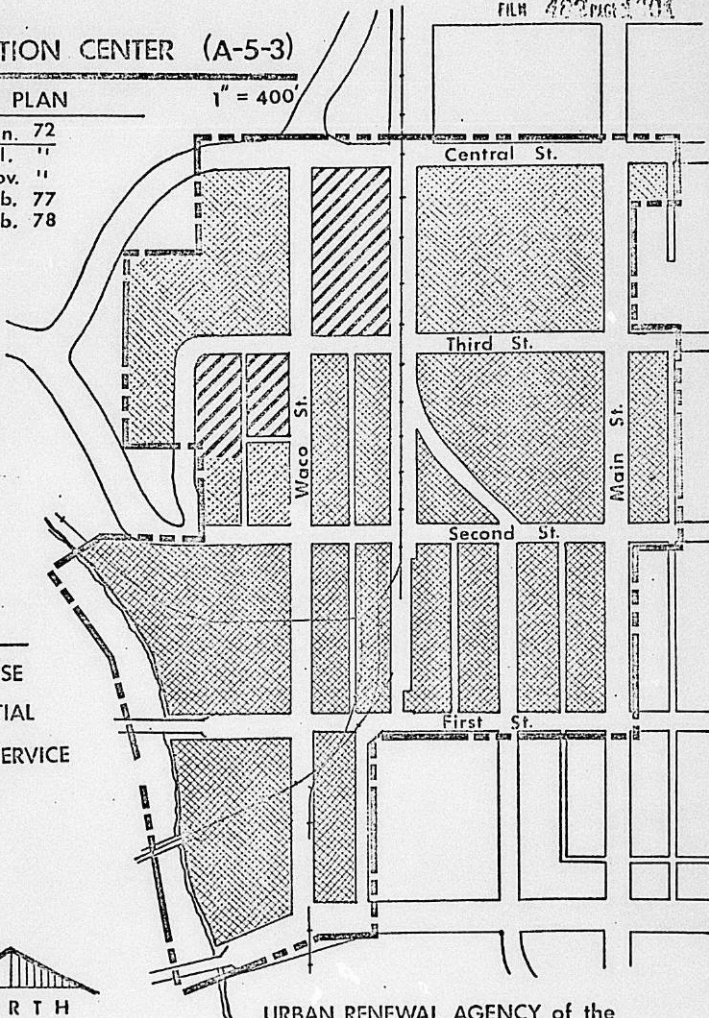
1" = 400'

revised Jan. 72
Jul. " "
Nov. " "
Feb. 77
Feb. 78

FILE 400 PAGE 104

LEGEND

-  MIXED USE
-  RESIDENTIAL
-  TRADE SERVICE



URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA

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Motion -- Casado moved that the City Clerk be instructed to open and tabulate
 -- carried the bids. Motion carried 5 to 0.

The bids were opened and tabulated.

Joe Norton Joe Norton, representing Bond Counsel, stated that he would like to verify the computation of the interest rates and requested time to check them. Later, after reviewing the bids, he reported that the following was determined to be acceptable and the lowest net interest cost:

Series 135	Bank of American NT & SA	
Rate of Interest Bid	7.4569%	
Total Interest Cost at Maturity at rates specified		\$498,312.53
Less Premium		2,857.00
Net Interest Cost to Maturity		\$495,455.53

Series 136	Bank of American NT & SA	
Rate of Interest Bid	8.094%	
Total Interest Cost at Maturity at rates specified		\$579,057.50
Less Premium		3,278.30
Net Interest Cost to Maturity		\$582,335.80

Motion -- Casado moved that the sale be awarded to the Bank of America NT & SA
 -- carried on their bid of an average annual net interest rate of 7.4569% for Series 135, and 8.094% for Series 136. Motion carried 5 to 0.

ORDINANCES -- ORDINANCES AUTHORIZING THE ISSUANCE OF TEMPORARY NOTES FOR SERIES
 TEMPORARY NOTES 135 AND SERIES 136 IN THE TOTAL AMOUNT OF \$30,900,000.00, presented.

Motion -- Knight moved that the ordinances be placed on first reading. Motion
 -- carried carried 5 to 0.

ORDINANCE

An Ordinance authorizing and providing for the issuance of Renewal and Improvement Temporary Notes to be known as Series 135, dated June 1, 1981, of the City of Wichita, Kansas, in the aggregate principal amount of \$17,850,000.00 for the purpose of renewing and refunding the aggregate principal amount of \$17,490,112.00 renewal and improvement temporary notes heretofore issued by the City of Wichita, Kansas, and to provide the additional principal amount of \$359,888.00 for the payment of costs and expenses of certain newly undertaken improvements in said city, introduced and under the rules laid over.

ORDINANCE

An Ordinance authorizing and providing for the issuance of Renewal and Improvement Temporary Notes to be known as Series 136, dated June 1, 1981, of the City of Wichita, Kansas, in the aggregate principal amount of \$13,050,000.00 for the purpose of renewing and refunding the aggregate principal amount of \$8,379,468.00 renewal and improvement temporary notes heretofore issued by the City of Wichita, Kansas, and to provide the additional principal amount of \$4,670,532.00 for the payment of costs and expenses of certain newly undertaken improvements in said city, introduced and under the rules laid over.

The Commission recessed at 10:30 a.m. and reconvened at 10:41 a.m.

URBAN RENEWAL PLANS
 PARK PLAZA AND
 ADMIN. CTR.

PROPOSED CHANGES TO URBAN RENEWAL PLANS -- PARK PLAZA "A" AND ADMINISTRATIVE CENTER, presented.

In accordance with state statute, a public hearing has been advertised proposing amendments to the Park Plaza "A" and Administrative Center Urban Renewal Plans. The amendments include:

Park Plaza "A"

1. Eliminate inner loop from plan.
2. Add office and public/semi-public as permitted land uses. The GSA site was originally acquired for public use and now will be private. The block bounded by Wichita, Waco, Third and Second was originally acquired for private use and now will be public. This makes all sites eligible for either private or public use under the Urban Renewal Plan.

COMMISSIONERS PROCEEDINGS

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3. Change section on parking to require parking for Commercial, Light Commercial and Office uses in conformance with the zoning ordinance. This change in the plan is made to conform with City ordinance which staff and boards feel is adequate.
4. Set standards for office uses under sections on Building Heights and Minimum Open Landscaped Areas. This eliminates building heights in the commercial areas and allows more office space, but the developer is still required to submit plans and specifications on redevelopment.
5. Revise Land Use Map to include:
 - a. Reserves A, B, D - public/semi-public use
 - b. Reserve C - office use
 - c. Reserves E & F - residential use
 - d. Reserves H & I - dedicated park and open space

These changes are land uses allowed after the elimination of the inner loop which provides for residential uses at the intersection of Third and Riverview and semi-public uses or public uses on the site conveyed to the Board of Education, and office uses on the northeast corner of Waco and Central, and Reserves H & I, Veterans Memorial Park, as park and open space.

Administrative Center

1. Change permitted uses to Mixed Use, Residential and Trade Service.
2. Delete inner loop and show new street patterns on Land Use Plan map.
3. Building Setback requirements changed to minimum requirements of zoning.
4. Off-street parking to require 4 spaces/1,000 square feet of commercial and office, and 1.25 spaces per dwelling.
5. Include section on Landscaping and Site Design.
6. Prohibit outdoor storage.
7. Include section on Rehabilitation of Existing Structures.

The proposed amendments have been approved by the R&R Board and the Metropolitan Area Planning Commission.

Kenneth Kitchen, Downtown Development Director, reviewed briefly the proposed changes. He noted that with regard to Sub-item 5b, that there was some controversy as to whether Reserve C should be designated for office use. He also noted that there was a change in the building height at the corner of Murdock and Waco to exceed two stories.

*Mayor Brown was excused briefly during which time Vice Mayor Casado was in the Chair.

Discussion

Discussion was had and Mr. Kitchen stated that Planning would like to see Reserve C to remain as open space. He further stated that the building at Murdock and Waco is financed and ready to go and construction could be started in 45 days if subject plan is approved today.

Comm. Wright

Commissioner Wright expressed her concern that the original concept called for shopping area to service the area and now it is ending up with a conglomeration of commercial buildings on that location, and further complicating it by a five-story building right on the river. She questioned whether this will really be serving the residents in that area.

Mayor Brown

Mayor Brown stated that he felt the commercial development was appropriate and he was supportive of this plan.

Comm. Knight

Commissioner Knight noted that the public still has access to the river via easements.

Motion -- carried

Knight moved that the amended plans be adopted. Motion carried 5 to 0.

Robert Finch

The Deputy City Manager requested clarification as to the intent of the Commission relative to Reserve C, as staff felt that it should be utilized for parking.

Motion --

-- carried

Casado moved that Item 5, just concluded, be reconsidered. Motion carried 5 to 0.

State of Kansas)
 Sedgewick County)
 City of Wichita)
 I, Dale E. Reed, Deputy City Clerk of the City of Wichita, Kansas, hereby certify that the document to which this is affixed is a true and correct copy of the original on file in the office of the City Clerk. Given under my hand and seal of the City of Wichita, this JUN 19 1981 Dale E. Reed Deputy City Clerk

FROM KJ DATE 10/22/81

ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input type="checkbox"/> Stockwell	<input type="checkbox"/> Galbraith	<input type="checkbox"/> Pierce
<input type="checkbox"/> Walter	<input type="checkbox"/> Funk	<input type="checkbox"/> Lytle	<input type="checkbox"/> Stafford
<input type="checkbox"/> Doramus	<input type="checkbox"/> Leivo	<input checked="" type="checkbox"/> Young	<input type="checkbox"/> Commer
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input type="checkbox"/> Chambers	<input type="checkbox"/> Crook
<input type="checkbox"/> Hanson	<input type="checkbox"/> Curfman	<input type="checkbox"/> Fleck	<input type="checkbox"/> Garland
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input type="checkbox"/> Nagley	<input type="checkbox"/> Singhal
<input type="checkbox"/> Holdeman	<input type="checkbox"/> Flynn	<input type="checkbox"/> Olivarez	<input type="checkbox"/> Whitney
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Haas	<input type="checkbox"/> Shirkey	<input type="checkbox"/> —
<input type="checkbox"/> Nelson	<input type="checkbox"/> Hart		
<input type="checkbox"/> Scott	<input type="checkbox"/> Losew		
	<input type="checkbox"/> Shen		
	<input type="checkbox"/> Spain		
	<input type="checkbox"/> Vinson		
	<input type="checkbox"/> — 930		

<input type="checkbox"/> Note & Return	<input type="checkbox"/> Signature
<input type="checkbox"/> Handle	<input type="checkbox"/> Library
<input type="checkbox"/> All Staff	<input type="checkbox"/> Information
<input type="checkbox"/> Comment	<input type="checkbox"/> Files

REMARKS Before 10/22/81 let me know if this proposal conflicts w/ adopted URA plan zoning or platting requirements.

TR-105

10/22/81

Young

PLATTING:

Platted as lot 1 of Emerson Add.

- Large 70' wide utility easement runs through center of lot (old 3rd street R.O.W.)
- 35' platted setbacks from Riverview & Greenway
- Complete access control along Greenway (west side of lot)

ZONING:

- Entire lot is zoned "C" Commercial

URA PLAN:

- Lot is designated for Residential Land use (in conflict with the office use now proposed)

CHISHOLM CROSSING DEVELOPMENT CORPORATION
625 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

Redevelopment and Rehabilitation Board
% Dept. of Housing & Economic Development
City Hall
455 North Main
Wichita, Kansas 67202

Attn: Don E. Anderson, Director
Housing & Economic Development

RE: Property at 3rd & Riverview
Chisholm Crossing Development Corp.

Ladies & Gentlemen:

Chisholm Crossing Development Corporation has diligently and continuously attempted to secure residential development of the above-captioned property -- first as Section 8 Housing for the Elderly, secondly through our unsuccessful proposal for a Turnkey Elderly Project on behalf of the Housing Authority and, finally, through conventional financing sources. It is clear that the current state of the financing market negates residential development within the foreseeable future. In the meantime, the land remains undeveloped and unproductive.

On the other hand, office development is feasible. Accordingly, we are currently engaged in negotiations with The Law Company, Inc. for the purpose of undertaking office development on this site. Law would become an equity owner in the venture and would relocate their main offices to this location.

The tract is zoned "C" Commercial, and office development is not inconsistent with the Urban Renewal Plan. However, without any intent to define legal considerations, the Contract of Sale under which this property was acquired contains considerable ambiguity with reference to land use requirements. Hence, it is essential that the City of Wichita concur with us in this undertaking and that appropriate actions be taken so that no impediment to financing will be created.

Thus, on behalf of Chisholm Crossing Development Corporation, we hereby formally request your concurrence, in principle, with our proceeding as outlined above. Appropriate details of agreement could then be worked out with your staff and forwarded to the City Commission for their approval at earliest possible time. In the meantime, we can immediately proceed with design and financing arrangements. Your subsequent approval of final plans would still be a condition precedent to actual construction. This provides you with the opportunity to assure that physical development of the property will be in keeping with the surrounding area.

Page 2

It will be of some interest for you to learn that Chisholm Crossing Development Corporation has already incurred expenses pursuant to proposed development of this site aggregating \$151,000 -- further delay will only result in substantial additional cost.

Thank you for your consideration.

Sincerely,



Warren J. Oblinger
Project Coordinator for
Chisholm Crossing Development Corporation

WJO:mb

FROM _____ DATE _____

ADMINISTRATION	ADVANCED PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input checked="" type="checkbox"/> Stockwell	<input checked="" type="checkbox"/> Smith	<input type="checkbox"/> Pierce
<input type="checkbox"/> Walter	<input checked="" type="checkbox"/> Fink	<input type="checkbox"/> Lytle	<input type="checkbox"/> Stafford
<input type="checkbox"/> Eubanks	<input checked="" type="checkbox"/> Smith	<input type="checkbox"/> Young	<input type="checkbox"/> Commer
<input type="checkbox"/> Hanson	<input type="checkbox"/> Apodaca	<input checked="" type="checkbox"/> Chambers	<input type="checkbox"/> Crook
<input type="checkbox"/> Henderson	<input type="checkbox"/> Bechtel	<input checked="" type="checkbox"/> Nagley	<input type="checkbox"/> Garland
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Curfman	<input checked="" type="checkbox"/> Lawson	<input type="checkbox"/> Singhal
<input type="checkbox"/> Nelson	<input type="checkbox"/> Feigenbaum	<input type="checkbox"/> Shirkey	<input type="checkbox"/> Whitney
	<input type="checkbox"/> Haas	<input type="checkbox"/> —	<input type="checkbox"/> —
	<input type="checkbox"/> Lickteig		
	<input type="checkbox"/> Losew		
	<input type="checkbox"/> Reed		
	<input type="checkbox"/> Schafer		
	<input type="checkbox"/> Shen		
	<input type="checkbox"/> Vinson		

<input type="radio"/> Note & Return	<input type="radio"/> Signature
<input type="radio"/> Handle	<input type="radio"/> Library
<input type="radio"/> All Staff	<input checked="" type="radio"/> Information
<input type="radio"/> Comment	<input checked="" type="radio"/> Files

REMARKS _____

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE May 20, 1981

RECEIVED

MAY 22 1981

METROPOLITAN PLANNING

ROUTE

TO Distribution

FROM Robert G. Finch, Deputy City Manager

DR 80-5

SUBJECT Park Plaza "A", Reserve "C"

On May 19, 1981, the City Commission approved the proposed modifications of the Administrative Center and Park Plaza "A" areas with the exception of Reserve "C" in Park Plaza. Parking as a permitted land use was added to office use for Reserve "C" with the tract to be held pending a determination of City Hall parking needs.

The following actions should be taken:

- 1) The Department of Housing and Economic Development should revise the urban renewal land use plan to reflect parking as a use on Reserve "C" in addition to office use.
- 2) The Department of Housing and Economic Development and the Land Management Office are to discontinue any development and disposition activities until City Hall parking needs are determined.
- 3) The Department of Operations and Maintenance is requested to work with the City Manager's Office in further parking needs analysis.
- 4) The Director of Planning has indicated that Reserve "C" may need to be replatted to remove restrictions to either parking or office uses. Any plans for use of this tract should include replatting.
- 5) Adequate access and proper landscaping should also be given high priority for this tract.

By copy of this memorandum the City Clerk is requested not to place any action on his agenda with regard to Reserve "C" without the prior approval of this office.

At such time as the City Hall parking needs are determined, this office will proceed with placing the question of final disposition of Reserve "C" before the City Commission for consideration. We anticipate completion of our studies in 180 days.



Robert G. Finch
Deputy City Manager

RGF/tpd

Distribution:

Don E. Anderson, Director of Housing and Economic Development
Russell L. Brenner, Director of Administration
Robert A. Lakin, Director of Planning
David Stowe, Director of Operations and Maintenance
Don Gisick, City Clerk
Wayne Isaac, Federal Aid Coordinator
Ken Kitchen, Downtown Development Director

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE May 18, 1981

RECEIVED

MAY 18 1981

TO The Honorable Board of City Commissioners
FROM E. H. Denton, City Manager

METROPOLITAN PLANNING

ROUTE

SUBJECT Proposed Changes to Urban Renewal
Plans -- Park Plaza "A" and
Administrative Center

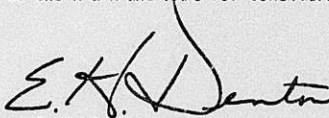
The captioned matter is scheduled as Item #5 on the City Manager's Agenda for May 19, 1981. Two concerns have arisen concerning the plans since their consideration and approval by the R & R and MAPC in 1980.

- (1) On the Park Plaza "A" plan, Reserve "C" is designated for office use. In the not to distant future, there will be a requirement for an off-street parking area for Official Motor Pool vehicles. Recently, with the beginning of construction of the new Post Office, the City was forced to relocate approximately 50 vehicles to the small paved area on the GSA site.

When the GSA site is sold for redevelopment it will be necessary to again relocate the vehicles. Staff studies have shown the land identified as Reserve "C" would be the only land available within a reasonable distance and would be much cheaper than additional parking garage construction. Properly bermed and landscapped the site would provide parking for 100 vehicles which would also free up parking on the City Hall site for public use.

- (2) On the Administrative Center plan, some question has arisen as to whether Item #4, the off-street parking requirement is excessive and will render potential developments not cost-effective.

The City Commission can approve the plan amendments with the exception of (1) and (2) above and refer these exceptions to the R & R and MAPC for consideration.


E. H. Denton
City Manager

EHD:mp

cc: Robert A. Lakin, Director of Planning
Don E. Anderson, Director of Housing and Economic Development

REFERENCE: ITEM #5-CM
AGENDA FOR: MAY 19 1981

May 1, 1980

Ken Kitchen, Director of Rehabilitation & Relocation

Jack H. Galbraith, Chief Planner

Planning Commission review of proposed amendments to
the Park Plaza "A" and Administrative Center Plans.

DR 80-5

On April 24, 1980, the Metropolitan Area Planning Commission considered the amendments to the Park Plaza "A" and the Administrative Center Plans proposed by your Department. In conclusion of their consideration, the Planning Commission took the following action:

MOTION: That the Planning Commission recommend approval of the amendment to the Park Plaza "A" and Administrative Center Plan in accordance with the Rehabilitation and Relocation Board's adopted plan noting Parcel C as being fit for office use and stipulating that an adequate landscaping plan be submitted with this development proposal. Gardner moved, Shook seconded and it carried unanimously. Martens was not present. Jones was absent.

Jack H. Galbraith
Chief Planner

JHG:RLY:el

cc: E. H. Denton, City Manager
Diane May, Senior Planner - Rehabilitation and
Relocation.

DR 80-5:

MOTION: That the Planning Commission recommend approval of the amendment to the Park Plaza "A" and Administrative Center Plan in accordance with the Rehabilitation and Relocation Board's adopted plan noting Parcel C as being fit for office use and stipulating that an adequate landscaping plan be submitted with this development proposal. Gardner moved, Shook seconded and it carried unanimously. Martens was not present. Jones was absent.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 2, 1980

TO Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 80-5 Amendments to the Park Plaza "A" and Administrative Center Urban Renewal Plans - conformance to the Comprehensive Plan

The Urban Renewal Agency of the City of Wichita proposes to amend the Park Plaza "A" Urban Renewal Plan and the Administrative Center Urban Renewal Plan to reflect new land use designations in those areas previously intended for Inner Loop right-of-way. The agency also proposes to make several amendments to the existing Plans which would bring them more into compliance with the parking and setback requirements of the existing City zoning ordinance. The Urban Renewal Agency is requesting that the Metropolitan Area Planning Commission make a determination that the proposed amendments are in conformance with the Comprehensive Plan. The specific proposed amendments are listed on the fourth page of the information entitled "Status Report on Urban Renewal Land Use Plans, Administration Center and Park Plaza 'A'", furnished by the Urban Renewal Agency and attached for your reference.

For the most part, these proposed amendments appear to be consistent with the general provisions of the adopted elements of the Comprehensive Plan for the Metropolitan Area. The areas which were previously platted as Reserves A, B, D, E, F, H, & I for public open space and/or limited access highway (Inner Loop) purposes in the Park Plaza First Addition are proposed for re-designation to uses similar to those permitted by the original plat or use categories that appear to be appropriate extensions of adjacent existing land uses. Reserves A and B, for example, are located north of Elm Street along the east side of the railroad tracks. These Reserves are identified for use as limited access highway, park, open space, or off-street parking on the Park Plaza First Addition plat. These areas have been acquired by the Red Cross and the Sedgwick County Commission and are being used primarily for off-street parking purposes. A small service structure is also being constructed on the northern portion of Reserve A for use by the Red Cross. The Urban Renewal Agency proposes to redesignate Reserves A and B from a "Limited Access Highway" category to a "Public and Semi Public" category. This appears to be an appropriate redesignation of the use category for these areas.

With the exception of Reserve "C" in Park Plaza First Addition, the proposed redesignation of other reserves and areas in the Park Plaza and Administrative Center Urban Renewal Plans appear appropriate and in conformance with the Comprehensive Plan. Reserve "C" is the triangular piece of vacant property located between Waco Avenue and

the railroad tracks on the north side of Central. This parcel of land is designated for "Limited Access Highway" and "Dedicated Park and Public Open Space" on the existing Park Plaza "A" Urban Renewal Plan. Reserve "C" is also specified for use as public open space and/or limited access highway in the plattors text of the Park Plaza First Addition plat.

The Urban Renewal Agency proposes to redesignate Reserve "C" for "Office" use. Due to the established traffic pattern on the arterial streets bordering Reserve "C" on the south and west and the railroad on the east, it may be more appropriate to retain the public open space designation. The existing railroad right-of-way discourages access along the eastern boundary of Reserve "C". Access into the site for eastbound traffic on Central would be restricted by the raised medial now existing along the center line of Central from the railroad tracks to the Waco intersection. Access into the site for southbound traffic on Waco would also be restricted by the raised medial in Waco Avenue. There is however, a break in the Waco medial toward the northern end of Reserve "C" that provides for access to the apartment complex on the west side of Waco Avenue. Traffic Engineering staff has indicated that it may be possible to grant an access point to Reserve "C" on Waco in the vicinity of this medial break. If Reserve "C" is to be developed for office purposes, it will be necessary to replat the property encompassed by the Reserve to overcome the use restrictions existing in the plattors text of the Park Plaza First Addition Plan. The appropriate location and number of access points to the site would be determined during the process of replatting.

RECOMMENDATION:

It is recommended that the Metropolitan Area Planning Commission pass a motion finding the proposed amendments to the Park Plaza "A" and Administrative Center Urban Renewal Plans to be in general conformity with the Comprehensive Plan for the Metropolitan Area except the proposed designation of Reserve "C" in Park Plaza First Addition for Office use. It is recommended that Reserve "C" retain a designation for public open space purposes.



Robert A. Lakin
Director of Planning

cc: Ken Kitchen, Urban Renewal

Status Report
on
Urban Renewal Land Use Plans

Administration Center
and
Park Plaza "A"

History

When land in Park Plaza "A" and the Administration Project areas was acquired, the Inner Loop Expressway was in the planning stage. Therefore, the land use plans for both projects designated areas for public open spaces and/or limited access highway.

The Park Plaza "A" plan indicated Reserves "A", "B", "C", "D", "E", and "F" for open space or limited access highway. Areas in the Administration Center also were designated.

Since 1976, the following actions have been taken by various City Boards regarding the two land use plans:

1. August, 1976

The City Commission voted to "abandon" the Inner Loop. (This action was interpreted to mean discontinue planning.)

2. February 10, 1977

The Urban Renewal Board voted to change the Park Plaza "A" and Ad Center land use plans to indicate LIGHT COMMERCIAL USE on those areas designated for open space and/or limited access highway. This included Reserves "A", "B", "C", "D", "E", and appropriate areas in Ad Center.

3. September 29, 1977

Planning Commission held a public hearing on the Inner Loop. Recommended not to delete the Inner Loop from the Plan.

4. November 1, 1977

The City Commission referred the Inner Loop back to the Planning Commission for reconsideration.

5. November 10, 1977

The Planning Commission made no recommendation on the deletion of the Inner Loop.

6. November 15, 1977

Urban Renewal presented the proposed changes in the Park Plaza "A" and Ad Center plans to the City Commission. The Commission referred the item to the Planning Commission for a determination of conformance with the Comprehensive Plan.

7. December 8, 1977

The Planning Commission considered the land use changes, including a request to reduce parking requirement restrictions noted in the Park Plaza "A" plan. The Commission voted to approve parking requirements in "strict conformance to the City Code, not the four spaces per thousand feet" as requested. The remaining items (land use designation changes) were deferred.

8. December 13, 1977

The City Commission voted to delete the Inner Loop from the Transportation Plan.

9. December 20, 1977

The City Commission considered the off-street parking requirements for commercial uses in Park Plaza "A", and the land use designations for Park Plaza "A" and Ad Center. The item was deferred.

10. January 3, 1978

The City Commission again considered the proposed changes. The item was deferred.

11. January 24, 1978

The City Commission again considered the proposed changes. The Commission voted to strike any further consideration of the "Park Plaza "A" Development Plan" until URA and the developer complete a redesign of the site plans. (Took no action of land use designation changes).

12. March 14, 1978

The City Commission considered the "Proposed Development Plan for Park Plaza "A". The site plan was approved. No action was ever taken on the original request to amend the land use designations.

Present Status

Park Plaza "A"

1. Sale of Reserve "A" to Red Cross for office use.
2. Sale of Reserve "B" to the County for public use.
3. Sale of Reserve "D" to Board of Education for public use.
4. Selection of redeveloper for residential use on Reserves "E" and "F"
5. Reserve "F" was not included in the February 10, 1977 amendments and is therefore still designated as inner-loop right-of-way.
6. Dedication of Reserves "H" & "I" to the Park Board for open space use.

Administration Center

1. Acquisition of GSA site for private redevelopment.
2. Sale of land to the Postal Service for public use.
3. Acquisition and sale of existing structures for rehabilitation purposes.

Recommended Action

No formal action has been taken by either MAPC or the Board of City Commissioners to approve amendments to the land use plans for either Ad Center or Park Plaza "A". Given the changes in status on several land parcels noted under Present Status, staff suggests that the following steps should be taken:

1. URA Board reconsider its action of February 10, 1977 and approve revised land use plans and land disposition supplements for Park Plaza "A" and Administration Center.
2. Refer amended plans to City Commission.
3. City Commission refer amended plans to MAPC for determination of conformity with Comprehensive Plan.
4. Public hearing before City Commission for amendments to the land use plans and disposition supplements.

Specific recommended amendments for Park Plaza "A" and Administration Center include the following:

1. Park Plaza "A" Urban Renewal Plan

- a. Eliminate discussion of inner loop under section on Land Use Plan Map.
- b. Add Office and Public/Semi-Public as permitted land uses.
- c. Change section on off street parking to require parking for Commercial, Light Commercial and Office uses in conformance with the zoning ordinance.
- d. Set standards for office uses under sections on Building Heights and Minimum Open Landscaped Areas.
- e. Revise Land Use Map to include:
 1. Reserve "A" Public/Semi-Public Use
 2. Reserve "B" Public/Semi-Public Use
 3. Reserve "C" Office Use
 4. Reserve "D" Public/Semi-Public Use
 5. Reserve "E" Residential Use
 6. Reserve "F" Residential Use
 7. Reserve "H" Dedicated Park and Open Space
 8. Reserve "I" Dedicated Park and Open Space

2. Administration Center - Disposition Supplement No. 4

- a. Change permitted land use categories to Mixed Use, Residential, and Trade Service.
- b. Delete inner loop, and show new street pattern and land use categories on Land Use Plan map.
- c. Building Setback requirements changed to minimum requirements of zoning ordinance, except for G.S.A. site.
- d. Off street parking section changed to require 4 spaces/1000 sq. feet of commercial and office, and 1.25' spaces per dwelling unit.
- e. Section on Landscaping and Site Design included.
- f. Outdoor storage prohibited.
- g. Section included on Rehabilitation of Existing Structures.
- h. Minor changes in language in sections on Procedure and Duration of Controls.

URBAN RENEWAL PLAN

PARK PLAZA "A"

WICHITA, KANSAS .

PROJECT NO. KANS. R-17

AMENDED

DATED: March 13, 1980

Proposed Plan

Amended September 28, 1972. Not filed of record with Register of Deeds

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: March 13, 1980

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 CHANGE 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;

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. *could delete*

PART C. LAND USE PLAN

1. Land Use Map

The Generalized Land Use Plan map indicates the specific allowable land uses and street pattern in the Park Plaza "A" Project Area. As indicated on the map, the urban renewal plan provides for residential uses as the principal redevelopment use in the project area. Other allowable uses include commercial, office, public/semi-public, park and open space and public utilities.

*new world
sections*

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
- 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

Office: On any parcel designated for office use, only those uses that are low vehicular traffic generators will be permitted. Such uses include, but are not limited to, the following:

- attorney's offices
- title and insurance offices
- architectural, engineering offices
- real estate offices
- financial investment offices
- professional management services

*2
new
sections
added*

Public/Semi-Public: This category permits uses that serve the public, including government offices and related facilities, educational facilities and other community service facilities.

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. The maximum building heights must be in conformance with the zoning ordinance of the City of Wichita, Kansas, except that office and commercial structures will be limited to a maximum height of two (2) stories above street grade. *(3) new section added*

- (5) Minimum Open Landscaped Area.

Residential -	25% of site area
Commercial -	10% of site area
Light Commercial -	10% of site area
Office -	10% of site area

(4) new section added

- (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 Requirements.

Residential uses - 1.3 spaces per dwelling unit
Commercial in residential building - 10 spaces per 1,000 square feet of gross floor area used.
Commercial, Light Commercial and Office Uses - parking will be provided in conformance with the minimum requirements of the zoning ordinance of Wichita, Kansas. *(5) new section added*

Off street loading space shall be provided when necessary in conformance with the zoning ordinance of the City of Wichita, Kansas. *(6) new section*

In the event that any of the land designated as "residential use" on the land use plan shall be used for the construction of housing for elderly citizens, then the minimum parking requirement shall be reduced to 0.5 spaces per dwelling unit, if so approved by the Board of Zoning Appeals. 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 position 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.

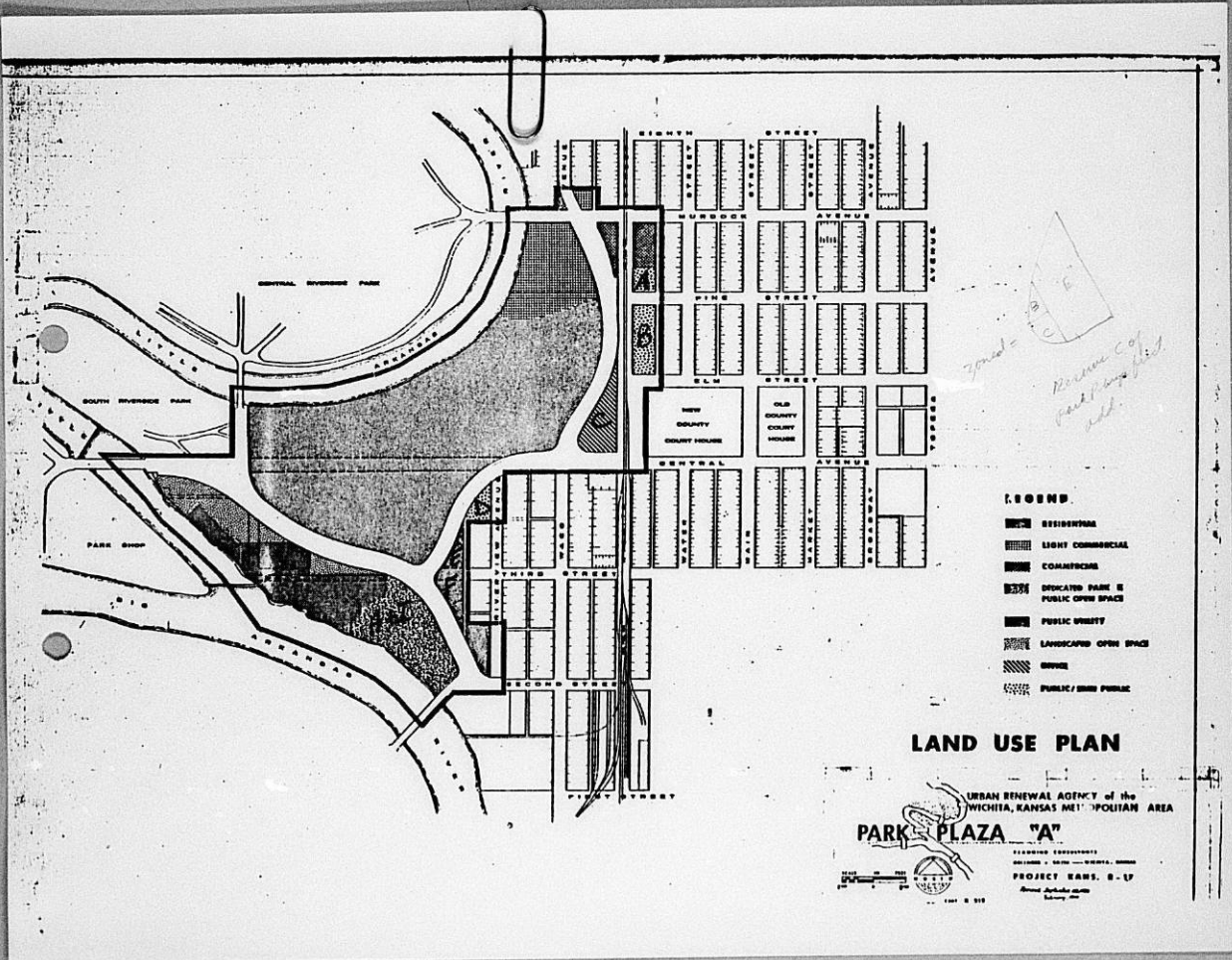
(10) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest in the City of Wichita and shall be exercised by its Board of City Commissioners. Where referred to in these restrictions, the term "Urban 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 to all property in the Park Plaza "A" Project Area that is acquired by the Urban Renewal Agency. These provisions shall also be applicable to a property within the Park Plaza "A" project area not acquired by the Agency when the owner of said property acquires Agency held land, unless such requirements are waived in writing by the Agency.

②
new
wording

⑧
Anton
deleted



Zone = C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

- LEGEND**
- RESIDENTIAL
 - LIGHT COMMERCIAL
 - COMMERCIAL
 - DEDICATED PARK & PUBLIC OPEN SPACE
 - PUBLIC UTILITY
 - LANDSCAPED OPEN SPACE
 - DRIVE
 - PUBLIC/OTHER PUBLIC

LAND USE PLAN

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA
PARK PLAZA "A"
 PLANNING DEVELOPMENT
 PREPARED BY: [Name] - [Address]
 PROJECT SANS. 8-17
 Revised [Date]

URBAN RENEWAL PLAN
PARK PLAZA 'A'

WICHITA, KANSAS
PROJECT NO. KANS. R-17

AMENDED

DATED: SEPTEMBER 28, 1972

Existing Plan



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: September 28, 1972

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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;

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

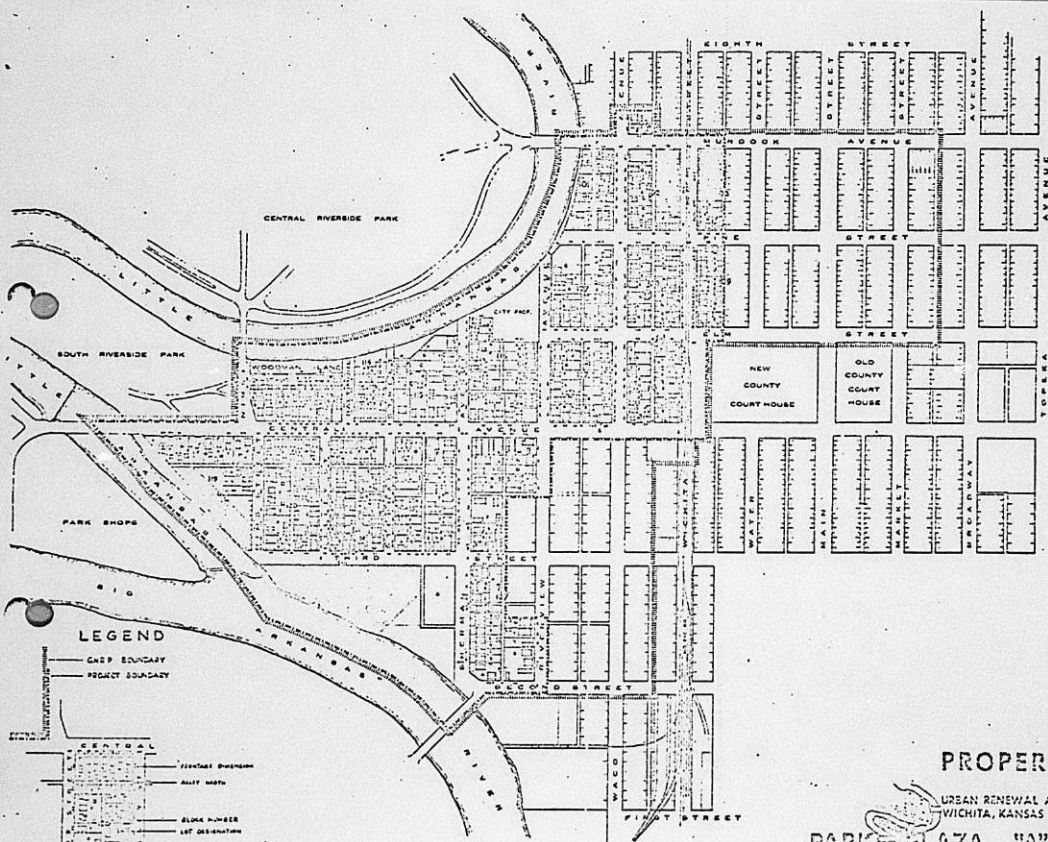
The Project Area, on the fringe of downtown, is currently occupied by old, blighted, predominantly residential structures. Under this Urban Renewal Plan, the entire Project Area will be acquired and cleared with the exception of certain perimeter properties. Properties not to be acquired include all 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.



PROPERTY MAP

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA



PLANNING ENGINEERS
BRIDGES & LEWIS ARCHITECTS, P.C.
PROJECT KANS. R-17



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

- 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
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- electric repair shops
- florists
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- 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
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- 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 <i>let 4</i>
Commercial in Residential Building	10 spaces per 1,000 square feet of gross floor area used <i>add</i>

In the event that any of the land designated as "residential use" on the land use plan shall be used for the construction of housing for elderly citizens, then the minimum parking requirement shall be reduced to 0.5 spaces per dwelling unit. Open parking lots shall contain tree-planting areas at maximum intervals of eighty (80) feet.

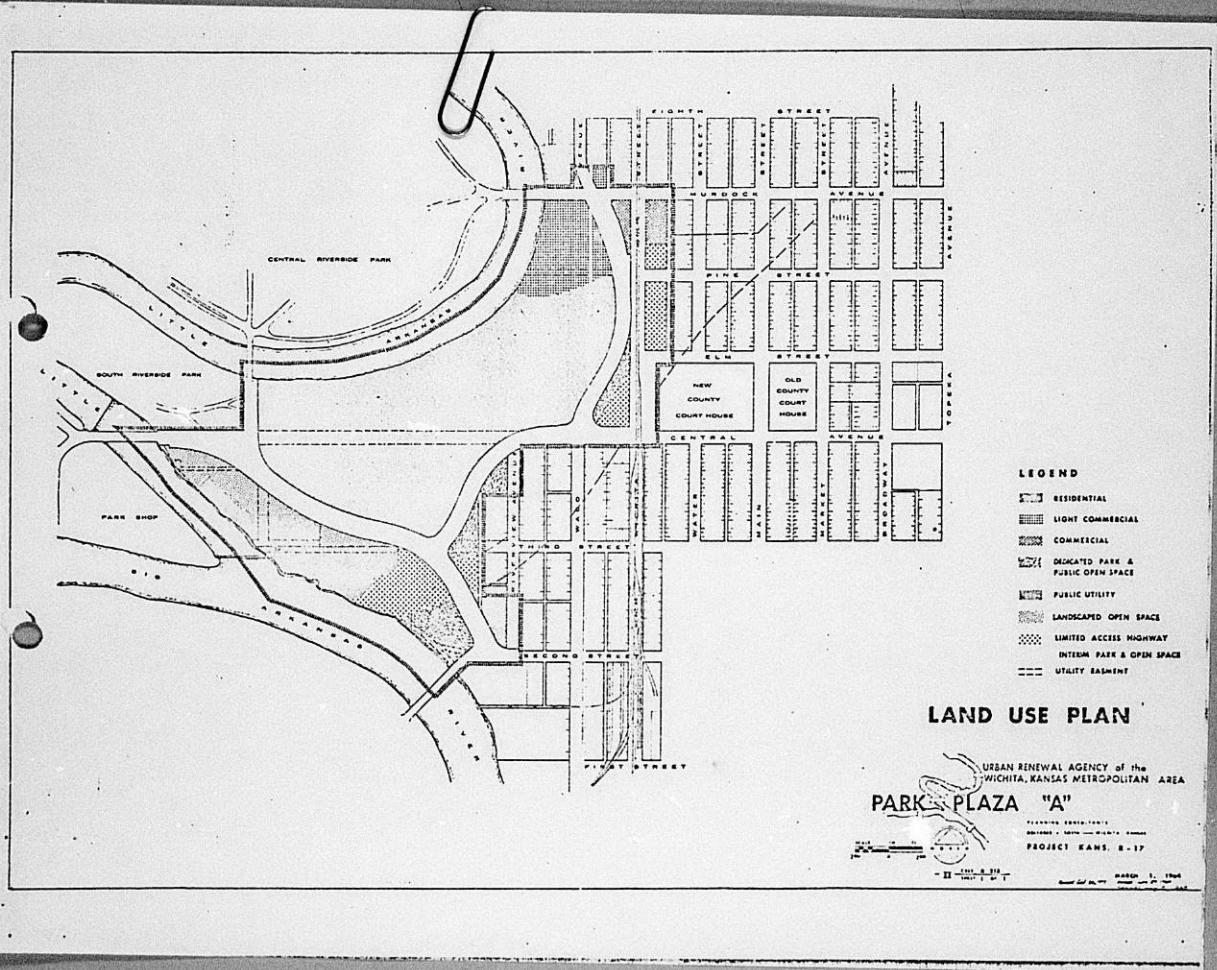
(9) Signs.

- (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,

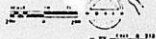


LEGEND

- RESIDENTIAL
- LIGHT COMMERCIAL
- COMMERCIAL
- DEDICATED PARK & PUBLIC OPEN SPACE
- PUBLIC UTILITY
- LANDSCAPED OPEN SPACE
- LIMITED ACCESS HIGHWAY
- INTERM PARK & OPEN SPACE
- UTILITY EASEMENT

LAND USE PLAN

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA
PARK PLAZA "A"
 PLANNING CONSULTANTS
 PROJECT E.A.N.S. 8-17



1964
 MARCH 3, 1964

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.~~ (7)

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, 126-A and 126-B 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.

deleted from proposed 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.



Kenneth H. Kitchen
Secretary

DISPOSITION SUPPLEMENT NO. 4
TO
GENERAL URBAN RENEWAL PLAN
FOR
WICHITA NDP URBAN RENEWAL AREA
ADMINISTRATION CENTER

Proposed Plan

DATED: March 13, 1980

Originally Recorded on 11/8/71 in Misc. Book 701, Page 418, as Disposition Supplement No. 7 to General Urban Renewal Plan for Wichita Original Town Urban Renewal Area, dated December 11, 1970.

Disposition Supplement No. 7 to General Urban Renewal Plan for Wichita Original Town Urban Renewal Area, dated December 11, 1970. Amended on January 27, 1972. Amendments referred to as Disposition Supplement No. 4 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area, Administration Center, dated January 17, 1972.

Disposition Supplement No. 4 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area, Administration Center, amended on February 10, 1977 to include changes in land uses designated on the Generalized Land Use Plan Map.

LAND DISPOSITION SUPPLEMENT NO. 4

ADMINISTRATION CENTER

This section contains the minimum land disposition controls for a portion of the NDP area known as Administration Center, which is delineated on the attached map entitled Generalized Land Use Plan, Administration Center. This map indicated the specific allowable land uses and street pattern.

1. Land Use Provisions

Land use shall be as indicated on the Generalized Land Use Plan Map and shall be limited to the following land use categories:

- a. Residential Use - including multi-family, high rise and transient housing.
- b. Trade/Service - this category is restricted to existing uses as located on the Generalized Land Use Plan Map.
- c. Mixed Use - this category permits a mixture of land uses generally associated with the central business district including the following specific uses:
 - (1) government/public
 - (2) office
 - (3) commercial/retail
 - (4) multi-family residential
 - (5) transient housing, except that such use shall not be permitted on the parcel platted as Block 2, Administration Center, bounded by Third Street, Second Street, Main Street, and Water Street.

①
re-written

2. Building Requirements

In addition to the foregoing land use restrictions, the following regulations, controls or restrictions shall be imposed on all real property acquired by the Urban Renewal in connection with the Administration Center Area.

a. Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level.

At least twenty percent (20%) of the lot area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.

b. Building Setbacks Adjacent to Street Right-of-Way.

Any structure erected shall be in conformance with the minimum setback requirements for the appropriate zoning district as designated in the Zoning Ordinance of the City of Wichita, Kansas, except that the following setbacks shall be imposed on the parcel platted as Block 2, Administration Center.

②
re-written

A minimum setback of ten (10) feet from the adjacent street right-of-way shall be required for any structures from two to six feet in height above the abutting street grade. A minimum setback of twenty (20) feet from the adjacent street right-of-way line shall be required for any structure more than six (6) feet in height above the abutting street grade.

c. Minimum Off-Street Parking

Office and Retail Uses - Four (4) car spaces for each one thousand square feet of gross office and retail floor area shall be provided, unless such requirement is waived in writing by the Urban Renewal Agency. These spaces are to be provided within 800 feet (as measured along the lines of public access) from the use which it serves.

Residential Uses - One and one-fourth (1.25) spaces shall be provided for each dwelling unit, except for dwelling units designed for elderly occupants, .5 spaces per unit shall be required, if so approved by the Board of Zoning Appeals.

③ added

d. Signs

(a) The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the Agency for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.

(b) Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the Agency for written approval prior to the erection thereof.

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

(d) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.

(e) Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.

(f) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

e. Landscaping and Site Design

A site plan and landscape plan will be required by the Agency prior to approval of any construction plan. The landscape plan will be drawn to scale and show the location, size and species of all existing and proposed landscaping. The minimum landscaping requirement will include street trees and front yard landscaping, unless such requirement is waived in writing by the Urban Renewal Agency.

④ added
water?

f. Outdoor Storage

Outdoor storage of materials and supplies will not be permitted in conjunction with any use on property conveyed by the Urban Renewal Agency for redevelopment.

⑤ added

3. Rehabilitation of Existing Structures

The land disposition controls, regulations and restrictions noted herein are waived for existing structures, acquired by the Urban Renewal Agency and subsequently conveyed, to be rehabilitated within the Administration Center Area. The granting of this waiver is subject to review of rehabilitation proposals by the Urban Renewal Agency. Each rehabilitation project will be reviewed on an individual basis, and the Agency may establish protective covenants as deemed feasible or appropriate. *added*

In any event, rehabilitation of existing structures must meet minimum requirements of the codes and ordinances of the City of Wichita, Kansas.

4. Circulation Requirements

Circulation Requirements are delineated on the Generalized Land Use Plan Map.

5. Redevelopers Obligations

In the conveyance of land in cleared portions of the Administration Center Area, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

6. Design Objectives

The real property covered under this supplement shall be subjected to the requirements and restrictions set forth herein in order to ensure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property, to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to ensure the highest and best development of said properties; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

7. Procedure

No improvements shall be undertaken until the complete plans and specifications including the floor plans, grade, plot plan, and landscape plans of such improvement shall have been submitted to and approved in writing by the Urban Renewal Agency. If such plan or plans are not disapproved by the Agency within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provision of this section fully complied with. *added*

8. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenants", in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Supplement shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for 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 Governing Body 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 Land Disposition Supplement shall be made applicable to all property in the Administration Center Project Area that is acquired by the Urban Renewal Agency. These provisions shall also be applicable to a property within the Administration Center Project boundaries not acquired by the Urban Renewal Agency when the owner of said property acquires Agency held land, unless such requirements are waived in writing by the Agency.

Classified




ADMINISTRATION CENTER (A-5-3)

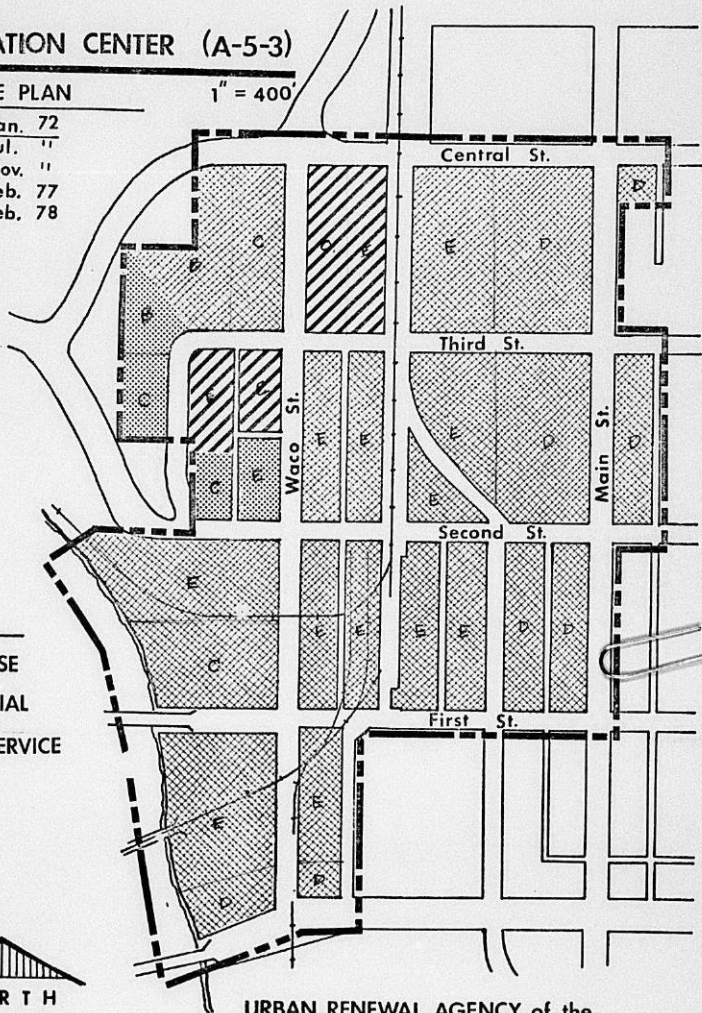
LAND USE PLAN

1" = 400'

revised Jan. 72
Jul. " "
Nov. " "
Feb. 77
Feb. 78

LEGEND

-  MIXED USE
-  RESIDENTIAL
-  TRADE SERVICE



URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN AREA

DISPOSITION SUPPLEMENT NO. 4
TO
GENERAL URBAN RENEWAL PLAN
FOR
WICHITA NDP URBAN RENEWAL AREA
ADMINISTRATION CENTER

DATED: January 17, 1972

Existing Plan

LAND DISPOSITION SUPPLEMENT

This section contains the land disposition controls for an area generally known as the Administration Center. The boundary of the project is indicated on the map entitled Land Use Plan. This exhibit indicates specific allowable land uses and the proposed street pattern.

Land Use Provisions and Building Requirements.

- a. Land use shall be as indicated on the map entitled Land Use Plan. In those areas indicated for commercial land use, land uses permitted shall be commercial, retail, office, multi-family residential, and transient housing provided that all such uses are integrated into a scheme to enable various parts of the design to function properly, and provided, that such uses are in proper relationship to each other and enhance rather than reduce pedestrian movement in safety and pleasant surroundings.

b. Building Requirements.

In addition to the foregoing, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the Administrative Center Area:

- (1) Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level. At least twenty percent (20%) of the lot area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.
- (2) Building Setbacks Adjacent to Street Right-of-Way. A minimum setback of ten (10) feet from the adjacent street right-of-way shall be required for any structure from two to six feet in height above the abutting street grade. A minimum setback of twenty-five (25) feet from the adjacent street right-of-way line shall be required for any structure more than six (6) feet in height above the abutting street grade.
- (3) Minimum Off-Street Parking. One car space for each dwelling unit, except for dwelling units specifically designed for elderly occupants, .5 spaces per unit shall be required, and four (4) car spaces for each one thousand square feet of gross office and retail floor area. These spaces to be provided within 800 feet (as measured along the lines of public access) from the use which it serves.
- (4) Signs.
 - (a) The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the Agency for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the size.

- (b) Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the Agency for written approval prior to the erection thereof.
- (c) Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a non-flashing type.
- (d) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- (e) Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
- (f) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

2. Circulation Requirements

Circulation requirements are delineated on the Land Use Plan Map.

3. Redevelopers Obligations

In the conveyance of land in cleared portions of the Administration Center Area, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

4. Design Objectives

The real property covered under this supplement shall be subjected to the requirements and restrictions set forth herein in order to ensure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property; to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to ensure the highest and best development of said properties; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

5. Procedure

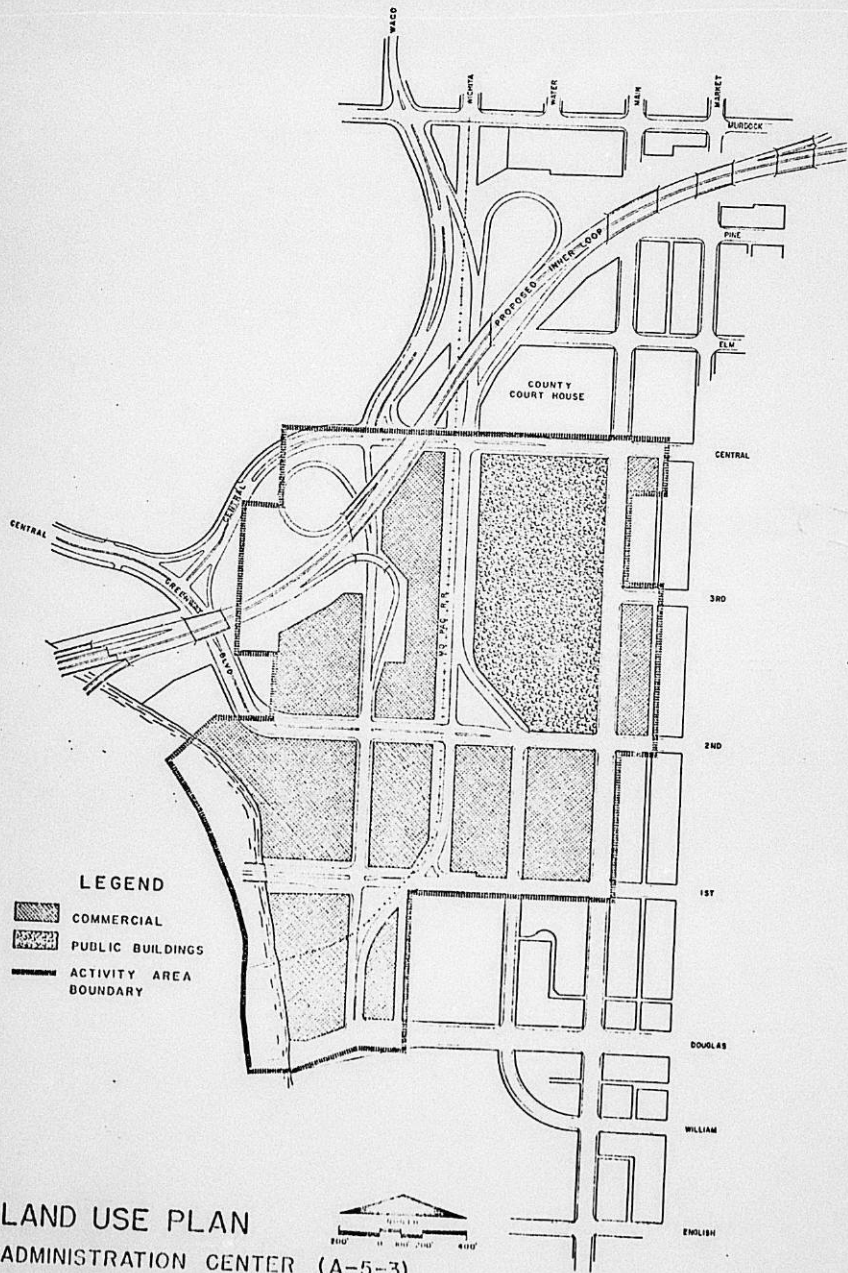
No improvements shall be undertaken until the complete plans and specifications including the floor plans and grade and plot plan of such improvement, shall have been submitted to and approved in writing by the Urban Renewal Agency, which shall incur no liability by reason of its judgment, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the Agency within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provisions of this section fully complied with.

6. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenants," in the office of the Register of Deeds of Sedgewick County, Kansas, the restrictions contained in this Supplement shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for 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 Governing Body of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements 1.1, 1.2, and 1.3 shall be made applicable to properties

which are not to be acquired through enforcement of the zoning ordinance of the City of Wichita, Kansas. Said "Declaration of Restrictive Covenants" will, however, exclude applicability to existing structures now in place, but will pertain to alterations, additions and replacements. As a minimum, these provisions and requirements shall be applicable to a property which is not to be acquired when the owner thereof acquires project land.



THE CITY OF WICHITA
OFFICE OF URBAN RENEWAL

DATE March 19, 1980

TO Robert Lakin, Director of Planning
FROM Diane May, Senior Planner

SUBJECT Park Plaza 'A' and Administration
Center Urban Renewal Plan Amendments -
MAPC Agenda Item March 27, 1980

On March 13, 1980 the Urban Renewal Commissioners approved the proposed amendments to the urban renewal plans for Park Plaza 'A' and Administration Center.

Included in the amendments for both plans is the requirement that the Board of Zoning Appeals must approve any reduction in off-street parking requirements for elderly housing.

The Board made one other change in the Park Plaza 'A' plan since our last discussion. The Continental Bus Garage site is designated for mixed use rather than Residential/Service Commercial. The latter category has been deleted from the plan.

All other plan amendments proposed by staff were approved, including designating Reserve 'C' in Park Plaza 'A' for office use.

Would you please place the amended plans for Park Plaza 'A' and Administration Center on the March 27, 1980 Planning Commission Agenda for a determination of conformity with the Comprehensive Plan. Twelve copies of the existing and proposed plans and a status report are attached.

Diane May
Diane May
Senior Planner

DM/abv

Attachments

RECEIVED

MAR 19 1980

METROPOLITAN PLANNING
ROUTE _____

THE CITY OF WICHITA

OFFICE OF URBAN RENEWAL

DATE February 26, 1980

TO Robert Lakin, Director of Planning

FROM Diane May, Senior Planner

SUBJECT Proposed Amendments to Urban
Renewal Plans for Park Plaza "A"
and Administration Center

The Agency is in the process of updating urban renewal plans for the Park Plaza "A" and Administration Center project areas. Please find attached for your review and comments copies of the present and proposed plans for both project areas, and a brief history of action taken by the URA Board, Planning Commission and City Commission on the plans.

Park Plaza "A" Changes

- Elimination of discussion of inner-loop from plan.
- Addition of 2 land use categories, office and public/semi-public use.
- Changes in parking requirements to conform with zoning ordinance.
- Changes in land use map include deletion of inner-loop and new designations for the following parcels:

Reserve A - public/semi-public
Reserve B - public/semi-public
Reserve C - office
Reserve D - public/semi-public
Reserve E - residential
Reserve F - residential
Reserve H & I - dedicated park & open space

Administration Center Changes

- Land Use Map changed to include deletion of inner-loop, revised street pattern and new land use categories of residential, residential/service commercial, mixed use and trade service.
- Building setbacks requirement changed to meet requirements of zoning ordinance except for Block 2 (GSA site).

RECEIVED

FEB 26 1980

METROPOLITAN PLANNING

ROUTE _____

3/10/80

Called Diane - object to
Res. District C - Park Plaza A
as office
ms

Robert Lakin

-2-

February 26, 1980

- Parking requirements changed to 4 spaces per 1,000 square feet for office and retail and 1.25 spaces for dwelling units.
- Section on Landscaping and Site Design included.
- Outdoor storage prohibited.
- Minor changes in language in sections on Procedure and Duration of Controls.

These proposed changes will be taken to the Urban Renewal Board on March 13, 1980. I would appreciate receiving your comments or discussing the proposed changes with you prior to March 13th.

Diane May
Diane May
Senior Planner

DM/jm