

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approved 5/28/87

R.C.C./B. CO. C. _____

DR 87-13 - AMENDMENT TO URBAN RENEWAL
LAND USE PLAN FOR MCADAMS NEIGHBORHOOD
REFERENCE: DR 78-9

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

June 1, 1987

TO: Don Anderson, Director, Housing and Economic Development

FROM: Marvin Krout, Director, Wichita-Sedgwick County
Metropolitan Area Planning Department

SUBJECT: Amendment to Urban Renewal Land Use Plan for
McAdams Neighborhood. DR87-13

The Wichita-Sedgwick County Metropolitan Area Planning Commission considered your request for a change in the Urban Renewal land use plan for one parcel of land within the McAdams Neighborhood from Industrial to Commercial use per the attached memo, resolution and map at their regular meeting on May 28, 1987.

The Planning Commission voted unanimously "that the proposed amendment to the General Urban Renewal Plan for McAdams Neighborhood is in conformance with the general plan for the development of the City of Wichita subject to the City of Wichita complying with all the requirements contained within Urban Renewal disposition documents."

It was the Planning Commission's desire not to duplicate the same difficulties that were experienced over the downtown Transit Center/Parking garage project. Apparently in that case, a change in the Renewal Plan required the consent of all owners of property in the Renewal Area previously purchased from the City.

MK:LPM:rh
Attachments: Memo
Resolution
Map

L/PL/0364/03

RE AGENDA ITEM NO 10

WICHITA-SEDGWICK COUNTY DATE: May 21, 1987
METROPOLITAN AREA PLANNING DEPARTMENT

TO: Metropolitan Area Planning Commission
FROM: Marvin S. Krout, Director of Planning *AKrout*
SUBJECT: Amendment to Urban Renewal Land Use Plan for McAdams Neighborhood

The City of Wichita Office of Housing and Economic Development has requested that the Metropolitan Area Planning Commission consider a change in the Urban Renewal land use plan for one parcel of land within the McAdams Neighborhood from Industrial to Commercial use (see attached resolution and map). It is the responsibility of the Planning Commission to make a finding regarding the proposed change and its conformance with the comprehensive plan. The finding must be submitted to the City Council within 30 days after receipt.

The property is described as tract D-305-1 and platted as Murdock Industrial Block 1. The property is vacant and owned by the City of Wichita and is located on the north side of Murdock between Wabash and Ohio streets.

The City of Wichita desires to designate this property as surplus and sell it. The area residents voiced their concern over disposing of the property which carried an industrial land use classification under the Urban Renewal Plan. An understanding was reached with neighborhood residences to change the land use classification from Industrial to Commercial. Subsequently the CPO Council 1A, with area resident support, approved unanimously the proposed land use change.

The existing zoning of the parcel is "C" Commercial, therefore, no change in zoning will be required if the "General Urban Renewal Plan for Wichita, Kansas, for the McAdams Neighborhood" is amended.

Staff suggests that commercial use on this tract represents an appropriate transition between the industrial development (Christopher Steel) south of Murdock and the residences to the north along Murdock and Ohio. The Urban Renewal plan specifies special controls for the disposition of city-owned land, including landscaping and signage controls that go beyond the zoning ordinance requirements. These are in accordance with the objective of the Land Use element of the Comprehensive Plan that calls for "the effective use of location, design and landscaping of commercial areas to screen and buffer neighborhoods from lights, signs, traffic noise and pollution, and other factors incompatible or conflicting with adjacent land uses."

Recommended Action: The MAPC find that the proposed amendment to General Urban Renewal Plan for McAdams Neighborhood is in conformance with the general plan for the development of the City of Wichita.

Attachments

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, APPROVING AN AMENDED DISPOSITION SUPPLEMENT NO. 8 TO THE GENERAL URBAN RENEWAL PLAN FOR WICHITA, KANSAS, FOR THE McADAMS NEIGHBORHOOD.

WHEREAS, the City of Wichita has a Disposition Supplement No. 8 to the General Urban Renewal Plan for Wichita NDP Urban Renewal Area McAdams Neighborhood, as amended March 9, 1982, and filed of record with the Sedgwick County Register of Deeds at film 561, page 1165, as Document No. 612202 on January 5, 1983;

WHEREAS, the City of Wichita desires to make modifications in allowable land uses of certain lands included in the Generalized Land Use Plan for the McAdams Neighborhood; and

WHEREAS, the Urban Renewal Plan and amendments thereto may be modified pursuant to the provisions of K.S.A. 17-4747; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, which is a duly designated and acting official planning body for the locality, has submitted to the governing body its report and recommendation respecting the proposed amendment to Disposition Supplement No. 8 of the Urban Renewal Plan for Wichita, Kansas, which report finds that the proposed amendment is in conformance with the comprehensive plan, and the governing body has duly considered the report of the planning body; and

WHEREAS, the governing body has held a public hearing on the proposed amendment after public notice; and

WHEREAS, the findings and provisions of the Urban Renewal Plan not modified by the amended Disposition Supplement No. 8 remain in full force and effect;

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

1. It is hereby found and determined that an amendment of Disposition Supplement No. 8 to the General Urban Renewal Plan for Wichita, Kansas, is necessary to allow modification in allowable land uses of certain land included in the land use plan for McAdams Neighborhood.

2. It is hereby found and determined that no individuals or families will be relocated as a result of the modification in the allowable land use.

3. It is hereby found and determined that the amended Disposition Supplement No. 8 conforms to the General Urban Renewal Plan and the comprehensive plan of the municipality as a whole.

4. It is hereby found and determined that the amended Disposition Supplement No. 8 will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the area by private enterprise.

5. It is hereby found and determined that the amended Disposition Supplement No. 8 containing a revised land use plan, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said copy with the minutes of this meeting and to duly file the same of record with the Register of Deeds.

ADOPTED AT WICHITA, KANSAS, this ____ day of _____, 1987.

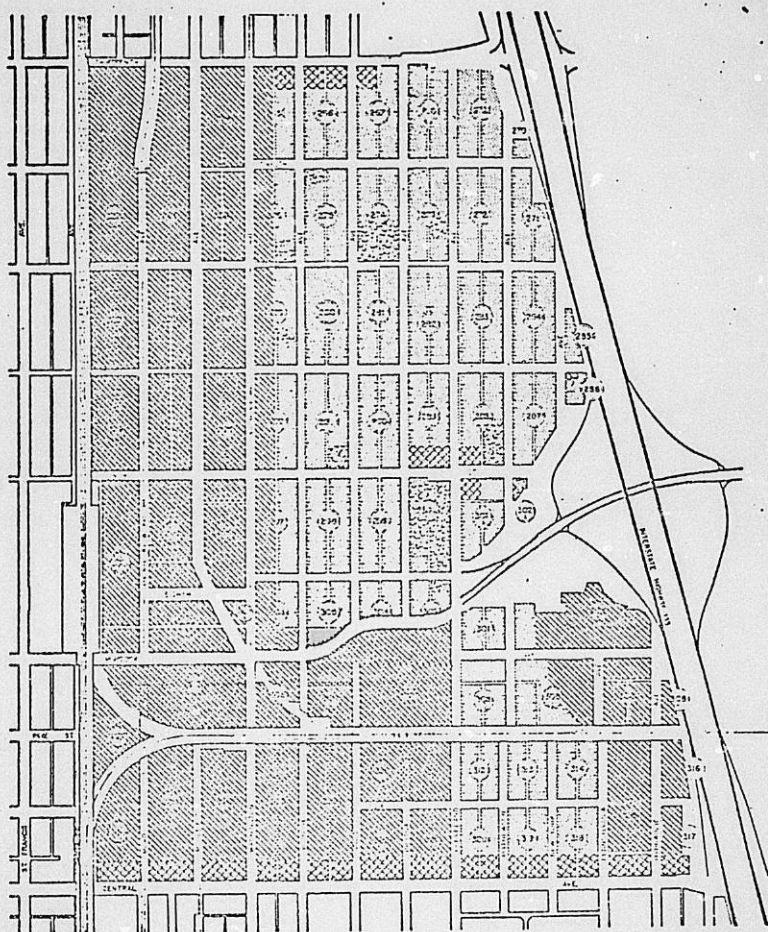
Robert G. Knight, Mayor


ATTEST:

Dale Rea, Deputy City Clerk

Approved as to Form:

Thomas R. Powell, Interim Director
of Law and City Attorney



- LEGEND**
-  RESIDENTIAL
 -  COMMERCIAL
 -  INDUSTRIAL
 -  PUBLIC & SEMI-PUBLIC

GENERALIZED LAND USE PLAN
MCADAMS NEIGHBORHOOD



URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

JUNE 1979
 REVISED

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

June 1, 1987

TO: Don Anderson, Director, Housing and Economic Development

FROM: Marvin Krout, Director, Wichita-Sedgwick County
Metropolitan Area Planning Department

SUBJECT: Amendment to Urban Renewal Land Use Plan for
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MK:LPM:rh
Attachments: Memo
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Map

L/PL/0364/03

RE: ACADAMA NEIGHBORHOOD 10

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 21, 1987

TO: Metropolitan Area Planning Commission

FROM: Marvin S. Krout, Director of Planning *Krout*

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Recommended Action: The MAPC find that the proposed amendment to General Urban Renewal Plan for McAdams Neighborhood is in conformance with the general plan for the development of the City of Wichita.

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WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, which is a duly designated and acting official planning body for the locality, has submitted to the governing body its report and recommendation respecting the proposed amendment to Disposition Supplement No. 8 of the Urban Renewal Plan for Wichita, Kansas, which report finds that the proposed amendment is in conformance with the comprehensive plan, and the governing body has duly considered the report of the planning body; and

WHEREAS, the governing body has held a public hearing on the proposed amendment after public notice; and

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ADOPTED AT WICHITA, KANSAS, this ____ day of _____, 1987.

Robert G. Knight, Mayor

ATTEST:

Dale Rea, Deputy City Clerk

Approved as to Form:

Thomas R. Powell, Interim Director
of Law and City Attorney

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

June 1, 1987

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Metropolitan Area Planning Department

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MK:LPM:rh
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Resolution
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RECEIVED 10

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 21, 1987

TO: Metropolitan Area Planning Commission

FROM: Marvin S. Krout, Director of Planning *MS Krout*

SUBJECT: Amendment to Urban Renewal Land Use Plan for McAdams
Neighborhood

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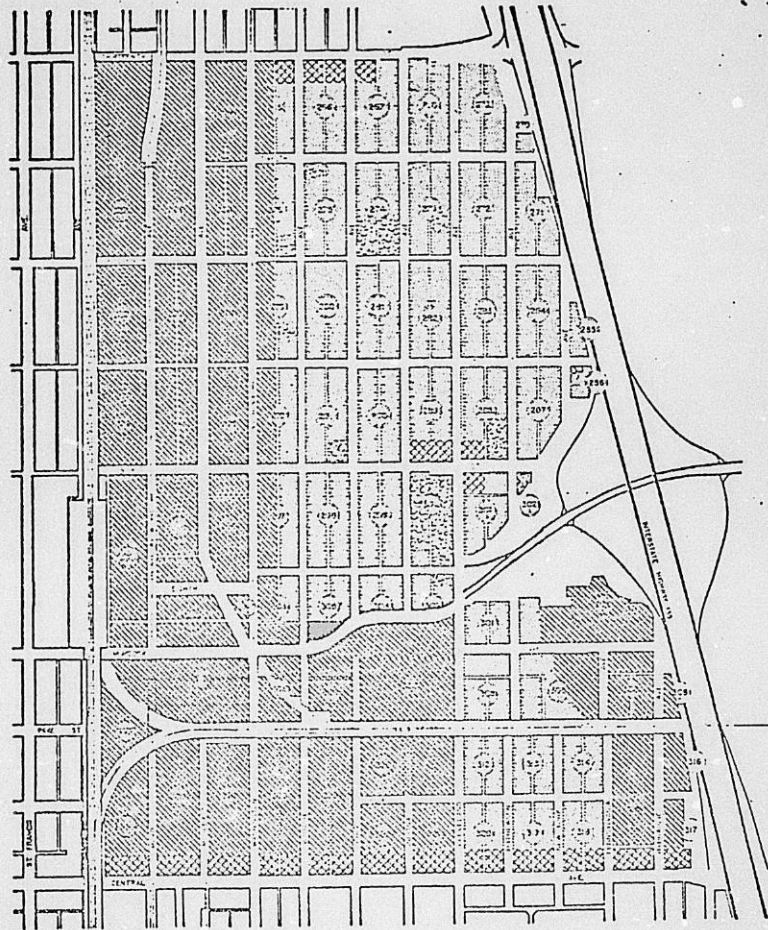
Robert G. Knight, Mayor

ATTEST:





Dale Rea, Deputy City Clerk

Approved as to Form:

Thomas R. Powell, Interim Director
of Law and City Attorney



LEGEND

-  RESIDENTIAL
-  COMMERCIAL
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-  PUBLIC & SEMI-PUBLIC

GENERALIZED LAND USE PLAN

MCADAMS NEIGHBORHOOD

URBAN REHEVAL AGENCY OF THE WICHTA, KANSAS, METROPOLITAN AREA



JUNE 1979

REVISED

RE: AGENDA ITEM NO 10

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 21, 1987

TO: Metropolitan Area Planning Commission

FROM: Marvin S. Krout, Director of Planning *M. Krout*

SUBJECT: Amendment to Urban Renewal Land Use Plan for McAdams
Neighborhood

*250
100
2500*

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Recommended Action: The MAPC find that the proposed amendment to General Urban Renewal Plan for McAdams Neighborhood is in conformance with the general plan for the development of the City of Wichita.

Attachments

PL/0167/1

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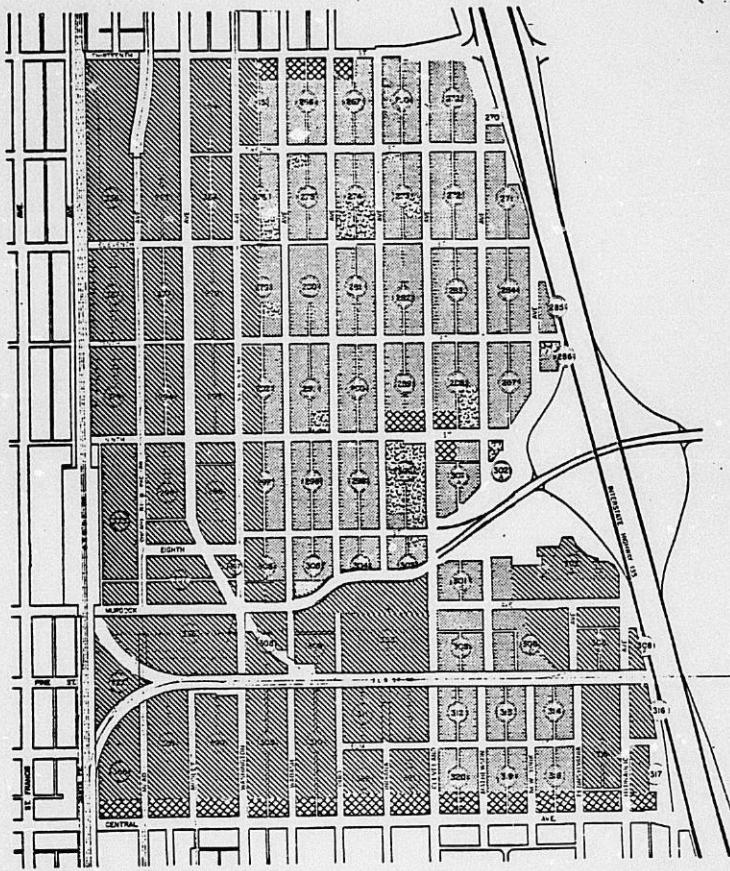
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ATTEST:

Dale Rea, Deputy City Clerk

Approved as to Form:

Thomas R. Powell, Interim Director
of Law and City Attorney



- LEGEND**
-  RESIDENTIAL
 -  COMMERCIAL
 -  INDUSTRIAL
 -  PUBLIC & SEMI-PUBLIC



GENERALIZED LAND USE PLAN
MCADAMS NEIGHBORHOOD

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

JUNE 1977

REVISED

Lawrence Mitchell

THE CITY OF WICHITA

OFFICE OF Housing and Economic
Development

DATE May 20, 1987

TO Marvin Krout, Planning Director
Steve Lackey, Director of Public Works
FROM Pat Miller

SUBJECT FINALIZATION OF URA AMENDMENT --
DISPOSITION SUPPLEMENT NO. 8
MC ADAMS NEIGHBORHOOD

By unanimous, and with area resident support, subject attached Amendment was approved by CPO Council 1A during their Regular Meeting of May 19, 1987.

To expedite property disposition, the required review process, advertising, etc. outlined in the cover memo from Joe Allen Lang, Assistant City Attorney, need to be completed by the Planning Department at the earliest possible date.

One additional item, normally handled by Land Management, needs to be included within the final City Council consideration/action, i. e. subject land parcel must be declared surplus property and appropriate appraisal amount provided.

Residents and Council members were most appreciative of the extensive HED clean-up activities in the general area, and the efforts of the City Manager and the Planning Director relative to meetings with resident groups.

Apologies were expressed for the fact that the parcel has not been mowed and they were assured that this matter would be identified to responsible City departments immediately. It would be most helpful in selling the parcel if it is placed high on the regular mowing schedule.

To maintain community support and trust developed to date, it is highly recommended that the times, dates and places of all public meetings involved in the Amendment Review process be provided to the CPO and area residents.

If any additional information is needed, please do not hesitate to contact me at 4631.

Pat Miller
Pat Miller

APPROVED: *Don E. Anderson*
Don E. Anderson, Director of Housing
and Economic Development

PAM:ms
Attch.
cc: Chris Cherches
Tom Powell

Called 5-20-87 May 26-7730
5-20-87 11:55pm CPO
Stu Scott
Marvin Krout
Planning Commission Meeting May 28th

MAY 15 1987

THE CITY OF WICHITA

OFFICE OF THE LAW DEPARTMENT

DATE May 13, 1987

TO: Don E. Anderson, Director, Housing and Economic Development

FROM: Joe Allen Lang, Assistant City Attorney

SUBJECT Resolution for Amendment to
Urban Renewal Plan - Disposition
Supplement No. 8 McAdams
Neighborhood

You requested that this office prepare a resolution to amend the Land Use Plan within Disposition Supplement No. 8 to the General Urban Renewal Plan for McAdams Neighborhood. This is to change the use of one parcel from industrial to commercial.

Please find attached a draft resolution that may be adopted by the City Council to effectuate the change. This amendment will require a revision to the Generalized Land Use Plan but no change to the text of the Disposition Supplement.


It is assumed that this change is a "substantial modification" to the Plan and the requirements of K.S.A. 17-4747(e) must thus be met. The following steps are necessary before the resolution is approved by the governing body:

- A. A revised Generalized Land Use Plan map will need to be drawn showing the change(s). As I discussed with Pat Miller, she is going to check to see if there will be any more changes to other nearby industrial property at the same time.
- B. The proposed change must be submitted to the MAPC for review and recommendation as to its conformity with the general plan for development of the City. The MAPC must submit its recommendations to the City Council within 30 days after receipt.
- C. After the Resolution is placed on the City Council agenda, the notice of public hearing must be published in a newspaper of general circulation (official city newspaper appropriate). The notice shall describe the time, date, place, and purpose of hearing before the City Council, shall identify the Urban Renewal area, and outline the general scope of the modification, all as set forth in K.S.A. 17-4747(c).

Don E. Anderson
May 13, 1987
Page 2

- D. The City Council must be provided with sufficient information at or before the hearing so that it can make the enumerated findings set forth in the draft resolution. These findings are required by statute to allow the amendment.
- E. Upon approval by the City Council and adoption of the Resolution, the amended Disposition Supplement with the revised map should be filed of record. (Please provide me with a copy of the filed amendment.)

Please let me know if you have any questions on these procedures or need additional information.


Joe Allen Lang
Assistant City Attorney

JAL:kj

cc: Pat Miller
Marvin Krout

(R: popup file 5-25)

Billy/LM: In her attempt to get the UR parcel sold, ^(not Murdock) Pat Miller asked for my help several weeks ago.

When I talked last to K Hoy, he told me that nblhd wouldn't mind comm'l, but ~~did~~ not want industrial. We thought that amending the official UR plan wd show good faith.

Tom Powell suggested that MAPD look @ any other ^{McLeans} parcels we shd amend @ same time - good idea. Pls get better map from Pat, review the plan for other changes, set up a revised schedule w/ her (include ^{with w/} Howard/his people) & get back to me ^{by} May 25, 75.

THE CITY OF WICHITA

OFFICE OF Housing and Economic
Development

DATE May 6, 1987

TO Thomas R. Powell, Interim Director of Law
FROM Don E. Anderson, Director of Housing and Economic Development
SUBJECT Request for URA Amendment
Resolution

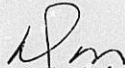
Sale of vacant City-owned property on Murdock between Wabash and Ohio Streets has been in abeyance since early last Fall to accommodate area resident objections to potential Industrial use. The initial citizen recommendation was that zoning be downgraded to Residential and that public housing units be built on the site. Marvin Krout, Planning Director, has been working with residents and feels that a URA Amendment to maintain the current Commercial zoning of the parcel would probably be acceptable to area residents.

It is requested that your office prepare the necessary Resolution to amend the Land Use Plan within Disposition Supplement No. 8 to the General Urban Renewal Plan for Wichita NDP Urban Renewal Area McAdams Neighborhood to change this one real property parcel (Disposition Tract D-305-1) highest use from Industrial to Commercial.

Your earliest convenient response will be most helpful. If possible, formal presentation to the CPO will be made at their meeting on May 19th, after which, the Land Management Office should finalize an agenda item for City Council consideration on June 2, 1987, which item concurrently:

1. Designates the property as surplus, and
2. Adopts the Resolution to amend the URA Plan.

Background information/maps are attached. If you need additional information or materials, please contact Pat Miller at 4631.


Don E. Anderson, Director
Housing and Economic Development

DEA/dh
Attachment
cc: ~~Marvin Krout~~
~~Steve Lackey~~
~~Pat Miller~~
~~Steven Potucek~~
~~Stan Scott~~

RECEIVED

MAY 07 1987

METROPOLITAN PLANNING
ROUTE _____

FILM 561 PAGE 1165

MICROFILMED
OF RECORD

AMENDMENT
TO
DISPOSITION SUPPLEMENT NO. 8
TO
GENERAL URBAN RENEWAL PLAN
FOR
MICHITA NDP URBAN RENEWAL AREA
MCADAMS NEIGHBORHOOD

STATE OF KANSAS
BEDFORD COUNTY
FILED FOR RECORD AT
JAN 5 1983
6 12202
BY
BETTY F. MCCARTY
REGISTER OF DEEDS

*Let Kessler
Haupt*

DATED: March 9, 1982

Disposition Supplement No. 8 originally recorded on Film 427, Pages 300-307, on the 14th day of July, 1980.

12.00 City Clerk

LAND DISPOSITION SUPPLEMENT

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

The McAdams Neighborhood is an area with definite industrial, residential and commercial districts. There are numerous redevelopment sites within these districts due to demolition of dilapidated, abandoned and/or non-conforming structures throughout the area.

1. Land Use Provisions and Building Requirements

- a. Land use shall be as indicated on the Generalized Land Use Plan. In those areas indicated for residential uses, the use shall be restricted to low and moderate density residential uses. In those areas indicated for commercial land use, land uses permitted shall be commercial, retail, office, and public and private parking facilities. Industrial uses allowed shall be in conformance with uses permitted in accordance with the Zoning Ordinance of the City of Wichita, Kansas. The use category public and semi-public provides for existing parks, churches and other public or semi-public institutions, and the development of park or open space in designated areas.

- 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 McAdams Neighborhood.

- (1) Residential Area

- (a) Minimum Building Site. No dwelling shall be erected or placed on any lot having a width of less than fifty (50) feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet. Two-family dwellings shall have a lot area not less than 3,000 square feet per dwelling unit. Multifamily dwelling units shall have a lot area of not less than 1,500 square feet per dwelling unit.

- (b) Minimum Size of Dwelling Unit. All dwelling units with the number of bedrooms specified below shall have no fewer than the indicated square feet of livable floor area, exclusive of open porch and attached garage:

Efficiency Unit	380 square feet
One bedroom	525 square feet
Two bedroom	720 square feet
Three bedroom	900 square feet
Four bedroom	1,120 square feet
Five bedroom	1,320 square feet
Six bedroom	1,540 square feet

- (c) Height Limit. No dwelling shall be erected or enlarged to exceed 35 feet in height.

- (d) Off-Street Parking. In addition to the livable floor space required hereunder, each single-family dwelling shall include either a garage or a carport or a paved parking space sufficient to accommodate at least two automobiles, and a paved driveway access. For two-family and multifamily dwelling units, 1 1/2 paved parking spaces shall be provided for each dwelling unit.

- (e) Front, Side, and Rear. No dwelling shall be located nearer to the front lot line than twenty (20) feet; no dwelling shall be located nearer to the rear lot line than twenty (20) feet. Interior side setback line shall be not less than six (6) feet on each lot. Two-family and multifamily units facing a side lot line shall have a side setback of no less than ten (10) feet from each lot.
- (f) Signs. No signs, advertisements, billboards, or advertising structures of any kind may be erected or maintained on the property without the consent in writing of the City of Wichita, Kansas ("City"); provided, however, that permission is hereby granted for the erection and maintenance of more than one (1) signboard for each building site as sold or conveyed, which signboards shall not be more than five (5) square feet in size and may be used for the sole and exclusive purpose of advertising for sale or lease, the building site upon which it is erected and improvements thereon, if any; and provided further, that the restrictions and conditions of this section shall not apply to operations of the City of Wichita. All signs erected must be in conformance with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

(2) Commercial Area

*Surplus
Property Zoned
+ must comply
with these
requirements for
development*

- (a) Maximum Site Coverage of Structures. One hundred percent (100%), except in the case of individual commercial parcels which are not a part of a larger development plan, in which case the maximum site coverage shall be fifty percent (50%) and required off-street parking shall be provided on the site.
- (b) Maximum Building Height. No commercial structure shall exceed the maximum building height as established in the Zoning Ordinance of the City of Wichita, Kansas.
- (c) Minimum Building Setbacks.
 - I. A twenty-five (25) foot building setback shall be required from any property line abutting a street right-of-way, except that on corner lots one of the two setbacks may be reduced to no less than fifteen (15) feet. As a condition of replatting, a thirty-five (35) foot front yard setback will be required.
 - II. All buildings shall have either no setback or a setback of not fewer than five (5) feet for side yards not abutting a street right-of-way.
 - III. All buildings shall have either no setback or a setback of not fewer than ten (10) feet for rear yards.
- (d) Minimum Off-Street Parking. Off-street parking shall be provided as required in Section 28.04.141 of the Code of the City of Wichita, Kansas.
- (e) Signs.
 - I. 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.
 - II. 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.

- III. Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a nonflashing type.
- IV. No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- V. Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
- VI. These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.
- VII. All signs erected must be in conformance with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

(f) Screening

Screening shall be provided on all properties developed for commercial uses when such uses are established on property within or adjacent to residential zoning districts. A solid or semi-solid wall or fence will be required. This wall or fence shall be constructed of bricks, stone, masonry, wood or similar material (not including chainlink or woven wire) at least six (6) feet but not more than eight (8) feet high.

(g) Landscaping

A site plan and landscape plan will be required by the City prior to approval of any construction plans. This landscape plan will be drawn to scale and show the location, size and species of all existing and proposed landscaping. The minimum landscaping requirements will include street trees and front yard landscaping. Landscaping will conform with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

(3) Industrial Area

- (a) Maximum Site Coverage of Structures. The maximum building coverage of any individual building site shall be 75 percent of the land area.
- (b) Maximum Building Height. No structures shall be erected or enlarged to exceed 25 stories.
- (c) Minimum Building Setbacks.
 1. There shall be no front or side yard setback requirements from any property line abutting a street right-of-way except during replatting a thirty-five (35) foot front yard setback shall be required.
 2. All buildings shall have either no setback or a setback of not fewer than ten (10) feet for side yards not abutting a street right-of-way.
 3. All buildings shall have either no setback or a setback of not fewer than ten (10) feet for rear yards.
- (d) Minimum Off-Street Parking. One off-street parking space shall be provided for each two employees based on the working period when the maximum number of persons are employed on the premises, plus at least one space for each vehicle maintained on the premises, plus sufficient parking spaces for anticipated visitors to the premises. Each off-street parking space shall:
 1. Be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing.

2. Have appropriate bumper guards. **TCM 561HW-1169**

3. Be connected with an access drive so that there shall be no necessity for cars backing onto any street. Such access drives shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing.

(e) Off-Street Loading. Where gross floor area is greater than 5,000 square feet, there shall be at least one off-street loading space of not fewer than ten (10) feet in width and fifty-five (55) feet in length, exclusive of access platform, for each 25,000 square feet or fraction thereof for the first 100,000 square feet. One additional space for each 50,000 square feet or fraction thereof is required where gross floor area is in excess of 100,000 square feet.

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1. All identifying or advertising signs must be planned as a part of the total design of the improvements to the building site. The location and design of the sign shall be indicated on the final working drawings to be submitted to the City of Wichita for approval.
2. Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a nonflashing type.
3. Any proposed change in the size or position of any identifying or advertising sign must be submitted to, and approved by, the City of Wichita prior to erection. No approval shall be required for changes in lettering only.
4. All signs erected shall be in conformance with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

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1. Any area outside the confines of a building that is used for the storage of supplies, semi-finished products or materials, or any other articles, including waste materials and refuse, shall be enclosed by an opaque fence or wall of permanent construction. Each fence or wall shall be a minimum of six feet in height. In no case shall supplies, semi-finished or finished products or materials, or any other articles, including waste materials or refuse, be stored within any required front or side yard setback.
2. Outdoor storage areas used for the display of finished products may not be required to be enclosed by an opaque fence or wall of permanent construction. However, specific site and landscape plans for these outdoor display areas must be approved by the City before the requirement to enclose these areas will be waived. These site and landscape plans shall identify proposed surfacing, plant materials, landscape lighting and other details pertinent to the display of products.

(h) Performance Standards. No industrial or commercial establishment may be located, constructed, expanded, operated or maintained within the McAdams Neighborhood Industrial District unless the same shall endeavor to conform to each of the following standards:

1. No emissions shall be permitted at any point, from any chimney or otherwise, which is injurious to human health, animals, vegetation or other forms of property, or which can cause soiling of any object at or beyond the boundaries of the building site. These requirements will not take precedence over late, more restrictive requirements imposed by an agency with more than local jurisdiction.

- NEW SUPPLEMENT
2. The level of continuing or recurring objectionable noise produced by operations other than construction conducted on any building site shall be controlled so that it shall not exceed at the boundaries of the building site the noise level of vehicular traffic which may occur on major streets within the McAdams Neighborhood Industrial District; provided, however, that this level may be exceeded by occasional, intermittent peaks.
 3. The level of continuing or recurring vibration produced by operations conducted on any building site shall be controlled by insulation, suspension or other means so that at the boundaries of the building site there shall be no evidence of continuing ground vibration detectable without use of instruments.
 4. Odor resulting from operations conducted on any building site shall be controlled so that it is not offensive beyond the boundaries of the building site.
 5. All activities involving, and all storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire-fighting and fire suppression equipment and devices standard in industry shall be provided and maintained.

(i) Screening.

Screening shall be provided on all properties developed for industrial uses when such uses are established on property within or adjacent to residential zoning districts. A solid or semi-solid wall or fence will be required. This wall or fence shall be constructed of bricks, stone, masonry, wood or similar material (not including chainlink or woven wire) at least six (6) feet but not more than eight (8) feet high.

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2. Circulation Requirements

Circulation requirements are delineated on the Land Use Plan Map for the McAdams Neighborhood.

3. Redeveloper's Obligations

In the conveyance of land in cleared portions of the McAdams Neighborhood, 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.

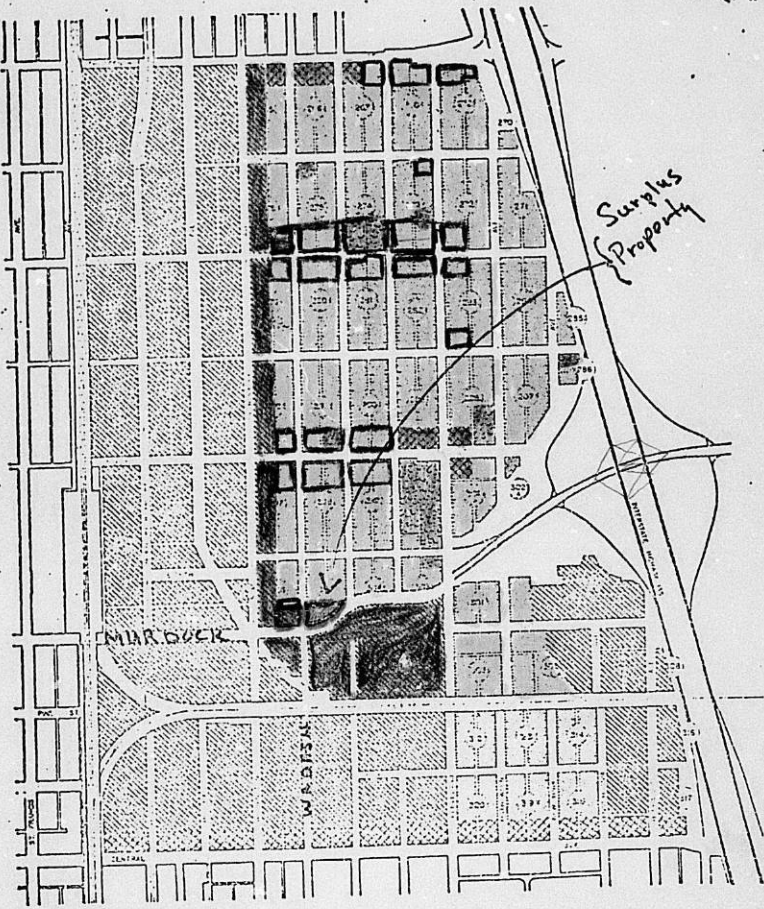
5. Procedure

No improvements shall be undertaken until the complete plans and specifications, including the floor plans and grade and plat plan or such improvement, shall have been submitted to, and approved in writing by, the City of Wichita, which shall incur no liability by reason of its judgement, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the 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 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 Covenant", 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 land transferred by the City of Wichita, Kansas and/or the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area, and upon all owners, purchasers, or lessees of said land, their heirs and assigns. These restrictions shall be binding until December 31, 1999, 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 Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements under 1a and 1b 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.



LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC & SEMI-PUBLIC

GENERALIZED LAND USE PLAN


MCADAMS NEIGHBORHOOD

URBAN RENOVATION AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA



JUNE 1979
REVISED MARCH 1982

Discrepancy:
 Planned zoning vs.
 class. of existing use.
 Proposed use.

 Down zoning

 up zoning

MICROFILMED
OF RECORD

AMENDMENT
TO
DISPOSITION SUPPLEMENT NO. 8
TO
GENERAL URBAN RENEWAL PLAN
FOR
WICHITA NDP URBAN RENEWAL AREA
MCADAMS NEIGHBORHOOD

STATE OF KANSAS }
SEDGWICK COUNTY }
FILED FOR RECORD AT
JAN 5 1983
6 12202
NO. BETTE F. McCART
REGISTER OF DEEDS

*Pat Nettles
Deputy*

DATED: March 9, 1982

Disposition Supplement No. 8 originally recorded on Film 427, Pages 300-307, on the 14th day of July, 1980.

*Pat,
See Land Use plan
last pg.*

*7-7-82
1-5-83 Jue*

12.00 City Clerk

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*Side
Rear*

2. Have appropriate bumper **boards**. T.M. 561, 1169

3. Be connected with an access drive so that there shall be no necessity for cars backing onto any street. Such access drives shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing.

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Screening shall be provided on all properties developed for industrial uses when such uses are established on property within or adjacent to residential zoning districts. A solid or semi-solid wall or fence will be required. This wall or fence shall be constructed of bricks, stone, masonry, wood or similar material (not including chainlink or woven wire) at least six (6) feet but not more than eight (8) feet high.

(j) Landscaping.

A site plan and landscape plan will be required by the City prior to approval of any construction plans. This landscape plan will be drawn to scale and show the location, size and species of all existing and proposed landscaping. The minimum landscaping requirements will include street trees and front yard landscaping. Landscaping will conform with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

2. Circulation Requirements

Circulation requirements are delineated on the Land Use Plan Map for the McAdams Neighborhood.

3. Redeveloper's Obligations

In the conveyance of land in cleared portions of the McAdams Neighborhood, 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

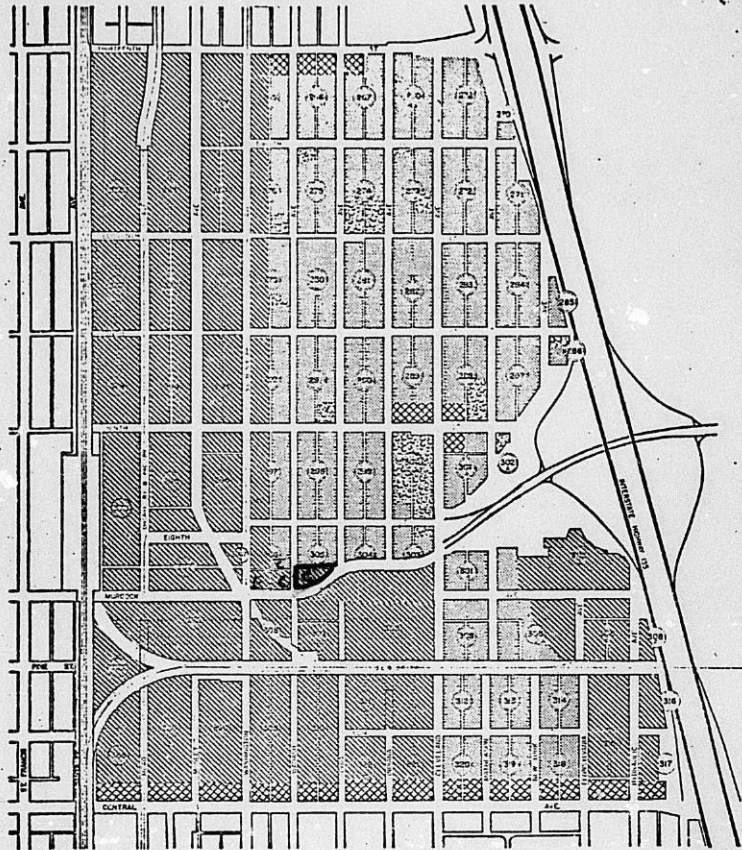
FILM 561 PAGE 1171

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 City of Wichita, which shall incur no liability by reason of its judgement, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the 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 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 Covenant", 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 land transferred by the City of Wichita, Kansas and/or the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area, and upon all owners, purchasers, or lessees of said land, their heirs and assigns. These restrictions shall be binding until December 31, 1999, 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 Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements under 1a and 1b 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.



- LEGEND**
-  RESIDENTIAL
 -  COMMERCIAL
 -  INDUSTRIAL
 -  PUBLIC & SEMI-PUBLIC



GENERALIZED LAND USE PLAN
MC ADAMS NEIGHBORHOOD
URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

JUNE 1979
REVISED MARCH 1982