

M.A.P.C. Chaparral 7-2-64
MAPC Remediation Report 1-8-65
B.C.C./B-60-6

DP-3 - Lake View Development Co. re-
quests shopping center CUP for SE
corner of Amidon and 21st Street

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. Approve 7-2-64

~~M.A.P.C. (reconsideration)~~ Approve 1-21-65

B.C.C./B.C.C. _____

Dp-3 - Lake View Development Co. re-
quests shopping center CUP for SE
corner of Amidon and 21st Street

Map No. 0-3
Sec. 7
Twp. 27
Range 1E

COMMUNITY UNIT PLAN

DP-3
Z- 0613
Filed 6-3-64
12-21-64

APPLICATION REQUEST: Approval of proposed planned commercial development.

1. Applicant Lake View Development Co.
Address P.O. Box 2365 Phone AM 7-8277
2. Agent Bill Binter
Address 1820 N. Mosley Phone AM 7-8277
3. General Location SE corner of Amidon and 21st Street
Address _____
4. Proposed Use Shopping Center

AREA DATA

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

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date _____ Action _____
7-2-64 Approve
1-21-65 Approve Revised Plan
2. Governing Body
Date _____ Action _____

NOTES:

October 31, 1973

Robert Feldner, Superintendent of
Central Inspection
Robert A. Lakin, Director of Planning *R. A. Lakin*

DP-3 Twin Lakes Shopping Center

Attached is a copy of a letter from Bill Binter, Partner, Twin Lakes with accompanying plan requesting that an administrative interpretation be made which would reduce the 65 foot setback approved on the above captioned C.U.P. to 62 feet. This request would be for a total length of 36 feet. Mr. Binter outlined three reasons why he is of the opinion such an amendment should be granted. Subject Community Unit Plan was approved by the City Commission on November 18, 1969 and one of the conditions was as follows:

The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and City Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

In reviewing this request, this department is of the opinion that, based on the fact that a Post Office substation was originally located on this same site prior to the 65 foot setback being established and inasmuch as two additional parking spaces would be lost if they are required to maintain 65 feet, this does not violate the purpose and intent of the Community Unit Plan provisions nor is it a substantial deviation which would require an amendment to the plan. Our opinion is also supportive in that in reviewing the Community Unit Plan on Marina Lakes to the west and minimum setback from 21st Street is 60 feet, and if the 62 foot setback is maintained on subject property, the new structure would not extend closer to 21st Street than other buildings in this area.

Upon your review of this memo and the attached letter of request and accompanying illustrations, your signature of approval will indicate that you concur that this proposal is in keeping with

Robert Eeldner
October 31, 1973
Page 2

the purpose and intent of the Community Unit Plan provisions,
and is not a substantial deviation of the plan.

RAL:JHG:rme
Attachment

APPROVED:


Robert Feldner, Superintendent
of Central Inspection

cc: Bill Binter, Partner
Twin Lakes
P. O. Box 4048, 67204



Post Office Box 4048
WICHITA, KAN 67204

October 31, 1973

Mr. Robert Lakin
Director
Wichita Planning Department
104 South Main
Wichita, Kansas

Dear Mr. Lakin:

We request a variance on the 65 ft. set-back on the Community Unit Plan of Twin Lakes Center, to a 62 ft. set-back. We request this for the following reasons:

- 1) Before we had a 65 ft. set-back, we had a post office building that was built with a 62 ft. set-back.
- 2) The 62 ft. set-back permits us to retain the maximum parking spaces. If the 65 ft. set-back is required, we will lose two parking spaces.
- 3) This request is only for the 36 ft. (East - West) where the former post office building was built.

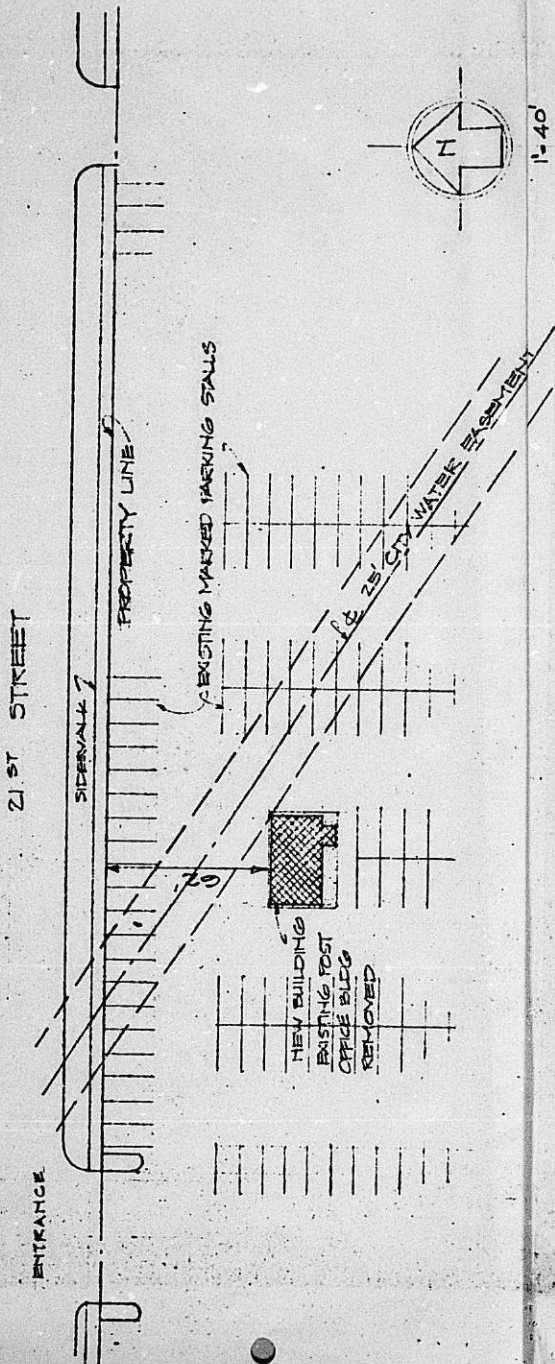
Sincerely,

TWIN LAKES CENTER

By: Bill Binter
Bill Binter, Partner

BB:lb



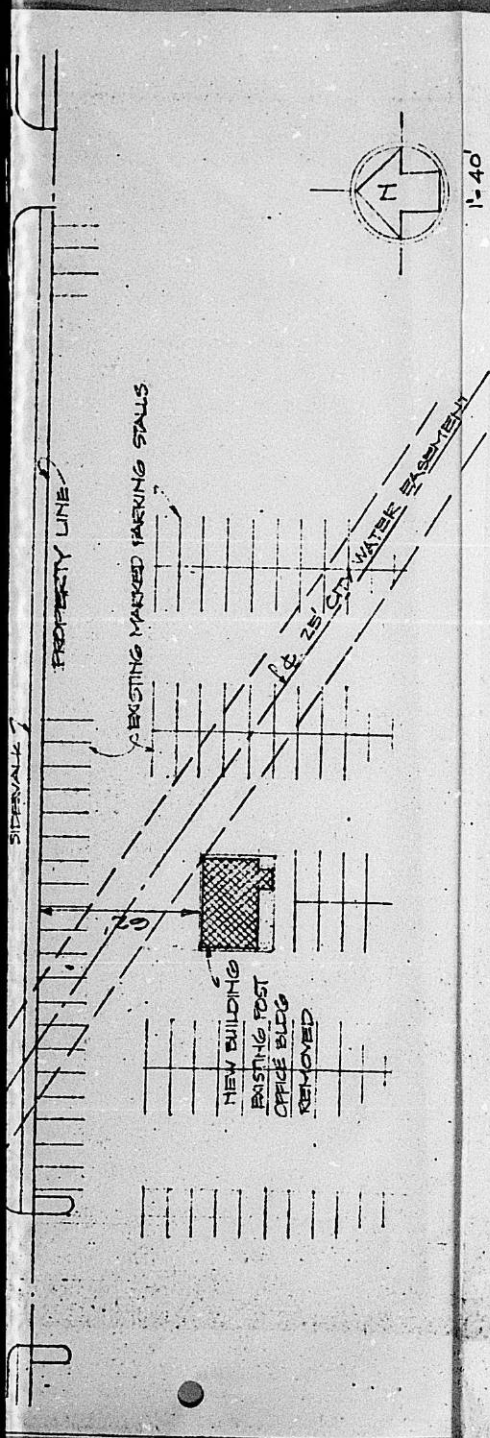


EXISTING TWIN LAKES SHOPPING CENTER

SITE PLAN

SCALE: 1" = 40'

- EXISTING POST OFFICE BLDG. REMOVED BY OTHERS.
- ALL UTILITIES BROUGHT TO SITE BY OTHERS.
- LOCATE BLDG. FOOTING A MIN. OF 6" WEST OF BASEMENT LINE.



EXISTING TWIN LAKES SHOPPING CENTER ?

S I T E P L A N

SCALE: 1" = 40'

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DATE	9-28-13
REVISIONS	
JOB NO.	
TWIN LAKES BRANCH OFFICE BLDG AMERICAN SAVINGS ACCO...	

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE
April 29, 1969



TO Files
FROM Robert A. Lakin, Assistant Planning Director
SUBJECT CUP for Twin Lakes, DP-3

Some weeks ago, Hap Bledsoe requested information as to how the Twin Lakes Shopping Center could construct off-street parking in a "AA" zone (which does not allow off-street parking for commercial ventures) and which had no special provisions included in their Community Unit Plan for access roads to the shopping center from the south entrance. At that time I checked with Tommy Burns to see if permits had been issued for the construction for such a parking lot. No permit had been issued by Central Inspection. A further check with the City Engineer's office indicated no permits were required by that office for the construction of parking lots, as the curb cut was a part of the street construction. I then requested Don Livingston to investigate and see if in his mind he felt that this was a zoning violation. In a week or two I was advised by him that he had checked it in the field and measured it on the maps and in his opinion it was a violation. No further word has been heard from Central Inspection on this matter.

Today I called Joe Donley who heads the Maintenance Section (including zoning enforcement) of the division of Central Inspection on this matter. I advised him of my prior conversations on this matter, have requested him to check the possibilities of zoning violation and report his findings to me.

RAL:rme

March 10, 1969

C. Bickley Foster, Director of Planning

Jack H. Galbraith, Senior Planner

Interpretation of "B" Zoning on Twin Lakes Shopping Center
Community Unit Plan

I have reviewed carefully the zoning application and approved community unit plan associated with the Twin Lakes Shopping Center. As we discussed, there is a strip of "B" multiple-family zoning adjacent to Woodrow Ave. which begins south of 21st Street a distance of approximately 190 feet and is 95 feet in depth from Woodrow at that point and approximately 125 feet in depth from Woodrow adjacent to 20th Street to the south. This "B" zone is indicated on the official zoning maps, and is clearly indicated on the community unit plan approved by the Planning Commission on January 21, 1965. The west line of this "B" zone classification is also indicated as a "building setback line". It is my opinion that a commercial structure, whether constructed above or below ground, may not extend into the "B" zoning classification until after a light commercial zoning application is submitted and approved and the community unit plan amended.

JHG:js

Name

Agency

Phil Snodgrass
Fritz Haskard
T.K. Connolly
Russell Woolley
Ray Bruggeman
Dave Ritchie
Ralph Wulz
Bill Binter
Dick Linn
C. B. Foster
H. Duane Bock

Twin Lakes Center
Haskard's Firestone
Atlantic Thrift
Twin Lakes State Bank
Director of Public Works
Ritchie Construction
City Manager
Twin Lakes
Engr. Div. Public Works
MAPD
MAPD

Meeting at Twin Lakes Bank
Morning of 10/2/68
Discussion of Traffic Circulation in the Twin Lakes Area

T W I N L A K E E S

1. Main Unit

Lower Level	80,965	
Upper Level	<u>80,965</u>	161,930

2. Henry's

Unit #1		
1st Floor	17,375	
2nd Floor	<u>17,431</u>	34,806

Unit #2

1st Floor	15,146	
2nd Floor	<u>15,146</u>	30,292

3. Theater

1st Floor	4,618	
2nd Floor	13,050	
Proj. Rm.	<u>702</u>	18,370

TOTAL		<u>245,398</u>
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TOTAL	<u> </u>	245,398
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WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: July 2, 1964

Case No. DP-3

Request: Approval of proposed planned commercial development under the Community Unit Plan

Location: Generally on the southeast corner of 31st and Amidon

Acres: 10

Platted X

Existing R/W 100'

Proposed R/W 100'

History

Case No. Z-0480 - "AA" and "B" to "LC"
MAPC Approved 7-18-63
BCC Approved 8-6-63

Case No. Z-0516 - "AA" to "B"
MAPC Approved 1-16-64
BCC Approved 2-4-64

Comments

1. As a requirement under the Community Unit Plan provisions, the applicant submitted a preliminary development plan for review. The development plan indicated the required information pertaining to gross area, maximum coverage, maximum gross floor area, maximum height, proposed general uses, maximum curb cuts, building setbacks, and general sign information. The Planning Department reviewed the proposed plan with staff members of the Central Inspection Division and Engineering Division of the Department of Public Works. Suggested changes were made to the applicant so that the plan would be in conformance with the Community Unit Plan regulations. The applicant made certain changes and submitted a revised development plan and a letter requesting exceptions of the requirements of the Community Unit Plan regulations. Attached to this report is a copy of the proposed development plan and the letter requesting exceptions. (NOTE: This information should be brought to the Planning Commission meeting as copies are limited.)
2. In view of the fact that the area to the south, which is zoned "B" is not up for approval as part of the planned commercial development, the applicant was informed that a rear building setback line of 30 feet should be indicated on the plan, (as per ordinance requirements.) The applicant has requested that this requirement be waived as the area zoned "B" is proposed to be used for off-street parking in the overall development plan. The applicant

was requested to be prepared to show how the "B" zoned area will be utilized as a part of the overall development.

3. The applicant was informed of the requirement of the Community Unit Plan regulations stating that there shall be a ten foot planting area provided on the perimeter of the planned commercial development when such area is adjacent to a residential district. The applicant has requested an exception of this provision. The applicant stated in the letter of request for the exception which would apply on the west, that they have received permission from the City Manager, working through the Director of Public Works, to landscape the divider strip shown on the plan.

The Planning Commission may, in unusual situations, where the objectives of the Master Plan and good planning practices are furthered, alter requirements, provided, however, that the Planning Commission must set forth specific reasons, in writing, as to the manner in which such modification meets the above criteria.

The staff is concerned with the applicant's request for this exception. The ten foot planting strip is not a screening requirement but rather an aesthetic control for the perimeter of proposed development. The applicant has stated that he will be prepared to furnish evidence of the landscape proposals for the parking area. The staff recommends that until such evidence is presented as to the proposal of landscaped techniques, that the proposal of scattered plant materials in the median strip is not sufficient to provide the qualities desired in a proposed shopping center. This 10 foot planting requirement was not designed to be waived in the event the developer proposed to landscape the total site. It was designed as a minimum aesthetic control.

4. The applicant was requested to furnish information concerning the number of signs or sign controls proposed along Amidon Street. As indicated on the revised development plan, the applicant proposes three signs with a maximum height of 40 feet. The staff suggests that the maximum height be reduced to 30 feet as regulated under the present sign ordinance.
5. In May the applicant requested that the fire lane easement on the plat be vacated. On May 7, 1964, the Planning Commission approved the request on the condition that the relocated fire lane easement would later appear on the proposed development plan.

Recommendation:

The Assistant Planning Director recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control and in accordance with the intent of Section 28.04.190 of the ordinance, to promote a well planned and well organized development. It is further recommended that approval of the plan be given subject to the following conditions:

1. The required building setback line from the "B" district shall be waived if evidence is presented indicating the area is used for off-street parking, for the following reasons:
 - a. The area zoned "B" is proposed to be used for off-street parking in conjunction with the shopping center development.
 - b. There is no apparent reason why a 30 foot rear yard setback should be required since the proposed parking lot itself serves as a light, air, and open space buffer.
2. The advertising sign controls along Amidon should indicate a maximum sign height of 30 feet.
3. The request for an exception of the 10 foot planting area not be granted.
4. Prior to the issuance of a building permit, there shall be a dedication of a fire lane easement.
5. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation from the plan as determined by the Superintendent of Central Inspection shall constitute a violation of the building permit authorizing construction of the proposed development.
6. Any major change in this development plan shall be resubmitted to the Planning Commission to assure compliance with the requirements and intent of Section 28.04.190 of the ordinance.

January 22, 1965

Mr. Bill Binter
1820 North Mosley
Wichita, Kansas

Subject: 2-0611 - Zone change from "B" & "AA"
to "LC"; and DP-3 Planned Commercial
Development under the Community Unit Plan
(Revised)

Dear Mr. Binter:

At its regular meeting on January 21, 1965, the Metropolitan Area Planning Commission considered the above-captioned zone change request and the revised community unit plan. The action of the Planning Commission was to recommend that the zone change request be approved. The Planning Commission also approved the revised community unit plan and waived the following requirements:

1. Elimination of the 35-foot setback adjacent to the east and south line of the new request for "LC" zoning.
2. Elimination of solid wall adjacent to the east and south line of the new request for "LC" zoning.
3. Elimination of the 10-foot planting strip adjacent to Anidon.

The above-captioned zone change request will be forwarded to the Board of City Commissioners for their consideration on February 9, 1965.

January 22, 1965

A copy of the Revised Planned Commercial Development has been forwarded to the Superintendent of Central Inspection of the Department of Public Works.

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

Sincerely,

James W. Howe
Planner II

JWH:byr

cc: Lebovitz Development Co., Inc.
P. O. Box 2365
Wichita, Kansas

Glen Lytle, Superintendent
Central Inspection

MEMORANDUM

January 15, 1965

TO: Metropolitan Area Planning Commission
FROM: Jack Galbraith, Senior Planner
SUBJECT: Request of Lakeview Development Company
to Amend the Planned Commercial Development
(DP-3) of the Community Plan for Twin Lakes
Shopping Center

Lake View Development Company has submitted an application for 5.9 acres of additional "LC" Light Commercial zoning in order to accommodate the needs of additional facilities for Twin Lakes Shopping Center. In conjunction with the zoning application, the applicants have requested an amendment to the planned commercial development plan under the community unit plan provisions of the ordinance, which was originally approved by the Planning Commission on July 7, 1964.

Specifically, the applicants have requested that the following requirements be waived:

1. Elimination of the 35 foot setback adjacent to the east and south line of the new request for "LC" zoning.
2. Elimination of solid wall adjacent to the east and south line of the new request for "LC" zoning.
3. Elimination of the 10 foot planting strip adjacent to Ardson.

It should be pointed out that these same requirements were waived by the Planning Commission on the original approval of the development plan. Consequently, it is recommended that these requirements again be waived and that the revision of the development plan be approved.

Enclosed herewith is a Thermoform copy of a map showing the additional request for "LC" zoning and the revised development plan.

MEMORANDUM

January 15, 1965

TO: Metropolitan Area Planning Commission

FROM: Jack Galbraith, Senior Planner

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2. Elimination of solid wall adjacent to the east and south line of the new request for "LC" zoning.
3. Elimination of the 10 foot planting strip adjacent to Amidon.

It should be pointed out that these same requirements were waived by the Planning Commission on the original approval of the development plan. Consequently, it is recommended that these requirements again be waived and that the revision of the development plan be approved.

Enclosed herewith is a Thermofax copy of a map showing the additional request for "LC" zoning and the revised development plan.

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Enclosed herewith is a Thermofax copy of a map showing the additional request for "LC" zoning and the revised development plan.

July 6, 1964

Mr. Bill Binter
1820 North Mosley
Wichita, Kansas

Subject: FF-3 - Planned Commercial
Development under the Community Unit
Plan

Dear Mr. Binter:

At its regular meeting on July 2, 1964, the Metropolitan Area Planning Commission considered the above-captioned case. The action of the Commission was to approve the development plan under the Community Unit Plan provisions of the Ordinance subject to the following conditions:

1. The required building setback line from the "B" district and the required wall separating the two districts shall be waived for the following reasons:
 - a. The area zoned "B" is proposed to be used for off-street parking in conjunction with the shopping center development.
 - b. There is no apparent reason why a 30-foot rear yard setback should be required since the proposed parking lot itself serves as a light, air, and open space buffer.
2. The advertising sign controls along Amidon should indicate a maximum sign height of 30 feet.

July 6, 1964

3. The request for an exception of the 10-foot planting area on the west perimeter of the property shall be waived for the following reasons:
 - a. The applicant furnished evidence, to the satisfaction of the Planning Commission, that the parking lot and median strip on Amidon will be landscaped.
 - b. The area lying to the west, although zoned "AA" Single Family, is used as a nonconforming sand excavation operation.
4. Prior to the issuance of a building permit, there shall be a dedication of a fire lane easement.
5. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation from the plan as determined by the Superintendent of Central Inspection shall constitute a violation of the building permit authorizing construction of the proposed development.
6. Any major change in this development plan shall be resubmitted to the Planning Commission to assure compliance with the requirements and intent of Section 28.04.190 of the Ordinance.

It is now necessary for you to submit to this office three (3) corrected copies of the plan showing the sign height not exceeding 30 feet. Upon receiving the corrected plans a copy will be forwarded to the Office of Central Inspection of the Department of Public Works.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs
cc: Glen Lytle
Central Inspection Division



RITCHIE BROTHERS Construction Company

June 12, 1964

Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Bldg. Annex
Wichita, Kansas



Mr. Jack H. Galbraith
Senior Planner

Subject: Preliminary Development
Plan of Twin Lakes

Dear Mr. Galbraith:

In response to your letter, dated June 8, 1964, we have made the corrections that you suggested on our plan. We would also like to make the following requests as they concern our project:

1. Building Setback Lines - We would like an exception for the building setback line between our "L.C." and "B" zoning.
 - A. Reason - Our plans are in the final working drawing stage, and the building is located along the "L.C." line. All of our leases that are signed have used this building layout as part of the lease. If we were to change our building location, we would have to revise all of our existing leases. We have done considerable dirt work on the site and it would be quite expensive to change our grades at this stage. (This is a two-level center and most of the excavation is completed). Also, the building setback in this case will not be a buffer for the "B" zoning as we have also included the "B" area as parking on our leases and we could not "sell off" the "B" area without voiding our leases. The mortgage on the center will also include the "L.C." and "B" areas.
2. Screening - In regards to the ten foot screening along Amidon, we would like to request an exception for the following reasons:

Mr. Jack H. Galbraith

- 2 -

June 12, 1964

1. The screening is required because the property is zoned "AA"; however, it is being used as Nonconforming Industrial.
2. The property is all lake.
3. The property does not have abutter's rights of access to or from Amidon.
4. We have received permission from the City Manager working through the Director of Public Works to landscape the divider strip as shown on our plan.

Sincerely,

Bill Binter

BB:djb



RITCHIE BROTHERS Construction Company

June 12, 1964

Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Bldg. Annex
Wichita, Kansas

Mr. Jack H. Galbraith
Senior Planner



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Mr. Jack H. Galbraith

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Sincerely,

Bill Binter

BB:djb

MICHIGAN-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: July 2, 1964

Case No. DP-3

Request: Approval of proposed planned commercial development under the Community Unit Plan

Location: Generally on the southeast corner of 21st and Amidon

Acres: 10

Platted X

Existing R/W 100'

Proposed R/W 100'

History

Case No. Z-0480 - "AA" and "B" to "IC"
MAPC Approved 7-18-63
BCC Approved 8-6-63

Case No. Z-0516 - "AA" to "B"
MAPC Approved 1-16-64
BCC Approved 2-4-64

Comments

1. As a requirement under the Community Unit Plan provisions, the applicant submitted a preliminary development plan for review. The development plan indicated the required information pertaining to gross area, maximum coverage, maximum gross floor area, maximum height, proposed general uses, maximum curb cuts, building setbacks, and general sign information. The Planning Department reviewed the proposed plan with staff members of the Central Inspection Division and Engineering Division of the Department of Public Works. Suggested changes were made to the applicant so that the plan would be in conformance with the Community Unit Plan regulations. The applicant made certain changes and submitted a revised development plan and a letter requesting exceptions of the requirements of the Community Unit Plan regulations. Attached to this report is a copy of the proposed development plan and the letter requesting exceptions. (NOTE: This information should be brought to the Planning Commission meeting as copies are limited.)
2. In view of the fact that the area to the south, which is zoned "B" is not up for approval as part of the planned commercial development, the applicant was informed that a rear building setback line of 30 feet should be indicated on the plan, (as per ordinance requirements.) The applicant has requested that this requirement be waived as the area zoned "B" is proposed to be used for off-street parking in the overall development plan. The applicant

was requested to be prepared to show how the "B" zoned area will be utilized as a part of the overall development.

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The staff is concerned with the applicant's request for this exception. The ten foot planting strip is not a screening requirement but rather an aesthetic control for the perimeter of proposed development. The applicant has stated that he will be prepared to furnish evidence of the landscape proposals for the parking area. The staff recommends that until such evidence is presented as to the proposal of landscaped techniques, that the proposal of scattered plant materials in the median strip is not sufficient to provide the qualities desired in a proposed shopping center. This 10 foot planting requirement was not designed to be waived in the event the developer proposed to landscape the total site. It was designed as a minimum aesthetic control.

4. The applicant was requested to furnish information concerning the number of signs or sign controls proposed along Amidon Street. As indicated on the revised development plan, the applicant proposes three signs with a maximum height of 40 feet. The staff suggests that the maximum height be reduced to 30 feet as regulated under the present sign ordinance.
5. In May the applicant requested that the fire lane easement on the plat be vacated. On May 7, 1964, the Planning Commission approved the request on the condition that the relocated fire lane easement would later appear on the proposed development plan.

Recommendation:

The Assistant Planning Director recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control and in accordance with the intent of Section 28.04.190 of the ordinance, to promote a well planned and well organized development. It is further recommended that approval of the plan be given subject to the following conditions:

1. The required building setback line from the "B" district shall be waived if evidence is presented indicating the area is used for off-street parking, for the following reasons:
 - a. The area zoned "B" is proposed to be used for off-street parking in conjunction with the shopping center development.
 - b. There is no apparent reason why a 30 foot rear yard setback should be required since the proposed parking lot itself serves as a light, air, and open space buffer.
2. The advertising sign controls along Amidon should indicate a maximum sign height of 30 feet.
3. The request for an exception of the 10 foot planting area not be granted.
4. Prior to the issuance of a building permit, there shall be a dedication of a fire lane easement.
5. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation from the plan as determined by the Superintendent of Central Inspection shall constitute a violation of the building permit authorizing construction of the proposed development.
6. Any major change in this development plan shall be resubmitted to the Planning Commission to assure compliance with the requirements and intent of Section 28.04.190 of the ordinance.

DP-3



RITCHIE BROTHERS Construction Company

TELEPHONE AMherst 7-8277 • 1820 N. MOSLEY • P.O. BOX 2365 N. WICHITA STA. • WICHITA 14, KANSAS

June 12, 1964

Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Bldg. Annex
Wichita, Kansas

Mr. Jack H. Galbraith
Senior Planner



Subject: Preliminary Development
Plan of Twin Lakes

Dear Mr. Galbraith:

In response to your letter, dated June 8, 1964, we have made the corrections that you suggested on our plan. We would also like to make the following requests as they concern our project:

1. Building Setback Lines - We would like an exception for the building setback line between our "L.C." and "B" zoning.
 - A. Reason - Our plans are in the final working drawing stage, and the building is located along the "L.C." line. All of our leases that are signed have used this building layout as part of the lease. If we were to change our building location, we would have to revise all of our existing leases. We have done considerable dirt work on the site and it would be quite expensive to change our grades at this stage. (This is a two-level center and most of the excavation is completed). Also, the building setback in this case will not be a buffer for the "B" zoning as we have also included the "B" area as parking on our leases and we could not "sell off" the "B" area without voiding our leases. The mortgage on the center will also include the "L.C." and "B" areas.
2. Screening - In regards to the ten foot screening along Amidon, we would like to request an exception for the following reasons:

Mr. Jack H. Galbraith

- 2 -

June 12, 1964

1. The screening is required because the property is zoned "AA"; however, it is being used as Nonconforming Industrial.
2. The property is all lake.
3. The property does not have abutter's rights of access to or from Amidon.
4. We have received permission from the City Manager working through the Director of Public Works to landscape the divider strip as shown on our plan.

Sincerely,

Bill Binter

Bill Binter

BB:djb

June 8, 1964

Mr. Bill Binter
1820 North Mosley
Wichita, Kansas

Subject: Preliminary Development Plan
of Twin Lakes

Dear Mr. Binter:

We have reviewed the Preliminary Development Plan which you submitted to this office relative to Community Unit Plan development for Twin Lakes with members of the Central Inspection Division, and the Engineering Division of the Department of Public Works. Following are the comments made by this office and the various other Departments with which this matter was discussed relative to the various segments of the Community Unit Plan as indicated in the proposed Preliminary Development Plan.

Hearing

The closing date for the Planning Commission meeting of July 2, 1964, was June 3. As we have received copies for review of your Plan, we are scheduling this case for the July 2nd meeting. It will be necessary for you to submit twelve copies of the Preliminary Plan with the suggested corrections no later than June 15, so that staff recommendations may be prepared and copies of your Plan can be sent to the Planning Commissioners.

Building Setback Lines

As the Planning Commission is responsible for approving, under Community Unit Plan, only lands zoned either "LC" or "C", it is the Department's interpretation that there should be a building setback line for the light commercial area being reviewed. It will be necessary for you to show a building setback line for

June 8, 1964

the area abutting the "B" zoning district or submit a request for an exception. If you do request an exception, please be prepared to show how the "B" zoned area will be utilized as a part of the over-all development. Also, there should be a 35-foot setback line instead of a 30-foot setback line as indicated on the Plan in the northwest corner.

Total Area

We are only concerned with the total area under the commercial zoning classification. We have calculated the area which is zoned "LC" and have found it to be approximately 438,467 square feet. Please check this out as you have indicated a total area of 653,400 square feet. If we have figured this correctly, then it would appear that the maximum gross floor area figure would also be incorrect.

Screening

In regard to your request for an exception to the 10-foot planting strip on the west, we would encourage a Plan indicating where the landscape treatment will be placed instead of the required 10-foot planting strip.

Signs

In reviewing the Preliminary Plan, we have found no provisions have been made for signs of any type. We would suggest that you indicate on the Plan, under General Provisions, the number of signs, or the sign controls along Amidon Street which you are proposing.

Curb Cuts

You have indicated the maximum number of curb cuts along 21st Street, Woodrow and Amidon. The curb cuts along Woodrow are not in the "LC" light commercial zoning district. However, since the "B" district is related to your over-all development plan, we suggest that the curb cut be in line with Cornelson.

Dedication of Fire Lane Easement

As you will recall, in May, you requested that the fire lane easement on the plat be vacated. On May 7, 1964, the Metropolitan Area Planning Commission approved your request. At that time,

June 8, 1964

it was the understanding of the Planning Commission that you would dedicate a fire lane easement at a later date when your development plan would be presented for review and approval. This proposed fire lane easement should now be indicated on the Plan.

Also, on the Plat of Lakeview Estates, there was an area in the northwest corner which was not included on the plat. The area was 158.71 feet square. This area should be reviewed, as the area on the Preliminary Plan does not have the same dimensions.

These are most of the problems which we can foresee at this time as related to the various segments of your Preliminary Development Plan. I hope that the comments which have been made will be beneficial to you in making changes on the Preliminary Development Plan.

If, after you have reviewed the comments which we have made, you have any questions, we would be glad to discuss these matters at your convenience.

Sincerely yours,

Jack H. Galbraith
Senior Planner

JHG:byg

June 3, 1964

W.M.A.P.C.
Wichita, Kansas

Gentlemen:

We request the following exceptions on our Twin Lakes C.U.P.

1. Elimination of the ten foot width shrubbery along the Amidon side. Reason: 1. We are planting the divider strip in the street. 2. The property at the West is a lake. The only land on the west side is city right-of-way.
2. Eliminate the wall between the L.C. and B. zoning. Reason: 1. The wall would bisect our parking lot.

Sincerely,

Bill Binter
Bill Binter
Lake View Development Co.



*

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

Roll # 1

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