

POSTED
2-1-73
—x

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Deferred indefinitely 3/8/73*

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

Map No. 5147
Sec. 23
Twp. 27
Range 1W

DATA SHEET
COMMUNITY UNIT PLAN

DP- 4
Z- _____
Filed 1/31/73

APPLICATION REQUEST: Approval of proposed planned _____
development.

1. Applicant Wescen Shopping Center, Inc.
Address 1202 W. Douglas 67203 Phone 685-1201
2. Agent Robert T. Feagins
Address 422 Waverly 67218 Phone 684-0011
3. General Location Southwest corner of West and Central
Address _____
4. Proposed Use _____

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning "LC" 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 3/8/73 Action Deferred indefinitely

2. Governing Body
Date _____ Action _____

NOTES:

March 9, 1973

Mr. Robert T. Feagins
6572 East Central
Wichita, Kansas 67206

Re: DP-4 - Amendment to CUP -
Southwest corner of West
and Central

Dear Mr. Feagins:

At the regular meeting of the Metropolitan Area Planning Commission on March 8, 1973, the above-captioned request for an amendment to the CUP was considered as an off-agenda item. Inasmuch as you had requested that the case be deferred indefinitely, it was the action of the Commission to grant your request. At such time as you desire to have the Planning Commission consider this case, it will be necessary that you notify us approximately 30 days in advance of the scheduled hearing date so that this case can be readvertised and appropriate notices forwarded to adjacent property owners.

If you have any questions, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Wescon Shopping Center, Inc.
1202 West Douglas 67203



FEAGINS *and* KIRSCH
ARCHITECTS
NORMANDIE SHOPPING CENTER
6572 EAST CENTRAL MU 4.6576
WICHITA, KANSAS 67208

A
|
A

March 8, 1973

Mr. Jack H. Galbraith
Chief Planner
City Building Annex
104 S. Main St.
Wichita, Kansas 67202

Re: DP-4 Amendment to Wescen Community Unit Plan


Dear Mr. Galbraith:

The above-captioned amendment to the Community Unit Plan was to be heard on Thursday, March 8, 1973.

I have been instructed by the owners to request a deferral for said case for an indefinite period of time. You will be notified when they are ready to proceed in the future.

If you have any questions concerning this matter, please call me at 684-0011.

Sincerely yours,


Robert T. Feagins

cc: Jack Bayouth
Fred Farha

RTF:nj

February 14, 1973

Mr. Robert T. Feagins
6572 East Central
Wichita, Kansas 67206

Subject: DP-4 Amendment to Wescon Community Unit Plan

Dear Mr. Feagins:

We have reviewed copies of the preliminary development plan which was submitted relative to the area at the southwest corner of Central and West Street. We have forwarded copies of the plan to the Traffic Engineering Division and Engineering Division of the Department of Public Works.

In response to the proposed amendment of one additional access point to West Street, the Traffic Engineering Division has pointed out that West Street is continuing to be a major traffic thoroughfare north-south through the western portion of the city and traffic volumes on this street are increasing at a rate considerably above the average throughout the city. This is resulting in a high accident rate at the intersection of West Street and Central as well as increasing midblock accidents to the north and south of this intersection. Based on the increase in accidents, access points to major streets should be kept to a minimum. Inasmuch as three access points have already been approved to West Street for this CUP and inasmuch as one of the points may be constructed to a major entrance, we feel that it is difficult to justify an additional access point.

We have received no additional comments on this amendment. Please submit ten (10) additional copies to this office by February 26, 1973, so that this matter may be considered by the Planning Commission on March 8, 1973.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rw
cc: Wescon, Inc., 1202 W. Douglas
67203



ON SAFETY
PHASE II

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE February 7, 1973

TO Jack H. Galbraith, Chief Planner

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT DP-4 Amendment
Wescen Community Unit Plan

The Traffic Engineering Division has completed its review of the proposed access into the Wescen Shopping Center. If this plat should come before the Subdivision Committee again for review, it would be my recommendation that the existing three openings be reduced to two. West Street is continuing to be a major traffic thoroughfare north-south through the western portion of the city. The volumes on this street are increasing at a rate considerably above the average experienced throughout the city. During 1972, the intersection of Central and West ranked second in all intersections throughout the City of Wichita in highest accident locations. This intersection recorded 50 accidents, only surpassed by Pawnee and Seneca which recorded 56 accidents.

The midblock accident rate north and south of Central on West Street is also very alarming. Accident records in these blocks have been reporting between 20 and 30 accidents per year compared to an average major street block of approximately 8 accidents per year.

I have failed to compare the access for the Wescen Shopping Center to other comparable shopping centers, but it would be my opinion that they have more access for their size commercial development than the average.

William G. McKinley

William G. McKinley
Assistant Traffic Engineer

WGM:cg

cc: R. W. Bruggeman, Director of Public Works



MB

January 31, 1973

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Jack H. Galbraith, Chief Planner

DP-4 Amendment
Wescen Community Unit Plan

Attached is a copy of an amendment to the above captioned Community Unit Plan. We are advised that the only amendment request is to change the number of permitted access points on West Street from three (3) to four (4).

We would appreciate any comments you have at your earliest convenience.

JHG:rw

DP-4
Map 51-47

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant Wescen Shopping Center, Inc.
Address 1202 W Douglas 67202 Phone 685-1201
Agent Robert T. Feagins, Development Consultant
Address 422 Waverly 67218 Phone 684-0011
- b. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

- II.A The applicant hereby requests Community Unit Plan approval on property zoned LL and legally described as Lot ^(#) #1, Block(s) None, Wescen Addition Addition.
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

Lot 1, Wescen Addition
Lot 3 and 4 Block 8, Parkwilde Addition

- II.B There are 11.3 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 600 N. West St.

The general location is (use appropriate section)

- a. at the Southwest corner of West
and Central; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

Western Shopping Center, Inc.

By [Signature] SECRETARY By _____
Authorized Agent (if any) Authorized Agent (if any)

By [Signature] By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
10:40 (AM, ~~PM~~) on 1/31/73 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400.00.

[Signature] Name
Chief Planner Title

OWNERSHIP LIST

Lot	Addition	Property Owner
15	Knight Acres	✓ J. C. Ripstra, Trustee 61 South Stratford Road Wichita, Kansas 67218
N½ lot 7, Blk 8	Parkwilde Addition	✓ William Victor Wright 9406 Harvest Lane Wichita, Kansas 67212 ✓ George H. Tittsworth 1148 Coolidge Wichita, Kansas 67203 ✓ Raymond D. Kuhns 2475 Coolidge Wichita, Kansas 67204
N½ lot 8, Blk 8	Same	✓ Donald L. Welch Bertha Mae Welch 524 N. Florence Wichita, Kansas 67212
W75' E150' S½ lot 8, Blk 8	Same	<i>not available</i> ✓ Sybil R. Wilder Address Unknown
E75' S½ lot 8, Block 8	Same	✓ Roy S. Herring Edith A. Herring 4102 St. Louis Wichita, Kansas 67212
lot 1	Burris Addition	<i>not available</i> ✓ George Matson Velma J. Matson Address Unknown



The Security Abstract and Title Company, Inc.,
hereby certifies the foregoing to be a true and correct list of
property owners of:

A 200 foot radius of:

Lot 3, Block 8, Parkwilde Addition to
Wichita, Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on this 1st day of February,
1973 at 7:00 o'clock A.M. This is to amend order No. 198694.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

John Ryan
Vice President

Order No. 198805
wh

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Beg. NW/c Lot 11, E 150', S 125', W 150' N to pob exc N 15'		Knight Acres	✓ Kansas Developers, Inc. 5900 East Central Wichita, Kansas 67208
Lot 11 exc E 172.78' & exc N 175' of W 150'		Same	✓ Alfred A. Caro 3730 East Kellogg Wichita, Kansas 67218
Beg. 125' S of NW/c lot 11, E 150', S 50', W 150', N 50' to beg		Same	✓ Victor F. Lygrisse Bly Lygrisse 5611 N. Hydraulic Wichita, Kansas 67219
13		Same	✓ Robert L. Myers Tressa L. Myers RFD 1 Rose Hill, Kansas 67234
N 216' W236' lot 14		Same	D Ripstra Turner Inv. Co. 61 South Stratford Rd. Wichita, Kansas 67218
lot 14 exc N 216'		Same	D J. G. Ripstra Hazel Aleta Ripstra 61 South Stratford Rd. Wichita, Kansas 67218
1		Alcon Addition	D Alfred A. Caro and Louise A. Caro 3730 East Kellogg Wichita, Kansas 67218
5	7	Parkwilde Addition	✓ Betty Jo Powell and Alton Powell 1757 N. West Street Wichita, Kansas 67212
3	7	Same	✓ Kenneth Roy Young and Ethel Jeanette Young 748 N. Anna Wichita, Kansas 67212
S½ lot1 7		Same	✓ D. B. Young and Kathryn Young 555 N. Florence Wichita, Kansas 67212
N½ lot1 7		Same	<i>not available</i> Ethel Maude Sweet Address Unknown

Lot	Block	Addition	Property Owner
N $\frac{1}{2}$ lot 5	2	Parkwilde Addition	<i>617 5 Clifton</i> Patricia D. Rickey Address Unknown
S $\frac{1}{2}$ lot 5	2	Same	✓ Donald G. Kaylor and Marjorie A. Kaylor 10116 Hardtner Avenue Wichita, Kansas 67212
7	2	Same	Same
9	2	Same	○ Ethel Maude Sweet Address Unknown
E $\frac{1}{2}$ lot 1	2	Same	✓ Ben A. Moore and Eva Moore 4201 West Central Wichita, Kansas 67212
E $\frac{1}{2}$ lot 3	2	Same	Same
W $\frac{1}{2}$ E $\frac{1}{2}$ lot 1	2	Same	✓ Arthur M. Harrison and Nancy E. Harrison 4207 West Central Wichita, Kansas 67212
W $\frac{1}{2}$ E $\frac{1}{2}$ lot 3	2	Same	Same
S $\frac{1}{2}$ lot 3	8	Same	✓ Wescen Inc. 4129 West Central Wichita, Kansas 67212
N $\frac{1}{2}$ lot 3	8	Same	Same
5	8	Same	✓ Fred L. Brundige Winifred L. Brundige 1414 Lieunett Wichita, Kansas 67203
S $\frac{1}{2}$ lot 4	8	Same	○ Wescen Inc. 4129 West Central Wichita, Kansas 67212
N $\frac{1}{2}$ lot 4	8	Same	Same
6	8	Same	✓ Herbert L. Moore and Norva Moore 651 South Westfield Wichita, Kansas 67209

Lot	Addition	Property Owner
4	Gresham Addition	<input checked="" type="checkbox"/> William E. Weidensaul Ruth Victoria Weidensaul 2044 S. Terrace Wichita, Kansas 67218 <input checked="" type="checkbox"/> William R. Marker and Virginia L. Marker 401 N. Westfield Wichita, Kansas 67212
5	Same	Same
6	Same	<i>not available</i> Progressive Dev. Co., Inc. Address Unknown
7	Same	Same
1 exc N 22'	L. R. Jones Addition	<input checked="" type="checkbox"/> Leona Johnson 443 S. Brookside Wichita, Kansas 67218
2 exc N 22'	Same	<i>5 W - 2119 Bluff Ct</i> <i>Jesse W - 2401</i> <i>may</i> <input checked="" type="checkbox"/> John W. Morgan and Fern E. Morgan Address Unknown
Beg. 665' W and 30' N of SE/c SE $\frac{1}{4}$ of Section 14-27-1W, N 355.2', W 75', S 355.2', E 75' to beginning		<input checked="" type="checkbox"/> Willard L. Gettle Jr. Patricia A. Gettle 3658 Armstrong Wichita, Kansas 67204
Beg. 740' W and 30' N SE/c SE $\frac{1}{4}$ of Section 14-27-1W, N 355.2', W 75', S 355.2', E 75' to beginning		Same
Beg. 590' W and 30' N of SE/c SE $\frac{1}{4}$ of Section 14-27-1W, N 355.2' W 75' S 355.2' E 75' to beginning		<input checked="" type="checkbox"/> C. J. Hysom and S. Ann Hysom 4200 West Central Wichita, Kansas 67212
N 145' of E 145' lots 1 & 3 Block 1, Parkwilde Addition except N 20' and exc. E 20'		<input checked="" type="checkbox"/> Wescen Inc. Zakia Bayouth 4129 West Central Wichita, Kansas 67219
lot 1	Wescen Addition	Same

The Security Abstract and Title Company, Inc.,
hereby certifies the foregoing to be a true and correct list of
property owners of:

A 200 foot radius of:
Lot 1, Wescen Addition, Wichita,
Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on this 1st day of February,
1973 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

John Byron

act Vice President

Order No. 198694
wh

*An additional sheet is being prepared to
include lot 3 Block 8 Parkwood add.*

J.H.D. 2/5/73

FORM 2021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
Cell Application	40.00

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date 1-7-73 BY 2210

*

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

Roll # 1

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