

DP-10 - WICHITA MALL SHOPPING CENTER
Southeast corner of Harry & Roosevelt
FILE # 2

ACTION

~~COMMITTEE~~ _____

M.A.P.C. Refer 2-21-68
mapc approved 3-14-68

~~B.C.C.#606~~ Approved on 3-26-68
recommended

June 21, 1984

Mr. Robert L. Nethercot
Operations Director
Melvin Simon & Associates, Inc.
4600 West Kellogg
Wichita, Kansas 67209

RE: DP-10 - WICHITA MALL SHOPPING CENTER C.U.P. -
Fence Requirement

Dear Mr. Nethercot:

We acknowledge receipt of your June 13th letter and agree that rebuilding the fence along the east side of The Wichita Mall may be delayed until the Spring of 1985, or until such time as the adjacent Georgetown residential development is almost complete. We would like to review your plans for the fence construction prior to its installation. Please contact us when you are ready to discuss these plans.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:LO:blw

cc: Robert B. Feldner, Superintendent of Central Inspection

**MELVIN SIMON
& ASSOCIATES, INC.**



Towne West Square
4600 West Kellogg
Wichita, Kansas 67209
Phone: (316) 945-9374

June 13, 1984

Metropolitan Area Planning Commission
Mr. Jack H. Galbraith
455 North Main St.
Wichita, KS 67202

Re: DP-10-Wichita Mall Shopping
Center C.U.P.

Dear Sir:

As you are aware, the required fence separating our property from the apartment area to the East has been removed. As you and I discussed previously on the phone, this was a result of deliberate destruction by vandals when construction began on the "Georgetown" project. I instructed my staff to remove remaining parts of this fence for appearance only.

We definitely will replace this fence to adhere to all zoning ordinances, but to do so immediately would be unwise. I believe a new fence will be destroyed in the same way if we are required to rebuild during the construction of Georgetown Manor.

Therefore, I request permission to delay building this fence until the Spring of 1985 or at such time when the construction project is almost complete.

I would appreciate your consideration of this request and at your earliest convenience advising me of your decision.

Sincerely,

MELVIN SIMON & ASSOCIATES, INC.

Robert L. Nethercot

Robert L. Nethercot
Operations Director

BN/ph

RECEIVED

JUN 15 1984

METROPOLITAN PLANNING

ROUTE

3-5-84

In response to our letter as to the removal of the small required screening fence on the east, the Operations Director called this date and advised that it was a mistake on their part on the removal of the fence. That the fence had been so badly damaged that finally someone offered to remove it for the material.

Gave him Gary Wiley's name to call to see about ~~what if a fence was~~ going to be placed along these by Georgetown. That if one was planned, they could coordinate their efforts.

Explained that a wood fence was not preferred, that continuation of their masonry fence was alright and that even a vertical metal fence might be OK.

He is to get back with us. His name and number is

Bob Bretherton
Operations Director
945-9374

February 24, 1984

Manager
The Wichita Mall
4165 East Harry
Wichita, Kansas 67218

RE: DP-10 - Wichita Mall Shopping Center C.U.P.

Dear Sir:

We were recently advised that the required fence along the east side of the mall's property had been removed. That fence was a requirement of the above captioned C.U.P. which was approved in 1965. No authorization from the City has been given for such removal nor has the C.U.P. been amended to delete the fence as a requirement.

The drive-in theater site to the east has been rezoned for light commercial and multiple family uses. That property also has an approved C.U.P. that indicates the required fence separating their apartment area from your commercial area. Their light commercial zoning extends south from the centerline of Harry Street for a distance of 650 feet. No fence or wall would be required in that area, however, no request has been made to remove the requirement from the C.U.P. you operate under. From the above point to your south property line, a distance of approximately 330 feet, there is residential zoning immediately to the east and some form of solid screening is still needed and is required by the C.U.P.

I would appreciate your contacting either me or Art Chambers of my staff at 268-4421 at your earliest convenience and advising us of your intention to replace the fence so as to be in compliance with the approved C.U.P.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:blw

cc: Robert B. Feldner, Superintendent of Central Inspection, City of
Wichita, 455 N. Main, Wichita, KS. 67202

November 21, 1978

Mr. Karl Walker
M.S. Management Associates, Inc.
7700 East Kellogg
Wichita, Kansas 67207

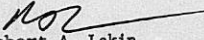
Re: Landscape Plan - Wichita Mall
C.U.P. (DP-10)

Dear Mr. Walker:

We are in receipt of and have reviewed your latest copy of the proposed landscape plan for the planting strip along Roosevelt Street on the Wichita Mall C.U.P. (DP-50). It appears that you have incorporated our previous suggestions into your proposed plan. We will, therefore, approve your landscape plan as submitted and advise the Superintendent of Central Inspection of our approval, by copy of this letter. Your plan does not indicate the means by which watering of the plant materials will be accomplished. An adequate watering system is very important in assuring the continued survivability of plant materials. If you have not already done so, we suggest that you determine and establish a method of providing adequate water to the planting strip. As a condition of approval of the landscape plan, please forward a letter to the Central Inspection Division of the Department of Public Works specifying the method and continued responsibility of providing water to the plant materials in the planting strip.

If you have any questions concerning this matter, please contact our office.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:RLY:el

cc: Robert Feldner, Superintendent of Central Inspection
Melvin Simon & Associates, 1712 North Meridian,
Indianapolis, Indiana 46202

DP-10

November 17, 1978

Mr. Karl Walker, Area Manager
M.S. Management Associates, Inc.
7700 East Kellogg Road
Wichita, Kansas 67207

Re: Landscape Plan for Wichita Mall
Shopping Center at Harry and
Roosevelt

Dear Mr. Walker:

We have reviewed the submitted landscape plan for the 10 foot planting area along Roosevelt for the Wichita Mall. I have checked the plan with the existing plants in the field and have deleted and added some materials at locations that I believe would not interfere with the driveways. I am concerned about additional pines being planted next to the south driveway as that entrance is used extensively by both employees and customers. Rather than having all of the plants at approximately the same spacing, I have attempted to indicate plants at closer intervals or clustered in groups. A marked copy is enclosed and we would appreciate your having it reviewed, and if it is satisfactory or you have additional plants or arrangements to suggest, please return four (4) prints to us for our final approval.

If you have any questions, please contact either me or Bob Young at 268-4421.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el
Enc.

cc: Melvin Simon and Associates, 1712 N. Meridian,
Indianapolis, Ind. 46202
Robert Feldner, Superintendent of Central Inspection

CUP-PP-10 certified ✓
DP-10



September 29, 1978

Mr. Irv Rogers, Staff Assistant
Melvin Simon Associates
1800 N. Meridian Street
Indianapolis, IN 46202

RE: 4165 E. Harry
The Mall Shopping Center

Dear Sir:

You are owner of record of subject property inspected September 21, 1978 under the provisions of Ordinance No. 32,419 adopted by the City Commission on November 28, 1972. This ordinance is known as the Nonresidential Property Maintenance Code, Chapter 18.40 of the Code of the City of Wichita. The purpose of this code is to protect the public health and safety of the citizens of the city by establishing minimum standards governing the maintenance of all nonresidential structures. This inspection revealed the following violation of the code:

After a severe rain and wind storm on September 9, 1978 it was again found that water impounds to a depth above the flashing causing damage to the interior of the building, and is a violation of Section 1707(b) of the UBC.

This Department strongly suspects that roof failures have occurred due to water ponding. Thus, as authorized under Section 107 of the UBC, you are hereby requested to furnish an Architect or Engineer (licensed in the State of Kansas) to survey and make recommendations within 10 days, and have necessary corrections underway within 30 days.

In view of the above, it is essential that action be taken immediately to forgo the necessity for this Department to initiate legal action.

Also due to the harsh summer weather Central Inspection Division is in the process of inspecting all Community Unit Plan developments within the City for the purpose of verifying the installation and maintenance of all screening and landscaping as required by the approved CUP. Unfortunately, this inspection, conducted September 29, 1978, revealed that this CUP

Page 2
RF: 4165 F. Harry
The Mall Shopping Center
September 29, 1978

(DP-10) is in violation of the requirements. Existing planting screens must be maintained and dead (or non-existent) landscape planting must be replaced. The eight foot high solid screening wall along the south property line is badly damaged and in need of repair. There are three strands of barbed wire installed on the top of the board fence along the east property line. The barbed wire is not allowed by Code, and must be removed.

This letter shall be considered as sufficient notification that unless action is initiated within thirty days to comply with the above, the appropriate action will be taken to insure correction. Bonds guaranteeing screening/landscaping installations and improvements may be considered acceptable initial action, in that regard.

It will be necessary to withhold approval for all building permits and occupancy permits associated with this CUP until such time that the deficiencies have been corrected. Your assistance and cooperation in expeditiously resolving this matter will be appreciated.

We look forward to hearing from you soon.

Sincerely,

Sam L. Mobley
Building Code Administrator

cc: Cecil Dorman, 932 F. 13th
Carl Walker, Manager, Towne East
Jack Galbraith, Metropolitan Area Planning Department

SLM:kda



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Sam L. Mobley
Building Code Administrator

cc: Cecil Dorman, 932 E. 13th
Carl Walker, Manager, Towne East
Jack Galbraith, Metropolitan Area Planning Department

SIM:kda

August 26, 1974

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

Drainage Provisions of the Mall Shopping Center
(2-0699, S/D 65-63 Wood Plaza Addition; DP-10
Community Unit Plan).

Pursuant to your memo of August 20, 1974, the following information is supplied regarding drainage improvements required of the Mall developers:

On November 2, 1965, the final plat of Wood Plaza Addition (S/D 65-63) was considered by the Board of City Commissioners and a motion approved:

"Stevens moved that the plat be approved as recommended by the Metropolitan Area Planning Commission and the Mayor authorized to sign, and the Planning Department instructed not to release the tracing until the bonds for sidewalks, drainage and reconstruction of Harry Street have been submitted and approved and construction of a detention reservoir authorized at the reasonable expense of the applicant and that Harry Street be improved on a 50% benefit district basis and 50% City at large Motion carried 4-1. Bogart voting "No". (See attached minutes)

There were two drainage improvements required by that motion:

- 1) The construction of drainage facilities through provision of pipe from the southeast corner of said plat southward through and along the elementary school site to Clapp Park;
- 2) Construction of a storm water retention reservoir on Dry Creek in Clapp Park.

The estimated costs of those improvements was \$23,000 and on November 20, 1967 a Negotiable Investment Savings Certificate payable to Wood Plaza Addition in the amount of \$27,370.00 (\$23,000 for drainage improvements and \$4,370 for sidewalk improvements) was placed in a City of Wichita safe deposit box as a guarantee that said improvements would be made.

On September 24, 1968, the drainage improvements required by the Board of City Commissioners on final plat approval were modified by a motion of the Board of City Commissioners:

Ralph Wulz, City Manager
August 26, 1974
Page 2

"Enoch moved to allow the release of the building permit, that the deposit money be used to build an underground storm sewer to Dry Creek and any additional money to come from public funds and follow the recommendations of the engineer. Commissioners Enoch's motion carried 3 to 2, "No" votes Vollmer and Woodard." (See attached minutes)

This motion had the effect of abolishing the requirement of a retention dam in Clapp Park and provided for a storm sewer to be developed from the southeast corner of the Mall (Wood Plaza) south across school property and Clapp Park to Dry Creek. The developers guaranteed amount to develop the detention reservoir was to be utilized for the construction of the storm sewer and the City would pick up the additional cost.

On January 29, 1971, Dick Linn of the Division of Engineering of the Department of Public Works notified the MAPD that said drainage improvements had been completed and installed. The Auditing and Accounts Division confirmed, that on February 15, 1969, a transfer of funds in the amount of \$23,000 was authorized and transferred to the Storm Water Sewer Account #90 from the guaranteed money placed on account by the developer.

Regarding the questions raised at the Board of City Commissioners on August 20, 1974, a review of the tapes of that meeting show the issues to be:

- 1) "The drainage solution for the Mall actually reversed the natural drainage of the site".

Note: Before the Mall was constructed, approximately ten acres of the site drained to the northwest and approximately 20 acres drained across the school and Park Board property to Dry Creek. The drainage solution followed the natural drainage in that approximately 10 acres of the Mall drain onto Harry Street and into the storm sewer there and the remaining 20 acres drain into the storm sewer constructed from the southeast corner of the Mall across the school and Park Board property into Dry Creek.

- 2) "The developer was supposed to build three retention dams in Clapp Park to handle the drainage and never did so".

Note: Only one retention dam in Clapp Park was ever included in the drainage solution and that requirement was relieved by Board of City Commissioner action of September 2^d, 1968 because a better method of handling the drainage (a storm sewer) was required and built.

Ralph Wulz, City Manager
August 26, 1974
Page 3

This should clear up some of questions about drainage improvements and the Mall but if any additional information is required, the exact drainage plans and studies on the Mall are available in the Engineering Division of the Department of Public Works.

RAL:MM:rme
Attachments

September 24, 1968

Proposed Detention Reservoir in Clapp Park (Wood Plaza Addition)

Proposed detention reservoir in Clapp Park, presented.

On November 2, 1965, the City Commission adopted the following motion in connection with the approval of a plat known as the Wood Plaza Addition: "Stevens moved that the plat be approved as recommended by the MAPC and the Mayor be authorized to sign; the Planning Department instructed not to release the tracings until the bonds for sidewalks, drainage and reconstruction of Harry Street have been submitted and approved and construction of Harry Street have been submitted and approved and the construction of a detention reservoir authorized at the reasonable expense of the applicant; and that Harry Street be approved on a 50% benefit district and 50% City at large." Motion carried 4 - 1, Bogart voting "no".

The Wood Plaza development is to be on the site of the old Kiddieland amusement park. The suggested detention reservoir would be constructed on the L. W. Clapp Memorial Park Golf Course.

On August 26, 1968, the Board of Park Commissioners considered the detention reservoir easement prepared by the Department of Public Works for this reservoir and denied the easement as not being in the best interest of the public.

The Park Board has referred the matter back to the City Commission for its review and study to determine whether or not there is a better means of solving the drainage problem resulting from the construction of the Wood Plaza development.

Ralph Wulz --

Ralph Wulz, City Manager, stated that the developer is ready to commence construction and Central Inspection will not issue the building permit until the Board of Park Commissioners has approved an easement to build a retention dam on park property and that the Park Department has asked that the City Commission review the matter and determine if there is a better means of solving the drainage problem without the construction of the reservoir.

Keith Sanborn --

Keith Sanborn, the owner of property in the area, spoke in favor of the construction of the retention dam and stated that Albert Kamas, who represented property owners in the area was out of town and that he would like to have the matter deferred for one week to permit Mr. Kamas to appear before the Commission.

Richard Mullins --

Richard Mullins, Attorney for the developer, stated that his client would like to begin construction, as a one-week deferral might run into colder weather which could delay the project considerably.

Mendell Butler --

Mendell Butler, 4040 Countryside; Jack Chinn, 2146 George Washington Boulevard and Robert M. Moore, one of the developers of the area spoke regarding the flooding conditions of Dry Creek and indicated their desire that the retention dam and pond remain a part of the requirement.

George Wilton --

George Wilton, Superintendent of Public Works Maintenance, reviewed the recommendations made to the Commission in 1965 and stated that there were no new circumstances that would alter these recommendations previously submitted.

W. R. Fleck --

In reply to a question from the City Commission, W. R. Fleck, Park Board Chief Engineer, stated that the Park Board desired that the City Commission review the matter and if it is still the Commission's desire that the retention dam and pond be constructed, that the Park Board would go along with the easement. It was only denied to permit the City Commission to determine if the dam and pond were essential to the drainage of this area.

COMMISSIONERS PROCEEDINGS

10000

September 24, 1968

Vollmer --

Vollmer moved to confirm the action of the previous Commission.

Enoch --

Commissioner Enoch inquired if the Mayor remembered why the Commission had required the impoundment of water, and Mayor Anderson replied that he thought it was a condition of zoning, and was probably a compromise.

Anderson --

Keeler --

Commissioner Keeler stated that he felt the best way to get rid of the water quickly was through a concrete conduit in which the water from Wood Plaza Development would be on down stream before the water from the upper Dry Creek area would enter the flooding area and for that reason he was going to vote against the motion.

Commissioner Vollmer's motion lost 3 to 2. "No" votes were Enoch, Keeler and Anderson.

Ralph Wulz --

Commissioner Keeler inquired of the City Manager what his recommendation was on the matter and Ralph Wulz, City Manager, stated that they would recommend an underground drainage pipe from the southeast corner of Wood Plaza Addition to the south end of the Board of Education property with the Board of Education contributing toward the installation of the underground drainage and in the event the reservoir is not constructed, the location of the drainage pipe south of Countryside Plaza could be changed to permit faster run-off by moving the location of the underground drainage just south of the north boundary of the Board of Education property by constructing the drainage southeasterly to Dry Creek which would be under a fairway on the golf course, and he stated that he felt that the Park Board should be requested to pay some of the additional underground costs due to the advantage they would have on the golf course.

In reply to a question from Commissioner Enoch, the City Manager stated that he would guess that the Commission is talking about \$10,000.00 in addition to the money that is already available for the project.

Motion

--building permit to be released & deposit money to be used to build an underground storm sewer to Dry Creek & any additional money to come from public funds & recommendations of Engr. to be followed

Enoch moved to allow the release of the building permit, that the deposit money be used to build an underground storm sewer to Dry Creek and any additional money to come from public funds and follow the recommendations of the engineer.

Keeler --

Commissioner Keeler stated that he wanted it understood that if the engineers felt that a 42" or 48" pipe was necessary to relieve the flooding, that this is what he believed should be installed and Commissioner Enoch stated that he would leave that up to the engineers.

John Dekker --

Commissioner Enoch inquired of the City Attorney if the Commission was about to embark upon an illegal act and John Dekker, Director of Law, stated that basically the elected body makes a legislative determination based upon the facts presented to them and if the facts that are presented are sufficient, that a reasonable judgment can be made in the absence of any arbitrary or capricious action, that their action would be valid.

Commissioner Enoch's motion carried 3 to 2, "No" votes Vollmer and Woodard.

Resol. approving an application for preliminary loan for a low-rent Public Housing Program, YANS, -4-3

Resolution approving an application for preliminary loan for a low-rent public housing program, Kans. 4-3, presented.

On August 27, 1968, the Commission concurred in a request by the Local Housing Authority for the submission of an application for a low-income housing development program known as Kans.-4-3.

COMMISSIONERS PROCEEDINGS

11/2/65

City Attorney-- The City Attorney answering a question from Commissioner Bogart, stated that the State laws called the body the Housing Authority and that he did not believe the words "Local Housing Authority" would be in disagreement with the statute.

Bogart - motion Bogart moved that the City Manager and staff be directed to examine all of the Federal programs in their letter of October 21 with a view toward fitting them into a pattern of the City's needs, and bring back a report to the City Commission on how these various programs in programs, offered by the Federal Government, could be fit into an overall program for the City of Wichita. Motion carried unanimously.

at City Mgr. Bogart moved that a local housing authority be established with specific instructions that they have no authority to construct houses without further action of the City Commission. That the authority be composed of no less than five or more than seven members and that recommendations to the Commission be made for the members of this authority before their appointment and that in the interim the Administrative Staff of the City of Wichita be used as a fact-finding board to hear facts presented by the Office of Economic Opportunity, Citizens' Housing and other interested persons concerning need or a lack of need for housing, supplemental rental payments, etc. in the City of Wichita.

staff to examine all Fed. programs in letter of 10/21 bring back report to Comm. & Local Housing Authority to be established, etc.

Stevens - substitute motion Stevens moved as a substitute motion to defer any action on the Local Housing Authority until such time as the recommendations are received from the staff and then if necessary to proceed from that point. Stevens' motion failed for lack of a second.

Original motion carried 3 - 2. Stevens and Tarrant voting "No".

REPORT FROM DEPT. OF LAW: re. Claim of Laura Terry - \$6,592.07

Report from Department of Law regarding claim for damages of Laura Terry, in the amount of \$6,592.07, presented.

The report stated that the captioned claim was filed against the City of Wichita on September 22, 1965, for damages to partially wrecked house alleged to have been caused by the City dumping sweepings on the premises before the claimant could complete the removal of equipment and furnishings.

Investigation of this claim by the Public Works Department revealed that this house was ordered by the Health Department to be either cleaned up or razed in accordance with public health nuisance abatement policies. Photographs taken at the time of the clean-up operation revealed no equipment or useable material remaining on the premises. It would seem, therefore, that there is no basis for the claim.

The Department of Law found no liability on the part of the City of Wichita. It was, therefore, recommended that the claim be denied.

denied Stevens moved that the claim be denied. Motion carried unanimously.

REPORTS FROM MET. AREA PLANNING COMM. Petition to change from "AA" and "A" to "LC" and "A" to "LC"

Report from the Metropolitan Area Planning Commission (Case No. 2-0699) in regard to petition to change from "AA" and "A" to "LC" a tract beginning at a point 640 feet west and 300 feet south of the northeast corner of the NW 1/4 of Section 35, Township 27, Range 1 East; thence east 200 feet; thence south 460 feet; thence east 705 feet; thence south 230 feet; thence west 905 feet; thence north to beginning, other than that now zoned "LC", generally located on the southeast corner of Harry and Roosevelt, again presented, having been deferred one week at the meeting of October 12, 1965 and again at the meeting of October 19, 1965 for a report of the Superintendent of Public Works Maintenance in regard to drainage of the area. Planning Commission recommended that the application be approved but that it not be forwarded to the City Commission until the final plat of Wood Plaza is forwarded and until the revised Community Unit Plan has been received by the Planning Department.

11/2/65

Alph Wulz-- The Director of Public Works reviewed the report from the Flood Control Engineer on a reservoir pipe line and the drainage problem on Dry Creek.

W. R. Fleck--Mr. W. R. Fleck, Park Board Chief Engineer, displayed a map of the area and he stated that they did determine that a dam in this area would not make an appreciable difference in the amount of water in the lower Dry Creek area.

Albert Kamas--Mr. Albert Kamas, 3619 Elmwood, suggested that a reservoir be installed, with a trickle pipe and that after the three-year period when improvements in the lower Dry Creek area will be made the reservoir could be eliminated and the area returned for park purposes.

Mrs. Wright-- Mrs. Wright, who lives on Countryside Plaza, stated that she was one of twenty or more who signed a petition protesting the zoning originally and that they did not want the shopping center, not only for the drainage but because of lower land values created by the shopping center being built next to the back of their property.

Ralph Brack--Mr. Ralph Brack, 3816 Mt. Vernon Road, stated that his problem began with the development of Park Lane and he does not feel that he could stand any more water in his area as his garage gets knee deep at the present time and water flows across the floor of his house. He further requested that no speed-up or run-off of the water from this area to be zoned, be approved.

It was determined in a conversation between Commissioner Bogart and Jack Galbraith, Senior Planner, that the property now zoned "LC" could not be issued a building permit until they had secured a CUP Plan approved by the Planning Commission as the area is more than six acres and is not platted.

Richard Mullins -- Mr. Richard Mullins, attorney who represented the owner of the property under question, stated that the Planning Commission has approved the CUP Plan for this area.

Tarrant -- Tarrant moved that the zoning be approved, build a reservoir, and that the cost of the reservoir be included in a benefit district to be created for the entire Dry Creek Area. Motion lost for want of a second.

Keith Sanborn-- Keith Sanborn, 2008 Reed, stated that he opposed the artificial water pipe installation and preferred the construction of a detention reservoir and that he hoped the action would be not to make flooding conditions any worse than they are.

Richard Mullins -- Mr. Richard Mullins, representing the petitioner, stated that his client would pay a reasonable amount for a detention reservoir, a reasonable amount to be between \$2,000 and \$2,400.

Approved as recommended by APC & ord. Placed on first reading
Stevens moved that the application be approved as recommended by the Metropolitan Area Planning Commission and the ordinance effecting the change in zoning be placed on first reading. Motion carried unanimously.

ORDINANCE

Ord. changing zoning classifications (Z-0699) An ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by Section 28.04.210, the Code of the City of Wichita, Kansas, read for the first time and under the rules laid over. (Case No. Z-0699).

Final Plat of Wood Plaza Addn. Final Plat of Wood Plaza Addition, S/D No. 65-63, located at the Southeast corner of Harry and Roosevelt, presented. Planning Commission recommended that the plat be approved, subject to the following conditions:

11/2/65

1. The applicant providing sidewalks adjacent to the south side of Harry Street, the east side of Roosevelt Avenue and around Countryside Plaza Court.
2. Prior to the time this plat is forwarded to the City Commission for its consideration, the applicant shall provide for either:
 - a. construction of the sidewalks in accordance with plans and specifications of the City Engineer; or
 - b. a Corporate Surety Bond guaranteeing construction within two years, such bond to be in the amount of \$4,370.
3. Showing the existing sewer easement running north-south through the plat (generally extending north from Bluff to Bluffview.)
4. The applicant shall provide drainage facilities in accordance with design criteria submitted by the Flood Control Division of the Department of Public Works. The drainage proposals all being conditioned on the provision of pipe from the southeast corner of the plat southward past school property to Clapp Park; and further conditioned that a satisfactory arrangement be made between the applicant and the Board of Education for the construction of such facilities. A Corporate Surety Performance Bond of \$20,000, or a Chesney Law (12-6a01 et req.) petition including the applicant and the Board of Education shall be required to guarantee construction.
5. Full access control (vehicular and pedestrian) shall be granted along the south line of the plat. This shall be included in the plat's text as follows: "Full access control (both pedestrian and vehicular) from Block 1, Wood Plaza Addition to any lot in Block 3, Grandview Heights Addition; any lot in Consolver 1st Addition; and to Bluff Avenue and Broadview Avenue; is hereby granted to the public". Also a notation of such access control shall be made on the plat.
6. The applicant shall provide for payment of up to 50% of the cost of reconstruction of Harry Street (with medians, left-turn byas and right-turn lanes) in accordance with plans and specifications of the Department of Public Works; provided, however, the cost of such project assignable to the applicant shall be limited to not more than 50% of those costs from the east line of Roosevelt to the east line of the plat, and that all other costs shall be borne by other sources; and further, that the City shall secure the necessary right-of-way and/or redesign the project to fit within the existing right-of-way, or the applicants shall be released of all such obligation. A Corporate Surety Performance Bond of \$15,500 shall be required, or a Chesney type petition (Chapter 12-6a01 et req. KSA) may be submitted to guarantee construction.
7. Recording within 30 days after approval by the Board of City Commissioners.

alph Wulz --

The Director of Public Works stated that they recommended to the Planning Department that the developer pay for the improvements to Harry Street that are immediately adjacent to his property. The Planning Department altered this recommendation to require the developer to pay 50% of the improvements directly in front of his property. He further pointed out that the developer on East Kellogg was required to pay for the improvements in front of his area however due to the State Highway entering into the matter the developer did not make the payments even though they were required in the platting. Also on the Lamb property at 13th and Oliver the developer was to pay for the improvements, however, development has not taken place so the improvements have not been put in adjacent to his property.

Discussed.

Bogart - motion
 failed for want
 of a second

Bogart moved that the developer pay the entire cost of the improvements. Motion lost for want of a second.

at approved
 recommended
 by MAPC, etc.
 11/2/65

Stevens moved that the plat be approved as recommended by the Metropolitan Area Planning Commission and the Mayor authorized to sign, and the Planning Department instructed not to release the tracing, until the bonds for sidewalks, drainage and reconstruction of Harry Street have been submitted and approved and construction of a de-

attention reservoir authorized at the reasonable expense of the applicant and that Harry Street be approved on a 50% benefit district basis and 50% City at large. Motion carried 4 - 1. Bogart voting "No".

petition to change from "A" to "LC" (amended & readvertised for change from "A" to "BB" on Lots 9 & 10, except the W 16 1/2' on Moosevelt Ave., Circle Drive Addition & that part of Kellogg St. now vacated adjoining said Lot 10 on the So. Foster ---

Report from the Metropolitan Area Planning Commission (Case No. Z-0689) in regard to petition to change from "A" to "LC" (Amended and readvertised for change from "A" to "BB", Lots 9 and 10, except the west 16 1/2 feet on Roosevelt Avenue in Circle Drive Addition, and that part of Kellogg Street now vacated adjoining said Lot 10 on the south, located at the northwest corner of Kellogg and Roosevelt, presented. Planning Commission recommended that the application be denied.

The Director of Planning indicated the area on a map and stated that this was located in an area in which the Planning Commission favors "BB" zoning and that the Lot is 69 feet north and south and 123 feet east and west. The problem is whether adequate parking could be provided on a lot this small. He stated that he had worked with the Traffic Engineer and that they had determined that the owner could provide six off-street parking spaces in developing this lot and that he did not feel that this was an adequate amount of parking in this instance.

Mr. Robert H. Nelson ---

Mr. Robert H. Nelson, Attorney for McEwen Investment Company, the petitioner, stated that the City now has authority not to issue a building permit until the proper car parking spaces were provided and that he felt that the City had all of the control at their disposal on this matter.

John Dekker ---

The City Attorney stated in answer to a question from the bench that the ordinance passed two weeks ago now places us in conformity with the State Law and that we actually are now operating under the Statutes of Kansas.

Tarrant ---

Mayor Tarrant asked if there was anyone present who desired to speak on this matter. No one appeared, however those desiring to speak had appeared at the meeting of October 26, 1965.

Matter referred back to Planning Commission to be reconsidered for "BB" zoning

Bogart moved that the matter be referred back to the Planning Commission, that this application be reconsidered for "BB" zoning and that the applicant replat with a 20-foot setback. Motion carried unanimously.

petition to change from "AA" to "LC" a tract of land located SE corner of 27th St. So. & Seneca

Report from the Metropolitan Area Planning Commission (Case No. Z-0704) in regard to petition to change from "AA" to "LC" a tract of land described as follows: Beginning at the NW corner of the SW 1/4 of Section 5, Township 28, Range 1 East; thence south 466.69 feet; thence east 466.69 feet; thence north 466.69 feet; thence west to the point of beginning, all in Wichita, Sedgwick County, Kansas, located at the southeast corner of 27th Street South and Seneca, presented. Planning Commission recommended that the application be denied.

C. Bickley Foster ---

C. Bickley Foster, Director of Planning, pointed out the area on a map and noted that the matter had been heard previously and had been denied by the City Commission. He briefly reviewed other zoning change applications in this general area which the Planning Commission recommended for approval, however he stated that it was the Planning Commission's feeling that this particular property was outside of the containment for good commercial development in keeping with their zoning policy along Seneca. He further stated that inquiry had been made regarding the prototype zoning ordinances and that he had found that there is a district, which will be a commercial-atri-cultural district, to accommodate garden stores, greenhouses, etc., however, the better area for such development would be farther south on Seneca. Mr. Foster also stated his concern in that some of the properties involved in recent zoning changes granted to applicants were not being utilized for the proposed uses and in some instances the businesses have been abandoned. Mr.

11/2/65

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE August 20, 1974

file
NO
ON SAFETY
PHASE II

TO Robert A. Lakin, Director of Planning

FROM Ralph Wulz, City Manager

SUBJECT The Mall

During the discussion of the George Washington Boulevard project on August 20, 1974, several allegations were made as to certain actions regarding water run-off controls promised by the Mall developers at the time of platting which have not been honored.

The Commission requested a report as to such promises or covenants that may have been made and the actions taken to comply.

Your report is requested to reach this office by September 5, 1974.

RW
Ralph Wulz
City Manager

RW/fmp



August 25, 1970

Bob Feldner, Superintendent
Central Inspection Division

John B. Gist, Senior Planner

EP-16 - Wichita Mall Shopping Center C.U.P.; and associated cases
S/D 65-63 Wood Plaza Addition and street dedication D-0448.

We direct your attention to a copy of an earlier correspondence from myself to Wood Plaza Addition, Inc., & Dick Mullins, dated July 2, 1970. Therein we explained a previous agreement between the applicants on the above captioned cases and the City of Wichita, which agreement provided for the future dedication of the north 10 feet of Wood Plaza Addition for street purposes on Harry Street. This dedication has now been made by the respective property owner, C.L.B. & W., Inc., and is being processed under WAPC case file D-0448. The dedication has been recommended for acceptance by the Subdivision Committee on August 20, 1970, and is scheduled before the Planning Commission on August 27, and for final acceptance by the City Commission at their regular meeting on September 8, 1970.

Upon completion of this processing and the filing of the dedication with the Register of Deeds, your office copy of the referred to Community Unit Plan should be marked to reflect the additional 10 feet of right-of-way for Harry Street. The agreement with the City also provided that the 10-foot dedication would result in administrative adjustment and interpretation of the approved Community Unit Plan to delete the 10-foot planting screen adjacent to Harry and reduce the 35-foot building setback to 25 feet on Parcels 2, 3 and 4. The agreement cited that these administrative interpretations were to be made under the provisions of 28.04.190. B.10.F. of the Zoning Ordinance in that it does not create a "substantial deviation" from the intent of the originally approved C.U.P. Those changes regarding the planting screen and building setback should also be noted on your copy of the drawing.

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

JDG:rae

cc: Dick Mullins, Attorney at Law
Arn, Mullins, Unruh & Kuhn
R. H. Garvey Building, 67202

Keith Parker, Architect
Development Design Associates
Beacon Building, 67202

Bill Smith, City Engineer

S/D 65-63

D-0448

WICHITA—SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

AMHERST 2-8211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

July 2, 1970

Wood Plaza Addition, Inc.
% Dick Mullins
Arn, Mullins, Unruh & Kuhn
R. H. Garvey Building
Wichita, Kansas 67202

Subject: DP-10 - Wichita Mall
Shopping Center C.U.P. and
S/D 65-63 Wood Plaza Addition
(south side of Harry and east of
Roosevelt).

Dear Mr. Mullins:

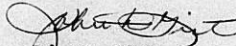
In the processing and approval of the above captioned matters, Wood Plaza Addition, Inc., entered into an agreement with the City of Wichita by a letter dated October 31, 1967, signed by the corporations' Vice President, Gerald Kraft, approved by signature of President of Sports Center, Inc., George P. Consolver, and counter approved by the City of Wichita under the signature of Ralph Wuls. In this agreement the developer agreed to the dedication of the north 10 feet of the area included within the plat for the installation and maintenance of public utilities and for street purposes. Such dedication was to be made at the time the developer constructed the "acceleration - deceleration" lane on the south side of Harry adjacent to the shopping center. This "accel-decel" lane has now been constructed together with an accompanying sidewalk on the south side thereof, all in accordance with construction plans that indicate 60 feet of right-of-way for the south half of Harry. At the time of construction and the review of said plans, it was wrongly assumed that the 60 feet of right-of-way was existing. The final plat of Wood Plaza Addition reflects 50 feet of right-of-way, but the 10 feet referred to above remains to be dedicated.

Page 2
July 2, 1970

We ask that the developer contact the Engineering Division of the Department of Public Works for the City of Wichita, and request the proper forms, with the appropriate legal description thereon, for the dedication of the north 10 feet of Block 1, Wood Plaza, an Addition to Wichita, Sedgwick County, Kansas. Such instruments should then be executed by the land owner and returned to the Planning Department for proper processing to effectuate the dedication. Once said processing is completed, the appropriate and necessary administrative changes will be made to the approved copies of the Community Unit Plan (C.U.P.) as set forth in the agreement dated October 31, 1967.

Thanking you in advance for your attention to this matter, we are.

Yours very truly,



John D. Gist
Senior Planner

JDG:rms

cc: Keith Parker, Architect
Development Design Associates
Beacon Building, 67202

Bill Smith, City Engineer

Bob Feldner, Superintendent,
Central Inspection Division

DP-10

s/d 65-63

DEVELOPMENT DESIGN ASSOCIATES

December 16, 1969

Mr. Ralph Chernin
Melvin Simon & Associates, Inc.
1712 North Meridian
Indianapolis, Indiana 46202



300 BEACON BUILDING
WICHITA, KANSAS 67202
PHONE (316) 265-8584

Re: Pylon Sign
The Mall
Wichita, Kansas

Dear Ralph:

As we discussed earlier, under the terms of the Community Unit Plan the sign height limitation for The Mall is thirty feet.

After a brief discussion with Ed, I contacted Mr. Jack Galbraith, senior planner with Metropolitan Planning Authority. He stated that in order to apply for a variance we would have to file the necessary \$400.00 filing fee application for variance, also notify all residents within a seven hundred foot radius of your property in accordance with the terms of the ordinance.

In general, Mr. Galbraith's personal feeling was that he was against this high sign, and the experience of the planning commission to date has been very negative as far as getting these high signs approved in a residential area.

With the hill on Roosevelt side of the street and the theatre to the east, along with the wide frontage the center has, I question the expense of the fifty foot sign myself.

The twenty-four foot overall length for the attraction board for the theatre people is no problem.

We will do everything we can if you wish to obtain a variance. Both Wards and Goodyear people have tried unsuccessfully to obtain a variance from the city for higher signs.

Please advise your decision on this.

Sincerely,

DEVELOPMENT DESIGN ASSOCIATES

Keith E. Parker
Architect
KEP/jm

cc: Mr. Richard Karschen
✓ Mr. Jack Galbraith
Mr. Al Strong
Mr. Ed Law



August 18, 1969

Security Abstract Company
434 North Main
Wichita, Kansas 67202

Subject: DP-10 - Wichita Mall
Shopping Center

Gentlemen:

As requested, the following information is submitted for your client concerning the Wichita Mall Shopping Center, otherwise known as Wood Plaza Addition. The tract of land known as Block 1, Wood Plaza Addition to Wichita, Sedgwick County, Kansas, is zoned Light Commercial ("LC") and is accorded all use privileges allowed under the City ordinance (Title 28.04), a copy of which is attached to this letter; and subject to the conditions set forth on the Community Unit Plan identified as DP-10 - Wichita Mall Shopping Center, a copy of which is also attached. A copy of the letter setting forth the action of the governing body is attached for your review, as well as a request for the action on an administrative interpretation in connection with the Community Unit Plan.

It is hoped that this information is sufficient to satisfy your client's needs. If not, please advise.

Sincerely,

Robert A. Lakin
Assistant Planning Director

RAL:ber
Attachments

May 26, 1969

Bob Feldner, Superintendent Central Inspection

Jack H. Galbraith, Senior Planner

DP-10 - Setbacks on Wichita Mall Shopping Center

On March 26, 1968, you received from our office a copy of the approved Community Unit Plan for the Wichita Mall Shopping Center. The City Commission approved the plan subject to the normal conditions; one being that, in essence, any substantial deviation from the plan as determined by the Superintendent of Central Inspection and Director of Planning shall constitute a violation of the building permit. As a result of this condition, you received a memorandum from our office on June 24, 1968, relative to an interpretation that setbacks from Roosevelt and the east property line being reduced to 120 feet and 125 feet respectively.

Attached is a letter from Keith Parker requesting now that the previous interpretation that they could build to within 125 feet from the east property line be again administratively amended to permit them to develop within 122.46 feet from the east property line. It is our opinion that Mr. Parker's request is not a substantial deviation from the plan. We would, therefore, recommend that if you concur proper notations be made on your file copy of the CUP. If you have any questions concerning this matter, please call.

JBG:vjp

cc: Keith E. Parker
Architect
529 Beacon Building
Wichita, Kansas 67202

APPROVED BY: *C. Bickley Foster*
C. Bickley Foster
Director of Planning

APPROVED BY: *Robert Feldner*
Robert Feldner
Superintendent of Central Inspection



DEVELOPMENT DESIGN ASSOCIATES
529 BEACON BUILDING AM 5-7391 (316) 265-8884
WICHITA, KANSAS 67202

May 23, 1969

Mr. Jack Galbraith
City of Wichita
Metropolitan Planning Dept.
Wichita, Kansas

Re: The Mall
Wichita, Kansas

Dear Mr. Galbraith:

As discussed previously with your office, an error in the original survey of this property has resulted in a slight variance in the property line dimensions. This has resulted in the Easterly set back line of the community unit plan being 122.46 feet from the property line in lieu of the 125 feet as filed.

We respectfully request your approval of this dimensional change.

Sincerely yours,

DEVELOPMENT DESIGN ASSOCIATES

Keith Parker (N.H.)

Keith E. Parker
Architect

KEP;jg

cc: Mr. Chris Bolton
Mr. Carrol Littlejohn



ROY E. CALVIN A I A CHIEF ARCHITECT	B. J. KINGDON A I A DESIGN	H. L. BERGER F A R A ARCHITECTS	KEITH PARKER KEITH RHOADES PRODUCTION	DESIGN COORDINATORS
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September 25, 1968

The Files

Jack H. Galbraith, Senior Planner

J.H. Galbraith

Determination of a Detention Reservoir - DP 10 Wichita
Mall Shopping Center and S/D 65-63 Wood Plaza Addition

The City Commission on September 24, 1968, reconsidered the requirement for the construction of a detention reservoir associated with the above-captioned community unit plan. The action of the City Commission was to instruct that a storm sewer be developed from the southeast corner of the Wood Plaza tract, south across school property and Clapp Park to Dry Creek. The developers guaranteed amount to develop the detention reservoir is to be utilized for the construction of the storm sewer and the City will pick up the additional cost.

JHG:js

June 24, 1968

Robert Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Senior Planner *J.H.G.*

DP-10 - Setbacks on Wichita Mall Shopping Center

On March 26, 1968, you received from our office a copy of the approved Community Unit Plan for the Wichita Mall Shopping Center. The City Commission approved the plan subject to three conditions, one of which is as follows:

2. The development of this property shall proceed 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.

Mr. B. J. Kingdom has contacted our office relative to the 125-foot setback from Roosevelt and the 130-foot setback from the east property line. Due to a conflicting east-west dimension on the C.U.P. and the plat of Wood Plaza Addition, there is a difference of eleven feet which resulted from the applicant dedicating eleven feet of street right-of-way for Roosevelt on the plat.

It is our opinion that Mr. Kingdom's request to be able to construct to within 120 feet from Roosevelt and 125 feet from the east property line is not a substantial deviation of the plan as indicated in the condition of approval above.

We would therefore recommend that if you concur in this interpretation, that proper notations be made on your file copy of the C.U.P. If you have any questions concerning this matter, please call.

JHG:js

APPROVED BY: *CSF*
C. Bickley Foster,
Director of Planning

APPROVED BY: *RF*
Robert Feldner,
Superintendent of Central Inspection

cc: Ralph Wulz, Assistant
City Manager

B. J. Kingdom
307 Beacon Bldg.
Wichita, Kans. 67202



Mall to Be City's Largest Shopping Center

The Mall, which will be the largest shopping center in Wichita, is scheduled to be started this fall and opened by early 1970 at the 30-acre Sports Center-Kiddieland site south of Harry and east of Roosevelt. Tenants will include Montgomery Ward, J. M. McDonald, Katz Drug, Goodyear Tire and Rubber and a drive-in facility for Parklane National Bank. Developer is Melvin Simon & Associates, Indianapolis, Ind. Preliminary design and engineering has been conducted by two Wichita firms, Development Design Associates and Law Construction Co. The center, with

more than 350,000 sq. ft. of leasable area, will have 35 tenants under a common roof with the stores opening onto an enclosed, air-conditioned arcade. Cost of the project has been estimated at more than \$5 million. Sports Center Inc., which is leasing the land for the shopping center site, will continue to operate its driving range and miniature golf course there until July 1, owner George Consolver said Wednesday. He also said he is looking for a new location for Kiddieland, which will not be opened this spring.

Robert Feldner, Superintendent
of Central Inspection
Jack H. Galbraith, Senior Planner

March 26, 1968

DP-10, Amendment to the Wichita Mall Shopping Center located
at the southeast corner of Harry and Roosevelt

The Board of City Commissioners at its regular meeting of
March 26, 1968 considered the above-captioned amendment to
the Wood Plaza Community Unit Plan. The action of the Board
of City Commissioners was to approve the requested amendments
subject to the following conditions:

1. At the time development occurs on Parcel #4, the re-
taining wall at the intersection of Harry and Roosevelt
shall be removed and the area graded to remove the sight
conflict at the intersection.
2. The development of this property shall proceed in accord-
ance 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.
3. Any major changes in this development plan shall be re-
submitted to the Planning Commission and to the City
Commission for its consideration.

Attached for your information and files is a copy of the approved
Community Unit Plan which should be reviewed by your office at the
time building permits are requested. This Plan supersedes the one
approved by the City Commission in 1965 and forwarded to your office
with an attached letter to a Richard F. Mullins, the attorney
representing the applicant, on September 20, 1965.

If you have any questions concerning this Plan, please contact
our office.

JHG:js

Attachment

Report from the MAPC to the Board of City Commissioners

Case No. DP-10

Considered by M.A.P.C. 2-21-68
Considered by MAPC: 3-14-68

Request for: **Amendment to change access control on Roosevelt Avenue from 200 feet to 45 feet related to Block 1, Wood Plaza Addition**
Reason for request (as provided by petitioner):

N/A

Location of property: **South side of Harry east of Roosevelt**

Legal description of property:

Block 1, Wood Plaza Addition to Wichita, Sedgwick County, Kansas

Petitioner: **Melvin Simon & Associates**

Address: **600 Kahn Building, 7 North Meridian, Indianapolis, Indiana**

Counsel for petitioner: **Richard F. Mullins**

Protesters (list counsel, if any): **None**

Surrounding zoning: **To the north is "B" and "LC"; east and south is "AA"; west is "A" and "LC"**

Land use: **Subject property is Kiddieland Sports Center; north is multiple-family and drive-in restaurant; east is drive-in theater; south is single-family and west is duplexes and general business.**

Planning Commission recommendation:

BRANSON moved and TROUT seconded that the Planning Commission recommend to the Board of City Commissioners that this application be approved, subject to the following: (See excerpt from Planning Commission minutes attached for conditions.)

Vote of Planning Commission **Unanimous**

-
- ACTION:**
- 1. Approve the recommendation of the Metropolitan Area Planning Commission; or**
 - 2. Return the application to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:**

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 21, 1968:

- "1. Case No. DP-10 - Melvin Simon & Associates request an amendment to the Wichita Mall Shopping Center to change access control on Roosevelt Avenue from 200 feet to 45 feet, and relating to property zoned "LC" and legally described as Block 1, Wood Plaza Addition. Generally located at the southeast corner of Harry and Roosevelt.

The Chairman announced that this application has been deferred until the meeting of March 14, 1968."

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 14, 1968:

- "3. Case No. DP-10 - Melvin Simon and Associates request an amendment to DP-10 heretofore approved, to change access control on Roosevelt Avenue from 200 feet to 45 feet related to Block 1, Wood Plaza Addition. Generally located on the south side of Harry east of Roosevelt.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. The Wichita Mall Shopping Center Community Unit Plan was approved by the Planning Commission on September 16, 1965. Development has not occurred since that time, however, the applicant now anticipates development in the near future and, therefore, based on more detailed plans, requests several amendments to the original CUP, which are as follows:
 - a. Reducing the 200 feet of access control on Roosevelt Avenue just south of Harry to 45 feet.
 - b. Increase the size of Parcel #4 from 33,825 square feet to 49,500 square feet.
 - c. Increase the size of Parcel #3 from 13,750 square feet to 22,275 square feet.
 - d. ^{In-}Decrease the size of Parcel #2 from 48,000 square feet to 60,000 square feet.
 - e. Decrease the size of Parcel #1 from 1,168,265 square feet to 1,132,065 square feet.
 - f. Change the building setback lines on Parcel #1 as follows:
 - North - from 300 feet to 360 feet
 - East - from 150 feet to 130 feet
 - West - from 150 feet to 125 feet
 - g. Adjust the maximum gross floor area of each parcel.
 - h. Amend the proposed use in Parcel #3 to include "supermarket."
 - i. Amend the maximum building height on Parcel #1 from 35 feet to 40 feet and on Parcel #4 from 30 feet to 35 feet.

2. Although most of these amendment requests are minor adjustments, the Planning Department is concerned with the request for reducing the access control at the intersection of Roosevelt and Harry. Because of the difference in street elevation and the elevation of the miniature golf course, this intersection is extremely hazardous. Upon considering the CUP when filed in 1965, it was determined that because of this sight conflict and because of the up-hill grade traveling south on Roosevelt, access should be controlled a minimum distance of 200 feet. If it is now anticipated that the retaining wall will be removed and that the elevation of Parcel #4 will be graded so as to remove sight obstruction and hazard, this adjustment of access control would be logical.

Recommendation

Based upon the evaluation of the minor adjustments, it is the recommendation of the Planning Department that the amended development plan be approved, subject to the following conditions:

1. At the time development occurs on Parcel #4, the retaining wall at the intersection of Harry and Roosevelt shall be removed and the area graded to remove the sight conflict at the intersection.
2. The development of this property shall proceed 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.
3. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

No one spoke either in support of or in opposition to this application.

MOTION: BRANSON moved, TROUT seconded and it carried unanimously that the Planning Commission recommend to the Board of City Commissioners that this application be approved, subject to the following:

1. At the time development occurs on Parcel #4, the retaining wall at the intersection of Harry and Roosevelt shall be removed and the area graded to remove the sight conflict at the intersection.
 2. The development of this property shall proceed 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.
 3. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration."
-



DEVELOPMENT DESIGN ASSOCIATES
529 BEACON BUILDING AM 5-7591
WICHITA, KANSAS 67202

March 19, 1968

Metropolitan Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Attention: Mr. Jack H. Galbraith

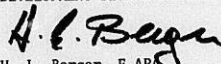
Re: DP-10
Wichita Mall Shopping Center

Gentlemen:

Per your request of your letter dated March 18, 1968,
we are submitting eight additional copies of the C.U.P.

Very truly yours,

DEVELOPMENT DESIGN ASSOCIATES


H. L. Berger, F.A.R.A.
Architect

HLB:ep

Enclosures

cc: Law Construction Company, Inc.



ROY E. CALVIN A I A
CHIEF ARCHITECT

B. J. KINGDON A I A
DESIGN

H. L. BERGER F A R A
ARCHITECTS

PRODUCTION

KEITH PARKER KEITH RHOADES
DESIGN COORDINATORS

March 18, 1968

Mr. Richard F. Mullins
330 Garvey Bldg.
Wichita, Kansas 67202

Subject: DP-10 - Wichita Mall Shopping Center
located at the southeast corner of Harry and
Roosevelt

Dear Mr. Mullins:

At its regular meeting on March 14, 1968, the Metropolitan Area Planning Commission considered a request for amendment for the above-captioned case. The action of the Planning Commission was to re-approve the Development Plan including the adjustments in building setbacks, parcel areas, gross floor areas, building heights and specific uses subject to the following conditions:

1. At the time development occurs on Parcel #4, the retaining wall at the intersection of Harry and Roosevelt shall be removed and the area graded to remove the sight conflict at the intersection.
2. The development of this property shall proceed 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.
3. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.

Mr. Richard F. Mullins
March 18, 1968
Page 2

Prior to forwarding this case to the Board of City Commission, it is necessary that you submit eight copies of the C.U.P. to our office. This matter will be forwarded to the Board of City Commissioners for their regular meeting on March 26, 1968 if the eight additional copies of the Development Plan are submitted to our office by 5:00 p.m. Wednesday, March 20, 1968.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Mr. Herbert Berger
2206 East Douglas
Wichita, Kansas 67214

DP-10 - 32 NOTICES TO ADJOINING PROPERTY OWNERS MAILED 2-29-68 for MAPC 3-14-68

*File
Copy*

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: March 14, 1968

Case No. DP-10

Request: Amendment to Wichita Mall
Shopping Center CUP

Location: Southeast corner of Harry and Roosevelt

Acres: 29

	<u>Land Use</u>	<u>Zoning</u>
Existing	Kiddieland Sports Center	"LC"
North	Multiple family and drive-in restaurant	"B" & "LC"
East	Drive-in theater	"AA"
South	Single-family	"AA"
West	Duplexes, general business	"A" & "LC"

History: DP-10 - MAPC Approved 9-16-65

Comments

1. The Wichita Mall Shopping Center Community Unit Plan was approved by the Planning Commission on September 16, 1965. Development has not occurred since that time, however, the applicant now anticipates development in the near future and, therefore, based on more detailed plans, requests several amendments to the original CUP, which are as follows:
 - a. Reducing the 200 feet of access control on Roosevelt Avenue just south of Harry to 45 feet.
 - b. Increase the size of Parcel #4 from 33,825 square feet to 49,500 square feet.
 - c. Increase the size of Parcel #3 from 13,750 square feet to 22,275 square feet.
 - d. Decrease the size of Parcel #2 from 48,000 square feet to 60,000 square feet.
 - e. Decrease the size of Parcel #1 from 1,168,265 square feet to 1,132,065 square feet.
 - f. Change the building setback lines on Parcel #1 as follows:
 - North - from 300 feet to 360 feet
 - East - from 150 feet to 130 feet
 - West - from 150 feet to 125 feet

- g. Adjust the maximum gross floor area of each parcel.
 - h. Amend the proposed use in Parcel #3 to include "supermarket."
 - i. Amend the maximum building height on Parcel #1 from 35 feet to 40 feet and on Parcel #4 from 30 feet to 35 feet.
2. Although most of these amendment requests are minor adjustments, the Planning Department is concerned with the request for reducing the access control at the intersection of Roosevelt and Harry. Because of the difference in street elevation and the elevation of the miniature golf course, this intersection is extremely hazardous. Upon considering the CUP when filed in 1965, it was determined that because of this sight conflict and because of the up-hill grade traveling south on Roosevelt, access should be controlled a minimum distance of 200 feet. If it is now anticipated that the retaining wall will be removed and that the elevation of Parcel #4 will be graded so as to remove sight obstruction and hazard, this adjustment of access control would be logical.

Recommendation

Based upon the evaluation of the minor adjustments, it is the recommendation of the Planning Department that the amended development plan be approved, subject to the following conditions:

1. At the time development occurs on Parcel #4, the retaining wall at the intersection of Harry and Roosevelt shall be removed and the area graded to remove the sight conflict at the intersection.
2. The development of this property shall proceed 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.
3. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

FEB 29 1968

NOTICE TO ADJOINING PROPERTY OWNERS

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:45 p.m. on MAR 14 1968, at which time you may appear either in person or by agent or attorney, if you so desire.

AMENDMENT TO
CASE NO. DP-10
COMMERCIAL DEVELOPMENT PLAN

Block 1, Wood Plaza Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Harry, east of Roosevelt Avenue.

This Amendment to the Wichita Mall Shopping Center Community Unit Plan proposes minor adjustments concerning the total area of each parcel; maximum gross floor areas; maximum height limitations; building setback lines from the north, east and west; and proposes that the 200 feet of Access Control on Roosevelt Avenue just south of Harry be reduced to 45 feet.

The Amended Development Plan is on file in the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas and is available for public information and review.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, C. Bickley Foster, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

T9-215

C. Bickley Foster, Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" - One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" - Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" - Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "B" - Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" - Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; motels under certain conditions; and all residential uses.
- "LC" - Light Commercial District
Permits all purely retail business conducted within an enclosed building; service stations; all residential and office uses.
- "C" - Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" - Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" - Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" - Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" - Mobile Home District
Permits mobile home parks and associated uses.

() (Published in The Wichita Beacon on February 20, 1968)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on March 14, 1968, at 1:45 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for an amendment to the WICHITA MALL SHOPPING CENTER COMMUNITY UNIT PLAN for property legally described as follows:

DP-10 Block 1, Wood Plaza Addition to Wichita Sedgwick County, Kansas. Generally located on the south side of Harry, east of Roosevelt Avenue.

The Development Plan of this area, originally approved in 1965, has been redesigned and submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the Office of the Planning Director, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes minor adjustments concerning the total area of each parcel; maximum gross floor areas; maximum height limitations; building setback lines from the north, east and west; and proposes that the 200 feet of Access Control on Roosevelt Avenue just south of Harry be reduced to 45 feet.

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 14th day of February, 1968.

C. Bickley Foster, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commis-
sion

(SEAL)

(1-T)

LAW OFFICES OF
ARN, MULLINS, UNRUH, KUHN & GATES
330 GARVEY BUILDING - 300 WEST DOUGLAS
WICHITA, KANSAS 67202
AMHERST 7-5267

EDWARD F. ARN
RICHARD F. MULLINS
MILD N. UNRUH
H. R. KUHN
LOUIS W. GATES
ROGER K. WILSON
BERNICE BURKET

February 15, 1968

Wichita-Sedgwick County Metropolitan
Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Subject: DP-10, Wichita Mall Shopping Center
located at the Southeast corner of
Harry and Roosevelt

Gentlemen:

Under date of January 24, 1968, you received Application for Amendment to Community Unit Plan DP-10 filed on behalf of Melvin Simon & Associates. In that application the only requested amendment was a change of access control on Roosevelt Avenue from 200 feet to 45 feet, as shown on the plats accompanying the application.

You now have in your possession 12 copies of the Amended Community Unit Plan with several minor adjustments. This letter is to request that the hearing on the amendment to the Community Unit Plan DP-10 include, in addition to the request of access control on Roosevelt Avenue from 200 feet to 45 feet, the following amendments:

1. Increase the size of Parcel #4 from 33,825 square feet to 49,500 square feet.
2. Increase the size of Parcel #3 from 13,750 square feet to 22,275 square feet.
3. Increase the size of Parcel #2 from 48,000 square feet to 60,000 square feet.
4. Decrease the size of Parcel #1 from 1,168,265 square feet to 1,132,065 square feet.
5. Change the Building Setback lines on Parcel #1 as follows:
 - a. North - From 300' to 360'
 - b. West - From 150' to 125'
 - c. East - From 150' to 130'

ARN, MULLINS, UNRUH, KUHN & CATES

Wichita-Sedgwick County Metropolitan
Area Planning Department

Page 2

February 12, 1968

6. Adjust the maximum gross floor area of each parcel.
7. Amend the proposed use in Parcel #3 to include "supermarket."
8. Amend the maximum building height on Parcel #1 from 35' to 40' and on Parcel #4 from 30' to 35'.

None of these requested amendments are of great magnitude and we will appreciate their being considered in their entirety by the Metropolitan Area Planning Department.

Yours very truly,

Richard Mullins
of Arn, Mullins, Unruh, Kuhn & Cates

RFM:g

cc: Mr. Herbert Berger
529 Beacon Building
Wichita, Kansas 67202

Melvin Simon & Associates
7 North Meridian
Indianapolis, Indiana 46204

February 13, 1968

Mr. Richard F. Mullins
330 Garvey Bldg
Wichita, Kansas 67202

Subject: DP-10 - Wichita Mall Shopping Center
located at the southeast corner of Harry and
Roosevelt

Dear Mr. Mullins:

On this date Mr. Berger has submitted twelve copies of the amended Community Unit Plan with several minor adjustments. As your original application requested only an amendment regarding access control to Roosevelt Avenue, we need a letter from you requesting that the approved plan be amended to include adjustments in building setbacks, parcel areas, gross floor areas, building heights and specific uses.

Attached for your information is a copy of the amendments as worked out by Mr. Berger and me. If you have any questions concerning this matter please contact our office.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Mr. Herbert Berger
2206 East Douglas
Wichita, Kansas 67214

Attachment

The Development Plan on file proposes the following amendments:

1. The 200 feet of Access Control on Roosevelt Avenue just south of Harry being reduced to 45 feet.
2. Increasing the size of Parcel #4 from 33,825 square feet to 49,500 square feet.
3. Increasing the size of Parcel #3 from 13,750 square feet to 22,275 square feet.
4. Increasing the size of Parcel #2 from 48,000 square feet to 60,000 square feet.
5. Decreasing the size of Parcel #1 from 1,168,265 square feet to 1,132,065 square feet.
6. Changing the Building Setback lines on Parcel #1 as follows:
 - a. North - From 300' to 360'
 - b. West - From 150' to 125'
 - c. East - From 150' to 130'
7. Adjusting the maximum gross floor area of each parcel.
8. Amending the proposed use in Parcel #3 to include "supermarket".
9. Amending the maximum building height on Parcel #1 from 35' to 40' and on Parcel #4 from 30' to 35'.

(112) (Published in The Wichita Beacon on January 30, 1968)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on February 21, 1968, at 1:45 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for an amendment to the WICHITA MALL SHOPPING CENTER COMMUNITY UNIT PLAN for property legally described as follows:

DP-10 Block 1, Wood Plaza Addition to Wichita Sedgwick County, Kansas. Generally located on the south side of Harry, east of Roosevelt Avenue.

The Development Plan of this area, originally approved in 1965, has been redesigned and submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the Office of the Planning Director, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes that the 200 feet of Access Control on Roosevelt Avenue just south of Harry be reduced to 45 feet.

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 26th day of January, 1968.

C. Bickley Foster, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commis-
sion

(SEAL)

(1-T)

AMENDMENT TO
APPLICATION FOR COMMUNITY UNIT PLAN (DP-10)
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

an amendment to

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 Melvin Simon & Associates
600 Kahn Building
Address 7 North Meridian Phone _____
Indianapolis, Indiana
Agent Richard F. Mullins
Address 330 Garvey Bldg., Wichita, Ks. Phone AM 7-5267
- b. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

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

an amendment to DP-10 heretofore approved
II.A The applicant hereby requests ~~Community Unit Plan approval~~ on
property zoned "LC" and legally described as Lot(s)

_____, Block(s) 1

WOOD PLAZA Addition.

To Wichita Sedgewick Co Kansas
(If appropriate, metes and bounds description may be provided in

the space below or on an attached sheet.)

Applicant requests change of access control on Roosevelt Avenue
from 200 feet to 45 feet, as shown on accompanying plats.

II.B There are not applicable acres (round to nearest tenth) in the above
described property.

III. This property is located at (address) _____.

The general location is (use appropriate section)

- a. at the Southeast corner of Harry
and Roosevelt; or
- b. on the South side of Harry (Ave.,
Street) between Roosevelt (Ave., Street) and
Bluff (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.

MELVIN SIMON & ASSOCIATES

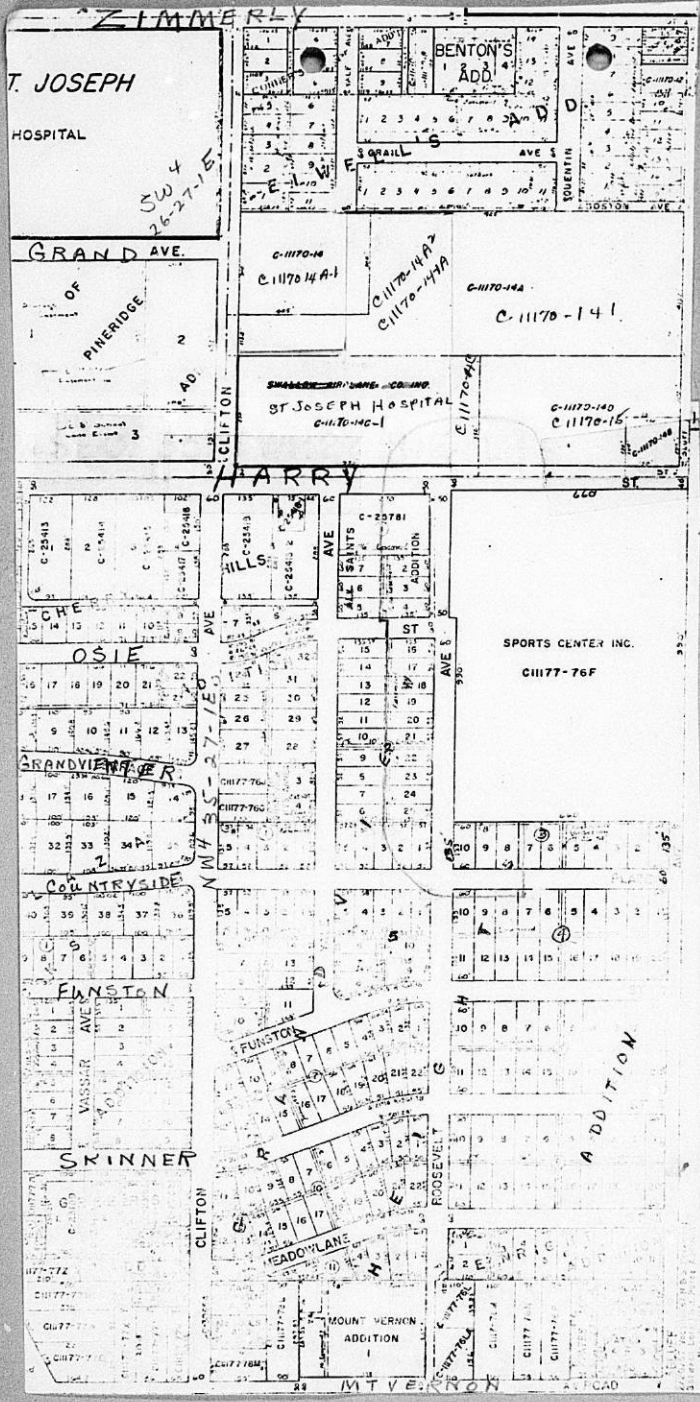
By _____ By Richard Mullins
Authorized Agent (if any) Authorized Agent (if any)

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
3:30 (PM) on January 23, 1968 (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.

Jack G. Kallstrom Name
Senior Planner Title
JK



T. JOSEPH
HOSPITAL

SW 4
26-27-1-E

GRAND AVE.

OF
PINERIDGE

C-1170-14
C-1170-14A-1

C-1170-14A-2
C-1170-14A-3

C-1170-14A
C-1170-141

ST. JOSEPH HOSPITAL
C-1170-14C-1

C-1170-14D
C-1170-15

HARRY

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SPORTS CENTER INC.
C-1177-76F

CHESS

OSIE

GRANDVIEW

COUNTRYSIDE

FUNSTON

VASSAR AVE

SKINNER

CLIFTON

HEADPLANE

MOUNT VERNON
ADDITION

CLIFTON

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STATEMENT OF OWNERSHIP

STATE OF KANSAS)
)
Sedgwick County,)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 200 ft of:
The West Property Line of Sports Center property on South Roosevelt, described as fol: Beg at the NE cor of the NW $\frac{1}{4}$ of Sec 35, Twp 27, R 1 East; th W 660 ft; S 990 ft; E 660 ft; N to beg, exc road.


**Fidelity
Title
Company,
inc.**

And from such examination find that the owners thereof are as set opposite the description of the property below, viz:

C-11177-76F

Beg at NE cor NW $\frac{1}{4}$ Sec 35, Twp 27, R 1 East; th W 660 ft; S 990 ft; E 660 ft; N to beg., exc road.	Sports Center, Inc. 3833 E. Harry 67218
Lot 1, All Saints Addition.	J. B. & Phyllis Hickerson, 3701 E. Harry 67218 ux
Lot 2, All Saints Addition.	Homer W. Sloan & Yvonne L. Sloan, ux 1720 N. Edwards 67203
Lot 3, All Saints Addition.	Grace Emma Brown & Mildred E. Brown, jt. 1621 S. Roosevelt 67218
Lot 4, A ll Saints Addition.	Clarence W. Rector & E. Frances Rector, ux 304 E. Indianapolis 67211
Lot 5, A ll Saints Addition.	Edward Meyer, sgle. No Address Available 1636 So. Yale 67218



Lot 6, All Saints Addition.

✓ G. E. & Wretha S. Cox, ux
1624 S. Yale 67218

Lot 7, All Saints Addition.

✓ Frank L. & Violet B. Bible, ux
1612 S. Yale 67218

LOT	BLK	ADDITION	OWNER
1	2	<u>GRANDVIEW HEIGHTS</u>	✓ Maxine Lybrand Realty, Inc. 1206 W. 14th St. 67203
2	2		✓ Rodney & Mabel M. Snodgrass, ux 2627 E. Funston 67211
3	2		✓ William Earl Woodard, Jr. & Peggy D. Woodard, ux 3822 E. Skinner 67218
6	2		X Roselind J. King # 1 Douglas <i>returned</i> 67039
7	2		✓ Harold G. & Edith L. Hunter, ux 1748 S. Yale 67218
8	2		✓ Richard L. & Edith M. Hayden, ux 835 Harding 67208
9	2		✓ Woodrow W. & Doris L. Wilson, ux 1738 S. Yale 67218
10	2		✓ James F. & Gladys N. Lee, ux 1732 S. Yale 67218
11 & S 13' of Lot 12	2		X R. J. King # 1 Douglas 67039 <i>returned</i>
N 39' of 12 & S 26' of 13,	2		✓ Thomas G. & Judith K. Swaney, ux 2045 Geo. Wash Blvd. 67218
N 26' of 13 & S 39' of 14,	2		✓ Lester J. Phillips & Kathleen W. Phillips, ux 1002 S. Market 67211
N 13' of 14, all Lot 15,	2		✓ R. A. King 1702 S Yale 67218
16, 17, 18, 19, 20 & 21,	2		D R. J. King D # 1 Douglas
22 & N 14' of 23,	2		D R. J. & Roselind J. King, ux
S 28' of 23, all Lots 24 & 25,	2		D R. J. King
W 45' of Lot 7 & E 20' Lot 8,	3		✓ Charles Ray Sailor & Shirley Ann Sailor, ux 3820 Countryside <i>plus</i> 67218
W 40' Lot 8 & E 10' Lot 9,	3		X Carl O. & Donna Jean Paustian, ux No Address Available
W 50' Lot 9 & E 5' Lot 10,	3		✓ Fred W. & Dorothy E. Prather, ux No Address Available 2113 <i>plus</i> <i>Hayward</i> 67200
W 55' of Lot 10,	3		✓ Robert P. Shallcross & Velma Jean Shallcross, ux 3802 Countryside <i>plus</i> 67218

LOT	BLK	ADDITION	OWNER
GRANDVIEW HEIGHTS			
7	4		Carroll L. Showalter & Anne H. Showalter, ux 3821 Countryside <i>plaza 67218</i>
8 (E 50')	4		Francis J. Murray & Alice Mardelle Murray, ux 3815 Countryside <i>plaza 67218</i>
8 (W 10') & E 55' of Lot 9,	4		Robert D. & Mildred Jay, ux 3807 Countryside <i>plaza 67218</i>
9 (W 5') & all Lot 10,	4		Maynard H. & Virginia Erway, ux 1770 S. Roosevelt <i>67218</i>
1	5		Paul H. & Gretta E. Messner, ux 162 Lochinvar <i>67207</i>
C-11170-14C-1			
The West 657 ft of S 350 ft of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec 26, Twp 27, R 1 E.			St. Joseph Hospital & Rehabilitation Center. 3400 Grand <i>67218</i>
C-11170-14C			
W 730 ft of S 350 ft, exc W 657 ft; Sec 26, Twp 27, R 1 E.			Roger L. & Alice Messman & C. B. & Barbara C. Rinehart, ux Wichita Plaza Bldg. <i>67202</i>
C-11170-14D & C-11170-15			
Beg 730 ft E of SW cor SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec 26, Twp 27, R 1 E.; N 350 ft; E to E line SE $\frac{1}{4}$ SW $\frac{1}{4}$; S 180 ft; W 185 ft; S 170 ft; W to beg.			Roger L. & Alice Messman, ux & C. B. & Barbara C. Rinehart, ux Wichita Plaza Bldg.

Dated at Wichita, Kansas this 22nd day of January, 1968 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elsie M Farrell Sec. OEM

Tracer # 86520

DP-10 Wichita Mall

"Lowered redwood or woven chain link with ribbon inserts (fence approx. 5'-0" high)" along entire east line, 950'± from Harry Reynolds to south line of mall property.

DP-130 Georgetown

North 589± feet (measured from north property line) zoned LC. No fence required.

South 350± feet required to have "an 8-foot high ~~wood fence along the west line of Parcel 2~~ solid or semi-solid fence constructed of wood or similar material." Pedestrian access thru fence prohibited.

Area in between (328± feet) labeled "existing 5-foot wood fence to remain." G.P. #10 requires this wood fence to be maintained by the owners' association in Georgetown.

Obtain this information to
Chuck White
on 3/12/85 - a fence contractor
8328125 -
JD

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	License	Mech.
Oil Well	Pay. Data	Plan	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	\$400.00	

DESCRIPTION AMOUNT

CUP Amendment
DP-10

Name
A. J. Mullins, et al

Address
Harney Building

Dps
R-71-C

Due Date
1-23-68

Comments:

Date
1-23-68

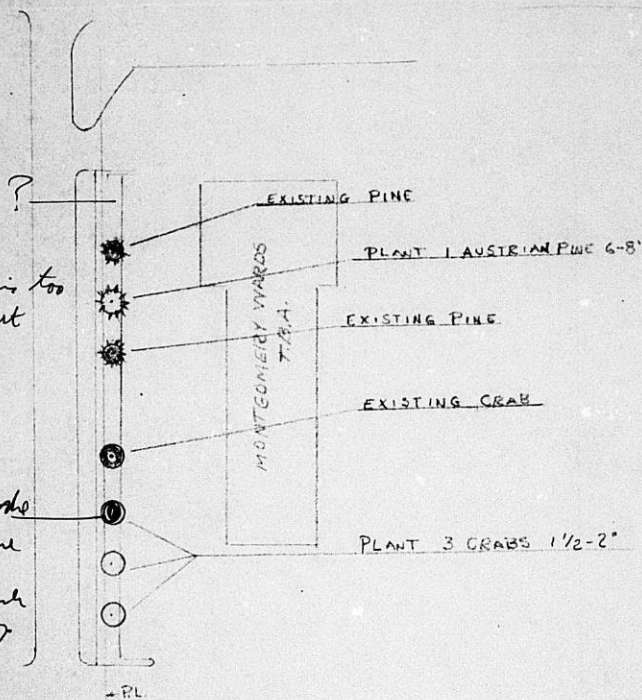
By
[Signature]

HARRY STREET

spacing is too far apart

This is the spacing one

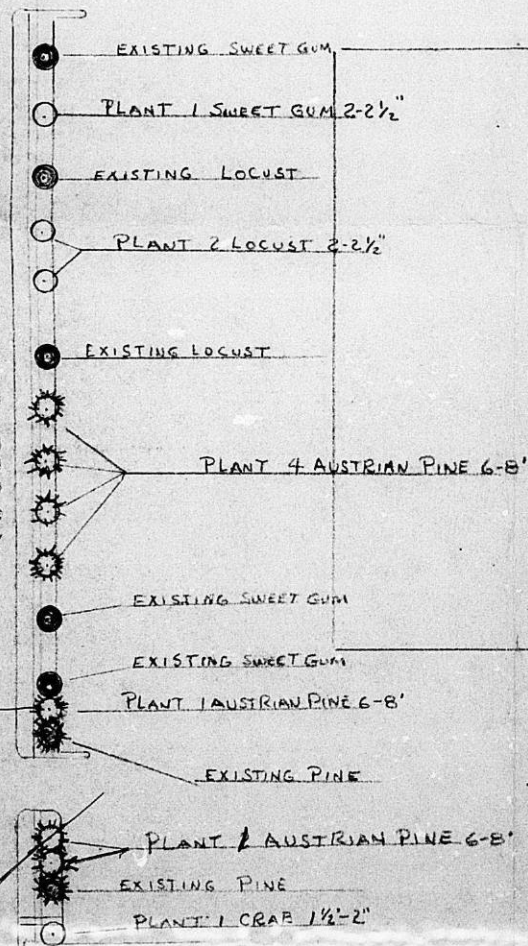
Too much spacing



STREET

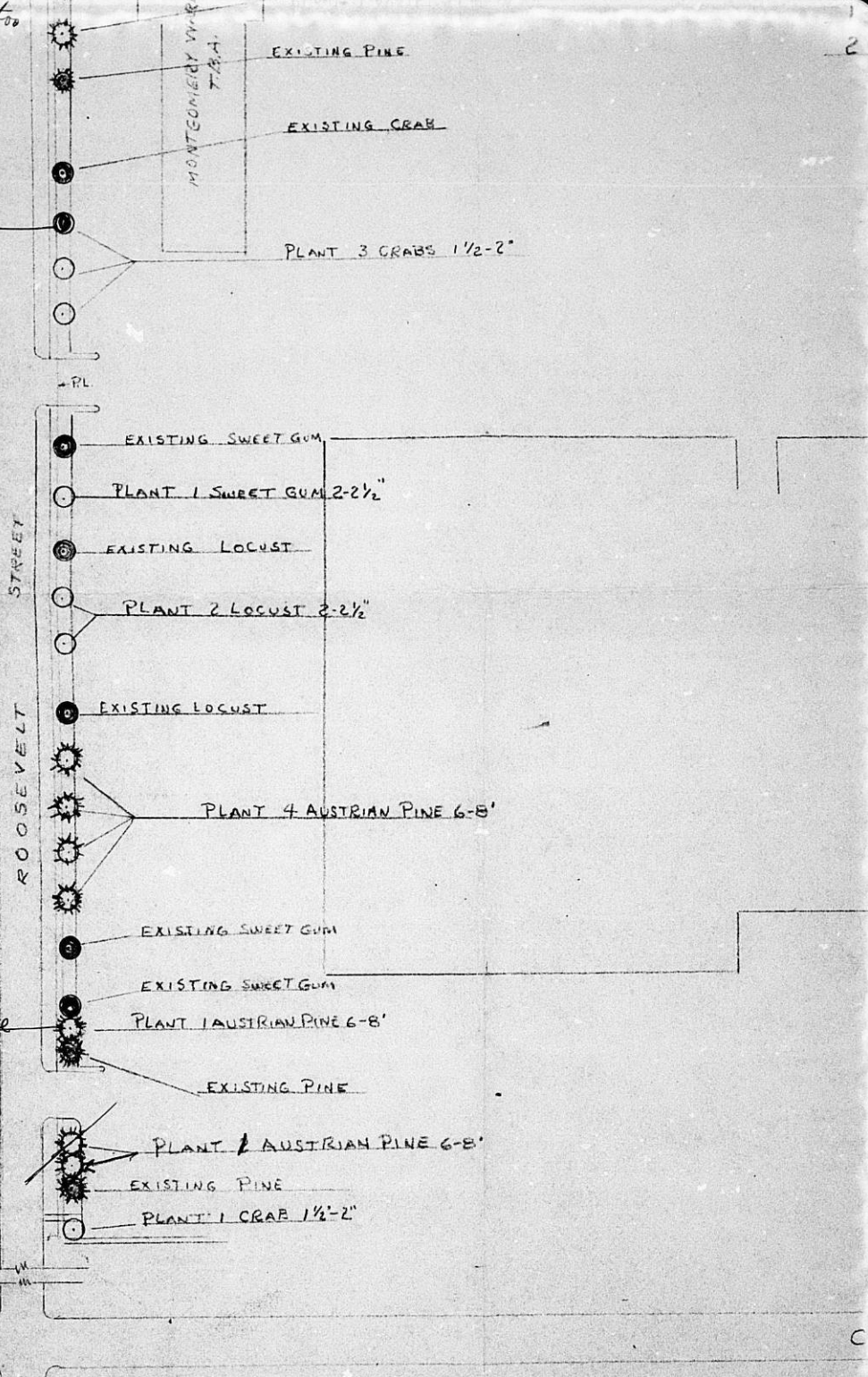
ROOSEVELT

angle



spacing is too far apart

This is the spacing on
Too much spacing

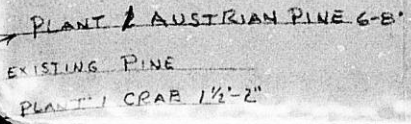
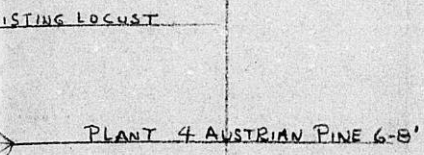
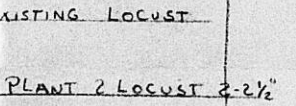
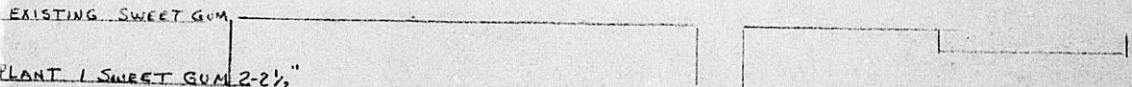
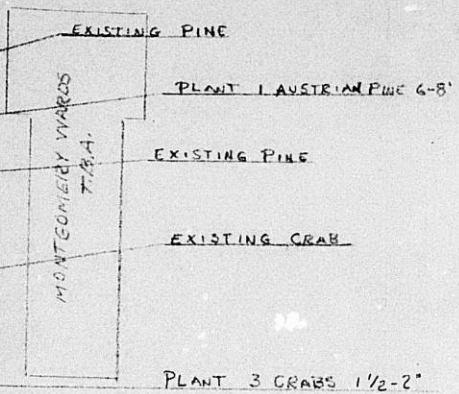


LANDSCAPE PLAN - WICHITA MALL
SCALE 1"=60'

HARRY STREET

PLANT LIST

8 AUSTRIAN PINE	6-8'
4 CRABS	1 1/2-2"
1 SWEET GUM	2-2 1/2"
2 LOCUST	2-2 1/2"



MONTGOMERY WAY
T.R.A.

EXISTING PINE

EXISTING CRAB

PLANT 3 CRABS 1 1/2'-2'

1 CRABS	2-2 1/2"
1 SWEET GUM	2-2 1/2"
2 LOCUST	2-2 1/2"

EXISTING SWEET GUM

PLANT 1 SWEET GUM 2-2 1/2"

EXISTING LOCUST

PLANT 2 LOCUST 2-2 1/2"

EXISTING LOCUST

PLANT 4 AUSTRIAN PINE 6-8'

EXISTING SWEET GUM

EXISTING SWEET GUM

PLANT 1 AUSTRIAN PINE 6-8'

EXISTING PINE

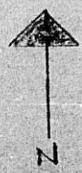
PLANT 2 AUSTRIAN PINE 6-8'

EXISTING PINE

PLANT 1 CRAB 1 1/2'-2'

COUNTRYSIDE STREET

LANDSCAPE PLAN - WICHITA MALL
SCALE 1" = 60'



*

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

Roll # 1

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