

DP-17 - AMENDMENT TO WESTERN
HEIGHTS SHOPPING CENTER (Central
Heights, Inc.) at southwest corner
of Central and Ridge Road

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C. ~~10-6-70~~

9-10-70

10-6-70

Approve

Approve

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. Approve 9-10-70

B.C.C. ~~Approve~~ Approve 10-6-70

DP-17 - AMENDMENT TO WESTERN
HEIGHTS SHOPPING CENTER (Central
Heights, Inc.) at southwest corner
of Central and Ridge Road

Map No. F-OW
Sec. 21
Twp. 27S
Range 1W

DATA SHEET
COMMUNITY UNIT PLAN

DP- 17
Z- (0781)
Filed 8-5-70

APPLICATION REQUEST: Approval of proposed planned Commercial development.

1. Applicant Central Heights, Inc.
Address 2311-A Amidon Phone 838-4279
2. Agent William T. Weir, Jr.
Address Same Phone _____
3. General Location Southwest corner of Central and Ridge Road
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 12.1 (_____ ft. by _____ ft.)
2. Existing Zoning LC Proposed Zoning LC
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 9-10-70 Action Approve

2. Governing Body
Date 10-6-70 Action Approve

NOTES:

May 30, 1980

Re: DP-17 Central Heights C.U.P.

On this date Dean Felt met with Pat Chambers and Jack Dalbrink in regard to the need to amend the above captioned C.U.P. The reason the C.U.P. must be amended is to bring an existing nursery into compliance with the C.U.P. and zoning. Jack said that a spot of "C" zoning would be needed.

Jack also discussed the landscaping requirement and the need to bring the C.U.P. up to date.

A Mr. Kosteles is in contact with us in regard to the landscaping. Mr. Felt requested that the masonry fence required at the southwest corner be waived, or a wooden fence be permitted. Jack stated that it may be possible depending on the existing conditions and the location of utility easements.

Arthur D. Chambers

August 6, 1976

William T. Weir, Jr.
Central Heights, Inc.
2311-A Amidon
Wichita, Kansas 67204

Dear Mr. Weir:

We are in receipt of your letter of July 29, 1976, wherein you have requested that an administrative adjustment be made to reduce the setback requirements and allow another curb cut on the Central Heights community unit plan. In reviewing the approved community unit plan, we find that the curb cuts along Country Acres Avenue are specifically limited to two and the setbacks established on the face of the plan are generally 100 feet as you have indicated.

These conditions for development have been established by the governing body following a public hearing by the Planning Commission. Inasmuch as a 25% reduction in the building setback requirements and an additional curb cut are substantial deviations from the approved plan, it is my position that it is beyond my administrative authority to make the changes you have requested. To accomplish the adjustments you desire, it will be necessary for you to file an application for amendment to the previously approved Central Heights community unit plan. The application should be accompanied by a \$400 filing fee and the appropriate abstractor's certificate listing the names and mailing addresses of all property owners within the prescribed distance. A copy of the application blank with instructions on completion of the same are enclosed for your reference.

In your previous letter, you indicated that there was to be a plot plan enclosed. Unfortunately, the plot plan did not accompany the letter. The amendments you desire will need to be reflected on the community unit plan drawing accompanying your application.

William T. Weir, Jr.
August 6, 1976
Page 2

If you have any questions concerning amending the community unit
plan, please contact our office.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:RLY:rme
Encl.

CUP DP-17

DP-17



October 4, 1978

William T. Weir
1107 N. Broadway
Wichita KS 67214

Dear Sir:

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 screening and landscaping as required by the approved CUP. Unfortunately, this inspection conducted October 2, 1978, revealed that CUP DP-17 (known as Western Heights Shopping Center) is in violation.

None of the required ten foot planting strip adjacent to Newell and very little of the required planting strip adjacent to Country Acres have been planted. The required screening wall has not been provided.

This letter shall be considered as official notification that unless action is initiated within thirty days to provide screening and landscaping, in accordance with the approved plan, the appropriate action will be taken to insure correction of these deficiencies. Bonds guaranteeing such installations may be considered to be acceptable initial action.

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

SIM:AI:kda

LOWELL D. DENNISTON
President

WILLIAM T. WEIR, JR.
Secretary

CENTRAL HEIGHTS, INC.

2311-A AMIDON, WICHITA, KANSAS 67204, PHONE (316) 838-4279
DEVELOPER/OWNER - CENTRAL HEIGHTS MALL - WEST CENTRAL AT RIDGE ROAD

July 29, 1976

Mr. Robert Lakin, Director
Metropolitan Planning Department
455 N. Main
Wichita, Ks. 67202

Dear Sir:

This letter is to request an administrative change of existing Central Heights CUP as discussed by myself, Howard Harrison, and Curtis Newby yesterday.

The purpose of this request is to allow the construction of a new building together with parking and emergency entrance for use as doctors office and emergency medical clinic.

The specific changes requested are to allow a 75 foot setback from north property line, 75 foot setback from Country Acres Avenue, 80 foot setback from Newell Street. These setbacks are listed at 100 feet on existing CUP. We also request one additional curb cut on Country Acres Avenue to facilitate ambulance and emergency vehicle entrance.

I am enclosing plot plan drawn to scale showing proposed building and requested setbacks and requested curb cut.

Thank you for prompt consideration of this request.

Yours truly,

William T. Weir, Jr.
William T. Weir, Jr.

WTW/rg

Enc.

cc: Howard Harrison
Lowell D. Denniston

No plat plan need
rg



Leasing Agents Consolidated Realty Inc., 2311-A Amidon, Wichita, Kansas 67204, Phone (316) 838-4279

August 4, 1975

Mr. William T. Weir, Jr.
Central Heights, Inc.
2311-A Amidon
Wichita, Kansas 67204

Re: DP-17 - Request for Administrative Adjustment for the Western Heights Shopping Center CUP

Dear Mr. Weir:

In response to your letter of July 31, 1975, requesting an administrative adjustment on the above-captioned CUP, I have discussed this request with Robert Feldner, Superintendent of Central Inspection. Specifically, the request is to adjust two 100-foot building setback lines to 50 feet for a proposed new building. Galbraith says that he discussed the proposed use with you this morning, and advised that an equipment rental operation, even where all equipment is kept indoors, requires an exception by the Board of Zoning Appeals. In further checking this matter with Feldner, we are of the opinion that such operation, where all equipment is stored and displayed indoors, is an outright permitted use in the light commercial district.

Regarding your request for a reduction of the setbacks, even though you are the owner of the adjacent lots, this, in our opinion, is a significantly enough change of the required setbacks that we are unable to administratively approve your request. This would amount to a 50% reduction and we feel that it is necessary that you amend the CUP and have the case reconsidered by the Planning Commission and approved by the Board of City Commissioners. Should you desire to file an application to amend the CUP, please contact us for the appropriate forms.

If you have any questions, please call.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:JHG:ber
cc: Robert Feldner, Superintendent
of Central Inspection

LOWELL D. DENNISTON
President

WILLIAM T. WEIR, JR.
Secretary

CENTRAL HEIGHTS, INC.

2311-A AMIDON, WICHITA, KANSAS 67204, PHONE (316) 838-4279
DEVELOPER/OWNER - CENTRAL HEIGHTS MALL - WEST CENTRAL AT RIDGE ROAD

July 31, 1975

Mr. Robert Lakin, Director
Metropolitan Planning Department
104 S. Main
Wichita, Ks. 67202

Dear Sir:

We hereby request an administrative change of Central Heights CUP in order to accommodate a new building that would be used as a rental outlet, all material and merchandise to be stored inside in accordance with light commercial usage.

We request building set-back be reduced from 100 ft. to 50 ft. adjacent to Lots 1, 2, and 3, ie. masonry wall as shown on enclosed CUP and request building set-back be reduced from 100 ft. to 50 ft. on Newell Street for a distance of 100 ft. south of the north line of existing CUP. I am enclosing copy of existing CUP showing location of proposed building and the proposed set-back change.

You may recall that Newell Street has never been operational as a street but is shown as such on plat.

You may also recall that we own all the ground that is platted to face on Newell Street on both sides of street and also the ground Lots 1, 2 and 3 that has fence to be erected at rear of lot.

Yours truly,


William T. Weir, Jr.

WTW/rg

Enc.



You'll Love Shopping In Central Heights Mall
At Ridge Road and West Central

CENTRAL HEIGHTS, INC.

7367 WEST CENTRAL -- PARKVIEW 2-2690
WICHITA, KANSAS 67202

September 14, 1970

Mr. Jack H. Galbraith, Chief Planner
Metropolitan Area Planning Commission
104 S. Main St.
Wichita, Kansas 67202

Re: DP-17 - Amendment to Community
Unit Plan - Southwest corner of
Central and Ridge Road

Dear Sir:

Please be advised that we have placed an order with the Dutchman's
Nursery and Garden Center, 802 N. Ridge Road, Wichita for install-
ation of new planting on Country Acres Avenue as required by
C. U. P.

The plants contracted for are to be 3' to 4' pine trees spaced
25' apart with one green pfitzer 18" to 24" between each pine
tree. Planting to be completed by January 1, 1971.

Yours truly,

CENTRAL HEIGHTS, INC.

William T. Weir, Jr.
William T. Weir, Jr., Vice President

WTW/rg

LEASING AGENTS
CONSOLIDATED REALTY, INC.
2311 A AMIDON -- TEMPLE 8-4279

October 7, 1970

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-17 - Amendment to Central Heights Shopping Center at the southwest corner of Central and Ridge Road

On October 6, 1970, the Board of City Commissioners considered the above captioned amendment request to DP-17. The action of the City Commission was to approve the amendment as recommended by the Planning Commission subject to the following conditions:

1. 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.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
3. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
4. Guarantee the installation of sidewalks adjacent to all streets.

Attached for your files is a copy of the approved development Plan. We would recommend that you mark "void" on the original DP-17, which is in your files and which was approved in June, 1966. Also attached for your information is a copy of a letter agreeing to the planting of the planting strip on the west side of the shopping center. As you can see by this letter the planting is to be completed by January 1, 1971.

JHG:ls
Attachments 2

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONING

CASE NO. DP-17

CONSIDERED BY MAPC:9-10-70

REQUEST FOR: Amendment to Development Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

GENERAL LOCATION: Southwest corner of
Central and Ridge Road

LEGAL DESCRIPTION:

Lots 4 and 5, Block K, Meadowview Estates, except the east
125 feet of the north 125 feet thereof, in Wichita, Sedgwick
County, Kansas.

APPLICANT: Central Heights, Inc.

COUNSEL FOR APPLICANT: William T. Weir, Jr., Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north is "LC"; east is "AA" and "LC";
south is "A"; west is "A" and "BB"LAND USE: Subject property is a shopping center; north is service station,
drive-in and general commercial; east and south is undeveloped; west
is duplex and office.

PLANNING COMMISSION RECOMMENDATION:

BLEDSON moved and KAMEN seconded that the Planning Commission
recommend to the City Commission that the requested amendments
be approved, subject to the following: (See excerpt from
minutes of September 10, 1970 attached for conditions.)

NOTE: Petitions have been submitted guaranteeing the installation of
sidewalks on the four adjacent streets.

VOTE OF PLANNING COMMISSION: Unanimous

ACTION: 1. Approve the petitions and instruct the Director of Law to
prepare the necessary resolutions, the publication costs of which shall
be billed to the applicant, and approve the recommendation of the Metro-
politan Area Planning Commission; or

2. Return the application to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the follow-
ing reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 10, 1970:

9. Case No. DP-17 - Central Heights, Inc. request approval of an amendment to Western Heights Shopping Center for property described as Lots 4 and 5, Block K, Meadowview Estates, except the east 125 feet of the north 125 feet thereof. Generally located at the southwest corner of Central and Ridge Road.

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

Comments

1. The Western Heights Shopping Center Community Unit Plan was approved by the Planning Commission on May 19, 1966, and substantial development has occurred since that time. The applicant anticipates additional development in the near future and is requesting the following amendments to the original CUP:
 - a. Name change to Central Heights Shopping Center.
 - b. One additional curb cut to Central, to 3rd Street and to Country Acres Avenue.
 - c. Reduction of the 100-foot building setback at the intersection of Central and Country Acres Avenue to 35 feet back a distance of 150 feet from both streets.
2. In addition to the foregoing, the applicant is requesting that construction of the 5 to 8-foot wall required along the southwest corner of the property, be deferred until such time as Hale Avenue or 3rd Street are opened or until development occurs on Hale Avenue. The applicant is also requesting that no planting be required until the streets are opened and that the planting along Ridge Road be deferred until such time as "AA" development occurs on the east side of Ridge Road.

Recommendation

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

1. 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.
2. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
3. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
4. Guarantee the installation of sidewalks adjacent to all streets.

GALBRAITH said he was concerned when he viewed the property and found that altho the original CUP was approved four years ago and there was to be plantings prior to the occupancy of any of the shopping center facilities, the required planting strip west of the center was not planted until recently and the shrubbery planted is no higher than the grass and weeds and most of the plants have died. GALBRAITH suggested that a recommendation on this amendment not be forwarded to the City Commission until the required plantings have been accomplished by the applicant.

TOM WEIR, agent for the applicant, said they were delayed in planting since construction was underway and not sure of the sidewalk lines. He said they did put some plants out and that they intend to plant the strip again as soon as possible.

JACKSON said it would seem that in four years there should have been some visible signs of screening.

No one appeared in opposition.

MOTION: BLEDSOE moved and KAMEN seconded that the Planning Commission recommend to the City Commission that the requested amendment be approved, subject to the following:

1. 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.
2. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
3. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
4. Guarantee the installation of sidewalks adjacent to all streets.

It was suggested that the applicant provide the staff a letter stating that they would proceed with installation of the screening, but it was pointed out that that would be no more binding than the agreement on the CUP which has not been carried out.

GALBRAITH suggested that no additional building permits be issued until the planting strip is planted.

AMENDED MOTION: BLEDSOE amended the above motion to also require the applicant to submit a letter to the Planning Department stating the size and type of plants and the time that they will be planted for the planting strip on the west. KAMEN seconded the amendment and it carried unanimously.

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, William T. Weir, Jr., owner and plat-
tor of Lots 48 & 49, Meadowview Estates,
Central Heights Shopping Center addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas;

1. Sidewalk along the east side of Country Acres Ave.
2. Sidewalk along the north " " ^{Newell} ~~Third~~ St.
3. Sidewalk along the west " " Edge Road
4. Sidewalk along the south " " Central Ave.
5. _____
6. _____
7. _____

As a result of the above-mentioned petitions for im-
provements, lots within Central Heights Shopping Ctr. addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 15th day of September, 1970.

William T. Weir, Jr.

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 15th day of September
1970, before me, a notary public in and for said County and State,
came William T. Weir, Jr., to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Edna M. Carlson, Jr.
Notary Public

My Commission Expires:
April 10, 1971

TELEPHONE
(316) 262-8293

R. S. DELAMATER
CONSULTING ENGINEER

812 CENTURY PLAZA
WICHITA, KANSAS 67202
September 15, 1970

CUP for Central Heights Shopping Center
Central and Ridge Road

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
City Building Annex
Wichita, Kansas 67202

Dear Mr. Lakin:

We are handing you herewith ten prints of the revised CUP for Central Heights Shopping Center at the southwest corner of Central and Ridge Road along with the certification of sidewalk petitions and a letter addressed to Mr. Jack Galbraith concerning the planting strip along the east side of Country Acres Avenue in subject CUP. The sidewalk petitions have been handed to the Engineering Department.

We understand this completes the requirements as outlined in your letter to Mr. William T. Weir in order that the CUP may now be forwarded to the City Commission for approval.

If there are any further requirements please do not hesitate to call us.

Sincerely yours,

R. S. DELAMATER & ASSOCIATES

By

Wilmer Freund
Wilmer Freund, E.E.

WF:rms

Enclosures

cc: Mr. William T. Weir



230-F

September 11, 1970

Mr. William T. Weir, Jr.
2311-A Amidon
Wichita, Kansas 67204

Re: DP-17 - Amendment to Community
Unit Plan - Southwest corner
of Central and Ridge Road

Dear Mr. Weir:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 1970, the above-captioned Community Unit Plan was reconsidered with respect to amendments thereto. The action of the Planning Commission was to recommend approval of the changes requested, subject to the following conditions:

1. 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.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for consideration.
3. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
4. Guarantee the installation of sidewalks adjacent to all streets. *petitioned*
5. The applicant shall submit a letter to the Planning Department stating the size and type of plants and the time that they will be planted for the planting strip on the west.

This matter will be forwarded to the City Commission at such time as a guarantee for sidewalks and letter concerning the planting strip have been submitted to the Planning Department.

Page 2 - Mr. William T. Weir, Jr.
September 11, 1970

It is also necessary that you submit 10 new copies of the CUP to our office so that they may be forwarded to the Board of City Commissioners for consideration.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Central Heights, Inc.
2311-A Amidon
Wichita, Kansas 67204

Wilmer Freund
512 Century Plaza
Wichita, Kansas 67202

Page 2 - Mr. William T. Weir, Jr.
September 11, 1970

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Central Heights, Inc.
2311-A Amidon
Wichita, Kansas 67204

Wilmer Freund
512 Century Plaza
Wichita, Kansas 67202

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: SEPT. 10, 1970

Case No. DP-17	Request: Amendment to Western Heights Shopping Center CUP
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Location: Southwest corner of Central and Ridge Road

Acres: 13.2	Size: Irregular shape
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	<u>Land Use</u>	<u>Zoning</u>
Existing	Shopping Center	"LC"
North	Service station, drive-in & general commercial	"LC"
East	Undeveloped	"AA" & "LC"
South	Undeveloped	"A"
West	Duplex & Office	"A" & "BB"

Platted X
Street rights-of-way are adequate
Sidewalks do not exist adjacent to any of the streets.
History: DP-17 - MAPC approved 5-19-66

Comments

1. The Western Heights Shopping Center Community Unit Plan was approved by the Planning Commission on May 19, 1966, and substantial development has occurred since that time. The applicant anticipates additional development in the near future and is requesting the following amendments to the original CUP:
 - a. Name change to Central Heights Shopping Center.
 - b. One additional curb cut to Central, to 3rd Street and to Country Acres Avenue.
 - c. Reduction of the 100-foot building setback at the intersection of Central and Country Acres Avenue to 35 feet back a distance of 150 feet from both streets.
2. In addition to the foregoing, the applicant is requesting that construction of the 5 to 3-foot wall required along the southwest corner of the property, be deferred until such time as Hale Avenue or 3rd Street are opened or until development occurs on Hale Avenue. The applicant is also requesting that no planting be required until the streets are opened and that the planting along Ridge Road be deferred until such time as "AA" development occurs on the east side of Ridge Road.

Recommendation

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

1. 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.
2. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
3. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
4. Guarantee the installation of sidewalks adjacent to all streets.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS

August 27, 1970

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 1:30 p.m. on SEP 10 1970 at which time you may appear either in person or by agent or attorney, if you so desire.

DP-17 - Lots 4 and 5, Block K, Meadowview Estates, Sedgwick County, Kansas, except the east 125 feet of the north 125 feet thereof, Generally located at the southwest corner of Central and Ridge Road.

This amendment to the Western Heights Shopping Center Development Plan has been submitted as required under the Community Unit Plan provisions of the City Zoning Ordinance, Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the Planning Department office, Room 402 City Building Annex, 104 South Main Street, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments:

Name change to Central Heights Shopping Center.

One additional curb cut to Central, to 3rd Street and to Country Acres Avenue.

Reduction of the 100 foot building setback at the intersection of Central and Country Acres Avenue to 35 feet back a distance of 150 feet from both streets.

The Hearing of this Development Plan as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held 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.

Robert A. Lakin
Secretary

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 ✓ Central Heights, Inc.
Address 2311-A Amidon (04) Phone 838-4279
Agent ✓ William T. Weir, Jr.
Address Same as above Phone Same as above
- b. Applicant ✓ Wilmer Incused
Address 512 Cent Plaza 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 LC and legally described as Lot(s) See Below, Block(s) _____, Addition. _____

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

Lots 4 and 5, Block K, Meadowview Estates, Sedgwick County, Kansas, except the east One Hundred Twenty-five Feet (125.00') of the north One Hundred Twenty-five Feet (125.00') thereof.

II.B There are 12.1 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) Central and Ridge Road.

The general location is (use appropriate section)

- a. at the southwest corner of Central
and Ridge Road; 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.

Central Heights, Inc.
By William H. H. H. By _____
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
1:30 (AM, PM) on August 5, 1970 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$400⁰⁰.

Laura Scott Name
Secretary Title

TELEPHONE
(316) 262-8293

R. S. DELAMATER
CONSULTING ENGINEER

512 CENTURY PLAZA
WICHITA, KANSAS 67202
August 5, 1970

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
City Building Annex
Wichita, Kansas 67202

Attention: Mr. Jack Galbraith
Chief Planner


Dear Mr. Galbraith:

We are submitting an application for amending the CUP for Central Heights Shopping Center along with five prints of the proposed amended plan and a draft for \$400.00 to cover the application fee.

Please contact us should you have any question concerning the plan. The abstractor's certificate and ownership list for the required area will be submitted to you as soon as available.

Very truly yours,

R. S. DELAMATER & ASSOCIATES

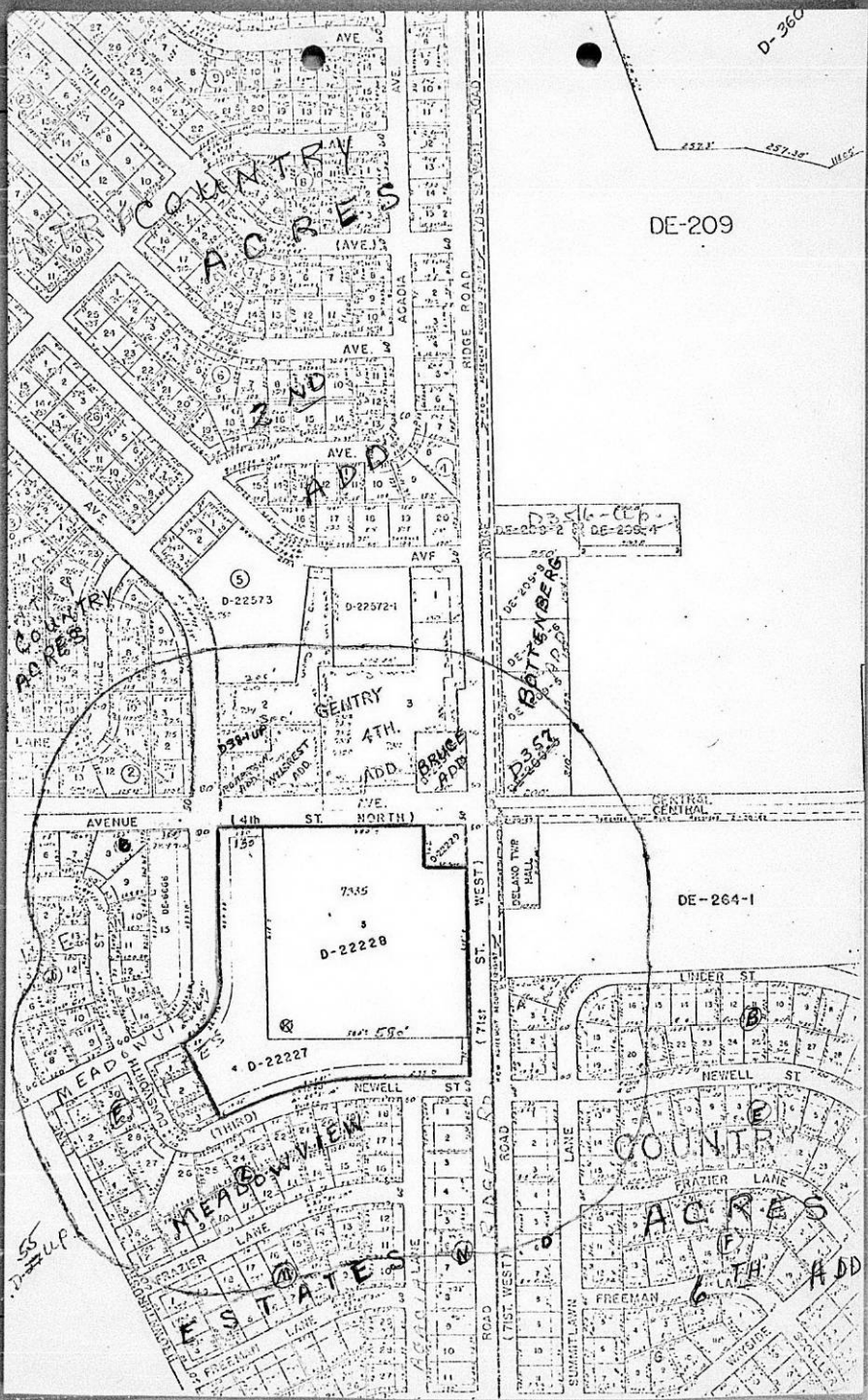
By 
Wilmer Freund

WF:rms

Enclosures

cc: Tom Weir

230-F



D-360

DE-209

252.3' 257.30' 116.5'

D-22573

D-22572-1

7445
D-22228

D-22227

DE-264-1

55
D-22227 UP

COUNTRY ACRES

COUNTRY ACRES

GENTRY 4TH. ADD.

BRUCE ROAD

MEADOWVIEW ESTATES

COUNTRY ACRES

FRAZIER LANE

FREEMAN

6TH ADD

BRIDGE ROAD

ST. WEST

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STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 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 500 ft of:
 Lots 4 & 5, except the East 125 ft of the North
 125 ft Lot 5, Block K, Meadowview Estates, an
 Addition to Wichita, Sedgwick County, Kansas.


 Fidelity
 Title
 Company,
 inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

Lots 1, 2, 3, 4, & 5, exc N 125' of E 125' of Lot 5, Blk K, Meadowview Estates.	✓ Central Heights, Inc. Res. Agt: Orlin L. Wagner 425 Beacon Bldg. 67202
N 125' of E 125' of Lot 5, Meadowview Estates. Block K,	✓ Harpool Bros., Inc. 447 N. Rock Island 67202
Lots 6, 8, 10, 12, 13, Blk B, Meadowview Estates.	✓ Westlink Realty, Inc. 9100 W. Central 67212
Lot 7, Blk B, Meadowview Estates.	✓ James L. & Kay F. Brown, ux 7508 Jennie St. 67212
Lot 9, Blk B, Meadowview Estates.	✓ Herbert D. & Mary J. Leffingwell 7405 W. Central 67212 ux
Lots 11 & 14, Blk B, Meadowview Estates.	✓ W. E. McGreevy 920 E. Lewis 67202
- Lot 15, exc N 190', Blk B, Meadowview Estates.	✓ Westlink Realty, Inc. 9100 W. Central 67212
N 190' of Lot 15, Blk B, Meadowview Estates.	✓ Herbert D. & Mary J. Leffingwell, ux



LOT	BLK	ADDITION	OWNER
18,	H	<u>MEADOWVIEW ESTATES</u>	✓ Warren P. & Phyllis Hurst, 571 Country Acres 67212 ux
1,	J		✓ Bruce D. Blodgett Anita L. Blodgett, ux 643 Dunsworth 67212
2,	J		✓ Ray Rovenstine, Jr. Linda Rovenstine, ux 7523 Jennie 67212
5,	J		✓ Edward J. & Soledad T. Kuntz, 630 Brown Thrush 67212 ux
6,	J		✓ Richard F. Scholtz Maxine D. Scholtz, ux 622 Brown Thrush 67212
7,	J		✓ Howard T. Oliphant Gladys L. Oliphant, ux 614 Brown Thrush 67212
8,	J		✓ Ronald L. Johnson Bonnie K. Johnson, ux 600 Brown Thrush 67212
9,	J		✓ Wilbert L. Rindt Dorothy L. Rindt, ux 607 Country Acres 67212
10,	J		✓ Marvin & Regina S. Niedens, 739 Dougherty 67212 ux
11,	J		✓ James L. & Ruth A. Becker, ux 617 Dunsworth 67212
12,	J		✓ W. E. McGreevy 920 E. Lewis 67202
13,	J		✓ Adm. of Veterans Affairs 5500 E. Kellogg 67218
1 & 2, 4, 6, 7, 8, 15, 16, 24, 26, L	L		✓ W. E. McGreevy 920 E. Lewis 67202
3,	L		✓ Robert M. & Zelva E. McGinnis R # 1, Augusba, Ks. ux
5,	L		✓ Robert M. & Velda L. Adams, 1147 Emerson 67212 ux
9,	L		Jack Rhodenbaugh No Address Available
10, 11, 12 & 14,	L		✓ Herbert H. & Mary Jo Rea, ux 1757 Fabrique 67218
13,	L		✓ Ralph Farha 1003 Stratford 67206
17, & 28,	L		✓ John Darrah 200 N. Main 67202
18, 19, 20, 21, 22, 23, 25 & 27,	L		✓ Herbert H. & Mary Jo Rea, ux 1757 Fabrique 67218
29 & 30,	L		✓ W. E. McGreevy 920 E. Lewis 67202

LOT	BLK	ADDITION	OWNER
1,	M	<u>MEADOWVIEW ESTATES</u>	Robert William Harr Kathleen Harr, ux 7429 Frazier 67212
7,	M		✓ Gary Richard DeWitt Patricia L. DeWitt, ux 7330 Freeman Lane 67212
8,	M		✓ Edwin E. Coburn, sgls 7322 Freeman Lane 67212
9,	M		✓ H. D. & M. L. Palmer, ux 7316 Freeman Lane 67212
10 & 12, *****	M		✓ Dick Kunkle Bldg & Inv. Co. 1201 S. Broadway 67211
13,	M		✓ Helen R. Hobbs 7315 Frazier Lane 67212
14,	M		✓ William D. & Frances Craley, 256 Bonnie Brae 67207 ux
15,	M		✓ L. P. & Freda Belford, ux 7333 Frazier Lane 67212
16,	M		✓ Thomas W. Reynolds Shirley Ann Reynolds, ux 7339 Frazier Lane 67212
17,	M		✓ Michael L. Melton Lynne F. Melton, ux 7401 Frazier Lane 67212
18,	M		✓ Thomas J. & Sue A. Beilman. 7415 Frazier Lane 67212 ux
19,	M		✓ David H. & Patricia Olden, 8218 Levitt Dr. 67207 ux
1, 2, 3, 4,	N		▷ W. E. McGreevy 920 E. Lewis 67202
5,	N		✓ Sec. Housing & Urban Renewal Washington, D. C. 20412
6,	N		✓ William E. & Velda Harvey, 148 N. Robin Rd. 67212 ux
1, 2, 3,	D	<u>COUNTRY ACRES 6th.</u>	✓ <i>Larry M. & Mona R. Ferris</i> Carman H. Pate, Sr. Anna B. Pate, ux 1341 S. 119th St. W. 67209
4, 5, 6,	D		✓ Natl. Homes Development Co. Earl Ave at Wallace, Lafayette, Ind.
1, 2, 3, 4,	A		✓ Ritchie Bros. Construction 1820 N. Mosley 67214 Co.
16, 17, 18, 19, 20, 21,	B		▷ Ritchie Bros. Construction Co.
12, 13, 14, 15, 16,	E		▷ Carman H. Pate, Sr. Anna B. Pate, ux
10,	F		▷ Carman H. Pate, Sr. Anna B. Pate, ux
*** 11,	M	<u>MEADOWVIEW ESTATES</u>	▷ Larry M. & Mona R. Ferris, ux No Address Available

- De-264-1 Beg 147.58' E & 40' S of NW cor Sec 22-27-1W;
E 1188.15' to E line NW $\frac{1}{4}$ NW $\frac{1}{4}$; th S 462.32';
W 1334.48' to a pt on W line sd Sec 22, 501.63';
S of NW cor; th N 206.47'; E 147.58'; N 255.16'
to beg. D Ritchie Bros Construction Company
- De-264-1B W 147.58' of N 295.16' of NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22-27-1W.
✓ Delano Township, *Albert Wilbur*
547 *High* 67209
- D-357-UP W 250' of S 240' of W $\frac{1}{2}$ SW $\frac{1}{4}$ Sec 15-27-1W.
✓ Apco Oil Company
1000 Liberty Bank Bldg.
Oklahoma City, Okla.
- Lot 3, Bottenberg Addition. ✓ Bottenberg Construction Co.
786 N. Ridge Rd. 67212
- D-354-UP W $\frac{1}{2}$ SW $\frac{1}{4}$ Sec 15-27-1W, exc D-355-UP to
D-359-UP & exc prt D-360-UP & exc
Queen's Lake Addition & exc Bottenberg
Addition. ✓ Myron C. & Sylvia B. Wilbur, ux
943 Wilbur Lane 67212
- Lot 1, Bruce Addition. ✓ The American Oil Company
810 W. Douglas 67203
- Lots 2 & 3, Gentry 4th Addition. *none found*
Fred C. Bramlage
No Address Available
- Lot 1, Wildcrest Addition. D Myron C. & Sylvia B. Wilbur, ux
- D-22573 Prt of Lot 4, Blk 5, Country Acres 2nd.
desc as fol: Beg at a pt on W line Lot 4,
sd pt being the S cor of Lot 3; th Sly
334.08'; E 200'; NEly to a pt 444.45' W
of NE cor Lot 4; th NWly 247.72' to the
E cor Lot 1, Blk 5; th SWly on SE lines
of Lots 1, 2 & 3, Blk 5, 240' to beg.
X City of Wichita
104 S. Main 67202
- D-22572-1 Part of Lot 4, Blk 5, Country Acres
2nd. des as: Beg 150' W of NE cor Lot
4; W 234.45'; S 286.8'; E 234.45'; N
286.8' to beg. *none found*
Ridge Road Bldg. Co.
No Address Available
- D-38-1-UP Beg 759.81' W & 175' N of SE cor SE $\frac{1}{4}$
Sec 16-27-1W; th N 75'; E 150'; S 75';
W 150' to beg. ✓ William M. & Victoria Hamra, ux
724 Country Acres 67212
- Lot 1, Roberson Addition. ✓ Sam L. & Clarice Roberson 2/3 int
as Trustees
Teresa Roberson 1/3 int.
217 N. Atchinson St.
Eldorado, Kansas
- D-55-UP Beg 1497' S of NW cor NE $\frac{1}{4}$ Sec 21-27-1W;
S to SW cor NE $\frac{1}{4}$; E 1222.26'; NW 670.33';
NW 235.32'; NW 995.26'; W 1481.26' to beg.
none found
School District # 1, Sedgwick
County, Ks.

LOT	BLK	ADDITION	OWNER
1	2	<u>COUNTRY ACRES</u>	✓ Harry J. Ragland Dorothy M. Ragland, ux 701 Country Acres 67212
2	2		✓ John H. Oltmanns Patrosinia Oltmanns, ux 715 Country Acres 67212
3	2		✓ James L. & Doretha Baker, ux 725 Country Acres 67212
4	2		✓ William Martin Keith, Jr. Doris P. Keith, ux 735 Country Acres 67212
9	2		✓ Myles J. & Sharyn A. Finnegan, 7519 W. Hale 67212 ux
10	2		✓ David B. Etheridge Anne R. Etheridge, ux 7523 W. Hale 67212
11	2		✓ Carl D. & Ruth A. Baird, ux 7527 W. Hale 67212
12	2		✓ Frederick William Stump Elizabeth Louise Stump, ux 7511 Cottontail Lane 67212
13	2		✓ Southwest Citizens Fed. S & L. 130 N. Market 67202 Assoc.
14	2		✓ Orville L. & May J. McDowell, 1515 S. Gladstone ux Springfield, Mo. 65804

Dated at Wichita, Kansas this 14th day of
August, 1970 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elmer M. Farrell OEM
Sec.

Tracer # 6569

TELEPHONE
(316) 263-8293

R. S. DELAMATER
CONSULTING ENGINEER

512 CENTURY PLAZA
WICHITA, KANSAS 67202
August 12, 1970

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
City Building Annex
Wichita, Kansas 67202

Dear Mr. Lakin:

Enclosed are twelve prints of a CUP for Central Heights Shopping Center at the southwest corner of the intersection of Central and Ridge Road. This is a revised plan of a previously approved CUP for that area. The application and draft for \$400.00 to cover the application fee has heretofore been submitted.

Please contact us should you have any question concerning this plan. The ownership list for the required area will be submitted to you as soon as available from the abstracting company. We understand this matter will be heard by the Planning Commission on September 10, 1970.

Very truly yours,

R. S. DELAMATER & ASSOCIATES

By 
Wilmer Freund, P.E.

WF:rms

Enclosures

cc: Mr. Tom Weir

230-F

FORM 223-021

PAYMENT NOTICE

City of Wichita

AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>Plan</i>	<i>7,100.00</i>

Name *Central Electric, Inc*

Address *1001 West Central*

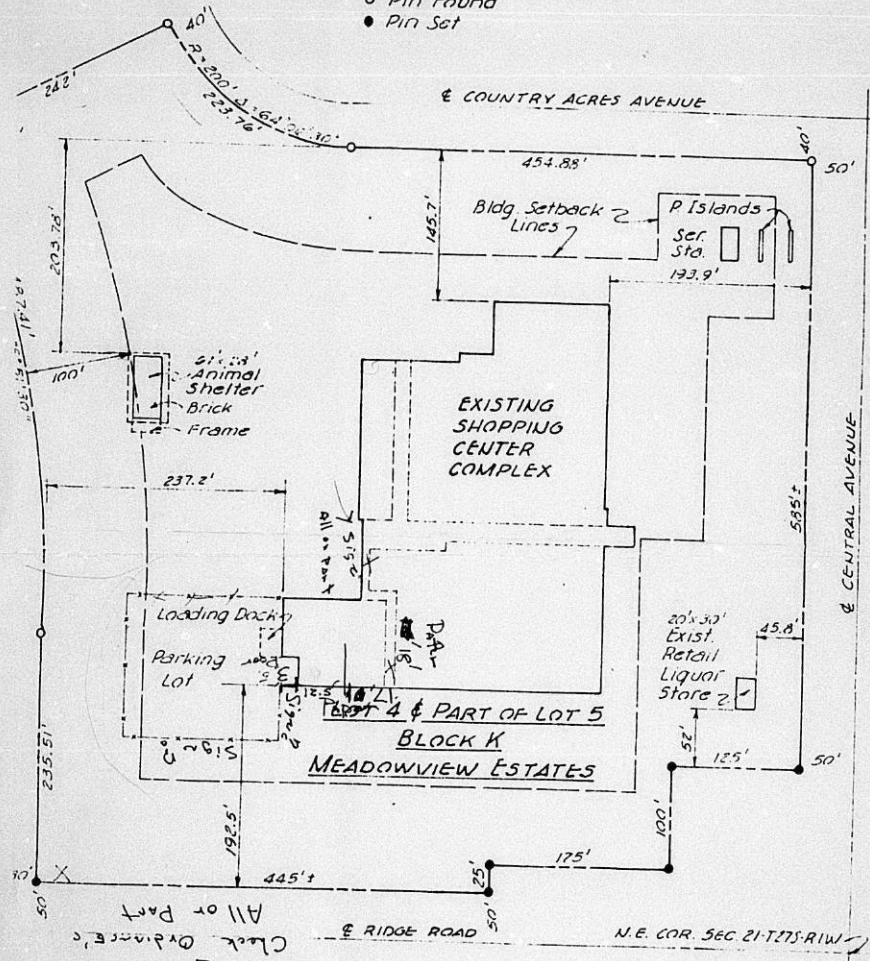
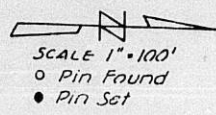
Type *Plan* Due Date

Comments:

Date *3-5-77* By *ls*

CAP # 17
1976

8
S PAPW

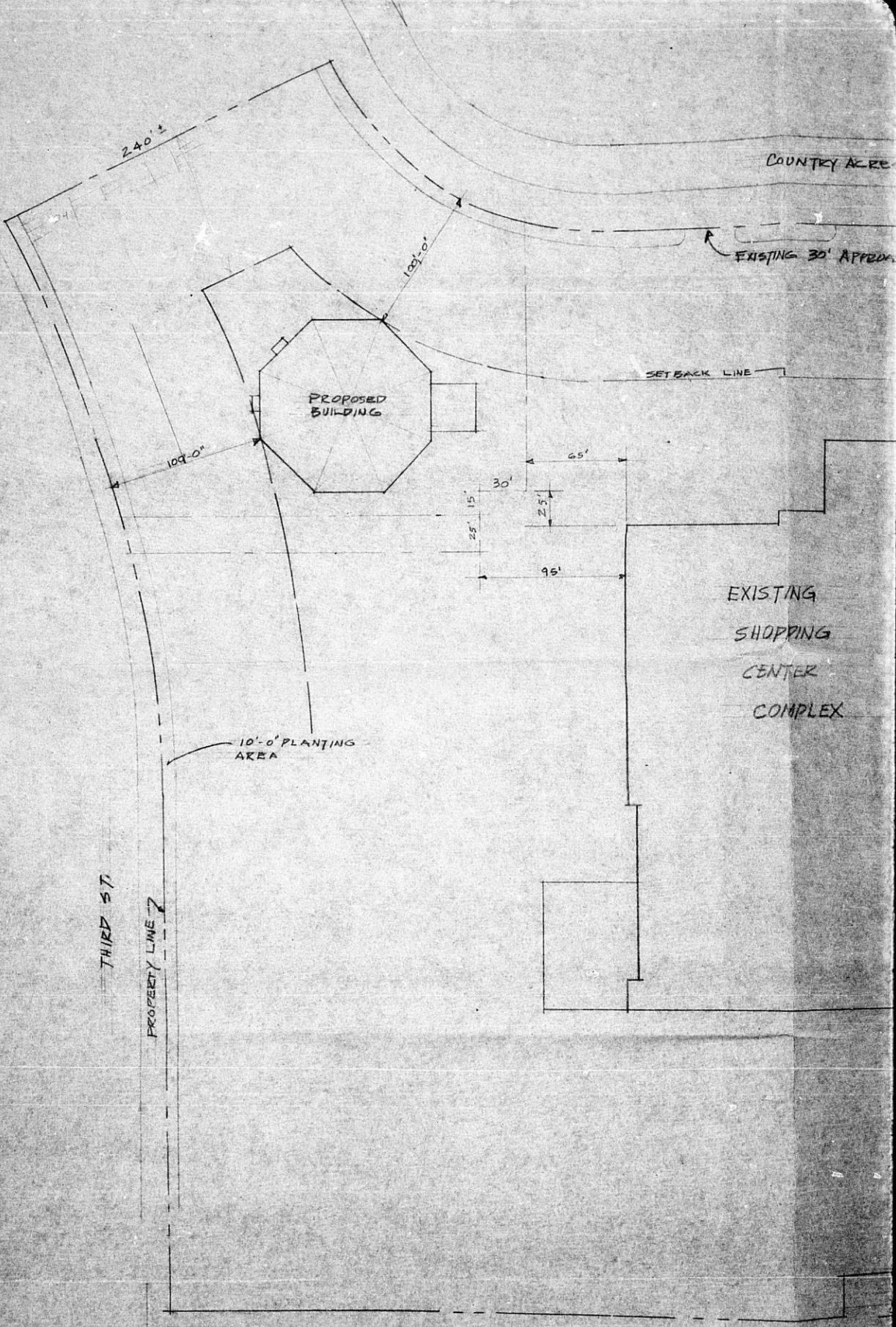


2 Signs in stead of
Clock Ordinance
All or Part

State of Kansas)
County of Sedgwick) S.S.

I, Wilmer Freund, a Licensed Professional Engineer in the aforesaid county and state, do hereby certify that I did on the 22nd. day of June, 1979, survey and locate buildings on a tract of land described as follows: Lots 4 and 5, Block K, Meadowview Estates, except the East One-Hundred Twenty-five (125) feet of the North One Hundred Twenty-five (125) feet and except the South One Hundred Seventy-five (175) feet of the North Three Hundred (300) feet of the East Twenty-five (25) feet of said Lot 5, Sedgwick County, Kansas.
The accompanying plat is a true and correct exhibit of said survey.





240'

COUNTRY ACRES

EXISTING 30' APPROX

PROPOSED BUILDING

SETBACK LINE

109'-0"

109'-0"

65'

30'

25' 15'

25'

95'

EXISTING SHOPPING CENTER COMPLEX

10'-0" PLANTING AREA

THIRD ST

PROPERTY LINE

COUNTRY ACRES AVENUE

EXISTING 30' APPROACH

EXISTING
SHOPPING
CENTER
COMPLEX

CENTRAL AVENUE

A BUILDING FOR:

WESTLAND
MEDICAL CENTER
WICHITA, KANSAS

N →

PLOT PLAN . . . 1" = 50'

*

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

Roll # 1

*