

Printed 10-16-84 KX

ACTION

DATE

COMMITTEE

M.A.P.C. Approval sub to
condition

11-1-84

B.C.C./B.C.A.C. Approved &
reborn

11-27-84



Map No. 6046 D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 22
Filed 10-1-84

Associated
Case: _____

APPLICATION REQUEST: Approval of proposed AMENDMENT #2
EASTGATE SHOPPING CENTER C.U.P.
~~(Residential)~~ (Commercial) Community Unit Plan.

1. Applicant Levitt Jewelry Co., Inc. c/o General Real Estate Shares
Address 3150 Republic Blvd., Toledo, OH. 43615 Phone _____
2. Agent Dean W. Felt
Address 715 West 13th Street, Wichita, KS. 67203 Phone 264-3248
3. General Location: On the south side of Kellogg between Rock Road and
Mansfield Drive
4. Proposed Use: _____

AREA DATA:

1. Acres: 24 (_____ ft. by _____ ft.)
2. Existing Zoning "LC" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 11-1-84 Action Approved sub to committee

2. Governing Body

Date 11-27-84 Action Approved to Reconsider

NOTES:

Main Agent:
Dean W. Felt
715 W. 13th St.
Wichita, Ks 67203

Secondary Agent:
Sharon Ryan, Manager
Eastgate Shopping Center
8113 E. Kellogg
Wichita, Ks 67207

Correspondence will be addressed to Felt.
cc'd to Levitt and Ryan

CASE FILE

LOS ANGELES - CHICAGO - LOS AN, OH
ADDITION: 17 - CACUST GROVE, CA
U.S.A.

Standard
No. 2153C
MASTERS, INC.

Map No. 6046 D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 22
Filed 10-1-84

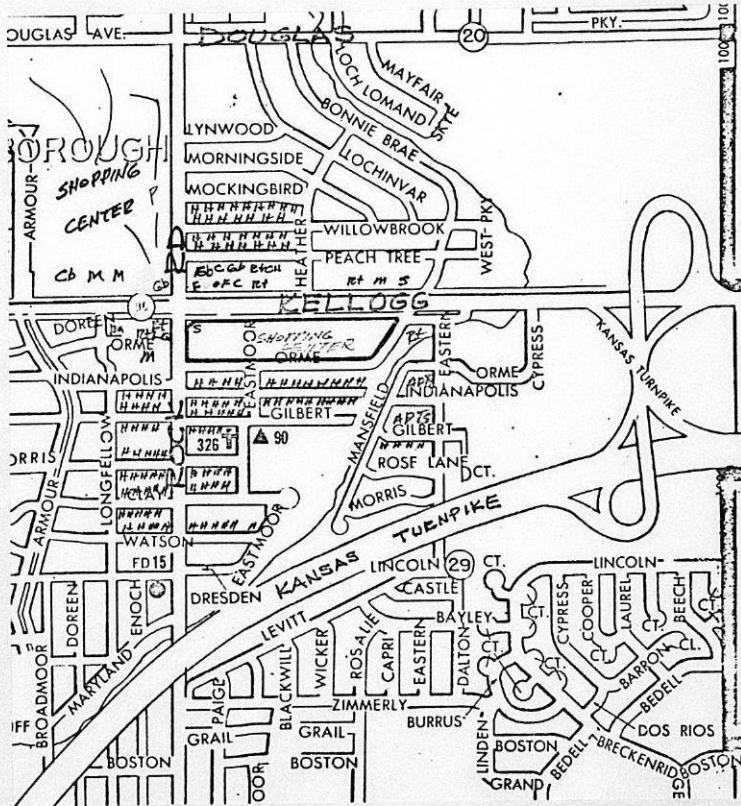
Associated Case: _____

APPLICATION REQUEST: Approval of proposed AMENDMENT #2
EASTGATE SHOPPING CENTER C.U.P.
(Residential)(Commercial) Community Unit Plan.

1. Applicant Levitt Jewelry Co., Inc. % General Real Estate Shares
Address 3150 Republic Blvd., Toledo, OH. 43615 Phone _____
2. Agent Dean W. Felt
Address 715 West 13th Street, Wichita, KS. 67203 Phone 264-3248
3. General Location: On the south side of Kellogg between Rock Road and Mansfield Drive
4. Proposed Use: _____

- AREA DATA:
1. Acres: 24 (500' ^(IRREGULAR) ft. by 3000' ft.)
 2. Existing Zoning: (N) "LC" (E) "LC" & "AA" (S) "AA" & "A" (W) "LC"
 3. Land Use: East RESTAURANT South SINGLE FAMILY
West MOTEL/RESTAURANT North FAST FOODS/OFFICES
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted. _____

PHOTO DATA:
Taken by _____ Date _____ Time _____



WICHITA-SEDGWICK COUNTY

Date: December 5, 1984

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Robert B. Feldner, Superintendent of Central Inspection

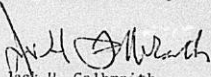
FROM: Jack H. Galbraith, Chief Planner

SUBJECT: DP-22 - Eastgate Shopping Center C.U.P.

The Board of City Commissioners on November 27, 1984, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. 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.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please contact our office.


Jack H. Galbraith
Chief Planner

JHG/LO:blw

Attachments

Planning Agenda Item Page
RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS
REQUEST FOR APPROVAL OF AN AMENDMENT TO
TO THE EASTGATE SHOPPING CENTER COMMUNITY UNIT PLAN

DP-22 -APPROVAL OF AN AMENDMENT TO THE EASTGATE SHOPPING CENTER.
GENERALLY LOCATED ON THE SOUTH SIDE OF KELLOGG BETWEEN ROCK ROAD
AND MANSFIELD DRIVE.

The MAPC recommends that the application be approved.
 (see minutes for full motion)
 Gardner moved, Bayouth seconded and it carried unanimously.
 Banzer and Chisholm were absent.

- ACTION:**
1. Approve the application as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval; or
 2. Take such action as the City Commission desires.

CPO ACTION: CPO Council Area H voted 6-0 to approve amendment

DATA AND MINUTES

MAPC Hearing Date: 11-01-84 **BCC Hearing Date:** 11-27-84

AREA DATA:

Acres: 24 **Size:** 580' x 1772'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Shopping Center	"LC"
North	Restaurants, motels, retail sales	"LC"
East	Restaurant, vacant service station & single-family	"LC", "AA"
South	Single-family homes, duplexes	"AA", "A"
West	Restaurants, motor hotel	"LC"

History: DP-22 Approved in 1966
 DP-22 Amended in 1981 to permit a restaurant in Parcel 3

Applicant: Levitt Jewelry Co., Inc., & General Real Estate Shares,
 3150 Republic Blvd., Toledo, Ohio 43615

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 1, 1984

LEGAL:

6. Case No. DP-22 - Levitt Jewelry Co., Inc. c/o General Real Estate Shares, requests approval of amendment to the Eastgate Shopping Center Community Unit Plan for all of Blocks 1 and 6, Eastmoor Addition to Wichita, together with vacated alley in said Block 1 and vacated Eastmoor Street lying between said Blocks 1 and 6; also all of Lots 1, 2 and 3, and that part of Lot 4 lying north of the extended north line of Orme Street, in Block 1, Replat of Block 1 in Sunny-Brook Addition to Wichita; all in Sedgwick County, Kansas. Generally located on the south side of Kellogg between Rock Road and Mansfield Drive.

OLIVAREZ pointed out land use, zoning, and showed slides of the general area. She reviewed the following staff report:

COMMENTS:

1. The proposed amendment to this commercial C.U.P. would provide for a free-standing key shop in the west parking lot of Eastgate Shopping Center in place of the self-service postal facility. The existing 13' x 31' concrete slab is to be utilized for the foundation of the new building, although roof overhangs and/or canopies may make the overall size slightly larger than 403 square feet. The applicant has verbally proposed a maximum building limit of 500 square feet to be located anywhere within the 33' x 51' building setback area shown on the plan.
2. Staff has generally discouraged free-standing buildings within shopping center parking lots as this tends to hinder the flow of traffic and reduce the cohesiveness of the center. However, the proposed key shop will probably not generate any more traffic than the postal facility and therefore staff is not opposed to this use.
3. Should the Planning Commission determine that the proposed amendment is appropriate, the following are recommended conditions of approval:
 - a. The following words shall be added to the plan adjacent to the 33' x 51' building setback area in Parcel 2: "Free standing key shop. 500 square feet maximum." The 13' x 31' notation shall be deleted. The text for Parcel 2 shall be revised to read as follows: "All buildings are to be located within the main shopping center setback area except the free-standing key shop which shall be no greater than 500 square feet in size and shall be located within the west parking lot as depicted on the plan."
 - b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
 - c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
 - d. 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.

DISCUSSION:

OLIVAREZ pointed out that the amendment affects only a very small portion of the total C.U.P. She said that the proposal was to put a free-standing key shop in the west parking lot where the self-service postal unit used to be. She said the applicant intends to utilize the existing concrete pad. The overhangs or canopies that they may want to put on the building might be slightly larger than the 13' x 31' concrete pad. The applicant has proposed a maximum square footage of 500 square feet for the key shop. OLIVAREZ said that the staff was usually not in favor of free-standing structures in shopping center parking lots because they disrupt traffic and take away from the cohesiveness of the center, but staff believes, in this case, that the key shop would not generate any more traffic than the self-service postal facility used to do. She said that staff has no problem with the request.

DEAN W. FELT, architect representing the applicant, stated that the building itself will be approximately 13' x 31'. The architecture will be compatible with the finish of the existing Eastgate Shopping Center. It will be manned by one person. The traffic generated should be far less than the postal facility.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood, especially within the shopping center itself; the zoning and uses of nearby properties; the suitability of the subject property for the use proposed; and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. The following words shall be added to the plan adjacent to the 33' x 51' building setback area in Parcel 2: "Free standing key shop. 500 square feet maximum." The 13' x 31' notation shall be deleted. The text for Parcel 2 shall be revised to read as follows: "All buildings are to be located within the main shopping center setback area except the free-standing key shop which shall be no greater than 500 square feet in size and shall be located within the west parking lot as depicted on the plan".
- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. The transfer of the 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.

Gardner moved, Bayouth seconded and it carried unanimously. Banzer and Chisholm were absent.

THE CITY OF WICHITA
OFFICE OF CITIZEN RIGHTS & SERVICES

DATE November 13, 1984

TO Wichita City Commission through E.H. Denton, City Manager

FROM Annie Montgomery, CRS Director

SUBJECT DP - 22 ON THE SOUTH SIDE OF
KELLOGG BETWEEN ROCK ROAD AND
MANEFIELD DRIVE

Due to scheduling problems which sometimes occur, CPO Council "H" was not able to provide a recommendation on the above captioned case prior to the MAPC hearing on November 1.

The Council voted 6-0, with 1 abstention due to a conflict of interest, to recommend approval. Sharon Ryan, manager of the Eastgate Mall, explained the proposal. There were no area residents present.

Annie K. Montgomery
Annie K. Montgomery
CRS Director

AKM/glw

November 2, 1984

Dean W. Felt
715 West 13th Street
Wichita, Kansas 67203

Re: DP-22 Amendment to the Eastgate Shopping Center Community Unit Plan

Dear Mr. Felt:

At its regular meeting on November 1, 1984, the Metropolitan Area Planning Commission considered the above-captioned proposed amendment. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- ✓ a. The following words shall be added to the plan adjacent to the 33' x 51' building setback area in Parcel 2: "Free standing key shop. 500 square feet maximum." The 13' x 31' notation shall be deleted. The text for Parcel 2 shall be revised to read as follows: "All buildings are to be located within the main shopping center setback area except the free-standing key shop which shall be no greater than 500 square feet in size and shall be located within the west parking lot as depicted on the plan".
- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.

Dean Felt
November 2, 1984
Page Two

- d. The transfer of the 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.

Enclosed is one copy of the C.U.P. marked with the necessary changes. Please submit 10 corrected copies of the C.U.P. to our office by November 14, 1984, so that subject case can be scheduled for consideration by the Board of City Commissioners on November 27, 1984. This meeting is to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:blw

cc: Levitt Jewelry Co., Inc., & General Real Estate Shares
3150 Republic Boulevard, Toledo, Ohio 43615

Ms. Sharon Ryan, Manager, Eastgate Shopping Center
8113 East Kellogg, Wichita, Kansas 67207

RE: AGENDA ITEM NO.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

DP-22 - AMENDMENT TO THE EASTGATE SHOPPING CENTER COMMUNITY UNIT PLAN

Generally located on the south side of Kellogg between
Rock Road and Mansfield Drive.

MAPC HEARING DATE: 11-01-84

Acres: 24

Size: 580' x 1772'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Shopping Center	"LC"
North	Restaurants, motels, retail sales	"LC"
East	Restaurant, vacant service station & single-family	"LC", "AA"
South	Single-family homes, duplexes	"AA", "A"
West	Restaurants, motor hotel	"LC"

History: DP-22 Approved in 1966
DP-22 Amended in 1981 to permit a restaurant in Parcel 3

Applicant: Levitt Jewelry Co., Inc., & General Real Estate Shares,
3150 Republic Blvd., Toledo, Ohio 43615

COMMENTS:

1. The proposed amendment to this commercial C.U.P. would provide for a free-standing key shop in the west parking lot of Eastgate Shopping Center in place of the self-service postal facility. The existing 13' x 31' concrete slab is to be utilized for the foundation of the new building, although roof overhangs and/or canopies may make the overall size slightly larger than 403 square feet. The applicant has verbally proposed a maximum building limit of 500 square feet to be located anywhere within the 33' x 51' building setback area shown on the plan.
2. Staff has generally discouraged free-standing buildings within shopping center parking lots as this tends to hinder the flow of traffic and reduce the cohesiveness of the center. However, the proposed key shop will probably not generate any more traffic than the postal facility and therefore staff is not opposed to this use.
3. Should the Planning Commission determine that the proposed amendment is appropriate, the following are recommended conditions of approval:
 - a. The following words shall be added to the plan adjacent to the 33' x 51' building setback area in Parcel 2: "Free standing key shop. 500 square feet maximum." The 13' x 31' notation shall be deleted. The text for Parcel 2 shall be revised to read as follows: "All buildings are to be located within the main shopping center setback area except the free-standing key shop which shall be no greater than 500 square feet in size and shall be located within the west parking lot as depicted on the plan."
 - b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.

- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
 - d. 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.
-

CASE NO. DP-22

73	"Notice to Adjoining Property Owners" mailed on 10-18-84 for MAPC meeting to be held on November 1, 1984.
3	One each to applicant and agents.
3	One each to CPO, Karen Crook, Don Schneider.
<hr/> 79	TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

October 18, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, November 1, 1984, the Wichita-Sedgwick County Metropolitan Area Planning Commission, at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the EASTGATE SHOPPING CENTER COMMUNITY UNIT PLAN for property legally described as follows:

DP-22 - All of Blocks 1 and 6, Eastmoor Addition to Wichita, together with vacated alley in said Block 1 and vacated Eastmoor Street lying between said Blocks 1 and 6; also all of Lots 1, 2 and 3, and that part of Lot 4 lying north of the extended north line of Orme Street, in Block 1, Replat of Block 1 in Sunny-Brook Addition to Wichita; all in Sedgwick County, Kansas. Generally located on the south side of Kellogg between Rock Road and Mansfield Drive.

The Development Plan of this area, originally approved on November 8, 1966, and amended on May 5, 1981, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

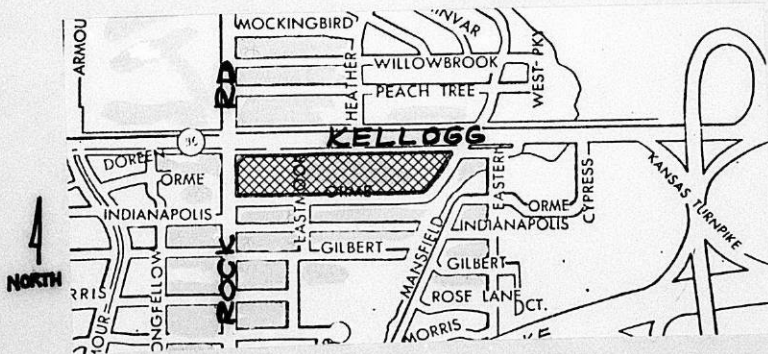
The revised Development Plan now on file proposes to change the use of the existing free-standing self-service postal unit within the west parking lot to a key shop. All other provisions of this Development Plan are to remain as last approved.

The hearing of the proposed amendment to 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 said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and Board of City Commissioners. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary



() Published in the Daily Record on October 9, 1984 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, November 1, 1984, the Wichita-Sedgwick County Metropolitan Area Planning Commission, at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the EASTGATE SHOPPING CENTER COMMUNITY UNIT PLAN for property legally described as follows:

DP-22 - All of Blocks 1 and 6, Eastmoor Addition to Wichita, together with vacated alley in said Block 1 and vacated Eastmoor Street lying between said Blocks 1 and 6; also all of Lots 1, 2 and 3, and that part of Lot 4 lying north of the extended north line of Orme Street, in Block 1, Replat of Block 1 in Sunny-Brook Addition to Wichita; all in Sedgwick County, Kansas. Generally located on the south side of Kellogg between Rock Road and Mansfield Drive.

The Development Plan of this area, originally approved on November 8, 1966, and amended on May 5, 1981, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes to change the use of the existing free-standing self-service postal unit within the west parking lot to a key shop. All other provisions of this Development Plan are to remain as last approved.

The hearing of the proposed amendment to 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 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 8th day of October, 1984.

Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1000
(316) 266-4561

October 9, 1984

Dean W. Felt
715 West 13th Street
Wichita, Kansas 67203

DP-22 Eastgate Shopping Center C.U.P. Amendment

Dear Mr. Felt:

We have reviewed your proposed C.U.P. amendment and offer the following comments:

1. Since the self-service postal unit in the west parking lot is to no longer be in use at Eastgate, the 2,120 sq. ft. requirement noted on the C.U.P. is no longer necessary or valid. That was a Post Office Department requirement for the minimum area needed at a shopping center for one of these units. A concrete slab measuring 13 feet by 31 feet was also a postal requirement. Regardless of the dimensions shown on the current C.U.P. for the self-service postal unit, your amendment should indicate the dimensions of the proposed key shop and its location relative to the north or south and the west boundaries of Parcel 2.
- ✓ 2. The service station on Parcel 1 is about twice as large as shown on the C.U.P. The dimensions of this building, as well as any others which may have been altered in the past few years, should be updated on your amended plan. Also, the dimensions of each parcel must be shown.
- ✓ 3. There have been two administrative adjustments granted since this C.U.P. was last amended. These need to be shown on your amended plan as delineated on the marked copy of your plan enclosed with this letter.
4. Several errors have been made in your re-drafting of the existing C.U.P. provisions. Corrections as noted on the enclosed marked copy of the plan need to be made. Also, a few corrections in the previously approved wording of general provisions 4 and 6, as noted on the enclosed marked copy, should be made at this time.

WICHITA - SEDGWICK COUNTY

October 9, 1984

✓ 5. A scale should be added below the north arrow and a legend explaining the planting strip delineation. Please omit the September 25 date from the title as it will be November or December before your amendment can receive final approval by the City Commission.

6. As you know, official C.U.P.s are kept on microfilm. To allow for readability of the microfilms, the lines, dimensions, and lettering must be dark. The street names and C.U.P. title are very good but everything else will be quite unreadable on microfilm. On your revised prints, please make sure that all buildings and parcel lines, dimensions, and all of the text is considerably more readable than it is now.

If you wish to discuss any of these comments, please call me. Fourteen prints of the corrected C.U.P. need to be submitted to our office by noon on Wednesday, October 17, in order for this item to be scheduled on the November 1 MAPC agenda.

One other item that should be brought to your attention and to the attention of the shopping center manager at this time is the current lack of landscaping on the west side of Mansfield Drive as required on the C.U.P. As this is the perfect time of year for installing plant materials, the plants designated on the approved landscape plan dated February 26, 1979, should be installed at this time to achieve compliance with the C.U.P. requirements.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner

LO/lw
Enclosure

cc: Ms. Sharon Ryan, Manager,
Eastgate Shopping Center,
8113 E. Kellogg, 67208

Levitt Jewelry, Inc.
c/o General Real Estate Shares
3150 Republic Blvd.
Toledo, Ohio 43615

DP-22
Amendment #2

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, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.
Leyitt Jewelry Co., Inc. c/o General Real Estate Shares

a. Applicant _____
Address ^{see subject} 8113 E. Kellogg, Wichita, KS 67207 Phone 682-6569

Agent Dean W. Felt
Address 715 W. Thirteenth Street, Wichita, KS Phone 264-3248

b. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

c. Applicant _____

Address _____ Phone _____

Secondary Agent Ms. Sharon Ryan, Manager
Eastgate Shopping Center
Address 8113 E. Kellogg 67207 Phone 682-6569

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

2. a. The applicant hereby requests Community Unit Plan ^{amendment} approval on property zoned L.C. and legally described as Lot(s) SEE ATTACHED SHEET, Block(s) _____, Addition. SEE ATTACHED SHEET

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

SEE ATTACHED SHEET

2. b. There are 24 acres (round to nearest tenth) in the above described property.

MAPC 11-1-84

3. The general location is (use appropriate section)

- at the Southeast corner of Rock Road
and East Kellogg (US 54); or
- b. on the south side of Kellogg (Avenue,
Street) between Rock Road (Avenue, Street) and
Mansfield Drive (Avenue, Street).

4. 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.

Levitt Jewelry Co., Inc. c/o
General Real Estate Shares

By Neon W. Felt
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at _____
(AM, PM) on 10-1-84 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200⁰⁰.

TERRY SMYTHE Name
JR. PLANNER Title

Lot 1, Block 1, and 1/2 vacated street adjacent on the East, and 1/2 vacated alley adjacent on the South, except the North 360 feet on the West Half of the Northwest Quarter of Section 29, Township 27, Range 2E, being a portion of above description, Eastmoor Addition.

The North 360 feet of the West Half of the Northwest Quarter of Section 29, Township 27, Range 2E and 1/2 vacated street adjacent on the East, now platted as a portion of Lot 1, Block 1, Eastmoor Addition.

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1, and vacated street (Eastmoor) and alley adjacent, Eastmoor Addition.

Lot 1, Block 6, and 1/2 vacated street adjacent on the West, except the North 360 feet of the West Half of the Northwest Quarter of Section 29, Township 27, Range 2 East being a portion of the above description, Eastmoor Addition.

The North 360 feet of the West Half of the Northwest Quarter of Section 29, Township 27, Range 2E and 1/2 vacated street adjacent on the West, now platted as a portion of Lot 1, Block 6, Eastmoor Addition.

Lot 2 and 1/2 vacated street adjacent on the West, Block 6, Eastmoor Addition.

Lots 3, 4, 5, 6, 7, 8 and 9, Block 6, Eastmoor Addition.

All of Lots 1, 2 and 3, and all that part of Lots 4, lying North of extended North line of Orme Street, Replat of Block 1, Sunnybrook Addition.

*All of Blocks 1 and ~~Block 6~~, Eastmoor Addition
to Wichita, together with vacated alley in said
Block 1 and vacated Eastmoor Street lying between
said Blocks 1 and 6; also all of Lots 1, 2 & 3,
and that part of Lot 4 lying north of the
extended north line of Orme Street, in
Block 1, Replat of Block 1 in Sunny-Brook
Addition to Wichita; all in Sedgwick County,
Kansas.*

10-84

Brenda:

For the many "address unknowns", address the envelope to the names shown, then underneath write "Or Current Owner," and underneath that write the pencilled address.



9-28-84

Ownership List #338184

On Ownership List #338184,
property owner's F. M. Brady
and Nellie Brady's address
was listed as unknown. Show
address as:

(Estate of F. M. Brady and
Nellie Brady
c/o General Real Estate Shares
3150 Republic Blvd.
Toledo, Ohio 43615)

SECURITY ABSTRACT AND TITLE CO. INC.
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371
SECURITY IS KNOWING

DP-22
Amendment #2

OWNERSHIP LIST

part of application area

Lot	Block	Addition	Property Owner
Lot 1, Block 1, and 1/2 vacated street adjacent on the East, and 1/2 vacated alley adjacent on the South, except the North 360 feet of the West Half of the Northwest Quarter of Section 29, Township 27, Range 2E, being a portion of above description.		Eastmoor Addition	Levitt Jewelry Co., Inc. c/o General Real Estate Shares 3150 Republic Blvd. Toledo, Ohio 43615
The North 360 feet of the West Half of the Northwest Quarter of Section 29, Township 27, Range 2E and 1/2 vacated street adjacent on the East, now platted as a portion of Lot 1, Block 1, Eastmoor Addition.		"	F. M. Brady Nellie Brady Address Unknown <i>see notes attached</i>
Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1, and vacated street (Eastmoor) and alley adjacent.		"	Levitt Jewelry Co., Inc. c/o General Real Estate Shares 3150 Republic Blvd. Toledo, Ohio 43615
Lot 1	Block 2	"	M. I. Neher, Jr. Patricia Jay Neher Address Unknown
Lot 2	"	"	3001 E. Orme Larry Lee McKee Nima J. McKee Address Unknown
Lot 3	"	"	8007 E. Orme Wava L. Thompson 8013 E. Orme Wichita, KS 67207
Lot 4	"	"	Herbert Berger Lila Lee Berger Address Unknown
Lot 5	"	"	8019 E. Orme Eric C. Fisher 8025 E. Orme Wichita, KS 67207
Lot 6	"	"	William H. Smith Kathleen L. Smith 8031 E. Orme Wichita, KS 67207
Lot 7	"	"	Robert R. Browning Mildred H. Browning 8037 E. Orme Wichita, KS 67207

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 8	Block 2	Eastmoor Addition	Robert H. Collins Ella Rue Collins 8043 E. Orme Wichita, KS 67207
Lot 9	"	"	William J. Pitz Janice A. Pitz 8049 E. Orme Wichita, KS 67207
Lot 10	"	"	John C. Rose Margaret A. Rose 8055 E. Orme Wichita, KS 67207
Lot 11	"	"	Elmer James Gatz, Jr. Shirley D. Gatz 8056 E. Indianapolis Wichita, KS 67207
Lot 12	"	"	Willis E. Johnson Dorothy R. Johnson 8050 E. Indianapolis Wichita, KS 67207
Lot 13	"	"	Danny L. Boyes Cheryl A. Boyes 8044 E. Indianapolis Wichita, KS 67207
Lot 14	"	"	Board of Trustees Presbytery of Wichita 8038 E. Indianapolis Wichita, KS 67207
Lot 15	"	"	Donald E. Lessley Betty D. Lessley 8032 E. Indianapolis Wichita, KS 67207
Lot 16	"	"	Jack L. Krehbiel Faith E. Krehbiel 8026 E. Indianapolis Wichita, KS 67207
Lot 17	"	"	William R. Calhoun Joan Calhoun 8020 E. Indianapolis Wichita, KS 67207

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 18	Block 2	Eastmoor Addition	Edward A. Fagerlund Kathleen A. Fagerlund 8014 E. Indianapolis Wichita, KS 67207
Lot 19	"	"	Jane S. Eulberg Address Unknown 8009 E. Indianapolis
Lot 20	"	"	Roy D. Flock Nancy J. Flock Address Unknown 8002 E. Indianapolis
Lot 1	Block 3	"	Clifford L. Ferch Helen Ferch 8001 E. Indianapolis Wichita, KS 67207
Lot 2	"	"	Norman E. Harcourt Wanda L. Harcourt 8007 E. Indianapolis Wichita, KS 67207
Lot 3	"	"	Ronald S. Hadden Eleanor L. Hadden Address Unknown 8015 E. Indianapolis
Lot 4	"	"	Lodis G. Klauman Myrtle L. Klauman 8019 E. Indianapolis Wichita, KS 67207
Lot 5	"	"	Opal M. Price 802 E. Indianapolis Wichita, KS 67207
Lot 6	"	"	Lyle R. Wedeking Cynthia K. Wedeking 8031 E. Indianapolis Wichita, KS 67207
Lot 7	"	"	Bill C. Barnes Linda S. Barnes 8037 E. Indianapolis Wichita, KS 67207
Lot 8	"	"	Ina Sharp 8043 E. Indianapolis Wichita, KS 67207
Lot 9	"	"	Tuan Van Nguyen Minh Thi Trieu 8049 Indianapolis Wichita, KS 67207

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 10	Block 3	Eastmoor Addition	Edgar J. Kirner Cecile M. Kirner 629 Eastmoor Wichita, KS 67207
Lot 1	Block 4	"	James Q. Lynch Mary Ellen Lynch 628 Eastmoor Wichita, KS 67207
Lot 1	Block 5	"	Francis L. Strong Gloria J. Strong 7803 E. Gilbert Wichita, KS 67207
Lot 2	"	"	William P. Machette Kathy R. Machette Address Unknown
Lot 3	"	"	8107 E. Orme James G. Savage Virginia G. Savage 303 N. Brookfield Wichita, KS 67206
			Paul L. Savage 334 Colonial Place Wichita, KS 67206
Lot 4	"	"	Morris W. Peterson Shirlene D. Peterson 8119 E. Orme Wichita, KS 67207
Lot 5	"	"	James E. Morgan Mary L. Morgan 8125 E. Orme Wichita, KS 67207
Lot 6	"	"	Adam E. Steffy Maggie V. Steffy Address Unknown
Lot 12	"	"	8121 E. Orme Edward F. Drey Margaret A. Drey Address Unknown
Lot 13	"	"	8126 E. Indianapolis Olan L. McQuillians Aryvella L. McQuillians 8120 E. Indianapolis Wichita, KS 67207
Lot 14	"	"	Vernon S. Anderson Evelyn M. Anderson Address Unknown 8114 E. Indianapolis

Lot	Block	Addition	Property Owner
Lot 15	Block 5	Eastmoor Addition	Harold Belt Alice Belt Address Unknown 8108 E Indianapolis Duane J. Desmarteau Mary J. Desmarteau 8102 E. Indianapolis Wichita, KS 67207
Lot 16	"	"	Levitt Jewelry Co., Inc. c/o General Real Estate Shares 3150 Republic Blvd. Toledo, Ohio 43615
<p><i>Part of application area</i></p> <p>Lot 1, Block 6, and 1/2 vacated street adjacent on the West, except the North 360 feet of the West Half of the Northwest Quarter of Section 29, Township 27, Range 2 East being a portion of above description.</p> <p>The North 360 feet of the West Half of the Northwest Quarter of Section 29, Township 27, Range 2 E and 1/2 vacated street adjacent on the West, now platted as a portion of Lot 1, Block 6, Eastmoor Addition</p>			<p>F. M. Brady Nellie Brady Address Unknown</p> <p><i>see note attached</i></p>
Lot 2 and 1/2 vacated street adjacent on the West	Block 6	"	Levitt Jewelry Co., Inc., c/o General Real Estate Shares 3150 Republic Blvd. Toledo, Ohio 43615
Lot 3	"	"	Same As Above
Lot 4	"	"	"
Lot 5	"	"	"
Lot 6	"	"	"
Lot 7	"	"	"
Lot 1 and 1/2 vacated alley adjacent on the North		Clemons Addition	Irwin Kallman 3 Hills Point Lane Port Chester, N.Y.
Lot 2, except the East 44 feet		"	Fred D. Clemons Nona C. Clemons 60 S. Stratford Rd. Wichita, KS 67207
The East 44 feet of Lot 2, and the East 44 feet of the South 75 feet of Lot 3, AND the South 20 feet of the North 40 feet of Lot 3		"	Neil W. Murney Cleo B. Murney 820 Dublin Street Wichita, KS 67206

Lot	Block	Addition	Property Owner
The North 20 feet of Lot 3, and 1/2 vacated alley adjacent on the North and Lots 4, 5, 6 and 7 and 1/2 vacated alley adjacent to said lots on the South.		Clemons Addition	Fred D. Clemons Nona C. Clemons 60 S. Stratford Rd. Wichita, KS 67207
Lot 1		Mark 8 Addition	Mark 8 Inns, a partnership Robert E. Peters 1106 N. Armour St. Wichita, KS 67206 Kenneth C. Peters 1410 Stratford Lane Wichita, KS 67206
Lot 1		McDonald's First Addition	McDonald's Corporation 66207 AMF O'Hare Chicago, Illinois 60666
Lot 6		Ruth Addition	CAP Partnership c/o Lindy Andell 5900 E. Central, Suite 201 Wichita, KS 67208
The West 80 feet of the West 175 feet of Lot 7		"	John G. Wylie Charles R. McLoclin, Inc. 2119 W. 21st Wichita, KS 67203
The West 85 feet of the South 140 feet of the East 220 feet of Lot 7		"	W. A. (Wm) Foshee Deanna Foshee 201 Morningside Dr. Wichita, KS 67207
The East 170 feet of Lot 8, except the East 50 feet		"	Betty Harrison Graham 202 N. Rock Rd. Apt. 111 Wichita, KS 67206 Robert A. Page, as Trustee 58 Via Verde Wichita, KS 67230
The West 130 feet of Lot 8		"	Morco, Inc. Address Unknown

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	Block 6	Bonnie Brae Addition	Walter O. Ward Address Unknown Life Estate Interest In: Catherine N. Honton 8021 Peach Tree Lane 67207
Lot 2	"	"	Jimmy R. Wallis Geneva B. Wallis 8101 Peach Tree Lane 67207
Lot 3	"	"	Willis C. Unruh Evelyn M. Unruh 8107 Peach Tree Lane Wichita, KS 67207
Lot 4	"	"	Lloyd Elmer Golden Patsy R. Golden 8115 Peach Tree Lane Wichita, KS 67207
Lot 5	"	"	William G. Malone Mary J. Malone 6 Beech Rd. Wichita, KS 67206
Lot 6	"	"	Robert R. Sands Susanne J. Sands 8127 Peach Tree Lane Wichita, KS 67207
The East 22 feet of Lot 1		Rockwood South 2nd Addition	City of Wichita 455 N. Main Wichita, KS 67202
Lot 1, except the East 22 feet		"	Kenneth D. Denton 4640 E. Mt. Vernon Rd. Wichita, KS 67218
Lot 4		Kellogg Mall Addition	Kellogg Mall Associates 1712 N. Meridian St. Indianapolis, IN 46202
Lot 3		East Side Center Addition	Wichita Hotel Associates c/o Transamerican Investment Properties, Inc. 8080 E. Central Wichita, KS 67206

Lot	Block	Addition	Property Owner
Lot 4		East Side Center Addition	Richard M. Leslie 8001 Killarney Court Wichita, KS 67206
Lot 5	*	"	Same As Above
Lot 10	Block 5	Eastridge Eleventh Addition	Dinh H. Dao Trinh T. Mai 7820 E. Indianapolis Wichita, KS 67207
Lot 11	"	"	Betty A. Brown 7902 E. Indianapolis Wichita, KS 67207
Lot 12	"	"	Eugene V. Moser Carol M. Moser 7908 E. Indianapolis Wichita, KS 67207
Lot 13	"	"	Charles W. Switzer Luella V. Switzer 7914 E. Indianapolis Wichita, KS 67207
Lot 14	"	"	James Russell Harris Ruth R. Harris 7920 E. Indianapolis Wichita, KS 67207

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 500 foot radius of:

Lot 1, Block 1, Eastmoor Addition to
Wichita, Kansas, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 5th day of September, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND
TITLE COMPANY, INC

By

Mary Dable
Sr. Vice President

Order No: 338184
ap/ns

Addendum attached →

TO AMEND OWNERSHIP LIST NO. 338184

We hereby amend Ownership List No. 338184 of the property owners within a 500 foot radius of:

Lot 1, Block 1, Eastmoor Addition to
Wichita, Kansas, Sedgwick County, Kansas,
to include additional properties,

on the 28th day of September, 1984 at 7:00 o'clock A.M. without
change except:

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 8	Block 6	Eastmoor Addition	Levitt Jewelry Co., Inc. c/o General Real Estate Shares 3150 Republic Blvd. Toledo, Ohio 43615
Lot 9	Block 6	"	Same As Above
All of Lots 1, 2 and 3, and all that part of Lots 4, lying North of the extended North line of Orme Street.		Replat of Block 1, Sunnybrook Addition	Wm. Levitt ^{same as} Levitt Jewelry c/o General Real Estate Shares 3150 Republic Blvd. Toledo, Ohio 43615

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

By

John Dwyer
Vice-President

*This addendum
includes the balance
of the CP itself*

Order No: 338184
Update No: 339163
ns

FORM 29-11

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

FELT/KINGDOM ASSOCIATES
I N C O R P O R A T E D

01, October 1984

Louise Olivarez
Wichita-Sedgwick County
Metropolitan Area
Planning Department
455 N. Main
Wichita, Kansas 67202-1688

Re DP-22 Request for administrative ^{amendment} adjustment
to permit a free-standing key shop within
the parking lot pf Parcel 2.


Dear Louise,

This letter is to confirm our conversation, and your request to add only
Lots 8 and 9, Block 6, Eastmoor Addition and Lots 1, 2, 3 and the West Half
of Lot 4, Replat of Sunnybrook Addition, to the ownership list within the CUP
in reference.

This Amended Ownership List was submitted to your office this same day
along with the amended application per your request. If there should be any
questions regarding this matter, please call.

Very truly yours,

FELT/KINGDOM ASSOCIATES, INC.


Jerry D. Felt, PBD, AIBD
Vice President

xc: Levitt Jewelry Co., Inc. c/o
General Real Estate Shares

Wichita Key Lock & Safe Co.

Dean W. Felt

RECEIVED

OCT 4 1984

METROPOLITAN PLANNING
ROUTE

*- I had told Felt and the lady at Security Abstract
to measure the 500' radius from the boundaries of all of
Block 1, not just lot 1, Blk 1. However, Jack said 10-4-84
OK to accept as submitted.*

715 West Thirteenth Street,

Wichita, Kansas 67203

(316) 264-3248

July 11, 1984

Dean W. Felt
Felt/Kingdom Associates
715 West 13th Street
Wichita, Kansas 67203

RE: DP-22 - Request for administrative adjustment to permit a
free-standing key shop within the parking lot of Parcel 2.

Dear Mr. Felt:

We have reviewed your request for permission to locate a key shop in the parking lot of Eastgate Shopping Center where the self-service postal unit is now located. Because the C.U.P. states that all buildings except the self-service postal unit are to be located within the designated building setbacks, approval of your request will require an amendment to the C.U.P. A key shop with employees working on the site cannot be construed as being equivalent to a self-service postal unit. There should be sufficient area within the existing center, or at least within the existing setbacks, for a key shop.

If you wish to request an amendment to the C.U.P., the enclosed application with supporting documents and filing fee must be submitted. Your request would be considered a minor amendment. An ownership list for a distance of 500 feet from the perimeters of the entire C.U.P. would be required.

If you have any questions about this C.U.P., please ^{call} me or Louise Olivarez.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:LO:blw

Enclosures

9-27-84 Jack & Lenise agreed to accept an ownership list with a 500' radius from Bldg 1, Eastman Ahd which is the west $\frac{1}{2}$ of the COP. Plus all owners within the COP.

FELT/KINGDOM ASSOCIATES
I N C O R P O R A T E D

6, July 1984

RECEIVED

JUL 9 1984

METROPOLITAN PLANNING

ROUTE Lois

Ms. Lois Olivarez
Zoning Administration
Wichita - Sedgwick County
Metropolitan Area Planning
Department
455 N. Main Street
Wichita, Kansas 67202

Re Proposed key shop at present
site of self service postal
unit, Eastgate Shopping Cntr.

Dear Ms. Olivarez,

Please be advised that our firm represents Wichita Key and Safe, Inc. Our client wishes to open and maintain a small key and lock shop at the above captioned location.

The proposed shop is presently estimated at 390 square feet in area, with a drive-up window at the north elevation and public ingress at the south and east elevations. Our client feels this is an ideal location to open their shop because of heavy traffic flow from both Kellogg and Rock Road, besides traffic from the adjacent shopping malls surrounding the area. The proposed structure will enhance the area while not creating any traffic or pedestrian control problems.

With this general information in mind, we would request then, that you review and approve this usage change as soon as practicle so we may proceed with architectural drawings to be approved by C.I.D. and our client. If you should have any questions please feel free to call. Best personal regards.

Very truly yours,

FELT/KINGDOM ASSOCIATES, INC.

Dean W. Felt
Dean W. Felt, PBD, AIBD
President

DWF/jdf

xc: Merle Feil, Wichita Key & Safe, Inc.
R.L. Funk, Staff Architect

715 West Thirteenth Street,

Wichita, Kansas 67203

(316) 264-3248

WICHITA-SEDGWICK COUNTY

DATE

October 1, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
FROM Robert A. Lakin, Director of Planning
SUBJECT DP-22 Eastgate Shopping Center C.U.P.
Request for Administrative Adjustment.

We are in receipt of a letter from Raymond L. Everson, (copy attached) representing Dillon Companies, Inc., requesting an adjustment for a portion of the building setback line along the south boundary of the C.U.P. The requested adjustment is to allow the expansion of the existing Dillons Store to extend into the 50 foot setback a distance of 2'6-5/8". The portion of the setback that would be affected is shown on the attached site plan and is approximately 175 feet east of the southwest corner of the Dillon Store. A copy of a letter from the manager of the Eastgate Mall agreeing to the proposed adjustment is also attached.

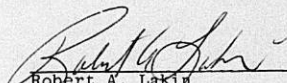
After reviewing the case file and proposed site plan, I feel that the requested adjustment is not a substantial deviation from the intent and purposes of the C.U.P. Your signature of approval will indicate that you agree that the requested adjustment is within the intent and purposes of the C.U.P. and that the request is approved subject to the following:

1. The building expansion as shown on the site layout and utility plan dated September 1981 submitted by the Dillons Store Division may encroach not more than three (3) feet into the 50 foot building setback line along the south property line of the Eastgate Shopping Center C.U.P. (DP-22).
2. The encroachment shall be limited to the area between 175 feet and 190 feet east of the southwest corner of the existing Dillons Store.
3. One copy of the "site layout and utility plan" shall be submitted to the Department of Planning for administrative use.

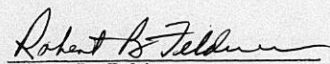
did we ever get this? We copy found in amended file #1.

Page Two
Robert B. Feldner
October 1, 1981

By copy of this letter, Raymond L. Everson and others will be notified of our joint action approving the requested adjustment. If you have any questions, please call.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:e1

Attachments

cc: Raymond L. Everson AIA, Dillons Stores, P.O.Box 1608
Hutchinson, Kansas 67501
Sharon Ryan, 8113 E. Kellogg, Wichita, Kansas 67207

September 30, 1981

Dillons Stores
2700 East Fourth
Hutchinson, Kansas, 67501



DP-22

Re: Easement encroachment

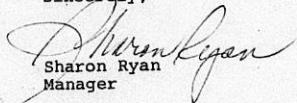
Gentlemen:

It has come to our attention that your proposed construction of your truck dock will encroach on our C.U.P. setback boundary by 2 feet 6 5/8 inches.

After discussion with our architect and Mr. Richard D. Arnos, Managing Trustee of General Real Estate Shares, it is our opinion that this encroachment will not be a problem.

You have the permission of General Real Estate Shares to continue with your construction under these conditions.

Sincerely,


Sharon Ryan
Manager

SR/

cc: Mr. Richard D. Arnos
General Real Estate Shares



DILLON STORES, A DIVISION OF DILLON COMPANIES, INC.
2700 EAST FOURTH - P.O. BOX 1608
HUTCHINSON, KANSAS 67501 - (316) 665-5511

September 28, 1981

Mr. Robert Lakin, Director of Planning
City of Wichita
455 North Main
Wichita, KS 67202

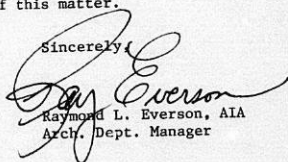
RE: A REMODELING OF DILLON SUPERMARKET NO. 19
8021 EAST KELLOGG
WICHITA, KANSAS 67207

Dear Mr. Lakin:

In an effort to relieve truck traffic congestion, we plan to add a truck dock on the south side of our building. We have kept our addition to a minimum of 13'-0", but find we do project 2'-6 5/8" beyond the C.U.P. setback boundary. We are asking for an administrative adjustment to allow us this projection. Please let us hear from you at your earliest convenience. If additional information is required, I will furnish it to you promptly.

Thank you for your consideration of this matter.

Sincerely,



Raymond L. Everson, AIA
Arch. Dept. Manager

RLE/nn

cc: Al Wagler
Lee Kelly
Cecil Drumhiller

*

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

Roll # 1

*